

**CHAPTER SEVEN
SIGNS**

Section 700.00 Signs

Section 700.01 Purpose

The purpose of this Chapter is to promote and protect the public health and safety by regulating existing and proposed signs of all types. More specifically, the following sign regulations are established in order to achieve the following purposes:

- A. To reduce distractions and obstructions from signs that would adversely affect traffic safety, and to alleviate hazards caused by signs projecting over or encroaching on public ways.
- B. To preserve and enhance physical appearance of the Township and its business and industrial districts by requiring new and replacement signage which is:
 - 1. Creative and distinctive.
 - 2. Compatible with the surroundings.
 - 3. Appropriate to the type of activity to which it pertains.
 - 4. Expressive of the identity of individual proprietors, or of the community as a whole.
 - 5. Appropriately sized in its context, so as to be easily readable.
- C. To discourage excessive visual competition in signage and ensure that signs adequately identify uses and activities to the public.
- D. To avoid the appearance of sign clutter, protect property values and prevent nuisances,
- E. To support and compliment land use plan objectives and the specific objectives of this Resolution.

Section 700.02 Signs Excluded from These Regulations

The following signs are hereby designated as “exempt signs” and, as such, are subject only to the regulations contained in this Section.

- A. Political Signs shall be permitted in any district. Such signs shall not be placed on or over any public property or any public right-of-way.
- B. Signs used for safety purposes relative to the repair and maintenance of streets, sidewalks or utilities in a public right-of-way.

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- C. Signs and public notices erected or required by governmental bodies, or authorized for a public purpose by any law, statute or ordinance.
- D. Religious or other holiday lights and decorations containing no commercial message when displayed during the appropriate time of year.
- E. Governmental flags. Such flags shall not be flown from a pole that is more than forty (40) feet in height.
- F. Address numbers not to exceed one (1) square foot in area.
- G. Nameplates not to exceed two (2) square feet in area.
- H. Memorial signs, tablets, plaques, building markers or cornerstones not to exceed four (4) square feet in area and that are permanently affixed to the building or premises.
- I. Parking control signs and fire lane signs, intended to prohibit or impose conditions upon parking pursuant to State Law, not to exceed four (4) square feet.
- J. Temporary Signs, subject to the requirements of Subsection 700.12.

Section 700.03 Prohibited Signs

The following signs are prohibited in all zoning districts:

- A. Signs that revolve, rotate, whirl, spin, are animated, or otherwise use motion to attract attention or have the appearance of moving, including signs that contain pennants, ribbons, streamers, spinners or similar devices.
- B. Signs containing flashing, intermittent, moving, or rotating lights or running lights giving the illusion of movement, with the exception of time and temperature devices.
- C. Portable or moveable signs, except those specifically allowed under Section 700.16.
- D. No sign, except for a traffic, regulatory or informational sign, shall use the words “stop”, “go”, “caution”, or “danger” or shall incorporate red, amber, or green lights resembling traffic signals, or shall resemble “stop” or “yield” signs in shape and color.
- E. Inflatable signs and tethered balloons.

Section 700.04 Nonconforming Signs and Structures

Signs and structures in existence prior to the effective date of this Resolution, which violate or are otherwise not in conformance with the provisions of this Section shall be deemed nonconforming. All such legal nonconforming signs and structures shall be maintained in accordance with the provisions of this Section. The burden of establishing the legal nonconforming status of any advertising sign or structure shall be upon the owner of the sign or structure.

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Section 700.05 Loss of Legal Nonconforming Status

A legal nonconforming sign shall immediately lose its legal nonconforming status, and therefore must be brought into conformance with this Resolution or be removed, if:

- A. The sign is enlarged, relocated, or replaced.
- B. The sign is part of an establishment, which discontinues its operations for a period of two (2) or more continuous years.
- C. The sign is structurally damaged to an extent greater than one half of its estimated replacement value.

Section 700.06 Zoning Certificate Required

- A. No person shall locate or maintain any sign unless all provisions of this Resolution have been met. To assure compliance with these regulations, a Zoning Certificate issued pursuant to this Resolution shall be required for each sign unless specifically exempted in this Section.
- B. A sign initially approved for which a Zoning Certificate has been issued shall not be modified, altered or replaced, nor shall design elements of any building or lot upon which such sign is maintained be modified, altered or replaced if any such design element constituted a basis for the approval of such sign, unless a new or amended Zoning Certificate is obtained in accordance with these regulations.
- C. The repainting, changing of parts and preventative maintenance of signs shall not be deemed alterations requiring a Zoning Certificate.

Section 700.07 Application Requirements

- A. Before erecting or altering any sign that requires a Zoning Certificate, an application on Township Zoning Certificate Application Forms shall be submitted to the Zoning Inspector in accordance with the applicable provisions of this Resolution.
 - 1. The application shall include the following items in addition to the applicable requirements listed in Section 201.03:
 - a. A drawing of the sign with the dimensions, height and square footage of the sign to determine compliance with the requirements of this Chapter.
 - b. A site plan showing the location of the sign from the right-of-way, on-site buildings and structures, and the property lines.

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Section 700.08 General Requirements for All Signs

- A. Any illuminated sign or lighting device employed to externally light a sign shall emit a constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illuminated sign or lighting device be placed or directed so as to permit the beams and illumination to be directed or beamed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
- B. No sign shall employ any parts or elements, which revolve, rotate, whirl, spin or otherwise make use of motion to attract attention.
- C. No projection sign shall be erected or maintained from the front or face of a building a distance of more than two (2) feet. In addition, no element of a projecting sign, including any support structure or cables, shall extend above the cornice line of the building to which it is attached.
- D. A wall sign shall project no further than twelve-inches (12") from the wall on which it is mounted and cannot be located above the cornice line or second floor window line, whichever is lower.
- E. No sign shall be placed on the roof of any building, except those signs whose supporting structure is screened so the sign appears to be a continuation of the face of the building.
- F. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or similar moving devices. Such devices, as well as strings of lights, shall not be used for the purpose of advertising or attracting attention when not part of a sign, except as otherwise specified in this Resolution.
- G. No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape or any door or window giving access to any fire escape.
- H. Should any signs be or become unsafe or aesthetically displeasing, the owner thereof or the person maintaining the same, shall upon receipt of written notice from the Zoning Inspector, proceed at once to put such sign in a safe and secure condition or remove the sign.
- I. No sign shall be placed in any public right-of-way, except publicly owned signs, such as traffic control signs and directional signs.
- J. No advertising signs may be attached to or supported by utility poles, trash receptacles, vending machines, trees or benches.
- K. No sign shall be attached in such manner that it may interfere with any required ventilation openings.
- L. No sign shall be located on a vacant lot, except for the purpose of advertising the lot for sale or lease, or for the notification of present danger or the prohibition of trespassing or for directing and guiding traffic and parking on private property but bearing no advertising matter.

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- M. No sign shall be located nearer than eight (8) feet vertically or four (4) feet horizontally from any overhead electrical wires, conductors, or guy wires.
- N. All signs shall be located a minimum distance of five (5) feet from a sidewalk, or if there is no sidewalk, the sign shall be located a minimum distance of ten (10) feet from the road right-of-way.
- O. No sign shall be placed within a side or rear yard setback area.
- P. No vehicle or trailer may be parked on a business premises or a lot for the purpose of advertising a business, product, service, event, object, location, organization, or the like.
- Q. All signs shall be so designed and supported as to carry the weight of the sign, and shall comply with the local building code in effect.
- R. All signs shall be secured in such a manner as to prevent significant movement due to wind.

Section 700.09 Measurement of Sign Areas and Height

- A. The sign face shall be computed as including the entire area within a geometric form or combinations of geometric forms comprising all of the display area of the sign and including all advertising matter displayed. Frames and structural members not being used to display advertising matter shall not be included in computation of sign face.
- B. Where a sign has two (2) or more faces, the area of all faces shall be included in determining the total allowable display area, except where the two faces are placed back-to-back the entire length of the sign face area and are no more than two (2) feet from each other. In these instances, the total allowable display area shall be taken as the area of one of the sign faces, and if the faces are unequal in area, the larger shall determine the measurable display area.
- C. For a sign consisting of individual letters or symbols attached to or painted on a surface, such as, but not limited to a wall, window, canopy or awning, the sign face shall be considered as the smallest rectangle or other geometric form which encompasses all of the letters and symbols.
- D. The height of a sign shall be computed as the distance from the base of a sign or supportive structure at its point of attachment at normal grade to the top of the highest attached component of the sign. The finished grade may not be altered so as to raise the height of the top of the sign from the finished grade of the site.

Section 700.10 Criteria for the Construction and Design of Signs

In addition to ensuring compliance with the numerical standards of these regulations, the Zoning Inspector shall consider the proposed general design, arrangement and placement of the sign according to the following criteria.

- A. Construction Standards

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1. All signs shall be constructed in conformance with the appropriate building code and other applicable requirements of the County and Township.
2. All signs shall be structurally sound so as to pose no threat to pedestrian or vehicular traffic. Signs shall be fabricated on and of material that is of good quality and durability.
3. All signs shall be rigidly secured and no sign shall swing from a bar, crane, awning or other sign. No part of any sign shall be revolving, oscillating, or otherwise be designed to move.

B. Design Criteria

1. The lettering shall be large enough to be easily read, but not overly large or out of scale with the building or site.
2. The number of items, letters, symbols and shapes shall be consistent with the amount of information that can be comprehended by the viewer, reflect simplicity, avoid visual clutter and improve legibility.
3. The shape of the sign shall be simple, and the sign should be consolidated into the minimum number of elements.
4. The size, style and location of the sign shall be appropriate to the activity of the site.
5. The sign shall complement the building and adjacent buildings by being designed and placed to enhance the architecture. The sign shall also have a minimum of advertising and reflect the primary purpose of identifying the name and type of establishment or use.
6. Informational signs shall contain the minimum information and the minimum area necessary to convey the message and instruct the viewer in the safe and efficient use of the facility.

C. Illumination of Signs

1. Signs permitted to be illuminated shall be in compliance with the following requirements:
 - a. Whenever external illumination is used for a sign, the source of light shall be located, shielded and directed in such a manner that the light does not shine or cause glare onto any surrounding street or private residence.
 - b. The lighting of any sign, whether resulting from external or internal illumination, shall not be of such brightness so as to cause glare that is hazardous or a nuisance to pedestrian or vehicular traffic or adjacent premises.
2. Signs shall not be lighted to obstruct traffic control or any public information signs.

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Section 700.11 Required Maintenance of Signs

All signs shall be maintained in accordance with the following:

- A. The property owner shall maintain the sign in a condition fit for the intended use and has a continuing obligation to comply with all building code requirements.
- B. Each sign shall contain the name, address and telephone number of a firm or person responsible for maintaining the sign. Such information shall be placed on the frame or other supports and large enough to be easily read by a person standing on the ground adjacent to the sign.
- C. If the sign is deemed by the Zoning Inspector to be in an unsafe condition, the responsible party shall be immediately notified, in writing of the violation. Within seven (7) business days of the mailing of the notice, if corrective action isn't taken to remedy the violation, then the Zoning Inspector may institute injunction, mandamus, abatement, or any other appropriate action to proceeding to cause removal or alteration to comply with this regulation.
- D. Whenever, any sign, either conforming or nonconforming to these regulations, is required to be removed for the purpose of repair, re-lettering or repainting, the same may be done without a permit or any payment of fees provided that all of the following conditions are met:
 - 1. There is no alteration or remodeling to the structure or the mounting of the sign itself.
 - 2. There is no enlargement or increase in any of the dimensions of the sign or its structure.
 - 3. The sign is accessory to a legally permitted, conditional or nonconforming use.

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Section 700.12 Temporary/Special Events Signs

The following types of signs may be temporarily installed on property without a Zoning Certificate in accordance with the following requirements:

**Schedule 700.12
Temporary Signs**

Type of Sign	Size of Sign	Additional Requirements
A. Any District		
1. Freestanding announcement signs to include real estate signs, contractor identification signs, or property owner announcement signs.	1. Each sign face shall be no greater than six (6) square feet in area. 2. Overall height of each sign shall be no greater than four (4) feet. 3. The total combined sign faces of all of the signs shall be no greater than twelve (12) square feet.	1. Limited to two (2) signs per property. 2. The sign may be displayed throughout the sale or construction phase and must be removed within seven days of the sale or completion of the construction. 3. All other announcement signs may only be displayed for a period of seven (7) days.
2. Freestanding construction signs identifying principals of a forthcoming project/development.	1. Sign face shall not exceed twelve (12) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One sign per premise. 2. Identify project name, architect, engineer, or contractor. 3. The sign may be displayed during the construction phase of the project, and must be removed within thirty (30) days after completion.
B. Residential Districts		
1. Freestanding temporary commercial event signs to include but not limited to garage, yard and barn sales, auction of personal property, etc.	1. Each sign face shall be no greater than two (2) square feet in area. 2. Overall height of each sign shall be no greater than four (4) feet. 3. The total combined sign faces of all of the signs shall be no greater than six (6) square feet.	1. One sign per property - where the event is scheduled. 2. Two other signs may be placed off premise for directional purposes. 3. Signs shall not be posted any earlier than 3 days before the event and shall be removed within forty-eight (48) hours after the event.

Type of Sign	Size of Sign	Additional Requirements
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C. Non-Residential Districts and Mixed Use Residential/Commercial Districts		
1. Freestanding temporary commercial event signs to include but not limited to garage, yard and barn sales, auction of personal property, etc. on property used for residential purposes.	1. Each sign face shall be no greater than two (2) square feet in area. 2. Overall height of each sign shall be no greater than four (4) feet. 3. The total combined sign faces of all of the signs shall be no greater than six (6) square feet.	1. One sign per property - where the event is scheduled. 2. Two other signs may be placed off premise for directional purposes. 3. Signs shall not be posted any earlier than 3 days before the event and shall be removed within forty-eight (48) hours after the event.
2. Window sale and announcement signs for all non-residential uses.	1. A sign face shall not occupy more than 25% of a single window surface area of the building. 2. Total sign face shall not occupy more than 50% of the total window surface area.	1. The sign shall be located on the Street side of the building. 2. The sign shall be placed on the interior side of the window. 3. The sign may be displayed throughout the sale and must be removed within twenty-four (24) hours of the sale. 4. All other announcement signs may only be displayed for a period of seven (7) days.
3. Special event banner signs for all non-residential uses.	1. Each sign face shall not exceed a maximum size of thirty-two (32) square feet in area. 2. The total combined sign faces of all of the signs shall be no greater than thirty-two (32) square feet in area.	1. One sign per premise, where the event is scheduled. 2. Two other signs may be placed off premises for directional purposes. 3. The sign shall be displayed for no more than thirty (30) days after placement during the first six (6) months of operation.

- D. All temporary signs shall not be posted any earlier than 30 days before the event, unless otherwise specified in this Resolution.
- E. All temporary signs shall be removed by the owner of the property on which the sign is located within three (3) days after the event, sale of property, completion of construction and/or election, etc., unless otherwise specified in this Resolution.

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The following types of signs require a Zoning Certificate in accordance with the following requirements to be permanently installed on a property, unless otherwise indicated:

**Schedule 700.13
Types of Signs and Requirements**

Type of Sign	Size of Sign	Additional Requirements
A. Any District		
1. Freestanding sign to identify real estate auction of land.	1. Sign face shall be no greater than thirty-two (32) square feet in area. 2. Overall height of each sign shall be no greater than six (6) feet.	1. One (1) sign per street frontage. 2. Auction signs may be erected as early as thirty (30) days before auction and shall be removed within seven (7) days after scheduled event. 3. No Zoning Certificate is required.
2. Monument signs to identify Agritourism activities and farm market roadside stands.	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than four (4) feet.	1. One (1) sign per premise. 2. Sign may be externally illuminated. 3. No Zoning Certificate is required.
B. Residential Districts		
1. Freestanding signs to identify a non-residential use (bed and breakfast, home based business, etc.) on a residentially used property.	1. Sign face shall not exceed two (2) square feet. 2. Overall height of each sign shall be no greater than four (4) feet.	1. One (1) sign per premise.
2. Monument sign to identify a non-residential use (public, institutional, recreational, commercial, etc.) establishment.	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per premise. 2. The sign shall be located on the street side of the building.
3. Monument signs to identify a subdivision development, condominium or a multifamily housing complex.	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per premise. 2. Placed at entranceways only. 3. Signs may be externally illuminated.

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Type of Sign	Size of Sign	Additional Requirements
C. Non-Residential Districts and Mixed Use Residential/Commercial Districts		
1. Freestanding signs to identify a non-residential use (bed and breakfast, home based business, etc.) on a residentially used property.	1. Sign face shall not exceed two (2) square feet. 2. Overall height of each sign shall be no greater than four (4) feet.	1. One (1) sign per parcel.
2. Monument sign to identify a non-residential use establishment.	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per premise. 2. The sign shall be located on the street side of the building.
3. Monument signs to identify a subdivision housing complex, shopping center, or industrial park.	1. Sign face shall not exceed thirty-two (32) square feet. 2. Overall height shall be no greater than six (6) feet.	1. One (1) sign per street frontage. 2. Placed at entranceways only. 3. Signs may be externally illuminated.
4. Wall sign for all nonresidential uses.	1. The maximum area of all sign faces attached to the building shall not be more than 15% of the square footage of the buildings front façade area.	1. Signs may be internally or externally illuminated. 2. The signage shall not be located above the cornice line of the building.
5. Directory signs for all nonresidential uses.	1. Sign face shall not exceed six (6) square feet. 2. Overall height of each sign shall be no greater than three (3) feet.	1. One entrance/exit per access drive. 2. Signs may be internally or externally illuminated.
6. Canopy and awning signs for all non-residential uses.	1. A sign face shall not occupy more than 25% of a single canopy or awning. 2. Total sign face shall not occupy more than 50% of the total canopy or awning area.	1. May contain logo and name of business. 2. Shall not contain any commercial message. 3. No portion of a canopy or awning sign shall be less than seven and one-half (7 1/2) feet above the level of the sidewalk or other public thoroughfare over which it projects. 4. No portion of a canopy or awning may extend more than five (5) feet from the building façade.
Type of Sign	Size of Sign	Additional Requirements

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7. Permanent window signs for all non-residential uses.	1. A sign face shall not occupy more than 25% of a single window surface area of the building. 2. Total sign face shall not occupy more than 50% of the total window surface area.	1. Shall be located on the street side of the building. 2. Shall be placed on the interior side of the window.
8. Auxiliary entry sign (wall sign only) for all nonresidential uses.	1. Sign face shall not exceed one and one-half (1-1/2) square feet. 2. Overall height shall not exceed entrance height.	1. One (1) sign per business entrance.

Section 700.14 Additional Standards for Specific Types of Permitted Signs

A. Window Signs

1. A permanent window sign must be located on the window. A sign, located within three (3) feet of the window inside the building will be considered part of the window sign.

B. Off-Premise Signs

Unless otherwise specified in this Resolution, an off-premise sign shall be classified as a business use and shall be permitted only in the following zoning districts: Highway Commercial (HC), General Commercial (GC), Integrated Commercial (IC), Light Industry (LI), and Heavy Industrial (HI), or on land used for agricultural purposes, in accordance with the following requirements:

1. Location

- a. An off-premise sign shall not be permitted within 20 feet of the right-of-way line of any street or highway.
- b. An off-premise sign shall be setback a minimum of five hundred (500) feet from the right-of-way of the intersection of any public roads, as measured from the edge of the nearest road right-of-way to the nearest portion of the off-premise sign.

c. Required Spacing between Signs

An off-premise sign shall not be erected any nearer than one-thousand (1,000) feet from any other off-premise sign or an on-premise ground sign, as measure from the base of each sign.

d. Distance from Residential Property Lines

An off-premise sign shall be located at least five-hundred (500) feet from any parcel boundary located within a Residential Zoning District, including Residential Zoning Districts located in

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adjacent jurisdictions, as measured from the nearest lot line to the nearest portion of the off-premise sign.

e. Distance from Institutional, Scenic and Historic Areas

An off-premise sign shall be located at least five-hundred (500) feet from any parcel boundary used for any type of park, nature preserve, scenic roadway, school, cemetery, historic site or area, hospital, retirement home or government building, as measured from the nearest lot line to the nearest portion of the off-premise sign.

f. Distance From Special Facilities

An off-premise sign shall be located at least five-hundred (500) feet from a tunnel, bridge, underpass or overpass, as measured from the structure or nearest lot line to the nearest portion of the off-premise sign.

g. Other Setbacks

An off-premise sign shall be placed no closer than fifty (50) feet from all other property lines, as measured from the nearest lot line to the nearest portion of the off-premise sign.

2. Size Limitation

The sign face area of off-premise signs shall be no larger than two-hundred-thirty-five (235) square feet and shall be no higher than forty (40) feet, as measured vertically from the finished grade.

3. Lighting

Signs may be illuminated, provided that the illumination is concentrated upon the sign area so as to prevent glare upon the street or adjacent property.

4. Additional requirements for multiple message and variable message advertising devices (i.e. electronic message board signs or digital signs)

a. Each message or copy shall remain fixed for at least twenty 20 seconds

b. When a message or copy changes by remote control or electronic process, it shall be accomplished in three (3) seconds or less.

c. Letters and numbers shall be a minimum of five (5) inches high. Vertical spacing shall be a minimum of three (3) inches between letters and numbers.

d. Such advertising devices shall contain a default design that will freeze the device in one (1) position if a malfunction occurs.

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- e. Public service announcements shall be allowed to display emergency information such as Amber Alerts, weather alerts, emergency evacuation information and similar emergency situations as deemed necessary by safety officials.

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Section 700.15 Special Provisions for Automotive Fuel Stations

- A. Matter appearing on gasoline pumps as purchased or installed shall not be considered a sign for the purposes of this Zoning Resolution.
- B. In addition, to all other signs permitted by this Zoning Resolution, an Automotive Fuel Station may display one (1) sign, not larger than four (4) square feet above each pump island stating whether the area is a “self-service” or “full service” area and the current price per gallon of the gasoline sold at the station.

Section 700.16 Special Sign Regulations for the Town Center District

- A. Only one (1) of the following types of signs shall be used to identify the occupants of a commercial building or development regardless of the number of occupancies, in accordance with the requirements of Schedule 400.10.B.14
 - 1. Directory sign.
 - 2. Monument sign.
 - 3. Wall or projecting sign.
- B. Each ground floor occupant of a building may display up to two (2) of the following types of signs per street frontage, in accordance with the requirements of Schedule 700.13.C.
 - 1. Canopy and awning sign.
 - 2. Permanent window sign.
 - 3. Auxiliary entry sign.
- C. Each occupant in an upper level of a building may display only one of the following signs per street frontage, in accordance with the requirements of Schedule 700.13.C.
 - 1. Canopy and awning sign
 - 2. Permanent window sign
- D. Signs should be placed in locations so they are easily discernible by pedestrians and motor vehicle traffic.

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- E. Signs on adjacent storefronts within the same building shall be coordinated in height and proportion, and should be encouraged to use the same signing format.
- F. Materials: The use of wood and metal signs is strongly encouraged.
- G. Colors: Colors should be chosen to complement, not clash with the façade color of the building.
- H. Size: The size of signs should be restricted to ensure that they do not overpower the facades to which they are affixed.
- I. Portable or Moveable Signs
 1. Portable or moveable signs are only permitted on State Route 43 and Tallmadge Road in the Town Center District. This area of the Town Center District has more of a pedestrian orientation and therefore, the smaller, personal scale of the freestanding, moveable sign may be appropriate.
 2. In this area, portable or moveable signs made only of wood and/or metal, and standing on legs, that do not exceed four (4) feet in height as measured from ground level and six (6) square feet in sign face area may be permitted.
 3. A maximum of one (1) portable or moveable sign is allowed per business. This sign must be located on the premises of the business. This sign may be located on the sidewalk and directly in front of the premise only during business operating hours, and shall not be placed more than three (3) feet in front of the building.

Section 700.17 Signage Along I-76

Signs used for advertising businesses on properties that border along I-76 and are located in an I-C, H-C, T-C and L-I Zoning Districts shall comply with the following requirements:

- A. The applicant shall provide written proof of compliance with all ODOT and other applicable state requirements.
- B. Only one advertising sign shall be permitted along I-76 per property. This sign is in addition to the other signs permitted on a property and/or business.
- C. The sign shall be located in the side or rear yard areas of the property.
- D. No sign shall be permitted closer than the sign's overall height, plus fifty (50) feet to a lot located in a residential zoning district.

Section 700.18 Private Signage Agreements

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Nothing in this Section or elsewhere in this Zoning Resolution shall prevent any building owner or association of merchants from establishing any lease or other form of agreement containing sign regulations, which are more stringent than those set forth in this Zoning Resolution.