

Off-Site Directional Signs

Signs such as to direct traffic to residential developments may be approved by interim use permit if the following conditions are met:

1. The development does not have frontage on an arterial road
2. Each development is limited to one sign.
3. The sign shall be removed when 90% of the lots are purchased
4. The sign shall be limited to 32 square feet and 8 feet in height.
5. There shall be permission from the property owner where the sign is located.

Directional Signs

One directional sign shall be permitted at each entrance to a building site, at key intersections within the site and at each entrance to a drive-through facility. Ground mounted signs shall not exceed 5 feet in height, 4 square feet of sign area per face. Wall mounted signs shall not exceed 4 square feet of sign area. This type of sign requires a permit.

Wall and Freestanding Signs

Commercial and Industrial properties are allowed permanent wall and freestanding signs. Below is a summary of the basic standards for wall and freestanding signs for these properties. Permits are required for these types of signs.

Single and Multi-Tenant Buildings

One wall sign is allowed on facades that include a public entrance or are visible from a public road. Wall signs may cover a maximum of 10% of the gross wall area of the building wall of which the sign is affixed

Monument signs shall be a maximum of 40 square feet. The monument sign shall be a maximum height of 10 feet and shall be setback at least 10 feet from all property lines and 5 feet from the right of way. The sign shall be designed to be architecturally compatible with the project, and shall be located within a landscaped area extending at least 3 feet around the base of the sign. Electronic message display is allowed within.

Signs

The purpose of this brochure is to provide a brief overview of the regulations that apply to signs in the City of Hugo. Relevant code requirements are summarized within. Further information can be found in the City's Municipal Code on the City website at www.ci.hugo.mn.us or by calling City Hall at (651) 762-6300

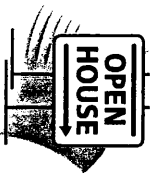


Location of Signs

No sign shall be located in the rights of way of any street in the City of Hugo. In this brochure there are specific standards and locations for certain signs, if the location is not stated the sign is required to be out of the right of way. Signs shall not be located on utility poles or private property without permission from the property owner.

Garage Sale or Open House Signs

Garage sale and open house signs no larger than 4 square feet that state that a particular home, commercial, industrial, or public institutional structure will be open for public inspection for a limited number of hours on a specific day. The signs shall only be allowed on the same day of the garage sale or open house and only during the garage sale or open house. This type of sign is allowed without a permit



Political Signs

Political signs on private property. The signs may be posted from August 1 in any general election year and removed within 10 days following the general election, and 13 weeks prior to any special election until 10 days following the special election. Signs can be of any number and any size. There shall be approval from the property owner of which the signs are erected prior to display. No sign shall be located in the public right of way. No sign shall cause a sight distance problem. No political signs shall be affixed to utility poles. This type of sign is allowed without a permit

Special Event Signs

One special event sign and attention attracting device is allowed per business for not more than 90 calendar days per year. The sign and device may only be attached to the building or located on the premises where the event is occurring and shall be taken down after the event or sale is over. A sign permit shall be issued and approved by the Community Development Department prior to the installation of a special event sign. The permit will allow for you to have the sign up for 90 consecutive days or you may pick your days through out the year that you will have the special event sign or attention attracting device displayed.

On-site Real Estate and Construction Signs

Temporary on-site real estate and construction signs are allowed without a permit, subject to the following regulations:

1. One sign per property is allowed per contractor.
2. Signs shall be removed upon sale or lease of the property or completion of the construction project.
3. Signs shall be at least 10 feet from the curb or shoulder of the road.
4. Residential properties less than 5 acres in size:
 - a. Signs are allowed up to 6 square feet in area and 6 feet maximum height.
 - b. Signs are allowed up to 32 square feet in area and 8 feet maximum height.
5. Commercial, Industrial, or Residential properties of 5 acres or more:

Please be aware that some signs are allowed with out a permit and others require a permit. If you have questions please contact City Hall.