

City of Columbia Heights
SIGN PERMIT INFORMATION
(Per Zoning Ordinance 9.106(p) Sign Regulations)

A CITY OF COLUMBIA HEIGHTS CONTRACTORS LICENSE IS REQUIRED FOR ALL INDUSTRIAL, COMMERCIAL OR INSTITUTIONAL BUILDINGS.

YOU WILL NEED THE FOLLOWING:

1. Application Form (Can be found on the City website)
2. License fee of \$60.00 (beginning January 1, 2005)
3. \$3,000 Bond
4. Certificate of Insurance showing the City of Columbia Heights as additional insured.
5. Form from the Department of Labor and Industry
6. Schedule a meeting with City Planner before you begin.

CONTRACTORS OR PROPERTY OWNERS CAN PULL THE PERMIT IF THEY OBTAIN A CITY OF COLUMBIA HEIGHTS LICENSE.

Submit the following:

1. Contractors License Application
2. Permit Application
3. Two Sets of Plans
4. List of Materials to be used to make the sign, footing depth, etc.
5. Site Plan of property showing where the sign will be placed (if not connected to the building)

It will take approximately 3 to 5 days for plan review.

Zoning Ordinance 9.106(p) Sign Regulations

- 1) **Purpose.** The purpose of this Section is to allow effective signage appropriate to the character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse impacts on nearby property and protect the public health, safety and general welfare.
- 2) **Application.** The sign regulations set forth in this Section shall apply to all structures and all land uses, except as otherwise prohibited by this Chapter. All signs allowed by this Section shall be limited to on-premise signs.
- 3) **Permits.**
 - a) **Permit Required.** It shall be unlawful for any person to erect, build, construct, attach, hang, place, suspend, affix, structurally alter, or relocate any sign within the City without having first obtained a permit from the City unless herein excluded.
 - b) **Application for Sign Permit.** An application for a sign permit shall be filed with the Zoning Administrator on the approved form and shall be accompanied by such information as may be required to ensure compliance with the provisions of this Section, including but not limited to, the following:
 - i A drawing showing the proposed location of the sign for which the permit is being requested and the location of all existing signage on the premises.
 - ii A drawing indicating the size, color, content and materials of the sign, as well as the method of construction and attachment to the building or to the ground.

- iii Engineering data showing the structure is designed to accommodate dead load and wind pressure, in any direction, in the amount required within this Section, when specifically requested by the Zoning Administrator.
 - c) **Application Fee.** Fees for all sign permits shall be established by resolution of the City Council.
 - d) **Issuance of Permit.** Upon the filing of a completed application for a sign permit, the Zoning Administrator shall examine all accompanying drawing and supplemental data to determine compliance with the requirements of this Section. Upon approval, the sign permit shall remain valid for a period of one (1) year. If no work has commenced within such time period, a new permit shall be required even if no changes have been made to the original site plan.
 - e) **Exemptions.** The following changes shall not require a sign permit. These exceptions shall not be construed as relieving the owner of the sign from the responsibility for its proper erection and maintenance and its compliance with the provisions of this Ordinance or any other law or ordinance regulating the same.
 - i) The changing of the advertising copy or message of a painted or printed sign. Except for theater marquees and changeable copy signs specifically designed for the use of replaceable copy, electric signs shall not be included in this exception.
 - ii) Painting, repainting or cleaning of an advertising structure or the changing of the advertising copy or message thereon, unless a structural change is made.
- 4) ***General Sign Standards.***
- a) **Construction Requirements.** All signs shall be constructed and maintained in such a manner so as to present a professional appearance and maintained in accordance with the applicable provisions of the Uniform Building and Electrical Codes. The site on which the sign is constructed shall utilize existing finished grade, and shall not be raised, bermed, or otherwise elevated above surrounding grade to achieve a greater height than allowed by this ordinance.
 - b) **Maintenance.** All signs, including temporary signs, together with all of their supports, braces, guys, and anchors, shall be kept in good repair and in proper state of preservation. The display surfaces of all signs shall be kept neatly painted or posted. Every sign and the immediate surrounding premises shall be maintained by the owner or person in charge thereof in a safe, clean, sanitary, and inoffensive condition, and free and clear of all obnoxious substances, rubbish and weeds.
 - c) **Inspection.** All signs for which a permit is required shall be subject to inspection by the Zoning Administrator. The Zoning Administrator, or any other official of the municipality who may be appointed by him is hereby authorized to enter upon any property or premises to ascertain whether the provisions of this Section are being obeyed.
- 5) ***Exempt Signs.*** In all districts, the provisions of this section shall not apply to the following signs:
- a) Signs of any governmental unit designed for regulatory and safety purposes.
 - b) Memorial plaques, cornerstones and historical tablets.
 - c) Political signs regulated per State Statute.
 - d) Direction signs not more than two (2) in number identifying the location and nature of a building, structure, or use which is not readily visible from the street, serving such building, structure, or use on lands forming part of the site of such buildings, structure, or uses, provided that each such sign is not more than ten (10) square feet in total area.
 - e) Signs not exceeding nine (9) square feet in area located upon private property and directed toward the prevention of trespassing.
 - f) Window signage that does not exceed twenty-five (25) percent of the total area of the window on or in which it is displayed.
 - g) Temporary signs pertaining to drives or events of charitable, educational or religious organizations, provided that such signs shall not be erected or posted for a period of more than

fourteen (14) days prior to the date of the event and shall be removed within three (3) days thereafter.

- h) Flags or emblems of political, civic, philanthropic, educational or religious organizations.
 - i) Temporary on-site signs advertising the sale, lease, or rental of the lot or premises upon which such signs are situated, provided the combined area of such signs fronting upon each street which bounds such lot or premises shall not exceed a ratio of one (1) square foot of sign area for each one thousand (1,000) square feet. No such temporary on-site sign shall exceed eight (8) square feet nor remain past the date of termination of such offering.
 - j) One on-site temporary sign advertising a group of lots for sale within a subdivision or a group of houses for sale within a housing project along each street frontage which bounds such subdivision or project, provided that the total area of such sign shall not exceed the greater of sixty-four (64) square feet with no single dimension in excess of sixteen (16) feet or eight (8) square feet per lot or house for sale. No such on-site temporary sign shall remain past the date of sale of the last lot within the subdivision or the last house within the housing project.
 - k) Temporary on-site signs indicating the name and nature of a construction or demolition project, plus the names of the contractors subcontractors, and professional advisors, provided the combined area of such signs fronting upon each street which bounds such project shall not exceed a ratio of two (2) square feet of sign area for each one thousand (1,000) square feet of lot area. In no case shall the combined area of such signs fronting upon each street exceed the greater of sixty-four (64) square feet with no single dimension in excess of sixteen (16) or eight (8) square feet per house or lot on which such construction or demolition is located. The display of such sign shall be limited to a period not to exceed the duration of the said construction or demolition project, at which time such signs shall be removed.
 - l) One (1) wall sign per dwelling for permitted home occupations not to exceed two (2) square feet per surface and limited to one (1) surface.
 - m) Time and temperature signs not to exceed twenty (20) square feet per sign and one sign per side of building.
 - n) One temporary on-site banner or pennant advertising the sale, lease or rental of the lot(s) or premises on which such a banner or pennant is situated, provided that the total area of such banner or pennant shall not exceed the ratio of one (1) square foot of sign area for each one thousand (1,000) square feet of building area plus one (1) square foot of sign area for each one thousand (1,000) square feet of lot area. No such banner or pennant need be less than thirty-two (32) square feet. No such banner or pennant shall remain past the date of the offering or be displayed for a period of more than one hundred twenty days (120), whichever period is shorter. At the end of the display period, the site may not display a banner or pennant until at least 240 days have elapsed.
- 6) ***Prohibited Signs.*** Signs that are not specifically permitted in this Section are hereby prohibited in all Districts unless criteria is presented to allow the Planning Commission to deem that the sign design preserves and maintains the community's unique historical and cultural elements. Without restricting or limiting the generality of the provisions of the foregoing, the following signs are specifically prohibited:
- a) A balcony sign and a sign mounted or supported on a balcony.
 - b) Any sign that obstructs any part of a doorway or fire escape.
 - c) Any sign which, because of its position, movement, shape, illumination or color constitutes a traffic hazard because it obstructs free and clear vision, or interrupts, confuses or misleads traffic.
 - d) A private sign containing words or symbols, which might reasonably be construed as traffic controls.

- e) An animated or rotating sign, except barber poles and signs displaying time and temperature information only in the animated or rotating portion thereof.
 - f) A flashing sign, including indoor flashing electrical signs visible from the public right-of-way, other than time and temperature signs limited to such time and temperature information.
 - g) A sign or graphics painted directly on any exterior surface of a building or structure. However, sign letters and symbols may be attached directly to an exterior surface by adhesive or mechanical means.
 - h) Any roof sign, unless attached to mansard roof or similar decorative style roof that is vertical in nature.
 - i) A projecting sign which either extends more than eighteen (18) inches from the building or structure to which it is attached, or which is larger than three (3) feet in vertical height, other than canopy or marquee signs.
 - j) Any sign that does not display the name of the manufacturer or maker permanently attached to, or painted or printed on, the exterior or structural supports of the sign.
 - k) Any sign that is erected, placed or maintained by any person on a rock, fence, or trees.
 - l) Any sign that interferes with any electric light, or power, telephone, telecommunications, or telegraph wires, or the supports thereof.
 - m) Any sign containing electrical wiring which does not conform to the Electrical Code or the components thereof do not bear the label of an approved testing agency.
 - n) Any window sign or signs which exceed twenty-five (25) percent of the total area of the window on or in which it is displayed.
 - o) Portable signage exceeding eight (8) square feet.
- 7) **Temporary Signs.** The following standards shall apply to temporary signs in all zoning districts.
- a) **Any sign not considered permanent shall be considered temporary.**
 - b) **Banners or pennants** shall not exceed three (3) feet by twenty (20) feet in size, and shall be directly attached to the wall of the building.
 - c) **No temporary sign** shall extend over or into any street, alley, sidewalk or other public thoroughfare a distance greater than forty (40) inches from the wall upon which it is erected, shall not be placed or project over any wall and may not cover more than 25 percent of window area such that 75 percent of the total window area is kept clear at all times.
 - d) **No temporary sign** shall be erected so as to prevent free ingress to or egress from any door, window or fire escape, nor shall such sign be attached to any standpipe or fire escape.
 - e) **Unauthorized use of temporary signage** shall be subject to the other sanctions as provided herein.
- 8) **Signs in Residential Districts R-1 and R-2.**
- a) **Permitted Signs.** In the R-1, Single Family Residential District, and the R-2, Two Family Residential District, the following signs shall be permitted:
 - (i) One (1) identification sign per dwelling unit not to exceed two (2) square foot per surface, and limited to one (1) surface attached directly to the structure.
 - (ii) One (1) wall or ground sign for each conditional use other than the residential use, not to exceed sixteen (16) square feet per surface, and limited to two (2) surfaces.
 - (iii) One (1) institutional sign not to exceed forty (40) square feet per surface, limited to two (2) surfaces, and set back a minimum of ten (10) feet from any property line.
 - (iv) In case of multiple structures on one parcel, a second institutional sign may be installed provided there is a minimum distance of seventy-five (75) feet between the two sign structures.

b) **Restrictions.** Permitted signs in the R-1, Single Family Residential, and R-2, Two Family Residential Districts are subject to the following restrictions:

- (i) The maximum height of a sign, including its structures, shall not exceed eight (8) feet above the grade at street level or at the base of the sign, whichever is greater.
- (ii) No animated sign shall be permitted.
- (iii) All illuminated signs shall be shielded in such a way as to protect the rights of adjacent property owners from nuisance.
- (iv) The sign number and area permitted by this Section are considered maximums. These maximums, or any portions thereof which are not utilized by the owner(s), occupant(s) or user(s) of property are non-transferable to any other property owned by such persons, or to any other owner(s), occupant(s) or user(s) of property in the same or other Districts.

9) ***Signs in Residential Districts R-3 and R-4.***

a) **Permitted Signs.** In the R-3, Limited Multiple Family Residential District, and the R-4, Multiple Family Residential District, the following signs shall be permitted:

- (i) One (1) identification sign per dwelling unit not to exceed two (2) square feet per surface, limited to one (1) surface, and attached directly to the structure for each single and two-family residence.
- (ii) One (1) area identification sign per lot line facing a public street not to exceed sixteen (16) square feet per surface and limited to two (2) surfaces, for each multiple dwelling.
- (iii) One (1) institutional sign not to exceed forty (40) square feet per surface, limited to two (2) surfaces, and set back a minimum of ten (10) feet from any property line.
- (iv) In case of multiple structures on one parcel, a second institutional sign may be installed provided there is a minimum distance of seventy-five (75) feet between the two sign structures.

b) **Restrictions.** Permitted signs in the R-3, Limited Multiple Family Residential, and R-4, Multiple Family Residential Districts are subject to the following restrictions:

- (i) The maximum height of a sign, including its structures, shall not exceed eight (8) feet above the grade at street level or at the base of the sign, whichever is greater.
- (ii) No animated signs shall be permitted.
- (iii) All illuminated signs shall be shielded in such a way as to protect the rights of adjacent property owners from nuisance.
- (iv) The sign number and area permitted by this Section are considered maximums. These maximums, or any portions thereof which are not utilized by the owner(s), occupant(s) or user(s) of property are non-transferable to any other property owned, occupied or used by such persons, or to any other persons, or to any other owners(s), occupant(s) or user(s) of property in the same or other Districts.

10) ***Signs in LB, Limited Business District.***

a) **Permitted Signs.** In the LB, Limited Business District, the following signs shall be permitted:

- (i) Any number of wall signs on any side of a building not to exceed fifty (50) square feet of total surface area for all sign surfaces and limited to one surface per sign. Provided, however, that if a parcel of land on which a building is located directly abuts residentially zoned land, no wall sign may be located on the side of the building that faces the abutting residential parcel.

- (ii) One (1) freestanding pylon sign only if the building or structure is located adjacent to a State Trunk Highway and located twenty (20) feet or more from the front lot line, not to exceed forty (40) square feet per surface, and limited to two (2) surfaces.
- (iii) If not located adjacent to a State Trunk Highway and/or where the twenty (20) foot setback cannot be met, one monument sign not to exceed forty (40) square feet in size, limited to two sides, not to exceed eight (8) feet in height, and set a minimum of five (5) feet from any property line.
- (iv) Any pylon or monument sign must be a minimum of five (5) feet from any building or structure on the same lot.
- (v) One (1) wall sign on each side of the building which faces a public alley, not to exceed four (4) square feet per surface and limited to one (1) surface per sign.
- (vi) One (1) area identification sign for each shopping center not to exceed fifty (50) square feet per surface, and limited to four (4) surfaces, in addition to one (1) wall sign for each primary use business not to exceed fifty (50) square feet per surface, limited to one (1) surface.
- (vii) One (1) identification sign for each use other than primary use not to exceed two (2) square feet per surface, and limited to one (1) surface.
- (viii) One (1) wall sign per building with an area of the lesser of twenty (20) square feet or one-half (1/2) of a square foot for each front foot of a building or structure provided that the said sign is located on the same side of the building as an entrance approved by the City Building Official as a public entrance and provided that the said public entrance and sign faces a parking facility designated by the City as approved public parking.

b) **Restrictions.** Permitted signs in the LB, Limited Business District, are subject to the following restrictions:

- (i) Total sign area shall not exceed two (2) square feet for each front foot of the building or structure. In the case of multiple occupancy, the wall surface for each tenant, user or owner shall include only the surface area on the exterior façade of the premises occupied by such tenant, user or owner.
- (ii) The maximum height of a pylon sign including its structure shall not exceed twenty (20) feet above grade at street level or at the base of the sign, whichever is greater. The maximum height of a monument sign including its structure shall not exceed eight (8) feet above grade at street level or at the base of the sign, whichever is greater.
- (iii) The sign number and area permitted by this Section are considered maximums. These maximums, or any portion thereof, which are not utilized by the owner(s), occupant(s) or user(s) of property are non-transferable to any other property owned, occupied or used by such persons, or to any other owner(s), occupant(s) or user(s) of property in the same or other Districts.

11) ***Signs in CBD, Central Business District.***

(A) **Permitted Signs.** In the CBD, Central Business District, the following signs shall be permitted:

- (i) Any number of wall signs on any side of a building not to exceed one hundred (100) square feet of total surface area for all wall sign surfaces and limited to one surface per sign. Provided, however, that if a parcel of land on which a building is located directly abuts residentially zoned land, no wall sign may be located on the side of the building that faces abutting residential parcel.

- (ii) One freestanding pylon sign only if the building or structure is located adjacent to a State Trunk Highway and located twenty (20) feet or more from the front lot line, not to exceed seventy-five (75) square feet per surface, and limited to two (2) surfaces. Provided, however, that (a) if the building contains more than 80,000 square feet of gross floor area or the site on which the building is located contains more than 90,000 square feet of surface area, (b) if the street frontage of the site on which the building or structure is located exceeds one hundred fifty (150) feet in length, and (c) if the building is located twenty (20) feet or more from the front lot line and is located adjacent to a State Trunk Highway, a second freestanding sign not to exceed seventy-five (75) square feet and limited to two (2) surfaces shall be permitted at a location at least fifty (50) feet distant from any other freestanding sign and at least twenty-five (25) feet distant from the lot line of any adjoining parcel of land other than a street or alley.
- (iii) If not located adjacent to a State Trunk Highway and/or where the twenty (20) foot setback cannot be met, one monument sign not to exceed forty (40) square feet in size, limited to two sides, not to exceed eight (8) feet in height, and set a minimum of five (5) feet from any property line.
- (iv) Any pylon or monument sign must be a minimum of five (5) feet from any building or structure on the same lot.
- (v) One wall sign on each side of the building that faces a public alley, not to exceed four (4) square feet per surface and limited to one surface per sign.
- (vi) One area identification sign for each shopping center not to exceed one hundred (100) square feet per surface, and limited to four surfaces; one wall sign for each primary use business, not to exceed one hundred (100) square feet per surface and limited to one surface.
- (vii) One identification sign for each user other than primary use, not to exceed two (2) square feet per surface, and limited to one surface.
- (viii) One wall sign per building with an area of the lesser of twenty (20) square feet or one-half (1/2) of a square foot for each front foot of a building or structure provided that the said sign is located on the same side of the building as an entrance approved by the City Building Official as a public entrance and provided that the said public entrance and sign faces a parking facility designated by the City as approved public parking.

b) **Restrictions.** Permitted signs in the CBD, Central Business District, are subject to the following restrictions:

- (i) Total sign area shall not exceed two (2) square feet for each front foot of building or structure. In the case of multiple-occupancy, the wall surface for each tenant, user or owner shall include only the surface area on the exterior façade of the premises occupied by such tenant, user or owner.
- (ii) The maximum height of a pylon sign, including its structures, shall not exceed twenty (20) feet above the grade at street level or at the base of the sign, whichever is greater. The maximum height of a monument sign, including its structures, shall not exceed eight (8) feet above grade at street level or at the base of the sign, whichever is greater.
- (iii) The sign number and area permitted by this Section are considered maximums. These maximums, or any portion thereof, which are not utilized by the owner(s), occupant(s) or user(s) of property are non-transferable to any other property owned, occupied or used by such persons or any other owner(s), occupant(s) or user(s) of property in the same or other Districts.

12) ***Signs in the GB, General Business District.***

a) **Permitted Signs.** In the GB, General Business District, the following signs shall be permitted:

- (i) Any number of wall signs on any side of a building not to exceed two hundred (200) square feet of total surface area for all wall sign surfaces and limited to one surface per sign. Provided, however, that if a parcel of land on which a building is located directly abuts residentially zoned land, no wall sign may be located on the side of the building that faces the abutting residential parcel.
 - (ii) One freestanding pylon sign only if the building or structure is located adjacent to a State Trunk Highway and located twenty (20) feet or more from the front lot line, not to exceed seventy-five (75) square feet per surface and limited to two (2) surfaces. Provided, however, that (a) if the building contains more than 80,000 square feet of gross floor area or the site on which the building is located contains more than 90,000 square feet of surface area, (b) if the street frontage of the site on which the building or structure is located exceeds one hundred fifty (150) feet in length, and (c) if the building is located twenty (20) feet or more from the front lot line and is located adjacent to a State Trunk Highway, a second freestanding sign not to exceed seventy-five (75) square feet and limited to two (2) surfaces shall be permitted at a location at least fifty (50) feet distant from any other freestanding sign and at least twenty-five (25) feet distant from the lot line of any adjoining parcel of and other than a street or alley.
 - (iii) If not located adjacent to a State Trunk Highway and/or where the twenty (20) foot building setback cannot be met, one monument sign not to exceed forty (40) square feet in size, limited to two sides, not to exceed eight (8) feet in height, and set a minimum of five (5) feet from any property line.
 - (iv) Any pylon or monument sign must be a minimum of five (5) feet from any building or structure on the same lot.
 - (v) One wall sign on each side of the building that faces a public alley, not to exceed four square feet per surface and limited to one surface per sign.
 - (vi) One area identification sign for each shopping center, not to exceed one hundred (100) square feet per surface, limited to four surfaces, in addition to one wall sign for each primary use business, not to exceed one hundred (100) square feet per surface, limited to one surface.
 - (vi) One identification sign for each use other than primary use, not to exceed two square feet per surface, and limited to one surface.
 - (vii) One wall sign per building with an area of the lesser of twenty (20) square feet or one-half (1/2) square feet for each front foot of a building or structure provided that the said sign is located on the same side of the building as an entrance approved by the City Building Official as a public entrance and provided that the said public entrance and sign faces a parking facility designated by the City as approved public parking.
- b) **Restrictions.** Permitted signs in the GB, General Business District, are subject to the following restrictions:
- (i) Total signage shall not exceed two square feet for each front foot of building or structure. In the case of multiple-occupancy, the wall surface for each tenant, user or owner shall include only the surface area on the exterior façade of the premises occupied by such tenant, user or owner.
 - (ii) The maximum height of a sign, including its structures, shall include only the surface area on the exterior façade of the premises occupied by such tenant, user or owner.
 - (iii) The maximum height of a pylon sign, including its structures, shall not exceed twenty-five (25) feet above the grade at street level or at the base of the sign, whichever is greater. The maximum height of a monument sign, including its structures, shall not

exceed eight (8) feet above grade at street level or at the base of the sign, whichever is greater.

- (iv) The sign number and area permitted by this section are considered maximum. These maximums, or any portion thereof, which are not utilized by the owner(s), occupant(s) or user(s) of property are non-transferable to any other property owned, occupied or used by such persons or to any other owner(s), occupant(s) or user(s) of property located in the same or other Districts.

13) ***Signs in I-1 and I-2 Industrial Districts.***

- a) **Permitted Signs.** In the I-1, Light Industrial District, and the I-2, General Industrial District, the following signs shall be permitted:

- (i) Any number of wall signs on any side of a building not to exceed one hundred (100) square feet of total surface area for all wall sign surfaces and limited to one surface per sign. Provided, however, that if a parcel of land on which a building is located directly abuts residentially zoned land, no wall sign may be located on the side of building that faces abutting residential parcels.
- (ii) One freestanding pylon sign only if the building or structure is located twenty (20) feet or more from the front lot line, not to exceed one hundred (100) square feet per surface, and limited to two surfaces. Where the twenty (20) foot setback cannot be met, one monument sign not to exceed fifty (50) square feet in size, limited to two sides, not to exceed ten (10) feet in height, and set a minimum of five (5) feet from any building or structure on the same lot.
- (iii) Any pylon or monument sign must be a minimum of five (5) feet from any building or structure on the same lot.
- (iv) One identification sign for each use other than primary use, not to exceed two square feet per surface and limited to one sign.
- (v) Billboards located adjacent to public streets with speed limits of forty-five miles per hour (45 mph) or more, placed at a minimum of fifteen hundred (1500) foot intervals, not to exceed one hundred (100) square feet per surface and limited to two surfaces.

- b) **Restrictions.** Permitted signs in the I-1, Light Industrial District, and the I-2, General Industrial District, are subject to the following restrictions:

- (i) Total sign area shall not exceed two (2) square feet for each front foot of building or structure. In the case of multiple-occupancy, the wall surface for each tenant, user or owner shall include only the surface area on the exterior façade of the premises occupied by such tenant, user or owner.
- (ii) The maximum height of a sign including its structures shall not exceed twenty-five (25) feet above the grade at street level or at the base of the sign, whichever is greater. The maximum height of a monument sign, including its structures, shall not exceed ten (10) feet above grade at street level or at the base of the sign, whichever is greater.
- (iii) The sign number and area permitted by this Section are considered maximums. These maximums, or any portion thereof, which are not utilized by the owner(s), occupant(s) or user(s) of property are non-transferable to any other property owned, occupied or used by such person(s) or to any other owner(s), occupant(s) or user(s) of property located in the same or other Districts.

14) ***Signs for Non-Conforming Residential Uses.*** Sign number and area for residential uses in Commercial, Business or Industrial Zones are limited to the maximum number and area for the actual use of the subject property.

- 15) ***Minimum Yard Requirements – Freestanding Signs.*** The minimum front, side and rear yard requirements for freestanding signs shall be ten (10) feet from any property line or as otherwise stated in this ordinance. When the bottom edge of the freestanding pylon sign is eight (8) feet or more above grade, the leading edge of the sign may extend within one (1) foot of the property line. Provided, however, no freestanding sign shall invade the area required for traffic visibility by this Section.

If you have any questions, please call the City Planner at (763) 706-3673.