

**UNIFORM SIGN DESIGN – Westwood Community Church
6301 Cecilia Circle**

This Uniform Sign Design (USD) is presented on behalf of Westwood Community Church, a 1 story multiple tenant building located at 6301 Cecilia Circle in the City of Bloomington. This multi-tenant building is regulated as set forth in Bloomington City Code Section 19.113 – Class IV Sign Districts. The property is zoned PD I-2 “Limited Industrial”.

Section 19.109 provides the requirements and content regulation for a Uniform Sign Design. In accordance with said requirements, the following sign criteria applies to all tenant signs at the aforementioned address.

PROCEDURE FOR SIGN APPROVAL

- 1) All proposed signs shall be reviewed and approved by property owner. The contact person as of the date of this Uniform Sign Design for Engelsma Limited Partnership is:

Jamie Nagel, Property Manager
Kraus-Anderson Realty Company
501 South Eighth Street
Minneapolis, MN 55404

- 2) The tenant or sign consultant must gain approval from the property owner representative prior to submitting a sign permit application with the City of Bloomington.
- 3) Once property owner approval is provided, the tenant or sign consultant must file with the City of Bloomington required plans and specifications clearly showing the proposed sign, its colors, materials, light level (if illuminated) and the placement.
- 4) No signs shall be erected, altered, rebuilt or relocated prior to the review and approval of the permit application by the property owner (or representative) and City of Bloomington.

GENERAL SPECIFICATIONS

- 1) Tenant signs are limited to those identified in this Uniform Sign Design.
- 2) Limited number of tenants, based on landlord’s discretion, are allocated a portion of the wall area sign as identified in this Uniform Sign Design.

FREESTANDING SIGN

The site is allowed two freestanding (Ground) sign. Freestanding signs are for building identification and individual tenant signs as approved by the landlord.

Freestanding Sign	Allowed	Provided
Type and number	2 (Ground)	0
Permitted size	Cecilia frontage – 100 SF I-494 frontage 150 SF	?? SF
Permitted height	8 feet	8 feet

There are no proposed freestanding signs at the time of the USD.

WALL SIGNS

All tenant signs shall meet the following requirements. Any alteration will require modification of this uniform sign design, approval by the Landlord and the City of Bloomington. The property owner is allowed two primary elevations since the site fronts two public streets. No secondary elevation is allowed. The applicant selects the East and South as the two primary elevations.

1. All tenant signs may or may not be illuminated. Signs must be individual channel letters (may include a logo) mounted on a raceway.
2. Raceway color to match: SW 7510 Chateau Brown
3. The font shall be as approved by the Landlord.
4. Maximum sign area shall be limited for each location as identified in Figure 1 and the associated USD text.
5. Maximum sign area shall be limited to no more than 2 lines on the sign band above the tenant entrance.
6. Maximum letter height shall not exceed 48" in height. This does not include logos. Overall height of signage shall not exceed 90".
7. Tenant or sign contractor shall then submit a completed sign permit form to the City of Bloomington for approval. Included in the submission shall be a written approval by the Lessor.

East Elevation – Four signs

The East elevation is allowed no more than 694.76 square feet (only counting the first 25 feet in height) and must be individual channel letters mounted to a raceway. Four signs are identified for the east elevation, one primary and two to three secondary tenants, as identified in Figure 1. They are as follows:

- Sign W2: One primary tenant sign shall not exceed 90 inches in total height and be located on the east elevation above the designated door. The allocated sign area is 173.69 square feet. A 130.7 square foot (Westwood Community Church and Cross) proposed (See Figure 3).
- Sign W3: One secondary allocated sign shall not exceed 90 inches in total height and be located on the east elevation above the designated door. The allocated area is 173.69 square feet (future tenant).
- Sign W4: One secondary allocated sign shall not exceed 90 inches in total height and be located on the east elevation above the designated door. The allocated area is 173.69 square feet (future tenant).
- Sign W5: One secondary allocated sign shall not exceed 90 inches in total height and be located on the east elevation above the designated door. The allocated area is 173.69 square feet (future tenant).

South Elevation – One sign

The south elevation is allowed no more than 400.64 square feet (only counting the first 25 feet in height) and must be individual channel letters mounted to a raceway. One sign is identified for the south elevation as identified in Figure 1. They are as follows:

- Sign W1: One tenant sign shall not exceed 120 inches in total height and located on the south side. The allocated sign area is 400.64 square feet. A 322.5 square foot (Westwood Community Church and Cross) is proposed (See Figure 6)

Directionals

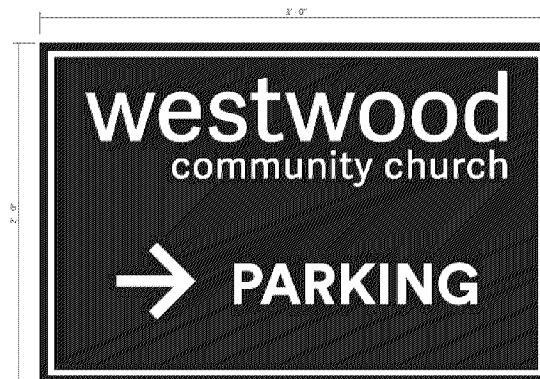
DIRECTIONAL SIGN. Any sign which serves solely to designate the direction of any place or area and, as such, shall be located on the same lot as said place or area. Examples include “entrance” and “exit” signs.

The maximum sign surface area shall be 12 square feet. Business, project or development identification shall not exceed 25% of the sign surface area. Freestanding directional signs shall be a maximum height of six feet above the grade of the adjacent parking or driveway surface. Directional signs shall be set back a minimum of 20 feet from the public rights-of-way, and a minimum of five feet from all other property lines; or

The maximum sign surface area shall be six square feet. Business, project or development identification shall not exceed 25% of the sign surface area. Freestanding directional signs shall be a maximum height of three feet above the grade of the adjacent parking or driveway surface. Directional signs shall be set back a minimum of ten feet from all public right-of-way lines, and a minimum of five feet from all other property lines; and

Maximum number. No directional sign shall be erected which is not clearly necessary for the safety and convenience of the public. In no instance shall the number of directional signs exceed two per acre of total site area.

Exception: if a site is less than one acre, the site shall be allowed two directional signs.

**OTHER SIGNS**

1. **Other Regulated Signs Exempt from Sign Permits.**
 - A. **Building Marker.** See Section 19.105(c)(3).
 - C. **Flags, noncommercial.** See Section 19.105(c)(5).
 - D. **Interior Signs.** See Section 19.105(c)(9).
 - E. **Murals.** See Section 19.105(c)(10).
 - F. **Official Signs and Notices.** See Section 19.105(c)(11).
 - G. **Political Signs.** See Section 19.105(c)(12).
 - H. **Public Notices.** See Section 19.105(c)(13).
 - I. **Public Utility Signs.** See Section 19.105(c)(14).
 - J. **Real-Estate Signs.** See Section 19.105(c)(15).
 - L. **Traffic Control Signs.** See Section 19.105(c)(18).
2. **Temporary Signs for places of worship, school, parks and public buildings.** See Section 19.118.

SIGNS NOT LISTED

Signs other than described in this Uniform Sign Design shall be permitted unless allowed by the City Code (or approved by a variance or other procedure) and approved by the Landlord.

PROHIBITED SIGNS

1. Roof or roof-integral signs;
2. Projecting signs;
3. Marquee Signs;
4. Suspended signs;
5. Portable signs;
6. Vehicle signs;
7. Balloon signs
8. Shimmering and/or flashing signs

**FIGURE 1: Westwood USD – 6301 Cecilia Circle
Sign Locations**



W? Wall Signs

D Directional

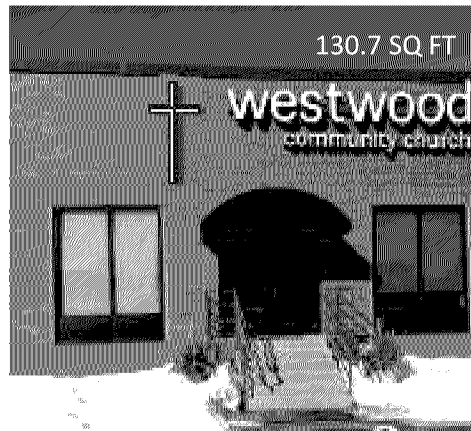
Allowed Area of Wall Signs on Primary Elevations					
Elevation Area of Wall		Maximum Allowable Elevation Sign Area			
From (Sq. Ft.)	To (Sq. Ft.)	Base Allowed Sign Area	Plus	of Area Over	To a Maximum Area of
0	4,000	0 sq. ft.	10%	0	400 sq. ft.
4,000	20,000	400 sq. ft.	5%	4,000	1,200 sq. ft.
20,000		1,200 sq. ft.	2%	20,000	2,000 sq. ft.

**APPROVED
ZONING REVIEW ONLY
NMJ 05/22/2019**

FIGURE 3

W2 Wall Sign

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285.175"



FIGURE 4

W1 Wall Sign

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430"

108"

