

# Chapter VII

# Signs

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## 1. Intent

The purpose of this Ordinance shall be to coordinate the type, placement, and scale of signs within the different zoning districts to recognize the commercial communication requirements of all sectors of the business community; to encourage the innovative use of design; to promote both renovation and proper maintenance; to allow for special circumstances; and to guarantee equal treatment under the law through accurate record keeping and consistent enforcement. These shall be accomplished by regulation of the display, erection, use, and maintenance of signs. No sign shall be permitted as a main or accessory use except in accordance with the provisions of this Ordinance.

## 2. Definitions

### General Definitions:

**Abandoned Sign** - a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

**Awning** - a shelter projecting from and supported by the exterior wall of a building constructed of non rigid materials on a supporting framework. (*compare "Marquee"*)

**Building Face** - the exposed face of a building, including windows and doors, from ground level to the roof line. Where a building has a facade, mansard, or awning, the zoning administrator shall work with the applicant to determine what constitutes the aggregate building face for purposes of signage.

**Canopy** - a rigid multi-sided structure covered with fabric, metal, or other material and supported by a building at one or more points or extremities and by columns or posts embedded in the ground at other points or extremities. May be illuminated by means of internal or external sources. (*compare "Marquee"*)

**Clearance** - (*of a sign*) the smallest vertical distance between the grade of the adjacent street, highway, or street curb and the lowest point of any sign, including framework and embellishments, extending over that grade.

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**Copy** - the graphic content of a sign surface in either permanent or removable letter, pictographic, symbolic, or alphabetic form.

**Double-faced sign** - a sign with two faces, essentially back-to-back or v-construction.

**Electrical sign** - a sign or sign structure in which electrical wiring, connections, or fixtures are used.

**Facade** - the entire building front including the parapet.

**Face of sign** - the area of a sign on which the copy is placed.

**Frontage** - the length of the property line of any one premise along a public right-of-way on which it borders.

**Height (of a sign)** - the vertical distance measured from the highest point of the sign, excluding decorative embellishments, to the grade of the adjacent street or the surface grade beneath the sign, whichever is less (*compare "Clearance"*).

**Illegal sign** - a sign which does not meet the requirements of this code and which has not received legal nonconforming status.

**Incidental sign** - a small sign, emblem, or decal informing the public of goods, facilities, or services available on the premises, e.g., a credit card sign or a sign indicating hours of business. Maximum size is four square feet.

**Maintenance** - for the purposes of this ordinance, the cleaning, painting, repair, or replacement of defective parts of a sign in a manner that does not alter the basic copy, design, or structure of the sign.

**Mansard** - a roof having two slopes on all sides with the lower slope steeper than the upper one.

**Marquee** - a permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building (*compare "Awning"*).

**Multiple-faced sign** - a sign containing three (3) or more faces, not necessarily in back-to-back configuration.

**Nameplate** - a non-electric on-premise identification sign giving only the name, address, and/or occupation of an occupant or group of occupants.

**Nonconforming sign:**

1. A sign which was erected legally, but which does not comply with subsequently enacted sign restrictions and regulations.

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2. A sign which does not conform to the sign code requirements, but for which a special permit has been issued.

**Owner** - a person recorded as such on official records. For the purposes of this ordinance, the owner of property on which a sign is located is presumed to be the owner of the sign unless facts to the contrary are officially recorded or otherwise brought to the attention of the Administrator, e.g., a sign leased from a sign company.

**Painted wall sign** - any sign which is applied with paint or similar substance on the surface of a wall.

**Political sign** - a temporary sign used in connection with a local, state, or national election or referendum.

**Portable sign** - any sign designed to be moved easily and not permanently affixed to the ground or to a structure or building.

**Premise** - a parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

**Projecting sign** - a sign, other than a flat wall sign, which is attached to and projects from a building wall or other structure not specifically designed to support the sign.

**Real estate sign** - a temporary sign advertising the real estate upon which the sign is located being for rent, lease, or sale.

**Roof sign** - any sign erected over or on the roof of a building. (*compare "Mansard," "Wall sign"*)

**Sign** - any device, structure, fixture, or placard using graphic, symbols, and/or written copy for the primary purpose of identifying, providing directions, or advertising any establishment, product, goods, or services.

**Sign, Area of** - includes the space inside a continuous line drawn around and enclosing all letters, designs, and background materials exclusive of border, trim and structural supports. For the purpose of calculating the sign area of multiple-faced or back-to-back signs the stipulated maximum sign area shall refer to a single face.

**Snipe sign** - a temporary sign or poster affixed to a tree, fence, etc.

**Temporary sign** - a sign not constructed or intended for long-term use. Such sign is intended for special events, prior to a permanent sign, etc.

**Under-canopy sign** - a sign suspended beneath a canopy, ceiling, roof, or marquee.

**Wall graphic** - visual artistic representations and symbols.

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**Sign Styles** (Rev. 05-10-07; Ord. 601):

**Awning Sign** - a sign painted on, printed on, or attached flat against the surface of an awning.

**Banner Sign** - a sign made of fabric or any non-rigid material with no enclosing framework.

**Billboard** - a sign erected and used for the purpose of advertising a product, event, place, person, or subject not related to the premises on which the sign is located. (See *off-premises sign*)

**Canopy Sign** - a sign affixed or applied to the exterior facing surface or surfaces of a building or freestanding canopy

**Construction Sign** - a temporary sign identifying an architect, contractor, subcontractor, and/or material supplier participating in construction on the property on which the sign is located.

**Directional sign, off-premise** - an off-premise sign which provides directional assistance to access an establishment conveniently and safely. Such signs shall be limited by the Administrator in size, height, and placement as justified.

**Directional sign, on premise** - an on-premise sign giving directions, instructions, or facility information and which may contain the name or logo of an establishment but no advertising copy, e.g., parking or exit and entrance signs.

**Freestanding sign** - any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

**Government sign** - any temporary or permanent sign erected and maintained by the city, county, state, or federal government for traffic direction or for designation of or direction to any school, hospital, historical site, or public service, property, or facility.

**Identification sign** - a sign whose copy is limited to the name and address of a building, institution, or person and/or to the activity or occupation being identified.

**Marquee sign** - any sign attached to or supported by a marquee structure.

**Monument sign** - a sign where the extent of the sign surface is attached to the ground or a foundation in the ground; and where there are no poles, braces, or other visible means of support other than attachment to the ground.

**Multi-Tenant Business Sign (MTB)** – a pylon, monument or on premises advertising sign structure designed to offer coordinated signage for larger commercial or industrial areas along major highways (Added 05-10-07; Ord. 601).

**Off-premise sign** - a sign structure advertising an establishment, merchandise, service or entertainment which is not sold, produced, manufactured, or furnished at the property on which said sign is located, e.g., "billboards" or "outdoor advertising."

**Pylon Sign “On-premise Advertising” sign** - a sign which pertains to the use of the premises and/or property on which it is located.

**Sandwich sign** – two sign faces that are back to back and are connected together at the top and apart from each other at the bottom.

**Subdivision identification sign** - a freestanding or wall sign identifying a recognized subdivision, condominium complex, or residential development.

**Wall sign** - a sign attached essentially parallel to and extending not more than twenty-four (24) inches from the wall of a building with no copy on the sides or edges. This definition includes painted, individual letter, cabinet signs, and signs on a mansard.

**Window sign** - lettering placed directly on a window surface.

### **3. Signs Permitted without a Building Permit**

The following described signs are permitted without a building permit:

- A. Bulletin boards not exceeding 32 square feet used in connection with any church, school, or similar building.
- B. A temporary real estate or construction sign not exceeding eight square feet used on property being sold, leased, or developed. Such signs shall be removed when the property is sold, developed, or occupied.
- C. Banners or pennants commemorating a special event not connected with a business, are permitted when installed not more than twenty-five (25) days prior to the event and removed within five (5) days following the event.
- D. Banners or pennants for business anniversaries, grand openings, and other special events and promotions are allowed only for a maximum of ten (10) days.
- E. Political Signs.
  - 1. A noncommercial advertising sign expressing the opinion of the owner or occupant of the appurtenant property regarding political, religious, social, or economic topics of public interest shall be permitted for a period of ninety (90) days as long as the message remains noncommercial in nature. Notwithstanding the foregoing, in any state general election year, such signs may be posted in any number from forty-six (46) days before the state prima-

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ry election until ten (10) days following the state general election (Rev. 05-13-2010; Ord. 651).

2. Only one such sign per candidate may be displayed per premise. Signs advocating a position regarding specific candidates or proposition shall be removed at the expense of the candidate or property owner within ten (10) days after the election.
- F. Sandwich signs are permitted if the following qualifications are met (Rev. 12-22-11; Ord. 676):
1. Only one sandwich sign per establishment per street frontage shall be allowed.
  2. Signs shall be located immediately in front of the establishment advertised upon said sign.
  3. Signs shall be no more than four (4) feet high; each sign face shall not exceed six (6) square feet in area; and the base of said sign shall not exceed two (2) feet by two (2) feet.
  4. Signs shall be posted only during the operating hours of the establishment advertised upon said sign.
  5. Signs shall be located perpendicular to and abutting the back of the curb, or no closer than two (2) feet to the road surface.
  6. Four (4) feet of clear space on a sidewalk shall be maintained for the passage of pedestrians.
  7. Signs shall be located no closer than ten (10) feet from any street or alley corner.
  8. Signs shall only be posted if the adjacent city street(s), sidewalk(s), and curb are clear of snow.
  9. Signs must be securely anchored.
- G. In residential areas, signs advertising garage sales or home sales are permitted if the sign meets the following qualifications:
1. The sale is not part of or used in connection with a commercial enterprise.
  2. The sign may not be larger than four square feet.
  3. The sign must be removed within 72 hours of the time when it is erected.

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- H. Identification signs for one or two family dwellings less than two square feet in area.
- I. Pedestrian, vehicular traffic, and parking directional signs in parking lots less than nine square feet in area.
- J. Traffic control signs, noncommercial governmental signs, local notices, and temporary non-advertising safety or emergency signs are permitted.
- K. Temporary displays which are erected to celebrate, commemorate, or observe a civil or religious holiday are to be removed within ten (10) days after the event.
- L. Signs which do not exceed an aggregate of thirty-two (32) square feet in area denoting the architect, engineer, contractor, or owner when placed upon a work site. Such signs must be removed ten (10) days after completion of construction.
- M. Signs or posters painted on or attached to the inside of a display window occupying less than 25 percent of the display window area. This shall include illuminated signs, but not flashing signs.
- N. Flags, badges, or insignia of any government or governmental agency, or Of any civic, religious, fraternal or similar organizations. Free standing flags shall be limited to no more than thirty (30) feet in height. The bottom of the flag or pendant shall be a minimum of eight (8) feet above any walkway.
- O. Wall graphics are allowed provided they are not used for advertising and provided the approval of the Zoning Administrator has been granted.
- P. Real estate signs as follows:
  - 1. Temporary signs for the purpose of selling or leasing individual lots or buildings, provided that: such signs are less than ten (10) square feet for residential property and thirty-two (32) square feet for other property; have a maximum height of ten (10) feet, unless located on the building, and provided that only one (1) sign is permitted for each property. The signs must be removed within ten (10) days following the lease or sale.
  - 2. One (1) sign per building for the purpose of leasing dwelling units or office space in buildings containing two (2) or more units, provided such signs are limited to ten (10) square feet in area.
  - 3. One sign for the purpose of announcing or promoting a residential, commercial, or industrial development shall be allowed subject to the following conditions. Each residential project must contain at least six (6) dwellings or lots. The sign must be located at least one hundred thirty (130) feet from any pre-existing home. The sign must be removed within two (2) years of issuance of a first building permit in the development or when the particular development is ninety percent (90%) sold or rented, whichever is sooner. Each sign shall

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not exceed the following size limitations; project area under ten (10) acres – 32 square feet; project area over ten (10) acres – 140 square feet.

- Q. Unlit or externally lit bulletin boards not exceeding 32 square feet used in connection with any church, school, or similar building. (Rev. 03-26-2009; Ord. 629).

### **4. Signs Permitted with a Building Permit**

A building permit issued by the Building Inspector is necessary prior to the installation or remodeling of any sign as follows:

- A. Bulletin boards exceeding 32 square feet used in connection with any church, school, or similar public building.
- B. General Provisions Wall-mounted business signs

Wall Mounted Business Signs shall be permitted by the Planning Commission except in areas zoned R-1, R-2, and R-3, if they meet the following requirements:

1. Signs shall not contain information or advertising for any product or service not sold on the premises.
2. Wall signs:
  - a. Single tenant buildings. There shall not be more than one (1) wall sign for each principal building except where the building abuts two (2) or more streets: one (1) oriented to each abutting street shall be permitted, provided that the design of which is approved by the Zoning Administrator. The gross surface area of a wall sign shall not exceed the (10) percent of the area of the building wall, including doors and windows, to which the sign is to be affixed or two hundred (200) square feet, whichever is smaller.
  - b. Multi-tenant buildings shall have wall signs of similar design. Each tenant is allowed one (1) wall sign in accordance with 2A, except that a tenant space which has its only entrance on a side of the building not abutting a public street shall be allowed one sign meeting the size requirements of 2A and located on the same wall as the tenant's only entrance. No signage is permitted for tenant entrances abutting residentially-zoned property. Future wall sign permits on multi-tenant buildings, including shopping centers, shall be issued only after the building owners have submitted a comprehensive sign plan approved by the Zoning Administrator. The comprehensive sign plan shall include similar design standards involving sign material, color, style, spacing, and size.
  - c. For those buildings that are allowed multiple wall signs, the Zoning Ad-

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ministrator has the authority to allow individual wall signs that are larger than 200 square feet in exchange for reducing or removing other wall signage normally allowed by Subsections (A) and (B). In no case shall any individual wall sign occupy more than 10% of that particular building wall area.

3. The sign shall not exceed 24 inches in depth.
  4. Signs shall not extend beyond the side edge of the building.
  5. Signs may be illuminated but the source of light must be hidden. Outside lights shall be deemed part of the sign. Illumination of any sign must be kept in good repair, provided that no sign can be erected involving flashing lights or lighting which constitutes a traffic hazard.
  6. Signs must be constructed of a durable exterior material and meet all applicable building and electrical codes at the time of installation or repair or replacement and painted signs must be repaired and maintained without excessive fading, chipping, or peeling.
- C. Canopies and awnings shall be permitted if they meet the following requirements:
1. Canopy and awning sign area to be included in total wall area.
  2. The total sign area on any one side of a building may not exceed five percent (5%) of the building façade on which the sign is erected, or forty (40) square feet, whichever is greater. Sign height shall not exceed the top of the parapet wall or, if there is no parapet wall, sign height shall not exceed height of eaves.
    - a. For the purposes of calculating area, the building itself shall be used. The building façade shall not include the area of any canopy.
    - b. For purposes of this provision, all sides of a building facing the same general direction shall be considered one wall.
- D. The bottom of canopy and awnings must be at least eight (8) feet over any walkway.
- E. Unlit or externally lit bulletin boards exceeding 32 square feet used in connection with any church, school, or similar building. (Rev. 03-26-09; Ord. 629).

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### **5. Signs Permitted with a Temporary Sign Permit** (Rev. 12-22-2011; Ord. 676)

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Temporary And Portable Ground Signs (commemorating a special event, business an-

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niversary, grand opening, and other promotions) shall be permitted subject to the following:

A. Permit Requirements:

1. Permit Application: Temporary and/or portable signs shall not be permitted without a temporary sign permit. A temporary sign permit application form and fee, as set by council resolution, shall be submitted to the Building Inspector, who is hereby authorized to review and approve permits for temporary signs and/or portable signs, ten (10) days prior to the special event.
2. Duration Of Permit; Expiration; Sign Removal Required: All permits issued hereunder shall be for a maximum duration of fourteen (14) calendar days and shall automatically expire after said period. Upon permit expiration, the applicant shall cease to display any and all signage permitted by the permit, unless the applicant has received a new permit for said signage.
3. Limitation On Permits:
  - a. No more than one temporary sign permitted under this subsection shall be allowed on any one property at one time.
  - b. No more than four (4) permits per calendar year shall be issued to any one property. Shopping centers and multiple-tenant buildings shall be counted as one property.
  - c. If two (2) permits are obtained in succession by any applicant, both permits shall be counted for the purpose of determining the yearly limitations of this subsection.

B. Maximum Size: Maximum temporary or portable sign size shall be limited to forty eight (48) square feet.

C. Location/Setbacks:

1. Signs shall not be placed in any Residential Zoning District.
2. Signs shall be located on the property of the business sponsoring the special event, and the advertising message must only relate to the operation conducted on that premises.
3. Signs shall not be placed in the right-of-way.
4. Signs shall not be placed in a location that could cause a visual obstruction at or within a right-of-way or intersection.

D. Charitable Nonprofit Organization Signs; Charitable Event Signs; or Local Unit of

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### Government Signs:

1. Nonprofit organizations, which are solely charitable in nature, or local units of government may have off premise signs for their special events, provided the property owner signs the temporary sign permit application. (Off premise signs for charitable events shall also be allowed, provided the property owner signs the temporary sign permit application).
  2. Signs under subsection 5.D may be located within any Zoning District.
  3. Signs under subsection 5.D shall not be counted as one of the four (4) permits allowed to the property owner.
  4. Signs under subsection 5.D shall be limited to no more than six (6) in a year.
  5. Signs under subsection 5.D shall be limited to three (3) signs per event.
- E. Dangerous Signs Prohibited/Anchors Required:
1. Signs shall not be unsafe or dangerous.
  2. Signs shall be securely anchored. The applicant shall be responsible for locating all utilities.

## **6. Home Occupation Signs**

The Planning Commission may, in its discretion, issue a permit for the establishment and maintenance of home occupation signs in any zoned district of the City, provided that the permit is issued subject to the following conditions:

- A. Application for a sign to be constructed under this subdivision shall be submitted to the Planning Commission on a form to be provided by the Zoning Administrator.
- B. No home occupation sign shall exceed two square feet in exterior size, unless the Planning Commission approves the increase.
- C. No home occupation sign shall be illuminated.

## **7. Signs Requiring Planning Commission Approval** (Rev. 05-10-07; Ord. 601)

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The Planning Commission may, in its discretion, issue a permit authorizing construction and existence of freestanding signage. The grant of permit will be subject to the following conditions and/or amendments to such conditions:

A. Application for a sign to be constructed under this subdivision shall be submitted to the Planning Commission on a form to be provided by the Zoning Administrator.

**B. Billboards - General Provisions:**

1. Outdoor advertising structures and billboards which advertise products or businesses not connected with the site or building on which they are located shall be permitted only on property which is zoned Industrial MN-1 or B-3.
2. Billboards shall be restricted to property adjoining Highway 169 and State Highway 95.
3. Size:
  - a. The maximum gross surface area of a billboard shall be fifty (50) square feet. Two facings per structure shall be the maximum permitted, and double faced signs shall be attached back to back with the internal structure or framework concealed.
  - b. The billboard shall be a free standing sign with a maximum height of thirty (30) feet above the lot level.
4. Location:
  - a. The minimum lineal distance between billboards on the same side of the highway shall be one thousand (1000) feet.
  - b. The minimum setback from the highway right-of-way lines shall be thirty (30) feet.
  - c. The minimum setback at any intersection shall be five hundred feet (500).
  - d. No billboard or structure shall be located within five hundred (500) feet of a residential district, park, playground, school, rest area, or building used for religious purposes.
  - e. The exposed uprights, superstructure and/or backside of all signs shall be painted a neutral color, such as light blue, gray, brown, or white, unless it can be illustrated that such part of the sign designed or painted in another manner is integral to the overall design of the sign.

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- f. Removal of signs. It shall be the responsibility of the billboard owner to send written notification to the Zoning Administrator when a billboard has been removed from the City.
- g. Specifications. The structure of the signs shall be metal, which shall be either painted or treated in such a manner as to prevent deterioration. Sign facing and border may be constructed of or finished in wood.
- h. A billboard shall be considered the principal use of a site. If another use or structure is added to the site, the billboard must be removed.
- i. The billboard must blend harmoniously with the scale of the neighborhood, does not distract or cause confusion to motorists or pedestrians, and does not conflict with the purpose of this ordinance to preserve and enhance aesthetic value of the commercial areas.
- j. The Planning Commission may, as a condition of issuing the permit, place restrictions on the type of sign to be erected and maintained. These restrictions may include, but are not necessarily limited to: the size of the sign; the denial of use of lighting; if lighting is permitted, the amount and type of lighting; the location of the sign on the property; and the type of construction to be used for the sign.
- k. Signs must be constructed of a durable exterior material and meet all applicable building and electrical codes at the time of installation, repair, or replacement. Painted signs must be repaired and maintained without excessive fading, chipping, and peeling.

### C. Pylon Business Signs – General Provisions:

A permit will be issued by the Planning Commission based on the following size and height standards:

District	Maximum Sign Area	Maximum Sign Height
B-1	75 sq. ft.	20 ft.
B-2 In excess of 900 feet from the Highway 169 and Rum River Drive Interchange	75 sq. ft.	20 ft.
B-2 Less than 900 feet from the Highway 169 and Rum River Drive Interchange	150 sq. ft.	60 ft.
B-3	150 sq. ft.	60 ft.
MN-1	150 sq. ft.	20 ft.

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MN-2	150 sq. ft.	20 ft.
HC-1	150 sq. ft.	20 ft.

1. The sign is supported by one or two poles or other approved methods which shall be metal in the B-1 zone and metal or treated wood in the B-2, B-3, and MN-1 zones, and are sufficient in size and strength to support the sign.
2. Ten feet of clearance shall exist between grade levels and the bottom of the sign.
3. The sign cannot be attached to any building or structure and must be a minimum of 15 feet from any surrounding buildings or structures.
4. The sign must be located on the property where the business advertised is located, except for highway billboard advertising.
5. The sign cannot extend over public sidewalks or streets.
6. There shall be no more than one pylon sign per lot, except as provided in subdivision D of this section.

### D. Multi-Tenant Business Signs (MTB) – General Provisions

1. Sign Intent. Multi-Tenant Business Signs, hereinafter referred to MTB signs, shall only be permitted in the B-2, B-3 and MN-1 zoning districts. The intent and purpose of MTB signs are:
  - a. To promote commercial depth rather than first tier strip development along highway corridors.
  - b. To allow area identification and commercial identification of business sites in a manner that coordinates traffic safely and effectively.
  - c. To minimize individual pylon signage by allowing clustering of two (2) or more area identification signs on a single MTB in exchange for separate pylons on each business site.
  - d. To cluster MTB signage at major intersections.
  - e. To require high architectural standards for MTB and to achieve a consistent style or standard for commercial development along Highways 169 and 95.
  - f. To require pylon base landscaping and maintenance.



right-of-way., forty feet (40') from any side lot line when the adjacent property is zoned one classification category less in use intensity and a minimum of ten feet (10') from the side lot line of same zone classification.

9. Each MTB plan shall consist of at least ten (10) acres, not including public right-of-way, and at least one of the businesses displayed on the MTB must be located on same parcel as the MTB or a located on an approved outlot owned and managed by the businesses located within the development area. In addition thereto, each business displayed on the MTB must be within one-half (1/2) mile of the MTB and be within the city.
10. MTBs may only be located within 900 feet of the major interchanges of Trunk Highway 169 within the City of Princeton or along Trunk Highway 95 west of 13<sup>th</sup> Avenue North.
11. Notwithstanding any other provision of the city code, no business located on property which is covered by any approved MTB plan shall be permitted to keep erect, place or maintain any pylon sign on such property except as referenced in the approved plan. Such business may, however, erect, place and maintain any other signs (such as building, monument, directional signs, etc.) otherwise permitted by the city code.
12. No signage shall be allowed on any MTB other than area identification and commercial business identification signs for developments and/or businesses located within the city on property covered by the MTB plan under which such MTB is approved. No sign advertising any product (rather than identifying an area or business) shall be allowed on any MTB.

### **E. Residential and Business Monument Signs – General Provisions**

1. Only one permanent residential entrance ground sign shall be allowed per each entrance to a residential subdivision or other residential development, including townhome, condominium, apartment, and manufactured home developments
2. Only external illumination shall be permitted for residential entrance ground signs. Neon and internal illuminations are prohibited. Internal illuminations are allowed only if approved by the Planning Commission as part of a Planned Unit Development for a multi-family development (Rev. 11-08-07; Ord. 608).

The maximum allowable sign areas and sign heights for business monument identification signs and residential entrance monuments are regulated as follows:

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District	Maximum Sign Area, Single Site	Maximum Sign Height, Single Site	Maximum Sign Area, Multi-Tenant Site*	Maximum Sign Height, Multi-Tenant Site*
B-1	50 sq. ft.	6 ft.	50 sq. ft.	6 ft.
B-2	60 sq. ft.	8 ft.	90 sq. ft.	8 ft.
B-3	100 sq. ft.	10 ft.	90 sq. ft.	10 ft.
MN-1	100 sq. ft.	8 ft.	120 sq. ft.	8 ft.
MN-2	100 sq. ft.	6 ft.	120 sq. ft.	6 ft.
RM-1	40 sq. ft.	6 ft.	40 sq. ft.	6 ft.
R-1, R-2	40 sq. ft.	6 ft.	40 sq. ft.	6 ft.
R-3	40 sq. ft.	6 ft.	40 sq. ft.	6 ft.
HC-1	50 sq. ft.	8 ft.	90 sq. ft.	8 ft.

\* Or as approved by the Planning Commission as part of a Multi-tenant Business Sign Plan

3. Internally lit bulletin board signs associated with a church, school, or public building may be allowed by Conditional Use Permit in any residential district. (Rev. 03-26-09; Ord. 629).

### **8. Existing Signs**

Any sign now existing, in this municipality which violates the provisions of this ordinance may not be:

- A. Improved or upgraded in any manner which may extend the useful life of the sign or sign structure.
- B. Changed to another non-conforming sign or sign structure by means of changing the design, wording, shape, or lighting.
  1. Relamping is permitted provided that no change is made in the color, shape, shielding, or intensity of the light.
  2. Minor electrical and structural repair is permitted provided that such repair is limited to replacement of like device or member. The Zoning Administrator shall determine if the repair qualifies under this clause, and his determination

may be appealed to the Planning Commission.

3. Painting of the sign and sign structure is permitted provided that no change is made in shape, size, design, wording, or reflectiveness of the sign or sign structure.
- C. Enlarged or expanded in any way.
  - D. Relocated unless the sign and sign structure will then conform to all other provisions of this ordinance.
  - E. Repaired, rehabilitated, or reestablished after damage or destruction amounting to 25% or more of the fair value as determined by the Zoning Administrator.
  - F. Reestablished after discontinuance or abandonment for 60 days or where the owner of a business has ceased operation for 60 days.

### **9. Non-Conforming Signs**

Existing signs which do not conform to the specific provisions of this ordinance may be eligible for the designation “legal nonconforming” provided that:

- A. The Zoning Administrator determines such signs are properly maintained and do not in any way endanger the public.
- B. The sign was installed in conformance with a valid permit or variance, or complied with all applicable laws before the date of adoption of this ordinance.

A legal nonconforming sign may not be relocated or replaced and may not be altered in any way except toward compliance with this ordinance. This does not refer to changeable copy signs or normal maintenance. The legal nonconforming sign is subject to all requirements of this ordinance regarding safety, maintenance, and repair. However, if the sign suffers more than fifty (50) percent damage or deterioration, as based on appraisal, it must be brought into conformance with this code or removed.

### **10. Removal of Signs**

The Zoning Administrator may order the removal of any sign erected or maintained in violation of this ordinance. Ten days' notice in writing shall be given to the owners of such sign, or the owner of the building, structure, or premises on which such sign is located, to either bring the sign into compliance with this ordinance or effect its removal. Upon failure to remove the sign or to comply with this notice, the Zoning Administrator shall cause the sign to be removed. The sign shall be removed immediately and without notice if it reasonably appears that the condition of the sign is such as to present an immediate threat to the safety of the public. Any cost of removal incurred by the City shall be assessed to the owner of the property on which such sign is located or may be

collected in appropriate legal proceedings. In the event of successful legal proceedings to collect the cost of removal hereunder, as a part of its judgment, the City shall be entitled to judgment against the defendant-violator for its costs and disbursements, including reasonable attorneys' fees.

### **11. Enforcement**

- A. It shall be unlawful for any person, firm, or corporation to erect, alter, repair, move, equip, or maintain any sign or sign structure or cause or permit the same to be done in violation of any of the provisions of this chapter. Any person who violates any provision of this chapter shall be guilty of a misdemeanor, except those violations specifically subject to administrative fines under this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.
  
- B. In addition to all other remedies available under this ordinance or other law, the City shall have the right to apply to the Courts for injunctive relief; the Court granting such equitable relief shall also grant the City judgment against the defendant ordering the defendant to pay to the City its suit costs and disbursements, including reasonable attorneys' fees incurred in bringing such action.