

§ 156.063 SIGN REGULATION.

(A) *Intent.* The intent of this section is to promote the health, safety, and general welfare of the public, to provide for necessary visual communications, to prevent visual clutter among businesses in the City, to prevent unsightly competition for attention, to assure that the public is not endangered by the unsafe, disorderly or unnecessary use of signage, and to preserve and promote a pleasant physical environment within the City by regulating the type, number, size, height, lighting, maintenance and erection of sign structures. This section is not intended to and does not restrict, limit, or control the content or message of signs.

(B) *General requirements.*

(1) In any district, animal displays, pieces of sculpture or other displays or features which do not clearly fall within the definition of a sign but which direct attention to an object, product, activity, person, institution, organization or business shall require a sign permit. However, only 25% of the square footage of the object shall be used in the total sign area calculation.

(2) Signs that are meant to be permanent shall be constructed of a material that is durable, rigid, and otherwise appropriate for a permanent sign and not of vinyl, cloth, cardboard, paper, or other non-durable material.

(3) In all zoning districts, one sign displaying the property address shall be required for each principal building to aid in emergency response and navigation. All principle buildings shall be allowed one wall sign for this purpose that is not subject to permitting and will not count against the property's total sign area, provided this sign does not exceed one square foot.

(4) *Ground Signs.* The maximum number of ground signs allowed for any property is one, except for those properties with two street frontages, in which case two ground signs shall be permitted. Additional ground signs may be authorized in conjunction with development proposals through conditional use permits or planned unit developments. The total amount of sign area for the property shall not exceed the limits specified in Table A.

(a) Maximum height of a ground sign shall not exceed the limits established in Table B. However, in all commercial and industrial zones, the height of any ground sign identifying a highway-oriented business that is intended to be viewed from an elevated four lane highway and is to be located within 200 feet of the highway right of way line may exceed district height and size standards, provided that the maximum height to the top of the sign shall not exceed 15 feet above the grade elevation of such elevated four lane highway directly adjacent to such property on which the sign is positioned and the sign does not exceed 200 square feet in size. All elevated signs shall be separated a minimum of 200 feet from another elevated sign. Elevated signs adjacent to residential uses shall require the issuance of a special use permit by the Council.

(b) The maximum area of ground signage may be increased by 50% if the ground signs are constructed as monument signs and the design and landscaping are approved by the Zoning Administrator. The size increase allowed under this provision shall not count against the

maximum allowable sign area per lot. The maximum height of a monument sign shall not exceed ten feet in height.

(c) Ground signs shall be setback a minimum of five feet from a property line. The owner of property subject to a public easement may request to install a sign on the easement with an Easement Agreement as prescribed by the City.

(5) Signage shall be located on private property only and not in the public right of way.

(6) Signage shall be subject to Section 156.068 Traffic visibility and control.

(7) Signage shall be located so that clear sight lines are maintained at all times at public roadway intersections and access points to private parking areas, etc., as determined by the Zoning Administrator.

(8) Commercial and Industrial Development Complexes. Property owners must make a request to the City to be considered a Commercial or Industrial Development Complex.

(a) *General.* Signs for all commercial and industrial development complexes shall comply with a master sign plan for the development approved by the Zoning Administrator. The plan shall include all proposed sign locations, materials, structures and installation details to the extent known at the time of master sign plan submittal. Additional submittals or amendments to the master sign plan may be necessary as a new development complex becomes occupied or as businesses within a complex change. Signs within a development complex shall be subject to the requirements set forth in this section.

(b) *Business signs.* Each enterprise, institution or business shall be permitted wall signs subject to the maximum size requirements set forth for in the applicable zone.

(c) *Ground signs.* Each development complex shall be permitted two ground signs. The maximum permitted sign area for each development complex sign shall be as provided within the applicable zoning district, plus a bonus of ten additional square feet per business, enterprise, institution or franchise within the development complex, provided that the bonus shall not exceed 180 square feet.

(9) Electronic message signs are allowed subject to the following regulations.

(a) The message shall only change once every five (5) seconds.

(b) The message must not continuously scroll or flash.

(c) Electronic sign elements shall be installed so as not to direct rays of light onto public streets or adjacent property thereby creating a nuisance or safety hazard.

(d) Signs shall be allowed in Business Districts, Professional/Medical Districts, and Industrial Districts.

(10) Signs at Outdoor Sports Complexes (i.e ball fields, ice rinks) shall be permitted in all zoning districts subject to the provisions of this chapter and with the following conditions:

(a) Signs in City parks shall be subject to the City of Cambridge park rules.

(b) Illuminated, electronic, or changing signs shall be placed to minimize the greatest possible extent of exposure to adjacent residential properties and public right-of-ways.

(c) Signs shall not be illuminated when the complex is not in use for games.

(d) Off-premises signs may be erected at outdoor sports complexes subject to these regulations with approval by the City.

(11) Wayfinding Signs.

(a) Sign Design Criteria.

- i. The sign panel background color shall not use red, orange, yellow, purple, or the fluorescent versions thereof, fluorescent yellow-green or fluorescent pink.
- ii. The sign panels shall be made using retroreflective sheeting. Fluorescent sheeting shall not be used on sign panels.
- iii. Up to three destinations/attractions may be displayed on a sign structure.
- iv. Lettering shall be 6-inches high. The suggested font is Series C Federal Highway Gothic font (or a similar font style that does not detract noticeably from legibility) with approximately a maximum number of 14 characters per line (including spaces between words). Abbreviations, if used, should be standard abbreviations.
- v. Signage shall be located so that clear sight lines are maintained at all times at public roadway intersections and access points to private parking areas, etc., as determined by the Zoning Administrator.

(b) Wayfinding signs are permitted in the right-of-way with the following conditions:

- i. The City of Cambridge will install and maintain the signs.
- ii. The cost of fabrication, installation, and maintenance shall be paid by the requester.
- iii. Signs shall not be provided if the facility is readily visible or if effective off right-of-way directional signing is present or can be provided.
- iv. Wayfinding signs are only allowed on principal arterial, minor arterial, and collector roadways.
- v. The height of a wayfinding sign shall be determined by the Zoning Administrator.
- vi. Maximum size for a wayfinding sign shall not exceed two feet in length and three feet in height.
- vii. Only one sign structure is allowed in each direction approaching an intersection and should be located on the right side of the roadway.

- viii. A sign shall not obscure or detract from any existing traffic control devices.
 - ix. Signing is allowed for left and right turning movements. Straight ahead confirmatory signing is prohibited.
- (c) Wayfinding signs are permitted on private property in all zoning districts with the following conditions:
- i. The requester or owner of the property is responsible for cost of installation and maintenance of the sign.
 - ii. Wayfinding signs are only allowed on principal arterial, minor arterial, and collector roadways.
 - iii. The height of a wayfinding sign shall be determined by the Zoning Administrator.
 - iv. Wayfinding signs shall not obscure or detract from any existing traffic control devices.
 - v. Sign permits are required.
 - vi. Maximum size for a wayfinding sign shall not exceed two feet in length and three feet in height.
 - vii. Only one sign structure is allowed in each direction approaching an intersection and should be located on the right side of the roadway.
 - viii. Signing is allowed for left and right turning movements. Straight ahead confirmatory signing is prohibited.
 - ix. Written permission is received by the property owner.

(C) *Prohibited signs.* The following signs are prohibited by this section, unless otherwise specifically allowed:

- (1) Signs that by reason of position, shape or color would interfere with the proper function of a traffic sign, signal or interferes with or is misleading to vehicular traffic.
- (2) Signs that by reason of illumination or brightness disturb the peace of any neighboring residential property.
- (3) Signs within a public right-of-way or easement, except for signs installed by governmental units and B-1/B-1A District sidewalk signs as regulated herein. The owner of property subject to a public easement may request to install a sign on the easement with an Easement Agreement as prescribed by the City.
- (4) Signs that resemble any official marker erected by a governmental agency or that displays such words as “stop” or “danger,” which are not erected by legal authority.
- (5) Signs attached to trees, benches, street light standards or utility poles.
- (6) Signs with rotating beams, spotlights, flashing illumination, pennants and stringers.

(7) Signs which project over and into public right-of-way, except for canopy, flag mount or awning signs which shall have a minimum clearance of seven feet above a public sidewalk in the B-1 and B-1A Districts.

(8) Rotating signs.

(9) Signs painted or attached to vehicles where the vehicle is parked on a property and not intended to be moved.

(10) Signs on any rooftop.

(11) Off-premises signs, except as specifically allowed in this section.

(12) Signs that constitute a nuisance or a danger to public safety.

(D) *District regulations (Permitted Signs).*

(1) The following signs are permitted in R-1A, R-1, R-2 and R-3, Residential Districts; the UR and RA Growth Areas Districts subject to the stated requirements and limitations:

(a) Nonresidential properties and residential developments may have signs not exceeding 32 square feet in area and not exceeding a maximum total of 100 square feet of signage. Such signs may be wall or ground mounted or combination thereof. Only one ground sign shall be allowed, except that residential developments may have one ground sign per entrance from arterial or collector streets as determined by the Zoning Administrator. A ground sign shall not exceed six feet in height.

(2) The following signs are permitted in the Professional/Medical Zoning Districts subject to the stated requirements and limitations:

(a) Signs not exceeding 32 square feet in size for nonresidential property and residential developments which may be wall or ground mounted or combination thereof. A ground sign shall not exceed six feet in height except when located on a lot abutting a collector or minor arterial street. In such cases the limits in Table B shall apply.

(b) Maximum height of any permitted ground sign shall be as specified in Table B.

(c) Maximum area of any permitted ground sign shall be as specified in Table B.

(d) The total area of signs, including ground signs, shall not exceed the total area as specified in Tables A and B.

(3) The following signs are permitted in the B-1, B-1A, BT and B-2 Business Districts subject to the stated requirements and limitations:

(a) Wall and/or ground signs are permitted.

(b) The total area of all signs shall not exceed the total area as specified in Tables A and B.

(c) Awning or canopy signs are permitted as regulated in this section.

(d) All commercial development complexes shall require a master signage plan, pursuant to the requirements of division (B)(5) of this section, prior to installation of any signage.

(e) Island canopies shall be entitled to four signs in addition to those otherwise permitted in Tables A and B. Canopy signs shall not exceed ten feet in length or 20 square feet each and shall not be placed on the same side of the canopy. Stripes or colors do not contribute to the sign area computation.

(f) Signs shall be permitted on gas pumps, gas pump islands, or supporting structure of the canopy in addition to those otherwise permitted in Tables A and B provided the letter height is five inches or less in height and overall sign size does not exceed six square feet.

(g) Two on-site signs per drive-up or walk-up lane of a drive-in establishment up to a maximum of 50 square feet each shall be permitted in addition to those signs otherwise permitted.

(h) Window signs are allowed in addition to those otherwise permitted on the principal structure. There must be visibility into the business at night. Vinyl signs affixed to the interior of the windows must be translucent so they allow visibility into the building at night so emergency responders can see inside. Opaque vinyl is prohibited.

(4) The following signs are permitted in I-1, I-2, I-3 and IT Industrial Zoning Districts subject to the stated requirements and limitations:

(a) Wall and/or ground signs

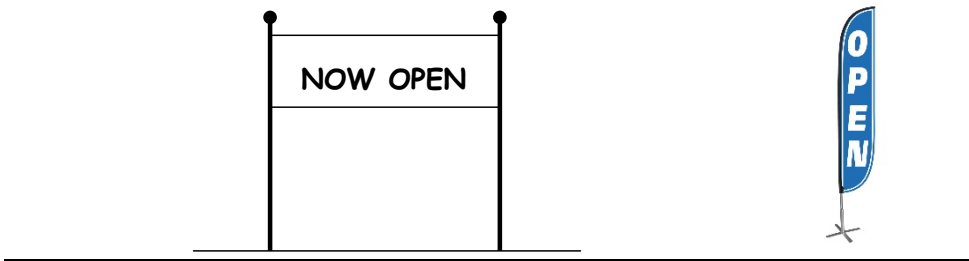
(b) The total area of all signs shall not exceed the limits established in Tables A and B.

(c) All industrial development complexes shall require a master signage plan, pursuant to the requirements of division (B)(5) of this section, prior to installation of any signage.

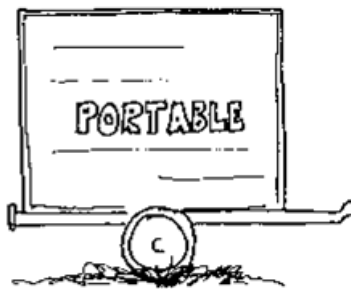
(E) *Temporary signs.* Temporary signage shall be allowed with a permit, unless otherwise specified, and exempt from and not included in the calculations of maximum total sign area except as set forth in this section (E). The following provisions shall apply:

(1) Temporary signs may be allowed up to a cumulative 120 days per year per parcel. This maximum allotment applies to each parcel as a whole, not each individual occupant or business located on the parcel. Parcels with multiple occupants or businesses must share this total allotment.

- (2) Signs shall be located on private property and not in the public right-of-way.
- (3) No setback required from public right-of-way.
- (4) Signs shall be well secured and controlled regardless of weather conditions.
- (5) Temporary Signage shall only be allowed in Business Districts, Professional/Medical districts, Industrial Districts, and for non-residential uses or multi-family uses in residentially zoned district.
- (6) Signs shall be legible.
- (7) Banners and feather signs may be used as follows:



- (a) Banners may be attached to poles, tents, and buildings. Banners on buildings shall not exceed 100 sq. ft.
 - (b) No more than two such signs shall be allowed at any one time;
- (8) Portable signs may be used as follows:



- (a) No more than one sign per lot shall be allowed at any one time;
- (b) Signage shall not be larger than 32 square feet;
- (c) Signage shall be permanently removed from view of any public right-of-way or adjacent property when not in use.

(9) Temporary off-premises signage shall only be allowed as follows:

(a) The property where the sign is placed must use the temporary sign allotment for that property.

(b) Temporary off-premise signs are allowed on commercially zoned property in the B-1, B-1A, B-2 zoning districts. These signs will be allowed in the BT district only if the use of the property is commercial and not residential.

(c) Temporary off-premises signs shall be limited to 32 sq. ft. in size.

(10) Temporary off-premises signs containing only non-commercial speech are allowed concurrent with one-time or special events provided:

(a) A maximum of four temporary signs per event can be located in any zoning district.

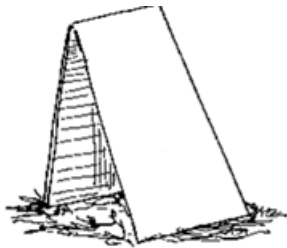
(b) Signs shall be allowed for a maximum of 30-days and only one off-premises temporary sign is allowed on a property at one time.

(c) Temporary signs under this Section (E)(10) do not count towards a property's total temporary sign allotment.

(d) There shall be no fees for signs allowed under this Section (E)(10), but permits are required for such signage.

(11) Beacons, hot or cold air inflatable devices, large balloons or collections of small balloons exceeding 2 feet in diameter (except balloon arches not exceeding eight feet in height) shall be permitted as temporary signs provided no more than two such signs are displayed at any one time.

(12) One Sidewalk (sandwich board) sign shall be permitted to be located in the public right-of-way or along a private sidewalk within the B-1 district as follows:



(a) Signage shall not obstruct free pedestrian passage on the sidewalk or create a safety hazard as determined by the Zoning Administrator;

(b) Signage shall not exceed ten square feet in size;

(c) Signage shall be located immediately in front of the place of business or along the primary pedestrian sidewalk for a business or business complex;

(d) Signage within the public right of way shall be removed from the sidewalk at the end of each business day, though signage located on private property may remain out overnight at the owner's discretion;

(e) Any injury or damage caused by the placement of the sign in the public right-of-way shall be the sole liability and responsibility of the business, sign, and/or property owner; and

(f) Signage shall be allowed without a permit.

(F) *Maintenance requirements.*

(1) All signs shall be maintained by the owner in a safe condition. A sign shall be repainted or removed whenever its paint begins to fade, chip or discolor.

(2) On-premises sign faces shall be removed from a building and property by the owner of the property within 30 days after termination of the use to the sign relates.

(3) If the Zoning Administrator finds that any sign is unsafe, a risk or detriment to public safety, or is constructed, erected or maintained in violation of the provisions of this section, the Zoning Administrator shall give written notice of such finding to the property owner and follow the Administrative Citations procedure in chapter 38 of the City Code.

(4) All signs shall comply with the State Building Code, as amended from time to time. A footing inspection may be required for the erection of any free-standing signs.

(5) Signs painted on a building shall be governed by the square footage limitations specified in the appropriate zoning districts. These shall be repainted, removed or painted out when they are not maintained.

(6) The supporting structure of all ground signs shall be painted a neutral color so as to reduce visual obtrusiveness.

(G) *Administration.*

(1) No sign shall be placed, erected, replaced or altered without a permit, unless no permit is required as specifically set forth in this section. Application for a sign permit shall be made in writing on forms furnished by the Zoning Administrator. The Building Inspector may require filing of plans or other pertinent information where such information is necessary to ensure compliance with the Building Code.

(2) The fee for a sign permit shall be established by an ordinance of the City Council. A double fee may be charged if a sign is erected or placed without first obtaining a permit for the sign.

(H) *Signs Exempt from Permitting Requirement.* The following signs need no permit and shall not count against the allowable signage for the property, but shall conform to the requirements of this section:

(1) Signs on residential properties, provided that the signs are less than one square foot in area.

(2) Non-Commercial Signs in parking lots provided the signs are less than eight square feet in size and six feet in height.



(3) Noncommercial signs erected by railroad or utilities companies for the purpose of safety.

(4) Temporary signs displayed during the time a parcel is for sale, available for lease, or under construction as follows.

(a) The signs shall not exceed six square feet in size on residential property or 32 square feet in size on nonresidential or multi-family property.

(b) If the parcel on which the sign is placed is ten (10) acres or more, the sign can be 150 square feet maximum.

(c) One sign shall be permitted on each parcel and must be removed within ten days following the sale, lease, development, or substantial completion of construction.

(5) Subject to Minnesota Statute Section 211B.045, or successor statute, signs containing non-commercial speech may be posted beginning 46 days before a primary election in a general election year until 10 days following the general election.

(6) Noncommercial flags, badges or insignia.

(7) Emergency signs required by any governmental agency.

(8) Carvings into stone, concrete or similar materials or made of bronze, steel, aluminum or other permanent type of construction incorporated into the design and structure

of a building and containing only non-commercial speech.

(9) Home occupation and residential day care facilities shall be allowed one non-illuminated sign not exceeding eight square feet in area. If the home occupation is located in the B-1, B-1A, B-2, or BT zoning district, then one non-illuminated ground sign may be allowed per Table A, column B.

(I) *Nonconforming signs.* Any sign legally existing on the effective date of this section which does not conform to the requirements set forth in this section shall be considered a nonconforming sign. Nonconforming signs shall be governed pursuant to Section 156.095. Nonconforming signs shall not be moved or altered, except for the changing of movable parts of signs which are designed for changes or the repainting of display copy for maintenance purposes.

(J) *Exemption for City Signs.* Signs that are erected or maintained by the City shall be exempt from the sign regulations in this section.

(K) *Substitution Clause.* The owner of any sign that is otherwise allowed under this section may substitute non-commercial speech for any other commercial or non-commercial speech without any additional approval or permitting, notwithstanding any provision to the contrary.

(L) *Severability.* If any part, clause, provision, or portion of this section is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this section shall not be affected thereby.

Sign Table A
Maximum Allowable Sign Area

	A (SQ. FT.)	B
P-M	50	18% not to exceed
B 1	50	18% not to exceed
B 1A	75	18% not to exceed
B 2, BT	125	18% not to exceed
I-1, I-2, I-3, IT	125	18% not to exceed

A. Minimum allowable sign area regardless of wall surface area as defined herein.

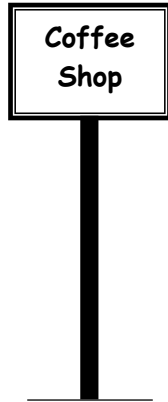
B. Maximum allowable sign area based on percentage area of wall surface area as defined herein.

Sign Table B
Ground Sign Standards Except as Otherwise Provided

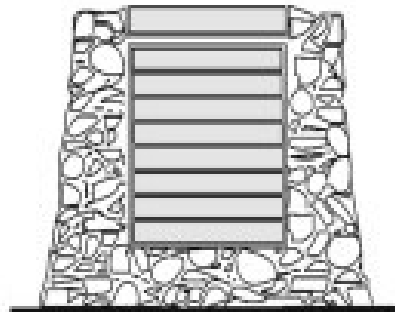
Street Classification	Speed Limit MPH	Area* Sq. Ft.	Height** Feet
Local	30	20	6
Collector	30	25	16

	35	25	20
	40	100	24
Principal or Minor Arterial	30	75	18
	35	100	22
	40	125	24
	45	150	26
	50+	175	28

Examples of Ground Signs (also known as pylon signs)



Examples of Monument signs (also considered a ground sign, but it has a solid base from ground to top of structure)



Example of a Wall sign