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**AGENDA, JOINT CITY COUNCIL/COUNTY COMMISSION MEETING  
TUESDAY, AUGUST 23, 2011, 8:45 A.M.  
BROWN COUNTY COMMISSION CHAMBERS, 25 MARKET STREET**

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1. ROLL CALL
  
2. ORDINANCE NO. 11-08-03 (397) – ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE CERTAIN DESCRIBED PROPERTY FROM SECTION 714 (M-AG) AND SECTION 704 (R-2) TO SECTION 704 (R-2)  
PROPOSED LOT 1, MANNING ADDITION IN THE SW ¼ OF SECTION 3, T123N, R64W OF THE 5<sup>TH</sup> P.M., BROWN COUNTY, SOUTH DAKOTA  
POSSIBLE FIRST READING OF ORDINANCE
  
3. ORDINANCE NO. 11-08-04 (398) – ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE CERTAIN DESCRIBED PROPERTY FROM SECTION 701 (A-1) TO SECTION 714 (M-AG)  
PROPOSED LOT 1, SUNSET MEMORIAL GARDENS MAINTENANCE ADDITION IN THE SW ¼ OF SECTION 14, T123N, R63W OF THE 5<sup>TH</sup> P.M., BROWN COUNTY, SOUTH DAKOTA  
POSSIBLE FIRST READING OF ORDINANCE
  
4. ORDINANCE NO. 11-08-05 (399) – ORDINANCE AMENDING ARTICLE I AND ARTICLE XII OF CHAPTER 60 OF THE ABERDEEN MUNICIPAL CODE DEALING WITH ELECTRONIC MESSAGE BOARD SIGNS  
POSSIBLE FIRST READING OF ORDINANCE
  
5. ORDINANCE NO. 11-08-06 (400) – ORDINANCE AMENDING ARTICLE XII OF CHAPTER 60 OF THE ABERDEEN MUNICIPAL CODE DEALING WITH SIGNS  
POSSIBLE FIRST READING OF ORDINANCE

**ANY OTHER SUCH BUSINESS WHICH MAY COME BEFORE THIS COUNCIL AT THE MEETING**

City of Aberdeen  
Request for Council Action

Agenda Item No.	2	Meeting Date:	August 23, 2011
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	11-08-03 (397)	Prepared by:	Brett Bill Planning and Zoning Director/Building Official
No. of Attachments	4	Presented by:	Brett Bill Planning and Zoning Director/Building Official

Item:

Rezoning: R-2 (Medium Density Residential District) and M-Ag (Mini-Agricultural District) to R-2 (Medium Density Residential District)  
2402 385<sup>th</sup> Avenue – Approximately ½ mile west of Wylie Park – Donald Bollwerk.

City Manager's Proposed Action:

Motion by \_\_\_\_\_, Second by \_\_\_\_\_ to approve first/second reading of the proposed petition to rezone.

Overview:

A replat of this property was approved on January 18, 2011 with the stipulation that proposed Lot 1 is rezoned prior to the plat being filed with the Brown County Register of Deeds. The petitioner now wants to file the plat and the rezoning must be approved in order to avoid a split zoned lot.

Primary/Issues/Alternatives to Consider:

This rezoning must be approved prior to the plat for the property being filed with the Brown County Register of Deeds.

Budgetary/Fiscal Issues:

None.

Attachments:

Staff Report  
Petition to Rezone  
Map of proposed Rezone  
Ordinance

STAFF REPORT  
August 16, 2011

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**REZONING R-2 and M-Ag to R-2**

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GENERAL INFORMATION

PETITIONER	Donald Bollwerk
REQUEST	<b>Rezone from Medium Density Residential District and Mini-Agricultural District to Medium Density Residential District.</b>
LEGAL DESCRIPTION	Proposed Lot 1, Manning Addition in the SW ¼ of Section 3, T123N-R64W of the 5 <sup>th</sup> P.M., Brown County, South Dakota
LOCATION	2402 385 <sup>th</sup> Avenue – Approximately ½ mile west of Wylie Park.
EXISTING ZONING	Medium Density Residential District and Mini-Agricultural District.
PROPOSED ZONING	Medium Density Residential District
SURROUNDING ZONING	
North:	Medium Density Residential District
South:	Agricultural District
East:	Medium Density Residential District
West:	Agricultural District
PUBLIC UTILITIES	WEB water
REPORTED BY	Brett Bill

RECOMMENDATION: Staff recommends approval of this petition to Rezone.

GENERAL COMMENTS: A replat of this property was approved on January 18, 2011 with the stipulation that proposed Lot 1 is rezoned prior to the plat being filed with the Brown County Register of Deeds. The petitioner now wants to file the plat and the rezoning must be approved in order to avoid a split zoned lot.

REVIEW: Staff have reviewed this petition to Rezone and concur with its approval.

ORDINANCE NO. 11-08-03  
AN ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE  
CERTAIN DESCRIBED PROPERTY

BE IT ORDAINED by the Aberdeen City Council, Brown County, South Dakota, that the Petition to Amend Ordinance No. 1164 to rezone the following described property filed by Donald Bollwerk is hereby granted and Ordinance No. 1164 is hereby amended to change the zoning on the following described property from its present zoning designation of Section 714 (M-AG) Mini-Agricultural District and Section 704 (R-2) Medium Density Residential District to Section 704 (R-2) Medium Density Residential District, said property being described as follows:

Proposed Lot 1, Manning Addition in the SW ¼ of Section 3, T123N, R64W of the 5<sup>th</sup> P.M., Brown County, South Dakota.

BE IT FURTHER ORDAINED by the Aberdeen City Council, Brown County, South Dakota, that the zoning official for the City of Aberdeen is hereby authorized to change the official zoning map for the City of Aberdeen to reflect this Ordinance.

Notice of Hearing August 4, 11, and 18, 2011

Passed First Reading \_\_\_\_\_

Passed Second Reading \_\_\_\_\_

Adopted \_\_\_\_\_

Published \_\_\_\_\_

Effective Date \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Finance Officer

REZONING PETITION (Three Mile Jurisdiction)

To the City Commission and County Commission  
City Hall and Brown County Courthouse  
Aberdeen, SD 57401

Petition No:	_____
Date:	<u>7-13-11</u>
Receipt No:	_____
Filing Fee: City	<u>\$180</u> County <u>\$150</u>
(non-refundable)	
Ord/Res No:	<u>11-08-03(39)</u>

City Commission and County Commission Members

I/We, the undersigned, do hereby petition the City Commission of Aberdeen and the Brown County Commission, Brown County, South Dakota, to rezone property as follows:

Legal Description (Please print in black ink or type):

Proposed Lot 1, Manning Addition in the SW 1/4 of Section 3,  
T7.23N, R64W of the 5th P.M., Brown County, South Dakota

General Area Location or Street Address: 2402 385th Ave.

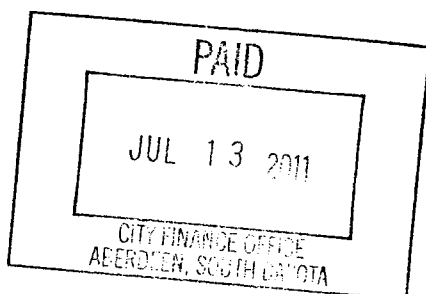
From the Mini-Agricultural District

To the Medium Density Residential District

Purpose: Bringing property into compliance in order to replat property.

Size of Parcel: 214' X 210'

Existing Land Use: Residence



Checked by:	_____
Given Sign:	<input checked="" type="checkbox"/>
Exhibit A:	<u>Yes</u>
Site Plan:	<input checked="" type="checkbox"/>
PC Meeting:	<u>8-16-11</u>
1st Reading:	<u>8-17-11</u>
2nd Reading/Final Adoption:	<u>9-30-11</u>

Petitioner (Print): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City State Zip

Owner (Print): Donald Bellwerk

Signature: Don J Bellwerk  
If different than above

Date: July 13th 2011 Phone: 225-5868

Address: 13098 385th AVE

Aberdeen SD 57401  
City State Zip

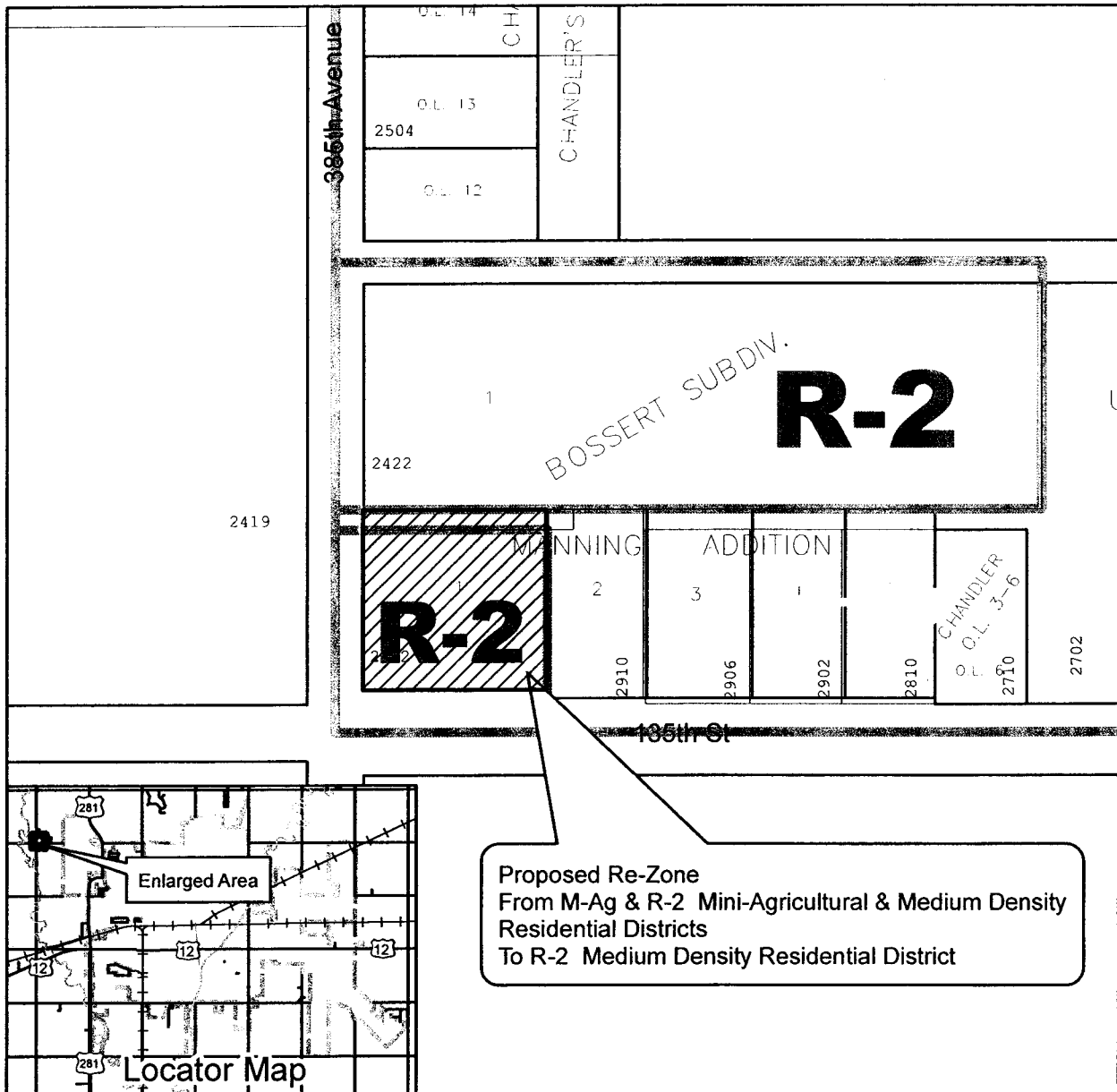
(Additional Signatures may be submitted on a separate page)

# Proposed Re-Zone

Address / Legal Description : 2402 385th Ave / Proposed Lot 1, Manning Addition in the SW 1/4, Section 3, T123N R64W

Current Zone: M-Ag & R-2 Mini-Agricultural & Medium Density Residential Districts

Proposed Zone: R-2 Medium Density District



Prepared By: Dwayne Schueller, GIS/Planning Technician, City of Aberdeen File: Re-Zone 11-08-03 (397)  
 Address boundaries and legal descriptions were obtained from the assessor's office of Brown county, South Dakota  
 Not a Legal Document

City of Aberdeen  
Request for Council Action

Agenda Item No.	3	Meeting Date:	August 23, 2011
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	11-08-04 (398)	Prepared by:	Brett Bill Planning and Zoning Director/Building Official
No. of Attachments	4	Presented by:	Brett Bill Planning and Zoning Director/Building Official

Item:

Rezoning: A-1 (Agricultural District) to M-Ag (Mini-Agricultural District)  
401 392<sup>nd</sup> Avenue – Directly east of Sunset Memorial Gardens Cemetery – Sunset Memorial Gardens of Aberdeen, Inc.

City Manager's Proposed Action:

Motion by \_\_\_\_\_, Second by \_\_\_\_\_ to approve first second reading of the proposed petition to rezone.

Overview:

The petitioner is requesting this petition to rezone in order to bring the zoning into compliance with the proposed lot size and use. This petition to rezone was submitted in conjunction with a preliminary and final plat.

Primary/Issues/Alternatives to Consider:

This rezoning must be approved prior to the plat for the property being filed with the Brown County Register of Deeds.

Budgetary/Fiscal Issues:

None.

Attachments:

Staff Report  
Petition to Rezone  
Map of proposed Rezone  
Ordinance

STAFF REPORT  
August 16, 2011

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**REZONING: A-1 to M-Ag**

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GENERAL INFORMATION

PETITIONER	Sunset Memorial Gardens of Aberdeen, Inc.
REQUEST	<b>Rezone from Agricultural District to Mini-Agricultural District</b>
LEGAL DESCRIPTION	Proposed Lot 1, Sunset Memorial Gardens Maintenance Addition in the SW ¼ of Section 14, T123N-R63W of the 5 <sup>th</sup> P.M., Brown County, South Dakota
LOCATION	Directly east of Sunset Memorial Gardens Cemetery on 392 <sup>nd</sup> Avenue.
EXISTING ZONING	Agricultural District
PROPOSED ZONING	Highway Commercial District
SURROUNDING ZONING	
North:	Mini-Agricultural District
South:	Unrestricted Industrial District
East:	Mini-Agricultural District
West:	Agricultural District
PUBLIC UTILITIES	WEB water
REPORTED BY	Brett Bill

RECOMMENDATION: Staff recommends approval of this petition to Rezone.

GENERAL COMMENTS: The petitioner is requesting this petition to Rezone in order to bring the zoning into compliance with the proposed lot size and use. This petition to Rezone was submitted in conjunction with a preliminary and final plat.

REVIEW: Staff have reviewed this petition to Rezone and concur with its approval.



ORDINANCE NO. 11-08-04  
AN ORDINANCE AMENDING ORDINANCE NO. 1164 TO REZONE  
CERTAIN DESCRIBED PROPERTY

BE IT ORDAINED by the Aberdeen City Council, Brown County, South Dakota, that the Petition to Amend Ordinance No. 1164 to rezone the following described property filed by James Zirbel is hereby granted and Ordinance No. 1164 is hereby amended to change the zoning on the following described property from its present zoning designation of Section 701 (A-1) Agricultural District to Section 714 (M-AG) Mini-Agricultural District, said property being described as follows:

Proposed Lot 1, Sunset Memorial Gardens Maintenance Addition in the SW ¼ of Section 14, T123N, R63W of the 5<sup>th</sup> P.M., Brown County, South Dakota

BE IT FURTHER ORDAINED by the Aberdeen City Council, Brown County, South Dakota, that the zoning official for the City of Aberdeen is hereby authorized to change the official zoning map for the City of Aberdeen to reflect this Ordinance.

Notice of Hearing August 4, 11, and 18, 2011

Passed First Reading \_\_\_\_\_

Passed Second Reading \_\_\_\_\_

Adopted \_\_\_\_\_

Published \_\_\_\_\_

Effective Date \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Finance Officer

REZONING PETITION (Three Mile Jurisdiction)

To the City Commission and County Commission  
City Hall and Brown County Courthouse  
Aberdeen, SD 57401

Petition No:	_____
Date:	<u>7/23/11</u>
Receipt No:	<u>421249</u>
Filing Fee: City	<u>180</u> County <u>450</u>
(non-refundable)	
Ord/Res No:	<u>11-08-04 (398)</u>

City Commission and County Commission Members

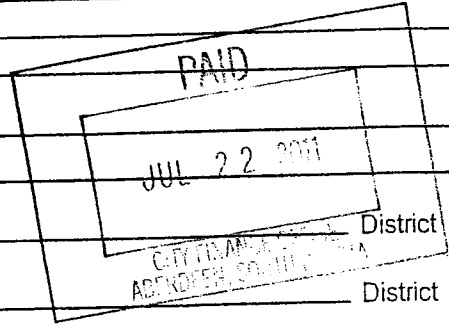
I/We, the undersigned, do hereby petition the City Commission of Aberdeen and the Brown County Commission, Brown County, South Dakota, to rezone property as follows:

Legal Description (Please print in black ink or type):

Proposed Lot 1, Sunset Memorial Gardens Maintenance  
Addition in the SW/4 Sect. 14-T123N-R63W of the 5<sup>th</sup>  
P.M., Brown County, South Dakota

General Area Location or Street Address: \_\_\_\_\_

From the A-1 Agricultural  
To the M-Ag Mini-Agriculture



Purpose: Bring property into compliance with size and  
use in order to replat property and construct a new building

Size of Parcel: 2.40 acres

Existing Land Use: Maintenance Shop

Petitioner (Print): JAMES H. ZIRBEL

Signature: James H. Zirbel

Date: 7/22/2011 Phone: (605) 225-5361

Address: 5851 EAST US. Hwy 12  
ABERDEEN SD 57401  
City State Zip

Checked by:	<u>[Signature]</u>
Given Sign:	<u>[Signature]</u>
Exhibit A:	<u>VDS</u>
Site Plan:	_____
PC Meeting:	<u>8/16/11</u>
1st Reading:	<u>5/23/11</u>
2nd Reading/Final	_____
Adoption:	<u>8/30/11</u>

Owner (Print): \_\_\_\_\_

If different than above.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

City State Zip

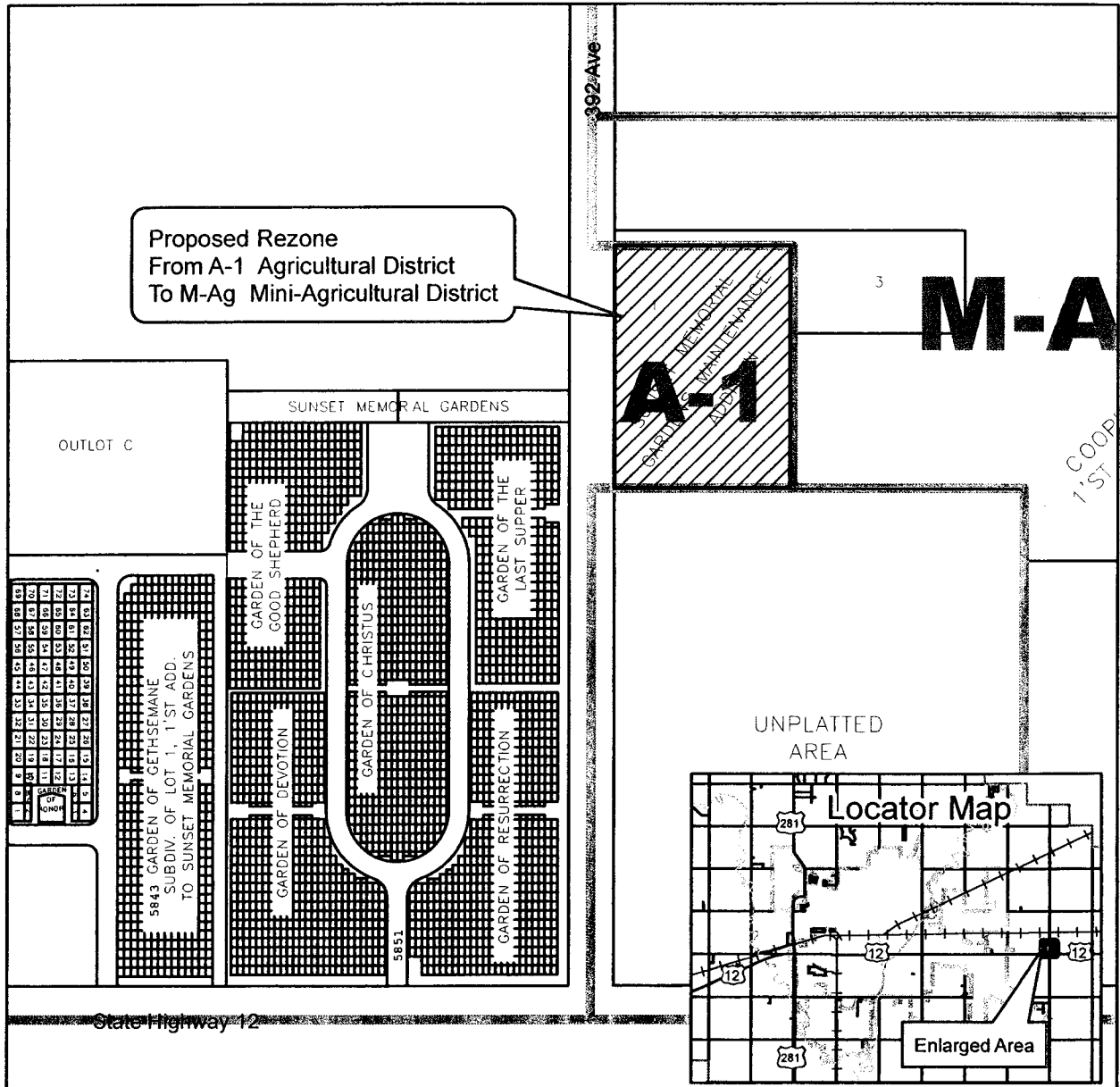
(Additional Signatures may be submitted on a separate page)

# Proposed Re-Zone

Legal Description : Proposed Lot 1, Sunset Memorial Gardens Maintenance Additon in the SW 1/4 Sec. 14 T123N R63W

Current Zone: A-1 Agricultural District

Proposed Zone: M-Ag Mini-Agricultural District



Prepared By: Dwayne Schueller, GIS/Planning Technician, City of Aberdeen File: Re-Zone 11-08-04 (398)  
Address boundaries and legal descriptions were obtained from the assessor's office of Brown county, South Dakota  
Not a Legal Document

City of Aberdeen  
Request for Council Action

Agenda Item No.	4	Meeting Date:	August 23, 2011
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	11-08-05 (399)	Prepared by:	Brett Bill Planning and Zoning Director/Building Official
No. of Attachments	2	Presented by:	Brett Bill Planning and Zoning Director/Building Official

Item:

Proposed Ordinance Amendment – An Ordinance Amending Article I and Article XII of Chapter 60 of the Aberdeen Municipal Code dealing with electronic message board signs.

City Manager's Proposed Action:

Motion by \_\_\_\_\_, Second by \_\_\_\_\_ to approve first/second reading of the proposed Ordinance Amendment regarding electronic message board signs.

Overview:

This ordinance amendment will permit and further clarify the type of message or graphic that may be displayed on an electronic message board sign in the (C-2) Highway Commercial District and the (I-2) Unrestricted Industrial District. This ordinance amendment will also provide an opportunity for businesses in the (C-3) Central Business District, along U.S. Highway #12, to locate and display an electronic message board sign on the property that the business is located on. A special exception must first be obtained in the C-3 district, from the Aberdeen Board of Zoning Adjustment.

Primary/Issues/Alternatives to Consider:

None.

Budgetary/Fiscal Issues:

None.

Attachments:

Staff Report  
Proposed Ordinance

STAFF REPORT  
August 16, 2011

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ORDINANCE AMENDMENT

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GENERAL INFORMATION

PETITIONER	City of Aberdeen
REQUEST	<b>Ordinance Amendment – Amending Article I and Article XII of Chapter 60 of the Aberdeen Municipal Code dealing with electronic message board signs.</b>
REPORTED BY	Brett Bill

RECOMMENDATION: Staff recommends approval of the Ordinance Amendment which will amend Article I and Article XII of Chapter 60 of the Aberdeen Municipal Code dealing with electronic message board signs.

GENERAL COMMENTS: This ordinance will permit and further clarify the type of message or graphic that may be displayed on an electronic message board sign in the (C-2) Highway Commercial District and (I-2) Unrestricted Industrial District. This ordinance will also provide an opportunity for businesses in the (C-3) Central Business District, along U.S. Highway #12, to locate and display an electronic message board sign on the property that the business is located on. A special exception must first be obtained in the C-3 district, from the Aberdeen Board of Zoning Adjustment.

ORDINANCE NO. 11-08-05 (399)

AN ORDINANCE AMENDING ARTICLE I AND ARTICLE XII OF CHAPTER 60 OF THE ABERDEEN MUNICIPAL CODE DEALING WITH ELECTRONIC MESSAGE BOARD SIGNS.

WHEREAS, The City Council of the City of Aberdeen is charged with providing for the health and safety of its citizens: and

WHEREAS, the City Council has determined that the following ordinances will benefit the health and safety of its citizens.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABERDEEN THAT THE FOLLOWING CHANGES AND ADDITIONS SHALL BE MADE TO THE ABERDEEN CITY CODE:

ARTICLE I  
IN GENERAL

Sec. 60-1. Definitions.

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Display time. The time during which a single message is displayed on an electronic message board sign.

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Message. On an electronic message board sign, the changeable image or collection of images which is displayed to the public.

ARTICLE XII  
SIGNS

Sec. 60-341. General regulations applicable to all districts.

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(e) *Illumination.* All illuminated signs shall comply with the following:

- (1) Internal illumination is allowed in all zoning districts.
- (2) External illumination is allowed only in commercial and/or industrial zoning districts.
- (3) The light from any illuminated sign or billboard or from any light source, including the interior of a building, shall be so shielded, shaded or directed so that the light intensity shall not adversely affect surrounding or facing premises nor adversely affect the safe vision of operators of vehicles on public or private roads.
- (4) No sign shall have blinking, flashing, pulsating or fluttering lights or other illuminating devices which have a changing light operated to create an appearance

or illusion of writing, printing or movement except for movement showing the date, time and/or temperature exclusively. In the C-2, C-3 and/or I-2 districts, additional information and blinking or flashing illumination may be allowed as a special exception.

(5) Electronic message board signs.

(a) Except as otherwise provided in this section, electronic message board signs may be displayed for church and public/private school use in all zoning districts as a special exception and as long as the sign is located on the lot in which the church or school is located. All electronic message board signs shall be in compliance with all other applicable codes regarding signs.

(b) In the C-2 and I-2 districts, electronic message board signs are a permitted use, provided that such signs do not interfere with traffic safety, and may not be confused with or construed as a traffic control device. The minimum display time shall be six (6) seconds, with the entire message static for the duration of the display time. Message changes must be instantaneous, and may not employ fade, dissolve, scrolling, or other effects. Electronic message board signs shall not be operated to display a message or graphic that is entirely red or blue in color. Monochrome electronic message board signs shall be limited to utilizing only amber-colored lights.

(c) Except as otherwise provided in this section, electronic message board signs may be displayed in the C-3 district along U.S. Highway 12 (6<sup>th</sup> Avenue) as a special exception and as long as the sign is located on the lot on which the business is located. All electronic message board signs shall be in compliance with all other applicable codes regarding signs.

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CITY OF ABERDEEN

\_\_\_\_\_  
Mike Levsen, Mayor

ATTEST:

\_\_\_\_\_  
Karl Alberts, Finance Officer

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Published: \_\_\_\_\_

Effective: \_\_\_\_\_

City of Aberdeen  
Request for Council Action

Agenda Item No.	5	Meeting Date:	August 23, 2011
Agenda Section	New Business	Originating Dept:	Planning and Zoning
Resolution	NA		
Ordinance	11-08-06 (400)	Prepared by:	Brett Bill Planning and Zoning Director/Building Official
No. of Attachments	2	Presented by:	Brett Bill Planning and Zoning Director/Building Official

Item:

Proposed Ordinance Amendment – An Ordinance Amending Article XII of Chapter 60 of the Aberdeen Municipal Code dealing with signs.

City Manager's Proposed Action:

Motion by \_\_\_\_\_, Second by \_\_\_\_\_ to approve first/second reading of the proposed Ordinance Amendment regarding signs.

Overview:

This ordinance amendment will permit, for freestanding signs within the (C-2) Highway Commercial District, added decorative framing, brickwork, or similar façade applications up to 45% of the sign area. This ordinance amendment also amends the (C-3) Central Business District section of the sign ordinance by permitting, only along U.S. Highway #12, an additional 45% of the sign area to be decorative framing, brickwork or similar facade applications, as well as clarifying area identification signage size and setbacks.

Primary/Issues/Alternatives to Consider:

None.

Budgetary/Fiscal Issues:

None.

Attachments:

Staff Report  
Proposed Ordinance



STAFF REPORT  
August 16, 2011

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ORDINANCE AMENDMENT

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GENERAL INFORMATION

PETITIONER	City of Aberdeen
REQUEST	Ordinance Amendment - Amending Article XII of Chapter 60 of the Aberdeen Municipal Code dealing with signs.
REPORTED BY	Brett Bill

RECOMMENDATION: Staff recommends approval of the Ordinance Amendment which will amend Article XII of Chapter 60 of the Aberdeen Municipal Code dealing with signs.

GENERAL COMMENTS: Within the (C-2) Highway Commercial District, this ordinance will permit, for freestanding signs, added decorative framing, brickwork, or similar facade applications up to 45% of the sign area. This ordinance amendment also amends the (C-3) Central Business District section of the sign ordinance by permitting, only along U.S. Highway #12, an additional 45% of the sign area to be decorative framing, brickwork or similar facade applications, as well as clarifying area identification signage size and setbacks.

ORDINANCE NO. 11-08-06

AN ORDINANCE AMENDING ARTICLE XII OF CHAPTER 60 OF THE ABERDEEN MUNICIPAL CODE DEALING WITH SIGNS.

WHEREAS, The City Council of the City of Aberdeen is charged with providing for the health and safety of its citizens: and

WHEREAS, the City Council has determined that the following ordinances will benefit the health and safety of its citizens.

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF ABERDEEN THAT THE FOLLOWING CHANGES AND ADDITIONS SHALL BE MADE TO THE ABERDEEN CITY CODE:

ARTICLE XII  
SIGNS

Sec. 60-340. District regulations.

(g) C-2 *highway commercial*. In C-2 districts all signs must comply with the following:

- (1) *Business signs*. A sign area of two square feet for each lineal foot of frontage shall be allowed. If the building has multiple frontage, an additional sign area of one square foot for each additional lineal foot of frontage shall be allowed.
  - a. All sign types are allowed in the C-2 districts.
  - b. Each property may display either one freestanding or one roof sign.
  - c. Each property may display either one projecting wall sign or one wall/roof sign.
  - d. Freestanding and roof signs shall not exceed 150 square feet in area nor 30 feet in height above grade. For freestanding signs, an additional forty-five percent (45%) of the sign area may be added for decorative framing, brickwork, or similar facade applications; provided however, that such additional area may not include advertising of any type.
  - e. Projecting wall and wall/roof signs shall not exceed 40 square feet in area.
  - f. Projecting wall signs shall not extend above the eave or 20 feet above grade whichever is less.
  - g. Wall/roof signs shall not exceed 30 feet in height above grade.
  - h. On frontages exceeding 150 feet but less than 200 feet the allowable freestanding sign size may be increased by 50 percent and height by 20 percent. On frontages exceeding 200 feet allowable freestanding sign size may be doubled and height increased 30 percent.
- (2) *Institutional and nonbusiness signs*. Shall comply with the sign regulations for R-1, R-2, or R-3 residential districts.
- (3) *Area identification signs*. One freestanding sign per commercial development provided that no other freestanding sign is displayed on the same property with the following restrictions:
  - a. Maximum size shall be 650 square feet.
  - b. Maximum height shall be 50 feet.
  - c. Shall be set back a minimum of 20 feet from any property line.
- (4) *Setback*. No sign shall be closer than ten feet from any property line.
- (5) *Off-premises signs*. Off-premises signs are allowed as per section 60-341(a) 5.A.

(h) C-3 *central business district*. In the central business district all signs must comply with the following:

- (1) *Business signs*.
  - a. Signs attached to the building equaling 20 percent of the building face area or 100 square feet, whichever is greater; not higher than the roofline.
  - b. Projecting signs may not exceed 50 percent of the allowable sign area.
  - c. One freestanding sign up to 100 square feet; not higher than 30 feet; not closer than 50 feet to another freestanding sign; not closer than five feet from any property line.

d. For freestanding signs installed along U.S. Highway 12 (6th Avenue), an additional forty-five percent (45%) of the sign area may be added for decorative framing, brickwork, or similar facade applications; provided however, that such additional area may not include advertising of any type.

(2) Area Identification.

a. One freestanding sign per commercial development provided that no other freestanding sign is displayed on the property.

(1). Maximum size shall be 200 square feet.

(2). Maximum height shall be 30 feet.

(3). Shall be setback a minimum of 10' from any property line.

(3) *Residential signs.* Only signs allowed in R-1, R-2 or R-3 districts shall be allowed for residential uses.

(4) *Off-premises signs.* Off-premises signs may be allowed as a special exception.

CITY OF ABERDEEN

\_\_\_\_\_  
Mike Levsen, Mayor

ATTEST:

\_\_\_\_\_  
Karl Alberts, Finance Officer

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Published: \_\_\_\_\_

Effective: \_\_\_\_\_