

Signs

The purpose of this subdivision is established to protect and promote health, safety, general welfare and order within the city through the establishment of a comprehensive and impartial series of standards, regulations and procedures governing the type, numbers, size, structure, location, height, lighting, erection, use and/or display of devices, signs or symbols serving as a visual communication media to persons situated within or upon public rights-of-way or properties. The provisions of this subdivision are intended to encourage opportunity for effective, orderly communication by reducing confusion and hazards resulting from unnecessary and/or indiscriminate use of communication facilities.

Permitted and Prohibited Signs

Permitted Signs- Except as specifically required, the following signs are allowed without a permit, but shall comply with all other applicable provisions of this subdivision:

- 1) *Public signs;*
- 2) *Identification signs.* In any district, there may be one sign per business, not to exceed two square feet in area. If the sign is free-standing, the total height may not exceed five feet;
- 3) *Integral signs;*
- 4) *Political campaign signs.* Every campaign sign must contain the name and address of persons responsible for such sign and that person shall be responsible for its removal. Signs may be posted from August 1 and remain in place for no longer than ten days after the general election for which they are intended. Signs may be posted 30 days before a special election and remain in place for no more than ten days after the special election for which they are intended. All signs shall be confined to private property. The city may remove and destroy unsightly signs or remove signs after the ten-day limit and assess the fee of \$1 per sign;
- 5) *Holiday signs.* Displayed for a period not to exceed 60 days;
- 6) *Construction signs.* The signs shall be confined to the site of the construction, alteration or repair and shall be removed within two years of the date of issuance of the first building permit or when the particular project is completed, whichever is sooner as determined by the Building Inspector or his or her agent. One sign shall be permitted for each major street the project abuts. No sign may exceed 50 square feet;
- 7) *Individual property sale or rental signs.* Signs must be removed within 14 days after the sale or rental of property. Signs may not measure more than nine square feet in "R" districts, nor more than 20 square feet in all other districts;

- 8) *Informational/directional signs.* Shall not be larger than 20 square feet and shall conform to the location provisions of the specific district;
- 9) *Off-premises institutional signs.* Provided that, it does not exceed a maximum of eight square feet, it is located on private property off of any public right-of-way consistent with location provisions applicable to the specific district, it is not located in such a manner as to materially impede the view of any street or highway intersection or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad crossing, and it is limited to one sign of this type per lot;
- 10) *Open-house signs.* Provided that it does not exceed a maximum of six square feet in area per side and not more than six feet in height; and provided further, that all open house signs must be removed by 7:00 p.m. of the last day that the property is being shown;
- 11) *Yard sale signs.* Provided that, it advertises a garage, yard or estate sale of personal belongings, it does not exceed six square feet in total surface area and three feet in height, it is not located the public rights-of-way or on a utility pole, and if it is installed on property other than the property having the sale, the property owner having the garage, yard or estate sale must have the permission of the property owner where the sign is installed; provided further that, all such signs are permitted for a maximum of four days for each occurrence and must be removed by 7:00 p.m. of the last day of garage, yard or estate sale;
- 12) *Temporary signs.* Subject to the provisions as hereinafter listed, temporary signs or promotional devices containing either information or advertising:
 - a) All temporary signs or promotional devices shall be allowed off-site with the permission of the property owner;
 - b) All temporary signs or promotional devices shall be limited to a period time not to exceed 30 consecutive days;
 - c) No temporary sign or promotional device shall be placed or located in such a manner that prevents the driver of a vehicle from having a clear and unobstructed view, from an adequate and safe distance, of any official sign or approaching or merging traffic;
 - d) No temporary sign or promotional device shall be placed or located in such a manner as to materially impede the view of any street or highway intersection or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad crossing;
 - e) All temporary signs or promotional devices shall require a sign permit issued by the city;
 - f) No temporary sign or promotional device shall be placed or located within a "public right-of-way", which shall mean the area on, below or above a public roadway, highway, street, cartway, bicycle lane and public sidewalk in which the local government unit has an interest, including other dedicated rights-of-way for travel purposes; and
 - g) No temporary sign shall exceed 32 square feet in size.
- 13) *Portable signs.* Subject to the provisions as hereinafter listed, portable signs containing either information or advertising:
 - a) No portable sign shall be placed or located off-site;

- b) All portable signs shall be limited to a period of time not to exceed 30 consecutive days with a maximum cumulative posting of the signs not exceeding 120 days in any calendar year;
- c) No portable sign shall be placed or located in such a manner that prevents the driver of a vehicle from having a clear and unobstructed view, from an adequate and safe distance, of any official sign or approaching or merging traffic;
- d) No portable sign device shall be placed or located in such a manner as to materially impede the view of any street or highway intersection or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad crossing;
- e) No portable sign shall exceed 32 square feet in size nor shall any part of the sign face or the sign support structure be more than eight feet above final grade; and
- f) All portable signs shall require a sign permit issued by the city.

14) *Sandwich board signs.* Subject to the provisions as hereinafter listed, sandwich board signs containing either information or advertising:

- a) Within the central business district, sandwich board signs are permitted upon the sidewalks subject to the following:
 - 1. The signs are permitted only during the hours the business is open to the public and must be removed at the conclusion of business hours;
 - 2. The signs shall be placed no closer than two feet from the back of the street curb;
 - 3. The signs shall be no more than ten square feet in area on each side, no more than five feet in height, and no more than three feet in width; and
 - 4. There shall be no electrical service to the signs.
- b) Within all other business districts and any industrial district, sandwich board signs are permitted subject to the following:
 - 1. The signs are permitted only during daylight hours and must be removed prior to sunset;
 - 2. The signs shall be no more than ten square feet in area on each side, no more than five feet in height and no more than three feet in width;
 - 3. The cumulative posting of all such signs shall not exceed 120 days in any calendar year;
 - 4. If not placed or located on-premises, the signs shall not be placed or located on any property without the permission of the property owner;
 - 5. There shall be no electrical service to the signs;
 - 6. No such sign shall be placed or located in such a manner that prevents the driver of a vehicle from having a clear and unobstructed view, from an adequate and safe distance, of any official sign or approaching or merging traffic; and
 - 7. No such sign shall be placed or located in such a manner as to materially impede the view of any street or highway intersection or in such a manner as to materially impede the view of the intersection of a street or highway with a railroad crossing.

Prohibited Signs- The following signs are specifically prohibited by this subdivision:

- 1) Any sign which obstructs the vision of drivers or pedestrians or detracts from the visibility of any official traffic control device;
- 2) No device shall be illuminated in such a manner as to simulate or obscure an official traffic sign or signal except that private on-premises directional signs shall be permitted;
- 3) Any revolving light, flashing beacon light and strobe light;
- 4) Any sign which contains or consists of banners, pennants, ribbons, streamers, strings of light bulbs, spinners or similar devices (except in case of Subd. 9.B.1.I. and m. above);
- 5) Portable and temporary signs (except in case of Subd. 9.B.1.I. and m. above); and
- 6) Signs which are attached in any manner to trees, fences, utility poles or other such permanent supports, except for those signs found on fences (inside) of baseball parks.

General Provisions

- 1) When electrical signs are installed, the installation shall be subject to the state's Electrical Code.
- 2) No signs other than governmental signs shall be erected or temporarily placed within any street right-of-way or upon any public lands or easements or rights-of-way.
- 3) If any temporary sign, promotional device or portable sign shall be unlawfully installed, erected or maintained in violation of any provisions of this section, the owner or the person or firm maintaining same shall, upon written notice by the administrative official, which may be posted on or immediately adjacent to the sign or device, make the sign or device conform to the provisions of this chapter, or shall remove it within 48 hours. If any order of the administrative official is not complied with, the administrative official may cause the sign to be removed at the expense of the owner or lessee. Signs or devices which the administrative official finds upon public streets, sidewalks, rights-of-way or other public property may be immediately removed by the administrative official without prior notice.
- 4) No sign or sign structure shall protrude over public right-of-way, except wall (maximum protrusion -18 inches), canopy and marquee signs. All signs located over public right-of-way or over any public or private access route (sidewalks and the like) shall be located a minimum of eight feet above surface grade.
- 5) All signs shall display, in a conspicuous manner, the owner's name, permit number, and date of erection.
- 6) All height restrictions on signs shall include height of sign structure.
- 7) In any district, any portion of any sign exceeding two square feet shall be set back 15 feet from any right-of-way line and ten feet from any residential (zoned) property line.
- 8) Any sign now or hereafter existing which no longer advertises or identified a bona fide business conducted, or a service rendered, or a product sold, shall be removed by the owner, agent or person having the beneficial use and/or control of the building or structure upon which the sign may be found within ten days after written notice from the Building Inspector.
- 9) Time and temperature information signs and barber poles shall be permitted.

10) Revolving signs shall be permitted, provided the following requirements are met:

- a) Allowed in B-2, B-3, B-4, I-1 and I-2 zones by conditional use permit only;
- b) Must rotate at eight or less constant speed revolutions per minute; and
- c) Bottom of the sign must be at least 15 feet above the street grade if located within 30 feet of a corner formed by the intersection of street property lines and at least 12 feet above the street grade if located beyond 30 feet of a corner formed by the intersection of street property lines.

11) Flashing or chasing signs shall be permitted; provided, the following requirements are met:

- a) Allowed in B-2, B-3, B-4, I-1 and I-2 zones by conditional use permit only;
- b) Must not utilize internal or external reflectors;
- c) Bottom of the sign must be at least 15 feet above the street grade if located within 30 feet of a corner formed by the intersection of street property lines and at least 12 feet above the street grade if located beyond 30 feet of a corner formed by the intersection of street property lines; and
- d) Must not be primarily red, amber or green in color and must not contain words such as "Stop, Go, Slow, Caution" or similar words.

Non-Conforming Signs

1) The following are non-conforming signs:

- a) Off-premise signs except for any off premises institutional signs meeting requirements of Subd. 9.B. above;
- b) Prohibited signs; and
- c) All other signs not prohibited that do not conform to the provisions of this subdivision.

2) A non-conforming sign may not be:

- a) Changed to another non-conforming sign;
- b) Structurally altered except to bring into compliance with the provisions of this subdivision;
- c) Expanded;
- d) Re-established after its removal for 30 days; and
- e) Re-established after damage of more than 50% of sign replacement cost, except to bring into compliance.

3) All non-conforming and prohibited signs shall be removed or brought into conformity with this chapter after notification in writing within the following time periods:

- a) Any sign in violation of prohibited signs: 30 days; and
- b) For all other non-conforming signs: Five years.

District Regulations

The following provisions concern signs which require application and permit.

- 1) Within the R-1, R-2, R-3, R-4, R-R and A-1 Districts, signs are subject to the following size and type regulations: Institutional or area identification signs; provided that, the gross square footage of sign area does not exceed 18 square feet and if the sign is freestanding, the height does not exceed eight feet.
- 2) Within the R-B, B-1, B-2, B-4 and I-1 and I-2 Districts, signs are subject to the following size and type regulations:
 - a) Within the R-B and B-1 Districts, the maximum allowable square footage of sign area per lot shall not exceed the sum of one square foot per front foot of the building plus one square foot for each front foot of lot not occupied by a building, up to 100 square feet. Each lot will be allowed one pylon or free-standing sign and one wall sign or two wall signs total.
 - b) Within the B-2, B-3, B-4, I-1 and I-2 Districts, there shall be two options for permitted signs. The property owner shall select one option which shall control sign size on each lot.
 1. *Option A.* Under Option A, only wall signs shall be allowed. The maximum number of signs on any principal building shall be two and in all cases each sign shall be placed on a separate wall (frontage). The maximum size of wall signs under Option A shall be determined by taking 20% of the gross silhouette area of the front of the building, up to 300 square feet. Where the principal building is on a corner lot and thus faces two public streets, the size of each sign may be determined in the manner described above. If however, the building has only one frontage and the owner elects to erect two signs, the total square footage of both signs may not exceed the maximum allowable square footage determined from the front building silhouette. For purposes of determining the gross area of the silhouette of the principal building, the silhouette shall be defined as that area within an outline drawing of the principal building as viewed from the front lot line or from the related public street(s).
 2. *Option B.* Under Option B, either wall signs or pylon signs may be utilized or a combination of both. In no case, however, shall more than one pylon sign or combination of two signs, be displayed. The maximum allowable sign area for any wall sign shall be determined by taking 10% of the gross silhouette area of the front of the building, up to 100 square feet. The method for determining the gross silhouette area for wall signs is as indicated under Option A.
- 3) *Conditional Uses.* In the case of a shopping center where there are two or more business uses, a conditional use permit shall be granted to the entire shopping center in accordance to an overall site plan indicating their size, location and height of all signs presented to the Planning Commission. A maximum of 5% of the gross area of the front silhouette shall apply to the principal building where the aggregate allowable sign area is equitably distributed amongst the several businesses. In the case of applying this conditional use permit to a shopping center, the shopping center may have one pylon or freestanding sign identifying the shopping center which is in conformance with this chapter. For purposes of determining the gross area of the silhouette of the principal building, the silhouette shall be defined as that area within an outline drawing of the principal building as viewed from the front lot line or from the related public street(s).
- 4) *Pylon sign.* The erection of one pylon sign for any single lot is allowed under the following provisions:
 - a) *Location.* In any District, any portion of any sign exceeding two square feet shall be setback 15 feet from any right-of-way line and ten feet from any residential zoned property line.
 - b) *Area, Height Regulations.* All height restrictions on signs shall include height of the structure.

Road Classification	Speed (mph)	Area (sq. ft.)	Height (ft.)
Collector	30	25	30
	35	50	30
	45	100	30
Major thoroughfares	30	50	30
	35	100	30
	45	150	30
Major highways	55	200	30

c) *Definitions.* Definitions of road classification apply as defined by the official Comprehensive Plan as adopted.

d) *Application.*

1. The level at which the sign control system applies is determined by the type of road, as defined above, which directly abuts the subject property.
2. Bottom of sign must be 15 feet above the street grade if located within 30 feet of a corner formed by the intersection of street property lines and at least 12 feet above the street grade if located beyond 30 feet of a corner formed by the intersection of street property lines.
3. In the case of subject property directly abutting more than one road, each designated by a different road and classification type, the less restrictive classification shall apply in determining sign area and height.
4. Actual sign height is determined by the grade of the road from which the sign gains principal exposure.
5. Area as determined by the table herein, applies to one face of a two-faced pylon sign or two faces of a four-faced sign and the like.

Billboards

Billboards shall conform to the general district and height restrictions as outlined in this Chapter except that they may only be located along major highways and not exceed 300 square feet in area. Billboards shall be set back a minimum distance of 30 feet from all property lines and shall be located a minimum of 1,000 feet from all other billboards on the same side of freeway. In order to reduce the potential of adverse visual impact upon abutting residential uses, billboards shall be located no closer than 100 feet from any residentially zoned property and shall be screened in accordance with minimum city standards. All permit applications for billboards shall be accompanied with landscaping plan which shall be subject to the approval of the Building Inspector.

Fees and License

- 1) *Payment of Fees.* The permit fee and other fees and charges set forth in this subdivision shall be collected by the city before the issuance of any permits and the City Clerk, Building Inspector or other persons duly authorized issue the permit for which the payment of a fee is required under the provisions of this subdivision may not issue a permit until the fee shall have been paid.
- 2) *Fees Required.* Sign applications and subsequent fees will be required for all signs which do not appear in the permitted and prohibited signs provisions of this chapter. Fees shall not be required for repairs of signs and sign structures.
- 3) *Initial Fee.* Shall be set by resolution of the Council.

The information in this handout is excerpts of the Redwood Falls City Code of Ordinances. See the Redwood Falls City Code of Ordinances for complete information. Questions regarding design and construction should be referred to The City of Redwood Falls Building and Zoning Dept.