

ORDINANCE 25-139

Introduced by Councilor Baker

AN ORDINANCE AMENDING CHAPTER 50, ARTICLE IV, SECTION 50.0847

THE CITY COUNCIL OF ALBERT LEA, MINNESOTA ORDAINS:

SECTION 1. Chapter 50 – Zoning, Article IV – Signs, Section 50.0847, of the Code of Ordinance of the City of Albert Lea, Minnesota is hereby amended to read as follows:

Sec. 50.0847. – Industrial Districts (I-1, I-2, I-3, and PD with industrial uses).

The following subsections concern signs in the I-1 and I-2 Industrial Districts and industrial designed land in planned unit developments. Said signs are regulated according to the requirements set forth below:

(a) General provisions for industrial districts.

- (1) Signs shall not be located within ten (10) feet of a side or rear property line.
- (2) A product identification sign may be integrated into a permitted monument or wall sign and shall be included as part of the maximum allowable sign area. Product identification sign are shall not exceed fifteen (15) percent of a maximum allowable sign area.
- (3) A temporary banner or conventional sign structure pertaining to the lease or sale of a building or property. Such sign shall not be illuminated, ~~and~~ shall not exceed thirty-two (32) square feet in area, or be no more than eight (8) feet in height.
- (4) A double-faced sign shall be considered one (1) sign.
- (5) One (1) freestanding sign not exceeding fifty (50) feet in height and two hundred (200) square feet in area may be allowed on each site and be a minimum of one hundred (100) feet from any monument sign on the same site.
- (6) One (1) monument sign not exceeding twenty (20) feet in height and one hundred (100) square feet in area and be a minimum of one hundred (100) feet from any other freestanding or monument sign.
- (7) Each individual lot may have two (2) individual flag, feather, or yard signs as defined in Sec. 50.0842. One (1) additional may be added for each additional one hundred (100) feet of lot frontage over one hundred (100) feet of width. In no case shall there be more than five (5) per individual or adjacent properties under common ownership.

- (8) Signs shall not be within public right of way, maximum height of eight (8) feet of flag or feather, and not more than eleven (11) feet from ground to uppermost point of material or structure. Yard signs are limited to a maximum of six (6) square feet and three (3) feet in height above ground.
- (9) Banner signs advertising products or services shall be limited to ten (10) percent of any building face and to sixteen (16) square feet per banner. Banner sign square footage shall be included in the maximum wall signage allowed on any building face. In no case shall more than four (4) banner signs be placed on any one (1) building face. Banners shall be securely mounted and be free of damage or excessive weathering. Banner signs advertising special business events shall be limited to sixty (60) days per event and shall have a thirty-day period between banners for the same or like event. Single wall area is based on first floor square footage only. Second floor area is not used to calculate any signage allowable area.
- (10) Each lot may fly a maximum of three (3) noncommercial speech flags and one (1) commercial speech flag. Flagpoles that are permanently mounted in the ground or mounted on a building may not exceed seventy-five (75) feet in height. There shall be a maximum height limitation of one thousand four hundred (1,400) feet MSL in any district.

(b) Allowable signage.

- (1) *Single-tenant building.* On industrial property used exclusively for one (1) tenant only, signs as stipulated below or in Sec. 50.0844 may be erected.
 - a. One (1) monument sign not exceeding fifteen (15) feet in height and eighty (80) square feet in area may be allowed on each site and be a minimum of one hundred (100) feet from any other freestanding or monument sign.
 - b. Two (2) wall signs attached to only one (1) wall not to exceed fifteen (15) percent of the building façade or one hundred (100) square feet for each sign, whichever is less. Single wall area is based on first floor square footage only. Second floor area is not used to calculate any signage allowable area.
 - c. One (1) freestanding sign not to exceed fifty (50) feet in height and two hundred (200) square feet in area may be allowed on each site and be a minimum of one hundred (100) feet from any other freestanding for monument sign.
- (2) *Multitenant building.* On industrial property used for multitenant, only signs as stipulated below or in Sec. 50.0844 may be erected.

- a. One (1) monument sign twenty (20) feet in height and one hundred (100) square feet in area.
- b. Individual tenants may have wall signs provided they are designed and arranged in accordance with the comprehensive sign plan for the entire multitenant building which has been prepared and submitted to the city by the owner and which has been approved by the city; further, the aggregate area of such signs shall not exceed fifteen (15) percent of the area of the wall to which they are attached or eighty (80) square feet, whichever is less. Single wall area is based on first floor square footage only. Second floor area is not used to calculate any signage allowable area.
- c. One (1) freestanding sign not to exceed fifty (50) feet in height and two hundred (200) square feet in area may be allowed on each tenant site and be a minimum of one hundred (100) feet from any other freestanding for monument sign.

(c) Projecting signs.

(1) *Single-story buildings.*

- a. The maximum total aggregate sign area, including wall signs, for each building face shall not exceed twenty (20) percent.

(2) *Multistory buildings.*

- a. The maximum total wall sign area for each building face shall not exceed fifteen (15) percent of the first-floor level building face.
- b. Aggregate sign area includes both faces of double-sided signage.
- c. Maximum height: Sign shall not extend above the roof.

(3) *Special provisions.*

- a. Permitted for each building face abutting on or facing a public street, alley, or public parking area.
- b. A minimum distance of eight (8) feet between sidewalk and the bottom of the sign is required.
- c. Multistory buildings may also have one (1) identification sign for each wall facing or abutting on a public street or parking area.
- d. Shall not extend into the public right-of-way or over a property line.

e. Projecting signs limited to a maximum of twenty (20) square feet.

(d) Any state of Minnesota licensed cannabis business of any type is limited to two (2) signs total on the property. Signs may consist of one (1) wall sign and one (1) freestanding sign, or both may be wall signs. No other types of signs are allowed. Each individual sign face is limited to twenty-four (24) square feet. Total square footage of all sign faces shall not exceed thirty-two (32) square feet. Freestanding signs shall not exceed twenty (20) feet in height. Signs may be lighted by downcast, night sky compliant lights. No internally lighted signs shall be allowed. (Minn. Stats. § 342.64 subd. 2)

That the motion for the adoption of the foregoing resolution was duly seconded by Councilor Anderson, and upon a vote being taken thereon, the following voted in favor thereof: Councilors Christensen, Baker, Howland, Olson, Van Beek, Anderson, and Mayor Murray;

And, the following voted against the same: None.

Introduced and read the first time on the 12th day of May, 2025

Introduced and read the second time on the 27th day of May, 2025

Mayor Rich Murray

Filed and attested this 28th day of May, 2025

Secretary of the Council