

**CITY OF ALBERT LEA
PLANNING COMMISSION
ADVISORY BOARD**

*4/4/2017, 5:30 p.m.
City Council Chambers*

AGENDA

- A. CALL TO ORDER AND ROLL CALL
- B. APPROVAL OF THE AGENDA
- C. APPROVAL OF MINUTES
 - 1. PC Minutes from March 7th, 2017
- D. PUBLIC HEARING
 - 1. Changes to City Zoning Code, Article IV Signage
- E. NEW BUSINESS
 - 1. Changes to the Zoning Code Sec. 74-219. - Tabulation of district requirements.
Call for a public hearing
 - 2. Tiger Hills property
- F. OLD BUSINESS
- G. COMMISSIONER COMMUNICATIONS
- H. STAFF COMMUNICATIONS
- I. ADJOURNMENT

Sections of Article IV addressing “awning” “canopy” or “marquee” signs

Sec. 74-1000. - Definitions.

Awning means a roof-like cover, often of fabric, plastic, metal or glass designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure primarily over a window, walk or door without any additional pillars or columns for support. Any part of an awning that also projects over a door shall be counted as an awning.

Awning sign means a building sign (as opposed to a freestanding sign) where the sign face or graphic is printed on or attached directly to the awning material.

Building means any structure used or intended for supporting or sheltering any use or occupancy.

Building face means the area of a building facade that faces a public street.

Canopy means a roof-like cover, often of fabric, plastic, metal, or glass on a support, which provides shelter over a doorway, walkway, driveway or fuel pumps.

Canopy sign means any sign that is part of or attached to a canopy which is considered a freestanding sign only when no part of the canopy is supported by a building.-

Marquee means any permanent roof-like structure comprised of a ridged building materials projecting beyond a building or extending along and projecting beyond the wall of that building, generally designed and constructed to provide protection from the weather.

Marquee sign means any building sign painted, mounted, constructed or attached in any manner, on a marquee.

Sign means any letter, word or symbol, poster, picture, statuary, reading matter or representation in the nature of advertisement, announcement, message or visual communication, whether painted, posted, printed, affixed or constructed, including all associated brackets, braces, supports, wires and structures, which is displayed for informational or communicative purposes.

Sign area means the perimeter confines of the sign face when separate from the building face or where there is no sign face the actual display of letters, symbols, insignias, figures or other media representing a message or communication, the area of which is determined by blocking the media area into a parallelogram and measuring the sides to calculate the square footage.

Sign face means the surface of ~~the a~~ sign where the letters, symbols, insignias, figures or other media upon, against, or through which the message of the sign is exhibited is directly painted or affixed to the building face.

Sign structure means any structure including the supports, uprights, bracing and framework that supports or is capable of supporting any sign.

Sec. 74-1007. - Measurement standards.

(a) Maximum sign area:

- (1) The combined area of all wall signs, identification signs, canopy signs, marquee signs and awning signs shall not exceed the maximum regulated area for wall signs on which these signs are affixed.
- (2) The total building signage on a wall, canopy, projection, or awning shall not exceed the maximum sign allowance for that wall, canopy, projection, or awning, regardless of the number of uses or occupants of the building. For example, if the maximum sign area for wall signs is 20

percent, then no more than 20 percent of any single wall of the building may be covered by signs of any type, regardless of how many businesses are located in the building.

(b) Sign Area shall be determined by the perimeter confines of the sign face or, where the sign message (such as letters or symbols) is placed directly on a wall, an awning, or a similar architectural feature attached to a building determined by blocking the media area into a parallelogram and measuring the sides to calculate the square footage.

Sec. 74-1008. - Design, structural and placement standards.

(a) Generally. Signs shall comply with the following requirements:

- (1) Wind. The effect of special local wind pressures shall be thoroughly considered in the design. All signs, except for temporary signs, shall be designed and constructed to withstand a wind pressure as required by the building code.
- (2) Illumination. No sign shall be illuminated by other than electrical means and electrical devices. Electrical signs shall be designed, constructed and installed in accordance with the requirements of the electrical code. The light from any illuminated sign or light source, including the interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing property or adversely affect safe vision of operators of vehicles moving on public or private roads, highways and parking areas.
- (3) Use of combustibles. Wood, approved plastics or other material of combustible characteristics may be used for moldings, capping, nailing blocks, letters, latticing and other purely ornamental features of signs in accordance with the State Uniform Building Code. Sign facings, themselves, may be made of combustible materials as approved in the sign permit.
- (4) Maintenance. It shall be the duty of the owner of any sign, awning or marquee to maintain the sign or structure in a state of good repair.
- (5) Placement in the public right-of-way. Signs shall not be placed in or extended over the public right-of-way except in the B-3 district as regulated herein.

(b) Wall signs. Wall signs placed against or attached to exterior walls of buildings shall not extend beyond 18 inches of the wall surface.

(c) Marquee, canopy and awning signs.

- (1) Signs permitted. Marquee, canopy or fixed awning may have signs attached to or printed on the face thereof, as provided for in the zoning district in which it is located.
- (2) Clearance. A clear space of not less than eight feet shall be provided below all parts of a sign attached to a marquee, canopy or fixed awning.
- (3) Size. Marquee, canopy and fixed awning signs shall not extend beyond the length, height or width of a marquee, canopy or fixed awning and shall not exceed the sign area provided for in the district in which it is located.

(d) Projecting signs. A clear space of not less than eight feet shall be provided below all parts of a projecting sign.

Sec. 74-1009. - Sign standards by zoning district.

- (4) Signs are permitted in the central business district (B-3) as follows:

Permitted Sign:	Awning, Canopy and Projecting Signs
Zone:	B-3
Maximum Sign Area:	12 sq. ft. total area per sign face (unless otherwise stated herein <u>or approved through Certificate of Appropriateness in the historic district or a variance</u>)
Maximum Height:	Second story of building (unless otherwise stated herein)
Special Provisions:	<p>1. no more than 20 percent of any single wall of the building may be covered by signs of any type including awning, canopy, projecting or wall signs.—Only one awning, canopy, or projecting sign is permitted for each site.</p> <p>2.— An awning sign shall have only one face. The sign must be placed on the valance and shall not exceed 12 in. in height.</p> <p>3.— A canopy sign shall have only one face parallel to the face of the building.</p> <p><u>4.</u> A projecting sign may have two faces and must project at right angles from the building facade or, if projecting from a corner, at 135 degrees from each face of the building. A corner shall be considered the corner of a building on an intersection of two public rights-of-way. The sign shall not be more than 4 ft. long from the bottom to the top (unless located on a corner of a building, then can be up to 6 feet long),</p> <p><u>3. A corner projecting sign can be allowed up to 18 square feet.</u></p> <p>and 4. Awning, canopy and projecting signs shall not project more than 4 ft. from the building facade. The <u>se</u> signs shall be at least 8 ft. above the grade. A corner projecting sign can be allowed up to 18 square feet.</p> <p>5. All signs must be installed in accordance with the International Building Code and obtain a "certificate of appropriateness" from the historic preservation commission prior to submittal for a sign permit, if located in the National Commercial Historic District.</p>

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(5) Signs are permitted in the diversified central district (DCD) as follows

Permitted Sign:	Awning, Canopy, and Projecting Signs
Zone:	DCD
Maximum Sign Area:	12 sq. ft. total area per sign face (unless otherwise stated herein <u>or approved through Certificate of Appropriateness in the historic district or a variance</u>)

Maximum Height:	Second story of building (unless otherwise stated herein)
Special Provisions:	<ol style="list-style-type: none"> 1. no more than 20 percent of any single wall of the building may be covered by signs of any type including awning, canopy, projecting or wall signs Only one awning, canopy, or projecting sign is permitted for each site. 2. An awning sign shall have only one face. The sign must be placed on the valance and shall not exceed 12 in. in height. 3. A canopy sign shall have only one face parallel to the face of the building. 4. A projecting sign may have two faces and must project at right angles from the building façade or, if projecting from a corner, at 135 degrees from each face of the building. A corner shall be considered the corner of a building on an intersection of two public rights-of-way. The sign shall not be more than 4 ft. long from the bottom to the top (unless located on a corner of a building, then can be up to 6 ft. long). 3. A corner projecting sign can be allowed up to 18 square feet. 4. and shall not project more than 4 ft. from the building facade. The sign shall be at least 8 ft. above the grade. A corner projecting sign can be allowed up to 18 square feet. 5. All signs must be installed in accordance with the International Building Code and obtain a "certificate of appropriateness" from the historic preservation commission prior to submittal for a sign permit, if located in the National Commercial Historic District.

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(9) Signs permitted in the PD, Planned Development district

The following signs are permitted on PD zoned properties unless otherwise stated in an approved CUP for the property which may limit signage. Additional signage including those of other sizes and types may also be allowed with the approval of a CUP.

<u>Permitted Sign:</u>	<u>Freestanding Signs</u>
<u>Zone:</u>	<u>Planned Development District</u>
<u>Maximum Sign Area:</u>	<u>6 sq.ft. for single or two family residential use properties</u> <u>250 sq. ft. per side, maximum of two sides all other uses</u>
<u>Maximum Height:</u>	<u>6 feet for single or two family residential use properties</u> <u>25 feet all other uses</u>
<u>Special Provisions:</u>	<u>1. Sign shall be located at a distance of not less than 100</u>

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	<u>ft. from any other freestanding ground signs and billboards on the site.</u> <u>2. Signs shall not extend into the public right-of-way or over a property line.</u>
<u>Permitted Sign:</u>	<u>Wall Signs</u>
<u>Zone:</u>	<u>Planned Development District</u>
<u>Maximum Sign Area:</u>	<u>The maximum total wall sign area for each building face shall not exceed 20 percent of each building face.</u>
<u>Maximum Height:</u>	<u>Shall not extend above the roof or parapet wall.</u>
<u>Special Provisions:</u>	<u>Only one sign per building face bordering a street.</u>

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