

415.120 Commercial Sign Overlay Districts

1. Purpose. The purpose of the Commercial Sign Overlay Districts is to permit **flexibility for** on-premises and off-premises ~~and off-premises~~ detached signs in proximity to the intersection of major highways and expressways, freeways or interstates. Larger and taller on-premises and off-premises detached signs are deemed appropriate in these areas due to the orientation of the commercial activity located at these intersections.
 1. *Highway Overlay District.* All signs located on a highway in a commercial district shall conform to Section **415.080**, Provisions for Signs in Business Areas, except for the following:
 1. Property located within a one thousand two hundred (1,200) feet radius from the center of the intersection of the rights-of-way of U.S. Highway 60 and State Highway 174.
 2. Property located within a one thousand two hundred (1,200) feet radius from the center of the intersection of the rights-of-way of U.S. Highway 60 and State Highway **MM**.
 3. The maximum effective area for any on-premises ~~and off-premises~~ detached sign in a Highway Overlay District shall be three hundred and fifty (350) square feet and shall have a maximum height of forty-five (45) feet.
 2. *Expressway Overlay District.* All signs located in an Expressway Overlay District shall conform to Section **415.080**, Provisions for Signs in Business Areas, except for the following:
 1. Property located within a radius of one thousand five hundred (1,500) feet from the center of the intersection of the rights-of-way of U.S. Highway 60 or Sunshine Street and James River Freeway, Brookline Avenue or State Highway MM and James River Freeway or State Highway MM and I-44.
 2. The maximum effective area for any on-premises and off-premises detached sign in an Expressway Overlay District shall be four hundred (400) square feet and shall have a maximum height of sixty (60) feet.
 3. *Railroad Overlay District.* Due to the restricted view caused by the railroad overpass and elevated road-bed located near the intersection of U.S. Highway 60 and State Highway 174, a sign allowed by paragraph (1) and located on the west side of the railroad right-of-way within the radius

described in paragraph (1)(a) shall have a maximum height of sixty (60) feet.

4. A premises that has any portion of the premises located within the radius established in paragraphs (1), (2) or (3) is authorized to have located on any portion of the premises the sign allowed under this Section so long as not otherwise prohibited by this Code.