

**ORDINANCE AMENDING CHAPTER 10. ARTICLE X. DIVISION 7 PERTAINING TO
SIGNAGE IN THE O-R, OFFICE RESIDENTIAL ZONING DISTRICT**

WHEREAS, the O-R, Office Residential, zoning district is designed and intended to provide for medium-density development in strategic locations and encourage an optimum mix of office, institutional, and residential uses; and

WHEREAS, permitted uses within the district include a wide variety of office and residential-type uses, including, but not limited to, one-, two, and multiple-family dwellings, nursing homes, churches, child daycare, dental and medical clinics, professional service offices and schools. As such, the signage code pertaining to this zoning designation currently contains two sections; one section provides signage criteria for non-office uses, such as residential-type properties, and one section provides signage criteria for office uses; and

WHEREAS, this code update combines two existing sections into a unified section in which each particular use is addressed, and provides consistency between the uses on the number of allowable monument signage, among other modifications; and

WHEREAS, Mankato City Code Chapter 10. Article X. Division 7, formerly City Code Section 10.87, Subdivision 10 (D), provides guiding criteria for signage in the O-R, Office Residential Zoning District; and

WHEREAS, the Planning Commission of the City of Mankato submitted a finding stating the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive Land Use Plan, as adopted and amended from time to time by the City Council.

NOW, THEREFORE BE IT ORDAINED, by the City Council for the City of Mankato, that Mankato Chapter 10. Article X. Division 7 be and hereby is amended as follows:

Chapter 10. Article X. Division 7 – Signs

Sec.10.1703. District permitted on-premise signs.

(d) OR, districts, shall permit the following:

(1) The following shall apply to non-office uses:

- a. Religious uses, fraternal or civic uses, public institutions, or residential developments identification signs not exceeding 32 square feet in area. Such identification signs may be wall or monument mounted or combination thereof. There may be a second sign if the use abuts two or more public streets.
- b. ~~The maximum height of a monument sign shall not exceed eight feet.~~

~~c. A landscaping area shall be provided around the base of the sign in accordance with section 10-1702.~~

(2) The following shall apply to office uses:

- a. The total area of business or office signs shall not exceed the front lineal frontage of the lot. One monument sign shall be permitted per development. There may be a second monument sign if the use abuts two or more public streets.
- b. Maximum height of a monument sign shall not exceed eight feet.
- ~~c. No more than two signs shall be permitted, not more than one being a monument sign.~~
- c. A landscaping area shall be provided around the base of the sign in accordance with section 10-1702.
- d. Signs facing or visible from properties used for residential purposes shall be non-illuminated.
- e. Total wall signage on any wall of any building shall not exceed 10% of the respective wall area.
- f. No more than one wall sign shall be permitted per principal building.

This ordinance shall, in accordance with the provisions of Sections 2.14 and 5.06 of the Mankato City Charter, become effective 30 days after publication of notice of its adoption.

Adopted this ____ day of _____, 2025.

Najwa Massad
Mayor

ATTEST: _____
Renae Kopischke, MMC
City Clerk