

**City of South St. Paul
Dakota County, Minnesota
Ordinance No. 1386**

**AN ORDINANCE UPDATING THE SIGN ORDINANCE'S RULES FOR MONUMENT
SIGNS AND WALL SIGNS**

The City Council of the City of South St. Paul does ordain:

SECTION 1. AMENDMENT. South St. Paul Section 118-333, 118-336, 118-338, and 118-339 are hereby amended as follows:

Sec. 118-333. - Definitions.

Building frontage means the exterior building wall of a principal building that faces a public street. When no exterior building walls are parallel to a street, the building frontage shall be the exterior wall that is most oriented towards the street. If a building facade has multiple wall segments that all face the same public street, these walls shall all be considered part of the building frontage.

Sec. 118-336. Exceptions.

- (g) Temporary signs, provided when they are used in conjunction with a promotional item, special occasion, holiday or sale, they are discontinued within 30 days after installation and are not displayed more than a total of 120 days per calendar year. Temporary signs except as stated below, require a temporary sign permit.
 - (1) Construction signs up to 96 square feet may be allowed to remain longer than 30 days, provided that they are removed upon completion. Only one construction sign is permitted per lot.
 - (2) Real estate signs, provided they are removed within seven days following the lease or sale of the property or premises, there are no more than three signs per property, and they comply with the following size restrictions:
 - i. In the R-1 and R-2 districts, signs shall not exceed nine square feet in gross area.
 - ii. In the R-3 and R-4 districts, signs shall not exceed 18 square feet in gross area.
 - iii. In the CGMU-1; and CGMU-2 ~~and~~ NCMU districts, signs shall not exceed 24 square feet in gross area.
 - iv. In the C-1, GB, MMM, and I districts, signs shall not exceed 32 square feet in gross area.
 - (3) Community event signs provided they are displayed no more than 30 days prior to the event and are removed no more than two days after the event.
 - (4) Sandwich board signs may be used in the C-1, CGMU-1, CGMU-2, and NCMUMMM zoning districts provided they comply with the following:

Sec. 118-338. General provisions applicable to all zoning districts.

- (d) *[Distance from lot lines.]* Except for projecting signs, attached wall signs, awning and canopy signs, and signs that are listed as exceptions in Section 118-336, signs in all zoning districts shall be located at least five feet from all lot lines.
- (h) *Monument signs.* The base of a monument sign shall be incorporated into a landscaping scheme or planter box. Monument signs may incorporate additional berming into its landscape design on a slope of three to one where the berming is incorporated into an overall landscaping design plan. The maximum height of the berm shall be three feet above the adjacent street grade. Landscaping shall be provided on the slopes of the berm in an interesting and varied appearance. Where a planter box is incorporated, the landscaping shall occur in and around the planter with a similar attractive design. The maximum number of supports per sign shall be two. All supports shall be vertical. No cable shall be used to support the sign. Any supporting sign structure shall comply with subsection 118-338(f).

Unless a ~~more restrictive~~ different maximum height or size is given stated in a specific each zoning district, monument signs, including both planter box and sign graphic, shall not exceed six feet in height and the gross area shall not exceed 100 square feet. ~~When in conflict, the more restrictive size shall apply.~~

- (j) *Wall signs.*
- (1) The total gross area in square feet of any wall sign shall not exceed ten percent of the total area of the wall on which the sign is located or 100 square feet, whichever is less.
 - (2) Wall signs may be either:
 - a. *Attached.* Flat and parallel to the surface of the building and project no more than 12 inches; or
 - b. *Projecting.* Perpendicular to the surface of the building and no more than 12 inches in thickness. Projecting wall signs must also comply with subsection 118-338(i).
 - (3) Attached wall signs may project into a public right-of-way or beyond a legal setback line up to 12 inches, provided such signs do not violate Minnesota Statutes, Section 160.27. must be located within a horizontal band that is no more than three feet in height and at least ten feet but not more than 15 feet above the ground.
 - (4) Each tenant in a multitenant building is allowed one wall sign, however, the total cumulative square footage for all signs may not exceed the maximum gross area of signage allowed for the property.
- (l) *Projecting signs.*
- (1) Projecting signs may project no more than four feet from the front of the edge of the building and be no more than ~~ten~~ fifteen square feet in gross area per side.

- (2) Projecting signs may not extend over a public right-of-way or public property except with the written permission of the City Engineer by a conditional use permit. When a projecting sign extends over a right-of-way or a public property, there shall be at least ten feet of clearance between ground level and the lowest point of the projecting sign. In no case may a projecting sign come closer than two feet from the curbline.
- (3) Projecting signs may not extend over a designated parking space or loading area.
- (4) One projecting sign per entrance on a street frontage is permitted. Projecting signs shall be at least twenty (20) feet from other projecting signs.

Sec. 118-339. - Permitted signs by district.

See Figure A-1 detailing permissible signs by district.

Figure A-1

	R-1 R-2 R-3	R-4	CGMU-1	CGMU-2	NCMU MMM	C-1	GB	I
Maximum Gross Area of all Signage on the Property (Square Feet)	6*	24*	150	150	150	150	200*	200*
Individual Sign Maximum Gross Area (Square Feet)	6	24	100	100	100	100	100*	100*
<u>Maximum</u> Height (Feet)	6	6	6	6	6	6	10*	10*
Area Identification Signs	P	P	P	P	P	P	P	P
Box or Cabinet Signs	C*	P	<u>C* P</u>	<u>C* P</u>	<u>C* P</u>	P	P	P
Dynamic Display Signs	C*	C*	C*	C	C	C	C	—
Electronic Changeable Copy Signs	C*	C*	C*	C	C	C	C	C
Electronic Graphic Display Signs	C*	C*	C*	C	C	C	C	—
Freeway Signs	—	—	—	—	—	—	C*	C
Illuminated Canopy and Awning Signs	C	P	C	C	C	C	C	C
Menu Board Signs	—	—	C*	C	C	C	C	C
Monument Signs	C*	P	C*	P*	P*	P	P	P
Nonelectronic Changeable Copy Signs	C	P	C*	C*	C*	P	P	P
Nonilluminated Awning and Canopy Signs	P	P	P	P	P	P	P	P
Projecting Signs	C	P	P	P	P	P	P	—
Pylon Signs	—	—	—	—	—	—	—	—
Wall Signs	C	P	<u>P*</u>	<u>P*</u>	<u>P*</u>	P	P	P

*See special conditions within each zoning district

- c) Within the CGMU-1: Concord Gateway Mixed Use Zoning Sub-district 1. Signs must comply with the following regulations:
- (1) Aggregate property signage: The maximum gross signage for a property shall not exceed 150 square feet in gross area.
 - (2) Individual signs: The maximum gross area per sign shall not exceed 100 square feet in gross area and six feet in height.
 - (3) The following types of signs are permissible:
 - a. Area identification signs.
 - b. Nonilluminated awning and canopy signs.
 - c. Projecting signs.
 - d. Box and cabinet signs
 - e. Wall signs
 - ~~d. Attached wall signs, provided they consist of individual letters mounted to the building and comply with subsection 118-338(h).~~
 - (4) The following types of signs require a conditional use permit:
 - a. Illuminated canopy and awning signs.
 - ~~b. Box or cabinet wall signs that only include the logo of the business represented on the sign.~~
 - b e. Monument signs shall not be allowed on Concord Exchange or may only be allowed for properties having frontage on Concord Street. The Monument sign shall be located on the Concord Street side of the property and shall not be allowed within 75 feet of the Concord Exchange right-of-way. As part of a monument sign the following types of signs may also be incorporated:
 - c d. Menu board signs subject to the requirements of [subsection] 118-338(g).
 - (5) The following types of signs are prohibited:
 - a. Freeway signs.
- (d) Within the CGMU-2: Concord Gateway Mixed Use Zoning Sub-district 2. Signs must comply with the following regulations:
- (1) Aggregate property signage: the maximum gross signage for a property shall not exceed 150 square feet in gross area.
 - (2) Individual signs: the maximum gross area per sign shall not exceed 100 square feet in gross area and six feet in height.
 - (3) The following types of signs are permissible:
 - a. Area identification signs.

b. Monument signs, but see subsection 118-339(d)(4)c. if the monument sign will incorporate other features enumerated therein.

c. Nonilluminated awning and canopy signs.

d. Projecting signs.

e. Box and cabinet signs

f. Wall signs

~~e. Attached wall signs, provided they consist of individual letters mounted to the building and comply with subsection 118-338(h).~~

(4) The following types of signs are require a conditional use permit:

a. Illuminated canopy and awning signs.

~~b. Box and cabinet wall signs that only include the logo of the business represented on the sign.~~

~~b e.~~ As part of a monument sign the following types of signs may also be incorporated:

1. Dynamic display signs, subject to the requirements of subsection 118-339(c)(4)c.1.

2. Electronic changeable copy and electronic graphic display signs, subject to the requirements of subsection 118-339(c)(4)c. 12.

3. Nonelectronic changeable copy signs.

~~c d.~~ Menu board signs subject to the requirements of [subsection] 118-338(g).

(e) Within the ~~MMM-Mixed Markets and Makers NCMU: North Concord Mixed Use Zoning~~ District. Signs must comply with the following regulations:

(1) Aggregate property signage: the maximum gross signage for a property shall not exceed one and one-half (1 1/2) times the lineal feet of building frontage along Concord Street or 150 square feet in gross area, whichever is greater. Properties that do not have frontage on Concord Street shall not exceed 150 square feet of gross signage.

(2) Individual signs: the maximum gross area per sign shall not exceed on 100 square feet in gross area and six feet in height.

(3) The following types of signs are permissible:

a. Area identification signs.

b. Monument signs, but see subsection 118-339(e)(4)c. if the monument sign will incorporate other features enumerated therein.

c. Nonilluminated awning and canopy signs.

d. Projecting signs.

e. Box and cabinet signs

f. Wall signs

~~e. Attached wall signs, provided they consist of individual letters mounted to the building and comply with [subsection] 118-338(h).~~

(4) The following types of signs require a conditional use permit:

a. Illuminated canopy and awning signs.

~~b. Box and cabinet wall signs that only include the logo of the business represented on the sign.~~

c. As part of a monument sign the following types of signs may also be incorporated:

1. Dynamic display signs, subject to the requirements of subsection 118-339(c)(4)c.1.

2. Electronic changeable copy and electronic Graphic Display Signs, subject to the requirements of subsection 118-339(c)(4)c. 12.

3. Nonelectronic changeable copy signs.

(g) Within the GB: General business zoning district signs must comply with the following regulations:

(4) The following types of signs are permissible:

c. Monument signs, which may be up to 10 feet in height.

(h) Within the industrial zoning districts signs must comply with the following regulations:

(3) The following types of signs are permissible:

c. Monument signs, which may be up to 10 feet in height.

(5) The following types of signs require a conditional use permit:

a. Dynamic display signs, subject to the requirements of subsection 118-339(c)(4)c.1118-339(c)(3)a.

SECTION 2. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

This ordinance updates the sign ordinance to modify the performance standards for wall signage and clarify what the height rules are for monument signs. It also updates language in the sign code to align with the North Concord Mixed-Use district's replacement by the Mixed Markets and Makers district.

SECTION 3. EFFECTIVE DATE. This ordinance shall become effective upon publication.

Approved: November 1, 2021

Published: November 3, 2021

Christy Wilcox, City Clerk