

**CITY OF COOK, MN  
COMMERCIAL LAND USE APPLICATION**

Applications must be completed, returned to City Hall, and council approved before any construction can begin. *Permit expires one year from date of issuance.*

1. Street Address And Legal Description:

\_\_\_\_\_

Lot# \_\_\_\_\_ Block# \_\_\_\_\_ Division \_\_\_\_\_

2. Applicant Name: \_\_\_\_\_

Owner's Name (If Different): \_\_\_\_\_

Address (Mailing) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone (Home) \_\_\_\_\_ (Business) \_\_\_\_\_

3. Type Of Request (Mark all that apply):

\_\_\_\_\_ New Construction \_\_\_\_\_ Alterations/Remodel

\_\_\_\_\_ Sign Permit \_\_\_\_\_ Other \_\_\_\_\_

Detailed Description Of Request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Type of Zoning

\_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial

\_\_\_\_\_ With accessory building \_\_\_\_\_ Other – Describe:

5. Setbacks: Front \_\_\_\_\_ Rear \_\_\_\_\_ Side \_\_\_\_\_

6. Estimated Value of Improvements: \_\_\_\_\_

Applicant(s) Signature(s): \_\_\_\_\_

Please provide a detailed explanation and drawing of project. Indicate all property lines, setbacks and dimensions of construction.

May be subject to flood plain requirements to be determined at Cook City Hall.

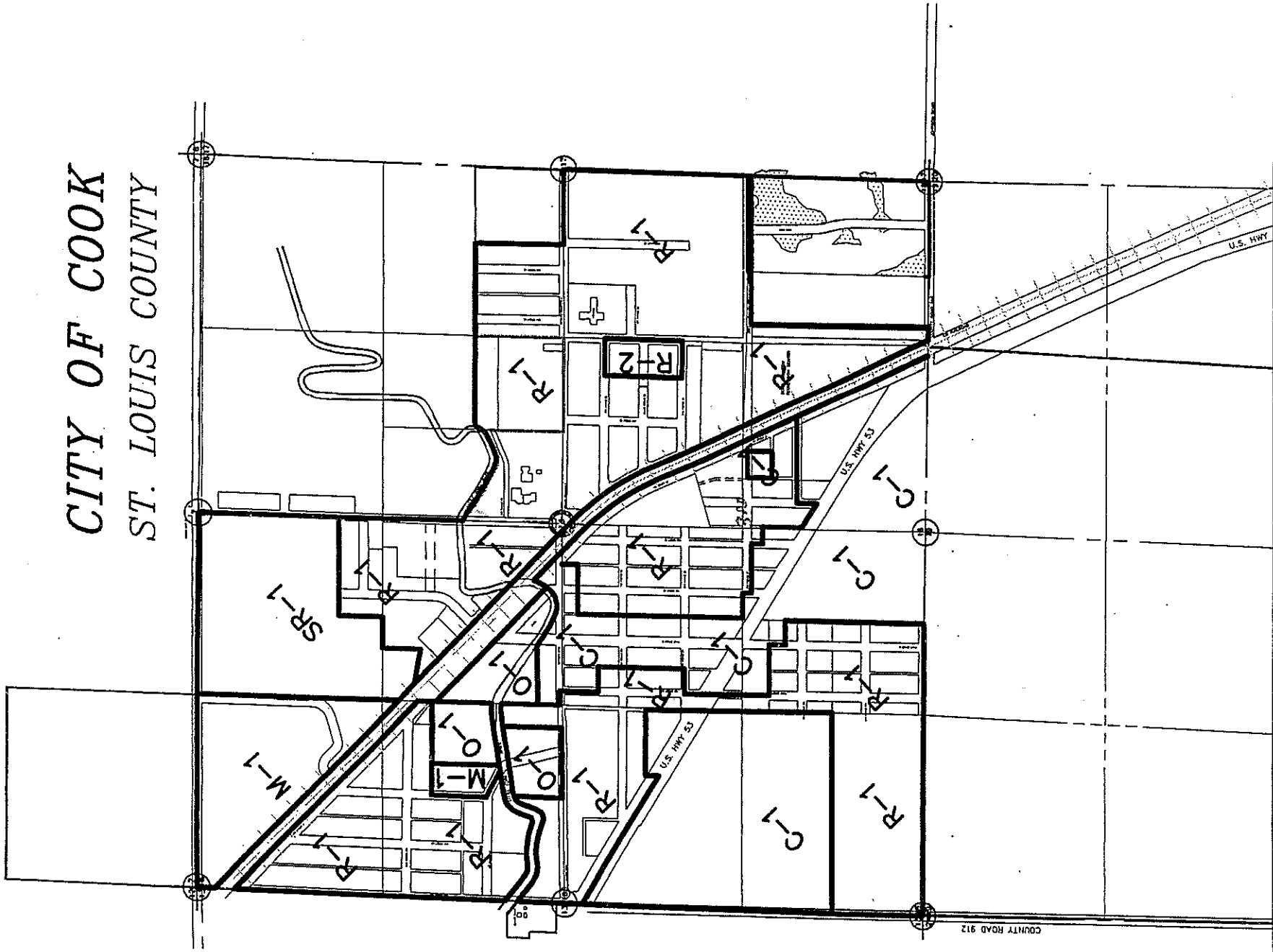
FLOOD PLAIN: YES      NO

If construction or structural alteration of a building is proposed by this application, the applicant will conform to the provisions of all relevant laws and ordinances.

In making this application the applicant represents all the following statements as a true description of the proposed new or altered uses and/or structures. The applicant agrees that the permit applied for, if granted, is issued on the representations thus made and that any permit may be revoked for any breach of representations or conditions.

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

**CITY OF COOK**  
**ST. LOUIS COUNTY**



SHEET #

PROJECT #

**CITY OF COOK**

**ZONING MAP**

Duluth, MN  
 Ham Lake, MN  
 Hibbing, MN  
 Minnetonka, MN

Phone: (218) 262-5528  
 Fax: (218) 262-5059  
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# 901.09 C-1, GENERAL BUSINESS DISTRICT.

## Subdivision 4. Requirements.

The following requirements shall be observed:

- A. All business, services or processing shall be conducted wholly within a completely enclosed building; except for the sale of automotive fuel, lubricants and fluids at service stations, and such outdoor display or storage of vehicles, materials and equipment.
- B. No principle structure shall exceed three stories or thirty-five feet in height.
- C. For residential uses, the same requirements apply as for specified for R-1 residence district.
- D. Front, rear and side yard setbacks shall be:
  1. 8 feet for front yard setbacks.
  2. 20 feet for rear yard setbacks.
  3. There shall be no side yard setbacks except when adjoining a residential district in which case there shall be a side yard of not less than ten feet. If an unrequired yard is provided, it shall not be less than five feet.

**Subdivision 5A. Permit Requirements for Signs along Trunk Hwy 53 Corridor.**

The following will be required of all permits for signs:

- A. Signs will be appropriate for the zone district in which they are located.
- B. Signs advertising business activities or a service available in a commercial or industrial area. Such signs shall be no more than one hundred twenty square feet in area when not illuminated, or eighty square feet when illuminated. No such sign shall be higher than four feet above the top roofline. Freestanding signs shall not exceed twenty five feet in height.
- C. Signs advertising resorts, motels, or recreational businesses, activities or products available. Such signs shall not exceed twenty square feet and no more than one sign for each highway upon which the property faces shall be permitted.
- D. Sign or billboards which advertise a general brand of product, an area of interest, a business activity or service available which is not in direct relation to the use of the premises on which it is located. Such signs shall not exceed three hundred square feet in area. Free standing signs shall be located outside a line parallel to and fifty feet from the highway right-of-way, shall not exceed twenty-five feet in height above the ground.
- E. Off premises directory signs in the specific interest of the traveling public such as recreational directory signs, industry direction for resorts, cottages, businesses or activities conducted in areas of interest or service available, or any similar uses. Such signs shall not be located more than twelve air miles from the premises on which it is located. All such signs must share a common posting when such postings are provided. Such signs shall not be more than eight square feet in area and may be placed on the highway right-of-way. A larger number of signs further away from the premises may be authorized by a conditional use permit provided the Planning Commission and the City Council find it necessary for directing the general public.

**Subdivision 6. Non-conforming Signs.**

Non-conforming signs shall be subject to the provisions of 901.16.

D. Sign or billboards which advertise a general brand of product, an area of interest, a business activity or service available which is not in direct relation to the use of the premises on which it is located. Such signs shall not exceed three hundred square feet in area. Free standing signs shall be located outside a line parallel to and fifty feet from the highway right-of-way, shall not exceed twenty-five feet in height above the ground.

Off premises directory signs in the specific interest of the traveling public such as recreational directory signs, industry direction for resorts, cottages, businesses or activities conducted in areas of interest or service available, or any similar uses. Such signs shall not be located more than twelve air miles from the premises on which it is located. All such signs must share a common posting when such postings are provided. Such signs shall not be more than eight square feet in area and may be placed on the highway right-of-way. A larger number of signs further away from the premises may be authorized by a conditional use permit provided the Planning Commission and the City Council find it necessary for directing the general public.

**Subdivision 5B. Permit Requirements for Commercial Signs not along Hwy 53.**

The following will be required of all permits for signs:

- E. Signs will be appropriate for the zone district in which they are located.
- F. Signs advertising business activities or a service available in a commercial or industrial area. Such signs shall be no more than eighty square feet in area when not illuminated, or forty square feet when illuminated. No such sign shall be higher than four feet above the top roofline. Freestanding signs shall not exceed twenty feet in height.
- G. Signs advertising resorts, motels, or recreational businesses, activities or products available. Such signs shall not exceed twenty square feet and no more than one sign for each highway upon which the property faces shall be permitted.
- H. Sign or billboards which advertise a general brand of product, an area of interest, a business activity or service available which is not in direct relation to the use of the premises on which it is located. Such signs shall not exceed three hundred square feet in area. Free standing signs shall be located outside a line parallel to and fifty feet from the highway right-of-way, shall not exceed twenty feet in height above the ground.
- I. Off premises directory signs in the specific interest of the traveling public such as recreational directory signs, industry direction for resorts, cottages, businesses or activities conducted in areas of interest or service available, or any similar uses. Such signs shall not be located more than twelve air miles from the premises on which it is located. All such signs must share a common posting when such postings are provided. Such signs shall not be more than eight square feet in area and may be placed on the highway right-of-way. A larger number of signs further away from the premises may be authorized by a conditional use permit provided the Planning Commission and the City Council find it necessary for directing the general public.

# SIGNS.

## Subdivision 1. Purpose.

It is the intent of this ordinance to permit business signs wherever they are moderate in size and design and consistent with the public safety and the welfare of the surrounding areas.

## Subdivision 2. Permits Required.

Except as otherwise specifically authorized, no sign shall be located, erected, moved, reconstructed, extended, enlarged, or structurally altered within the building until a permit has been issued by the zoning administrator.

## Subdivision 3. Exception.

A permit shall not be required for the following signs:

- A. Official traffic control signs, and informational notice erected by federal, state, or local units of government.
- B. On-premises residential, commercial, warning and similar signs not greater than six square feet in area.

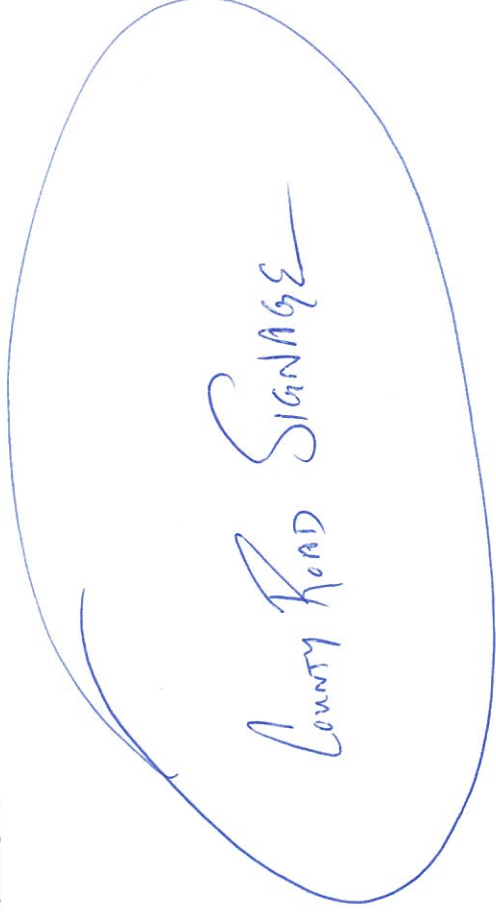
## Subdivision 4. Prohibited Characteristics of Signs.

- A. No sign shall resemble, imitate or approximate the shape or size, form or color of railroad or traffic signs, signals or devices.
- B. No sign shall be located so as to interfere with the visibility or effectiveness of any official traffic sign or signal, or with the driver's vision at any access point or intersection.
- C. No sign shall be erected, relocated, or maintained as to prevent free ingress or egress from any door, window or fire escape, and no sign shall be attached to a standpipe or fire escape.
- D. No sign shall contain any moving or rotating parts or be illuminated by flashing lights.
- E. No sign shall be located on a lot so as to reduce the required dimensional setback and side yard requirements of the district in which it is located.

St. Louis County Ordinance requires all free-standing advertising signs (businesses, churches, etc.) to be installed a minimum of ten (10) feet outside the right of way. As long as the sign meets this condition, the answer is no permit required from St. Louis County. Maybe there is a permit required from the city? There is no exception to allow the sign within the 10 foot buffer or within the right-of-way. If they want a sign within the right-of-way, the only option is to apply for a Specific Service Sign (white lettering on a blue background, rectangular in shape). The cost is \$500.00 per sign for a Specific Service Sign and includes the fabrication and installation. The life cycle of the sign is 10 years or whenever the county replaces the roadway signs, whichever is first. I believe St. Louis County just recently replaced the signs on CSAH 24 in the last few years, which means there is about 7-10 years left on these signs.

Please let me know if you have any questions. Thanks.

Victor Lund, PE  
Traffic Engineer  
St. Louis County Public Works  
(218) 625-3873 (office)  
(218) 625-3888 (fax)  
[lundv@stlouiscountymn.gov](mailto:lundv@stlouiscountymn.gov)



COUNTY ROAD SIGNAGE