

§154.478 I-76 HIGHWAY SIGN OVERLAY DISTRICT

- (A) *Purpose.* The purposes of the district are to allow businesses located adjacent to the I-76 limited access easement or ROW an opportunity to advertise to potential customers traveling on the limited access highway while maintaining a safe vehicular environment by minimizing sign clutter and other distractions that may be contributing factors to traffic congestion and accidents.
- (B) *District map/location.* The Highway Sign Overlay District shall include all commercially zoned properties within the city located in whole or in part within 200 feet of the outside edges of the I-76 Limited Access Easement or right-of-way.
- (C) *Minimum lot requirements.* In order to utilize the provisions of this section, all commercially zoned properties within the Sign Overlay District shall demonstrate compliance with the following provisions:
 - (1) *Minimum lot area.* All lots shall contain a minimum of 65,340 sq. ft. (1.5 acres) of land area.
 - (2) *Minimum frontage on a limited access easement or right-of-way.* All lots shall have a minimum of 200 linear feet of continuous frontage along the Limited Access Highway easement or ROW.
- (D) *Supplemental standards.* In addition to the sign allocation provisions of the underlying zoning districts, properties within the Highway Sign Overlay District, which comply with the minimum lot requirements noted in [§154.478\(C\)](#) shall be permitted to display one additional freestanding sign, subject to the following provisions:
 - (1) *Location and minimum setbacks.* Such sign shall be located so as to be visible from the limited access highway; shall maintain a minimum setback of five feet from all property lines; and shall not be located closer than 200 feet to another on- or off-premise freestanding sign. No sign shall be permitted within the highway easement itself.
 - (2) *Separation from residential uses.* No such sign shall be erected within 500 feet of any residential use or residential use district as measured perpendicularly to the sign face.
 - (3) *Maximum display area.* The sign display area shall not exceed two square feet of signage for each linear foot of building frontage, up to a maximum display area of 200 sq. ft. The total sign display area for the entire site shall still subject to the maximums set forth in the tables in [§154.486](#).
 - (4) *Maximum sign height.* Sign height shall be limited to 70 feet as measured from the average elevation of the highway road surface of the lot on which the sign will be located.

- (5) *Signs at multi-tenant developments.* Signs which serve two or more uses on the same parcel, or within the same commercial development when on a separate parcel, shall be permitted a 10% sign display area bonus for each use after the first, which are served by the sign, up to a maximum total bonus of 75 sq. ft.
- (6) *Design review and zoning certificate required.* All signs erected under this section shall be subject to design review and require a zoning certificate as per § [154.482](#).
- (7) All signs erected under these provisions shall demonstrate compliance with all other applicable provisions of the city's sign regulations as well as applicable commercial building codes.