

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, April 19, 2016

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes – 4/19/16
- IV. Proposals

Address: 85-89 Main Street

Applicant: Ken Mistler (owner)

Proposal 1: Placement of two 15.64' x 1.5' window signs on the north elevation of this commercial building located within the BID

Actions: 1. Remove application from table
2. Review application
3. Discussion and action by the board

Address: 241-243 Swan Street

Applicant: Christopher Bardol (owner)

Proposal 2: Placement of a 6' x 4.83' (29 sq.') interior lit projecting sign on the west elevation of this commercial building located within a residential use district

Actions: 1. Review application
2. Discussion and action by the board

- V. Other/ New Business/Updates: Discussion on Digital Signs
- VI. Setting of Next Meeting: June 28, 2016
- VII. Adjournment

PLANNING & DEVELOPMENT COMMITTEE

MINUTES

April 19, 2016

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

Members present: *Edward Flynn, Matthew Gray, Robert Knipe, Rachael Tabelski*

Members absent: Duane Preston, Marc Staley (Alt.)

Others present: Meg Chilano – Recording Secretary, Jason Molino – City Manager,
Felipe Oltramari – Director, Genesee County Planning Department,
Doug Randall – Code Enforcement Officer

I. Roll Call

Roll call of the members was conducted. Four members were present and Acting Chairman Flynn declared a quorum.

II. Call to order

Mr. Flynn called the meeting to order at 6:02 pm.

III. Previous Meeting Minutes

Mr. Knipe moved to approve the minutes; the motion was seconded by Ms. Tabelski, and on roll call, was approved 3-0-1.

Votes in favor: 3 (Edward Flynn, Robert Knipe, Rachael Tabelski)

Votes opposed: 0

Votes abstained: 1 (Matthew Gray)

RESULT: Approval of March 15, 2016 meeting minutes.

IV. Proposals

- A. Special Sign Permit: placement of two 15.64' x 1.5' window signs on the north elevation of this commercial building located within the BID

Address: 85-89 Main Street

Applicant: Ken Mistler, (owner)

Actions: Applicant was not in attendance; application was tabled.

MOTION: Mr. Knipe moved to table the application; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

RESULT: Application tabled.

- B. Sign Permits and Special Sign Permit: placement of two window signs and one awning sign on the north elevation of this commercial building located within the BID. The second window sign, Pollyanna and Dot, will cause the text on the window to exceed the maximum coverage by 1.69 sq.'

Address: 200 East Main Street (aka 202 East Main Street)
Applicant: Leanna Dirisio and Ashley Bateman (business operators sharing the same lease space)

Actions: 1. Review application
2. Discussion and action by the board

1. Review Application

Mr. Flynn summarized the proposal. He noted that the Genesee County Planning Board recommended approval.

2. Discussion and Action by the Board

Mr. Knipe pointed out that the sign is transparent and so in terms of how much of the window is darkened there is no issue. He observed that the sign is classy and Ms. Tabelski agreed. Mr. Flynn commented that the sign sets an example for downtown.

MOTION: Ms. Tabelski moved to approve the application; the motion was seconded by Mr. Knipe, and on roll call, was approved 4-0.

RESULT: Sign and Special Sign Permit approved.

The awning sign hangs beneath the sign for Charles' Men Shop. Ms. Tabelski asked if the signs match. Ms. Bateman answered yes.

Mr. Gray asked if the fonts match. Ms. Bateman affirmed that they do.

MOTION: Mr. Knipe moved to approve the application; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

RESULT: Sign Permit approved.

C. Sign Permit: placement of a 1.16' x 16' awning sign on the north elevation of this commercial building

Address: 200 East Main Street
Applicant: Richard Mistretta (business owner)

Actions: 1. Review application
2. Discussion and action by the board

1. Review Application

Mr. Flynn described the proposal. He reported that the Genesee County Planning Board recommended approval.

2. Discussion and Action by the Board

Mr. Mistretta pointed out that the sign is the same size as the previous sign.

MOTION: Ms. Tabelski moved to approve the application; the motion was seconded by Mr. Gray, and on roll call, was approved 4-0.

RESULT: Sign Permit approved.

V. Other/New Business/Updates: Discussion of digital signs

City Manager, Jason Molino, had prepared a sheet with the key components of a digital sign code discussion, such as definition, location, duration, etc., which the board used as the basis for its discussion. Felipe Oltramari, Director of the Genesee County Planning Department, participated in the discussion and offered guidance to the board. The board reached a consensus on the following items:

- Definition: a general definition to allow for flexibility and expanding technology
- Location: digital component can only be as much as 30% of the total square footage allowed for a free standing sign
- Districts: board wishes to see a zoning map with a color overlay highlighting the districts but agreed on no digital signs in a historic district
- Duration: safety is the key and the board will look at further studies
- Review: there will be an annual permit renewal process
- Number: one sign per parcel per business (will check on plazas)

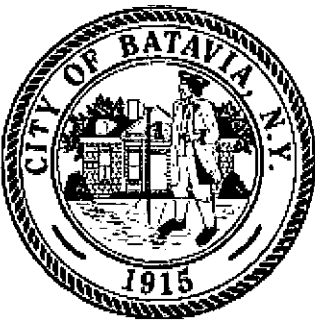
Based on the feedback from the PDC, the City Manager's Office, with assistance from the Genesee County Planning Department, will begin to craft the legislation.

VI. Setting of Next Meeting: May 17, 2016

VII. Adjournment

Ms. Tabelski moved to adjourn the meeting at 7:25 pm; Mr. Flynn seconded. All voted in favor.

Meg Chilano
Bureau of Inspection Clerk



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Planning and Development Committee
From: Doug Randall, Code Enforcement Officer
Date: 4/22/16
Re: 241-243 Swan St.
Tax Parcel No. 84.082-2-49

Zoning Use District: R-2

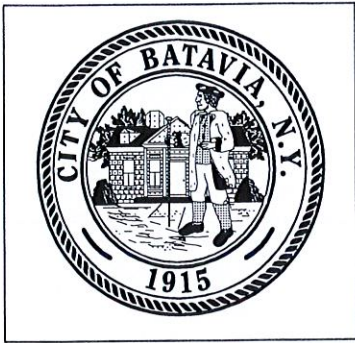
The applicant, Christopher Bardol (owner), has applied for approval to place a 6' x 4.83' (29 sq.') interior lit projecting sign on the west elevation of this commercial building located within a residential use district.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).

Review and Approval Procedures:

City Planning and Development Committee- Pursuant to section 190-43 R, the Planning and Development Committee shall review and approve or deny applications for Special Sign Permits.

BMC 190-43 F. and exhibit A.- Projecting signs are not permitted within the R-2 residential use district.



Permit No.: _____

Date: _____

Zone: R-284,082-2-49**SIGN PERMIT APPLICATION****City of Batavia**One Batavia City Centre, Batavia, NY 14020
(585) 345-6345 • Fax (585) 345-1385**APPLICANT/OWNER:**Name THE NORTH POLE E-mail Address THENORTHPOLEBATAVIA@GMAIL.COMStreet Address 241-243 S. SWAN ST Phone 585-201-7482 Fax _____City, State, Zip Code BATAVIA NY 14020

ADDRESS OF SIGN: _____

AREA OF SIGN: Length 72.50' Width 58.25" Area 29 sq'**TYPE OF SIGN:**

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

- | | | | |
|--|---------------------|---------------------|------------|
| <input type="checkbox"/> Freestanding | Set Back _____ | Height _____ | Area _____ |
| <input type="checkbox"/> Wall | Wall Length _____ | Wall Height _____ | Area _____ |
| <input checked="" type="checkbox"/> Projecting | | | |
| <input type="checkbox"/> Marquee | | | |
| <input type="checkbox"/> Awning / Canopy | Length _____ | Height _____ | Area _____ |
| <input type="checkbox"/> Window | Window Length _____ | Window Height _____ | Area _____ |
| <input type="checkbox"/> Portable | | | |

Lighting: ☒ Internal ☐ ExternalExisting Signs (Please list all existing signs with dimensions):

_____Applicant's Signature [Signature]Date 4/21/16

Issuing Officer _____

Date _____

Planning Board Chairperson _____

Date _____

FEES: _____ \$25 Sign Permit ☒ \$50 Special Sign Permit _____ \$10 Portable Sign

NORTH POLE
RESTAURANT & PARTY HOUSE

❄️ **BANQUETS** ❄️ **CATERING**
❄️ **PRIVATE PARTIES**

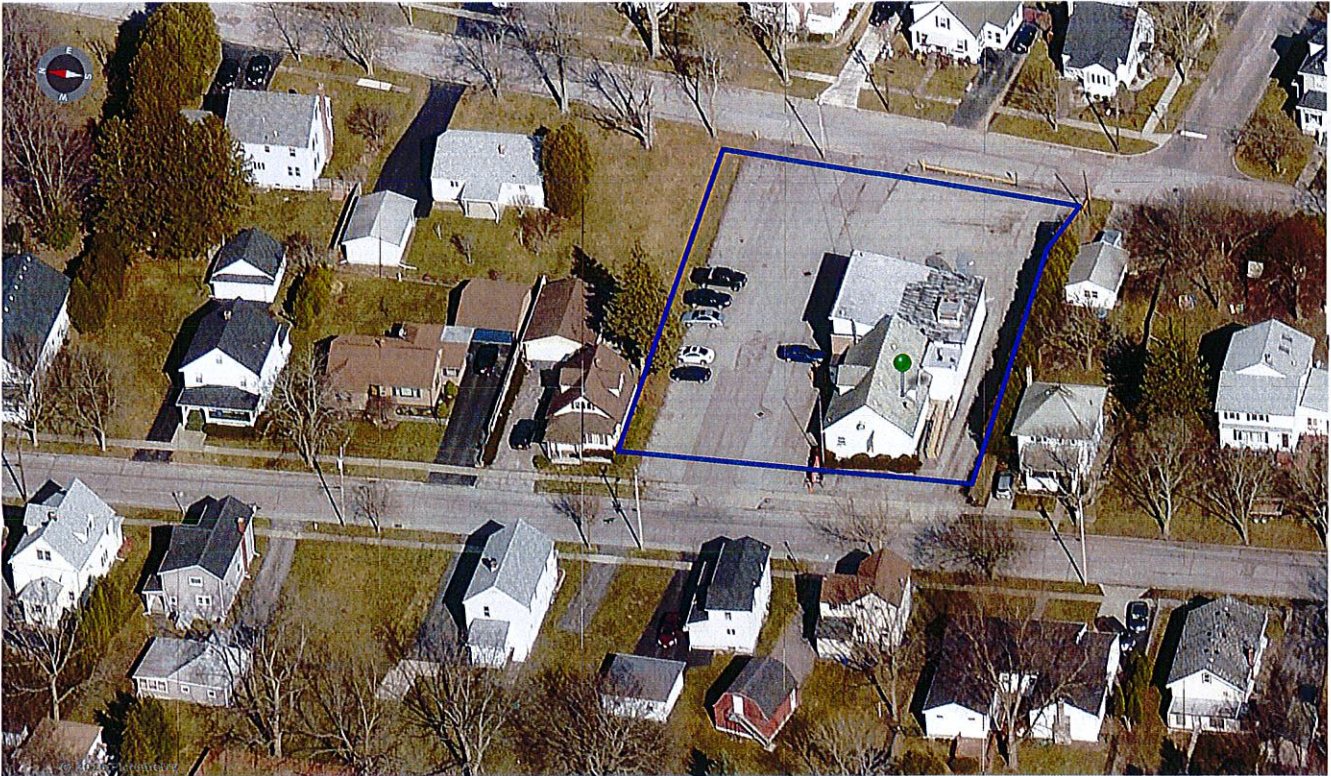
WWW.NORTHPOLEBATAVIA.COM

NORTH POLE
RESTAURANT & PARTY HOUSE

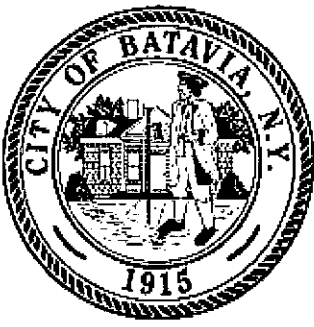
BANQUETS CATERING
PRIVATE PARTIES

WWW.NORTHPOLEBATAVIA.COM

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map: Auto 04/04/2013 Select Date image 1 of 18



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020

(585)-345-6345

(585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee

From: Doug Randall, Code Enforcement Officer

Date: 4/1/16

Re: 85 Main St.
Tax Parcel No. 84.049-1-46

Zoning Use District: C-3

The applicant, Ken Mistler (owner), has applied for approval to place two 15.64' x 1.5' window signs on the north elevation of this commercial building located within the Business Improvement District.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (1).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet the right of way of a state road or highway.

City Planning and Development Committee- Pursuant to section 190-14 D (2) (b), the Planning and Development Committee shall review and approve applications for sign permits on properties located within the B.I.D.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:

GCDP Referral # _____



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Required According to:

GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N

(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATIONBoard(s) Planning and Development CommitteeAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347

Ext. _____

2. APPLICANT INFORMATIONName Ken MistlerAddress 85 Main St.City, State, Zip Batavia, NY 14020Phone (585) 409 - 8405

Ext. _____

Email NYS1@me.comMUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia**3. TYPE OF REFERRAL:** (Check all applicable items)

- ☐ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☒ Other: Sign in BID

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 85-89 Main St.B. Nearest intersecting road Jackson St.C. Tax Map Parcel Number 84.049-1-46

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) C-3**5. REFERRAL CASE INFORMATION:**

A. Has this referral been previously reviewed by the Genesee County Planning Board?

☒ NO ☐ YES If yes, give date and action taken _____B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
BMC 190-14 D (2)(b)C. Please describe the nature of this request Approval to place two 15.64' x 1.5' window signs on the north elevation of this commercial use building located within the BID.**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☐ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

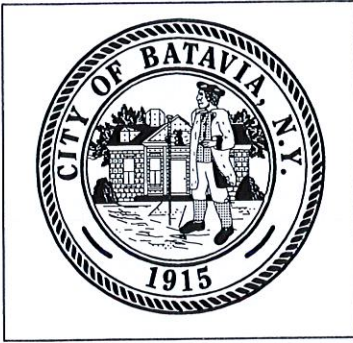
- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.

Email to planning@co.genesee.ny.us**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Douglas RandallTitle Code Enf. OfficerPhone (585) 345 - 6327

Ext. _____

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020Email drandall@batavianewyork.com



Permit No.: _____
Date: _____
Zone: C-3

84,049-1-46

SIGN PERMIT APPLICATION City of Batavia

One Batavia City Centre, Batavia, NY 14020
(585) 345-6345 • Fax (585) 345-1385

APPLICANT/OWNER:

Name

Ken Mistler

E-mail Address

NYS1@ME.com

Street Address

85 MAIN STREET

Phone

Fax

409 8405

City, State, Zip Code

BATAVIA NY

ADDRESS OF SIGN:

85 MAIN ST BATAVIA NY 14020

AREA OF SIGN:

Length _____ Width _____ Area _____

TYPE OF SIGN:

1. All sign applications must have an illustration of the sign with its dimensions and copy.
2. Freestanding signs must have a Sit Plan to show the sign's location on the property.
3. All other signs must include an elevation plan to show the sign's placement on the building.

☐ Freestanding

Set Back _____

Height _____

☐ Wall

Wall Length _____

Wall Height _____

Area _____

☐ Projecting

☐ Marquee

☐ Awning / Canopy

Length 8' 15.64'

Height 18''

Area 23.46 sq.'

☒ Window

Window Length 17.64'

Window Height 8.45'

Area 149 sq.'

☐ Portable

~~TEMPORARY INTERIOR WINDOW SIGN~~

Lighting:

☐ Internal

☐ External

37.25 sq. Permitted
23.46 Proposed.

Existing Signs (Please list all existing signs with dimensions):

Next level fitness Circle sign on facade 48' Round
external

Applicant's Signature

[Signature]

Date

3/24/16

Issuing Officer

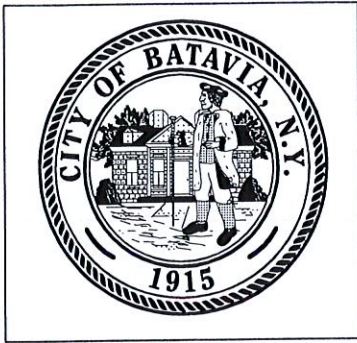
Date

Planning Board Chairperson

Date

FEES:

_____ \$25 Sign Permit _____ \$50 Special Sign Permit _____ \$10 Portable Sign



Permit No.: _____

Date: _____

Zone: C-3**SIGN PERMIT APPLICATION****City of Batavia**One Batavia City Centre, Batavia, NY 14020
(585) 345-6345 • Fax (585) 345-1385

APPLICANT/OWNER:

Name

Ken Mistler

E-mail Address

NYS1@ME.COM

Street Address

8788 BROADWAY AVE

Phone

4098405

Fax

City, State, Zip Code

BATAVIA NY 14020

ADDRESS OF SIGN:

85 MAIN STREET BATAVIA NY 14020

AREA OF SIGN:

Length _____ Width _____ Area _____

TYPE OF SIGN:

1. All sign applications must have an illustration of the sign with its dimensions and copy.
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3. All other signs must include an elevation plan to show the sign's placement on the building.

☐ Freestanding

Set Back _____

Height _____

☐ Wall

Wall Length _____

Wall Height _____

Area _____

☐ Projecting☐ Marquee☐ Awning / CanopyLength 8' 15.64'Height 18"Area 23.46 sq. ft.☒ WindowWindow Length 17.64'Window Height 8.45'Area 149 sq. ft.☐ Portable~~TEMPORARY INTERIOR WINDOW SIGN~~

Lighting:

☐ Internal☐ External37.25 sq. ft. Permitted
23.46 sq. ft. Proposed

Existing Signs (Please list all existing signs with dimensions):

Next level fitness circle sign on facade to Round

Applicant's Signature

[Signature]

Date

3/24/16

Issuing Officer

Date

Planning Board Chairperson

Date

FEES:

 \$25 Sign Permit \$50 Special Sign Permit \$10 Portable Sign

Next Level Fitness Center

entrance in back

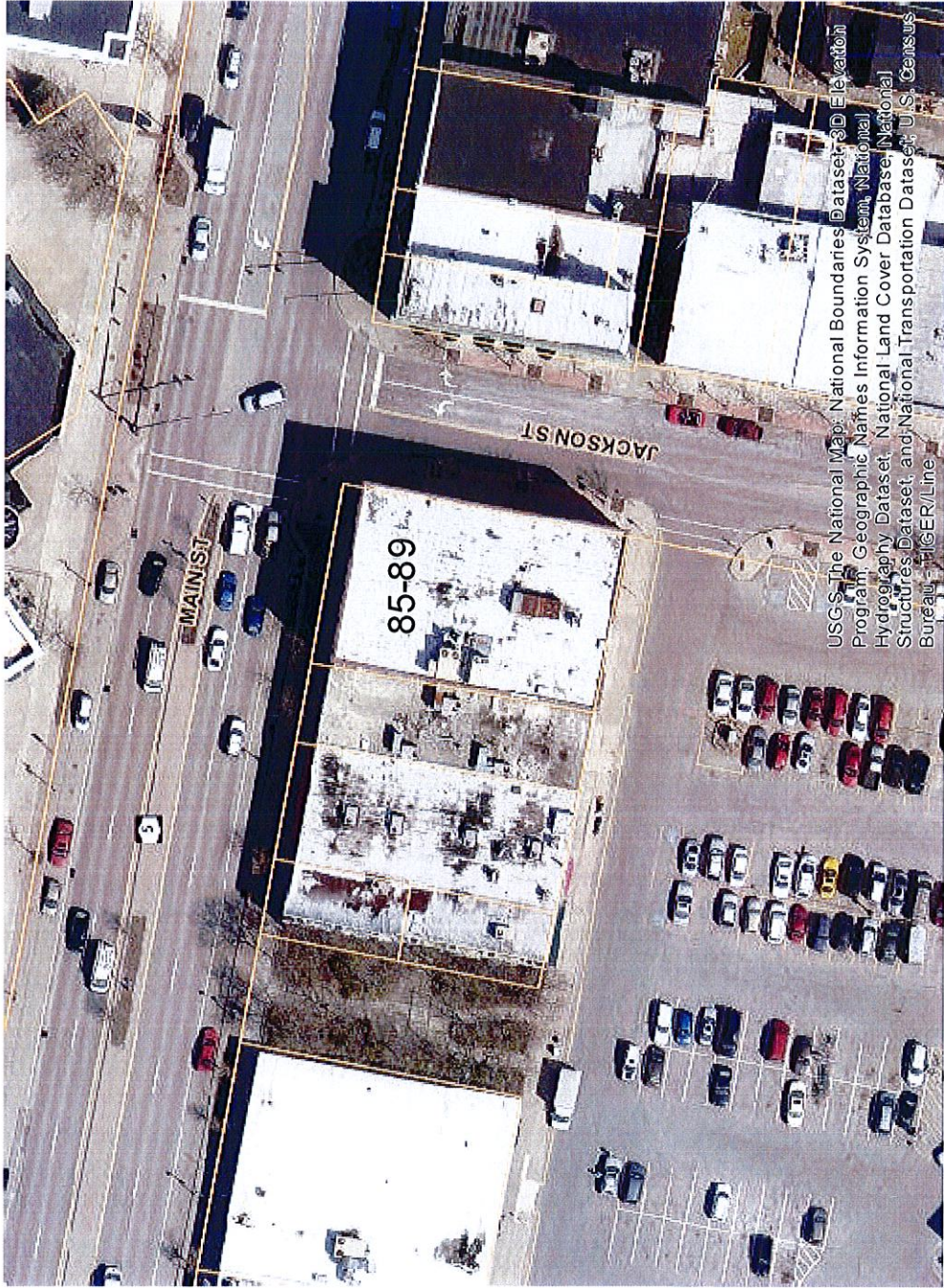


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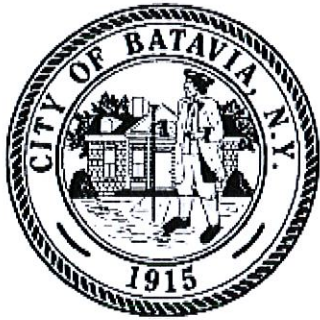
Next Level Fitness Center

 ZUMBA
FITNESS






USGS, The National Map, National Boundaries Dataset, 3D Elevation
Program, Geographic Names Information System, National
Hydrography Dataset, National Land Cover Database, National
Structures Dataset, and National Transportation Dataset, U.S. Census
Bureau, TIGER/Line



City of Batavia

To: Honorable Planning and Development Committee

From: Jason Molino, City Manager 

Cc: Felipe Oltramari, Genesee County Director of Planning

Date: May 12, 2016

Subject: Sign Code update

Following last month's meeting, please find the attached color zoning map. For the May 17th meeting Felipe and I would like to discuss options for zoning districts that would authorize electronic message boards.

Also attached please find a draft definition for electronic message boards for further discussion.

Lastly, attached is a draft model sign code. We have discussed the benefit of updating the code with the additions of electronic message board provisions. The attached model code provides a clearer understanding and interpretation of the sign code. Felipe and I will discuss the benefits of this format at the May meeting to gauge PDC interest in making this format change as part of the updates.

After the May meeting and direction is given with respect to zoning districts and format, we will begin to revise the code with the intent of having a draft sign code for your review by the June 21st meeting. We will also include revisions to the special sign permit section (190-43, (R)) as well as standards and guidelines for permit approvals without review.

If you have any questions please feel free to contact me.

Electronic Message Boards - Any sign that produces a static or changeable electronic message using light-emitting diodes (LED), liquid crystal display (LCD) or other digital display method; that is designed to provide an electronic message or display that may generate and periodically changed using an internal, external or remotely located electronic control system; which contains an illuminated, programmable message or graphic, whether fixed or moving.

Signs

A. Applicability

1. No sign may be erected, altered, refurbished or otherwise modified after the effective date of this Code except in accordance with the requirements of this Section.

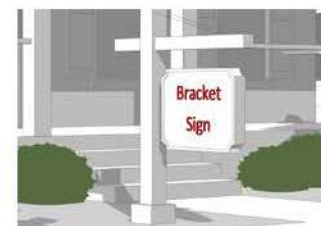
2. All signs must be located on the same lot as the permitted use and be clearly incidental, customary and commonly associated with the operation of the permitted use.



B. Signs in the Right-of-Way

1. Monument (ground) signs and bracket signs cannot encroach over the public right-of way.

2. Wall (cabinet) signs, awning signs, canopy signs, projecting signs, shingle signs, and sidewalk signs may encroach over the public sidewalk but cannot encroach on or over any streets or alleys, except public sidewalks. All signs must be a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.



C. Common Sign Plan

A common sign plan must be filed with the Zoning Enforcement Officer (ZEO) for all sites occupied by more than one tenant. After the filing of a common sign plan, all tenant signs must meet the requirements of the common sign plan. The applicant must indicate the standards of consistency of all signs on the subject property with regard to:

1. Colors;
2. Letter/graphics style;
3. Location of each sign;
4. Materials used in sign construction; and
5. Maximum dimensions and proportion.

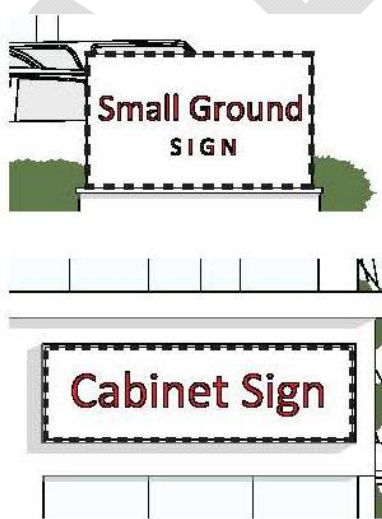
D. Computation of Sign Type Area

The area of a sign type is determined as follows.

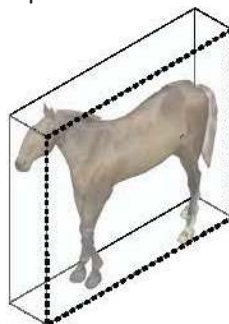
1. For signs consisting of freestanding letters or logos, sign area is calculated as the total area of the rectangle, circle or square that fully encloses each word or logo.



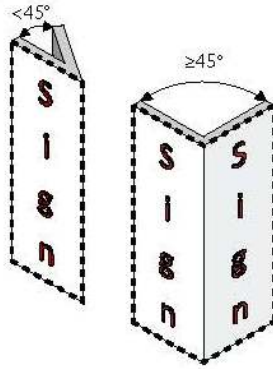
2. For cabinet or wall signs and signs on a background, the entire area of the background is calculated as sign area, including any material or color forming the sign face and the background used to differentiate the sign from the structure against which it is mounted. Sign area does not include any supports or bracing.



3. The sign area of a three-dimensional sign is calculated as total area of the smallest rectangle, circle or square that fully encloses the largest profile of the three-dimensional sign.



4. The area for a sign with more than one face is computed by adding together the area of all sign faces, except where the angle at which the two sign faces are placed does not exceed 45 degrees.

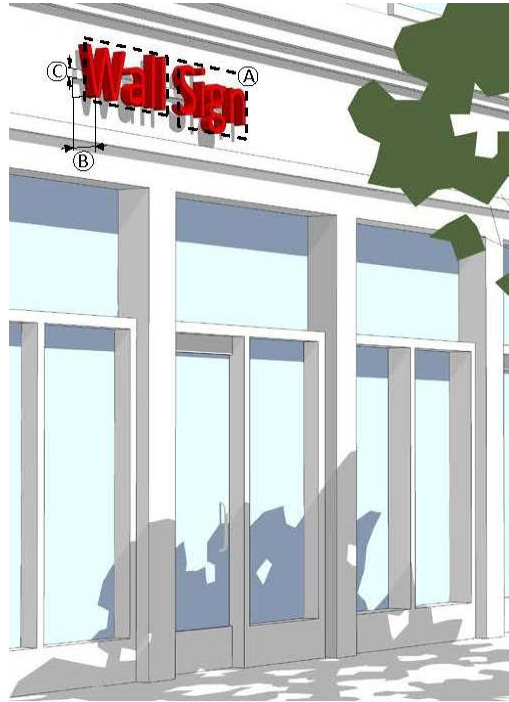


E. Measurement of Sign Height

5. The total height of a ground or bracket sign is measured from the highest point of the sign or supporting structure to the top of the adjacent curb, or to the crown of the road where no curb exists.



F. Wall or Cabinet Sign



Description

A sign placed painted against a building and attached to the exterior front, rear or side wall, extending no more than 12 inches, so that the display surface is parallel to the plane of the wall.

General Provisions

1. No portion of a wall sign may extend above the roof line or above a parapet wall of a building with a flat roof.
2. No portion of a wall sign may extend above the lower eave line of a building with a pitched roof.
3. A wall sign cannot cover windows or architectural details.
4. A wall sign can be externally or internally illuminated in accordance with Sec. O below.

Standards

A	Overall area allocation (max) Sign area allocation applies to each side of a building. Sign area allocation cannot be transferred from one side of building to another.	SU 1.5 sq. ft. per foot of building length	VHC 1 sq. ft. per foot of building length	TND Not Allowed
B	Projection - measured from building facade (max)	12 in.		
C	Raceway (max % of letter height)	50%		

Multi-tenant Sign

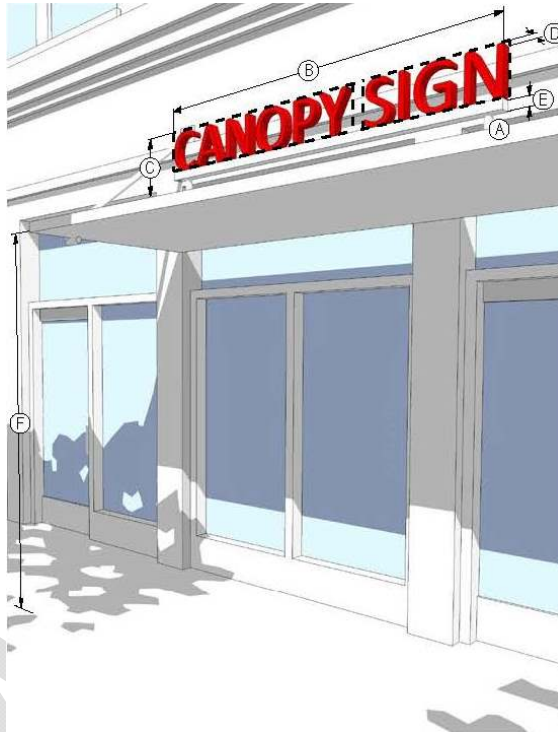
1. A development designed to accommodate at least 3 nonresidential tenants is allowed one additional square foot of sign area per linear foot of building facade, to be used exclusively as wall signage to display the name of the development or center.
2. The allocation of sign area cannot be transferred from one side of building to another.
3. No more than two such signs are allowed per building and no more than one sign per facade is allowed.

G. Awning Sign



Description				
A sign where graphics or symbols are painted, sewn, or otherwise adhered to the awning material as an integrated part of the awning itself.				
General Provisions				
<ol style="list-style-type: none"> 1. An awning sign cannot extend outside the awning. 2. Only awnings over ground story doors or windows may contain signs. 3. A maximum of one sign is allowed per awning face. 4. An awning sign may only be externally illuminated in accordance with <u>Sec. O below</u>. 				
Standards				
A	Overall area allocation (max) Sign area allocation applies to each side of a building. Sign area allocation cannot be transferred from one side of building to another.	SU 1.5 sq. ft. per foot of building length	VHC 1 sq. ft. per foot of building length	TND Not Allowed
B	Width (max % of awning width/ depth)	75%		
C	Height of text and graphics on valance (max)	2 ft.		
D	Area of sloping plane covered by sign (max)	25%		

H. Canopy Sign



Description				
A sign placed on a canopy so that the display surface is parallel to the plane of the wall.				
General Provisions				
<ol style="list-style-type: none"> 1. A canopy sign cannot extend outside the overall length or width of the canopy. However, a canopy sign may extend above or below the canopy. 2. A maximum of one sign is allowed per canopy. 3. Raceways are permitted for signs extending below or above the canopy. Otherwise, raceways are not permitted and the sign must be flush with the canopy face. 4. A canopy sign can be externally or internally illuminated in accordance with <u>Sec. O below</u>. 				
Standards				
A	Overall area allocation (max) Sign area allocation applies to each side of a building. Sign area allocation cannot be transferred from one side of building to another.	SU 1.5 sq. ft. per foot of building length	VHC 1 sq. ft. per foot of building length	TND Not allowed
B	Width (max % of canopy width)	75%		
C	Height of text and graphics (max)	2 ft.		
D	Depth (max)	1 ft.		
E	Raceway (max % of letter height)	50%		
F	Clear height above sidewalk (min)	10 ft.		

I. Projecting Sign



Description				
A sign attached to the building facade at a 90-degree angle, extending more than 12 inches. A projecting sign may be two or three-dimensional.				
General Provisions				
<ol style="list-style-type: none"> 1. A projecting sign must be located at least 25 feet from any other projecting sign. 2. A projecting sign may be erected on a building corner when the building corner adjoins the intersection of two streets. Allocation of sign area from both streets may be used; however, in no case can the sign exceed the maximum height and width standards. 3. The top of a projecting sign can be no higher than the top of the building. However, on one story buildings, the top of a projecting sign may have a maximum of 20% of the sign height above the top of the building. 4. Buildings stories and higher, a projecting sign must be located below the window sills of the 4th story. 5. A projecting sign can be externally or internally illuminated in accordance with <u>Sec. O below</u>. 				
Standards				
A	Overall area allocation (max) Sign area allocation applies to each side of a building. Sign area allocation cannot be transferred from one side of building to another.	SU 1.5 sq. ft. per foot of building length	VHC 1 sq. ft. per foot of building length	TND Not Allowed
B	Height ⁽¹⁾ (max)			
	Mounted below 2nd floor	4 ft.		

	Mounted between 2nd and 3rd floor	8 ft.
	Mounted above 3rd floor	12 ft.
C	Spacing from building facade (min/max)	1 ft./2 ft.
D	Projection width (max)	6 ft.
E	Depth (max)	1 ft.
F	Clear height above sidewalk (min)	10 ft.

(1) If a sign is mounted across two floors then the maximum height is the average of the maximum heights for each respective floor.

J. Shingle Sign



Description				
A small projecting sign that hangs from a bracket or support and is located over or near a building entrance.				
General Provisions				
<ol style="list-style-type: none"> 1. A shingle sign must be located within 5 feet of an accessible building entrance. 2. The hanging bracket must be an integral part of the sign design. 3. A shingle sign must be located below the window sills of the second story on a multi-story building or below the roof line on a single-story building. 4. A shingle sign cannot be illuminated. 				
Standards				
A	Sign area (max per sign)	SU 12 sq. ft.	VHC 9 sq. ft.	TND Not Allowed
B	Height (max)	3 ft.		

C	Spacing from building facade (min/max)	6 in./12 in.
D	Projection width (max)	3.5 ft.
E	Depth (max)	6 in.
F	Clear height above sidewalk (min)	10 ft.

K. Window Sign



Description				
A sign affixed to the inside of a window or door, or a sign placed within a building so as to be plainly visible and legible through a window or door.				
General Provisions				
<ol style="list-style-type: none"> 1. Windows signs are only allowed on ground story windows and doors. 2. A window sign can only be internally illuminated in accordance with <u>Sec. O below</u>. 				
Standards				
A	Area of all ground story windows and doors covered by signs (max combination of all windows and door covered by window signs)	SU 30 %	VHC 30 %	TND Not Allowed

L. Monument or Ground Sign



Description				
A sign attached to the ground along its entire length to a continuous pedestal that is no higher than 6 feet. A monument sign is horizontally oriented or is square.				
General Provisions				
<ol style="list-style-type: none"> 1. One monument sign is allowed per street frontage, except that one additional monument sign is allowed for properties with 200 feet or more of street frontage. Where more than one monument sign is permitted, signs along the same street frontage must be spaced a minimum of 150 feet apart. 2. A monument sign must be set back at least 5 feet from the front property line and 10 feet from a side property line. 3. A sign erected on a retaining wall is required to meet the standards for a monument sign. The height of the wall is included in the overall height calculation. 4. A monument sign can be externally or internally illuminated in accordance with <u>Sec. O below</u>. 				
Standards				
A	Sign area (max per sign)	SU 36 sq. ft.	VHC 16 sq. ft.	TND Not Allowed
B	Height (max)	6 ft.		
C	Depth (max)	18 in.		

M. Bracket Sign



Description				
A freestanding sign attached to the ground by one or more support structures that is not higher than 5 feet and hangs from a bracket or support.				
General Provisions				
<ol style="list-style-type: none"> 1. Only one bracket sign is allowed per building. 2. A bracket sign must be located at least 25 feet from any other bracket sign. 3. The hanging bracket must be an integral part of the sign design. 4. A bracket sign can only be externally illuminated in accordance with <u>Sec. O below</u>. 				
Standards				
A	Sign area (max per sign)	SU 12 sq. ft.	VHC 9 sq. ft.	TND 6 sq. ft.
B	Sign structure height (max)	5 ft.		
C	Sign area height (max)	3 ft.		
D	Sign area width (max)	3 ft.		
E	Sign structure/area depth (max)	6 in.		

N. Sidewalk Sign



Description				
A moveable sign not secured or attached to the ground or surface upon which it is located.				
General Provisions				
<ol style="list-style-type: none"> Each ground floor tenant can have one sidewalk sign that must be located adjacent to the primary façade with the principal customer entrance, but cannot be placed more than 8 feet from that facade. A sidewalk sign must be located at least 25 feet from any other sidewalk sign. Sidewalk signs must be removed and placed indoors at the close of business each day. Sidewalk signs cannot obstruct vehicular, bicycle or pedestrian traffic and must comply with ADA clearance and accessibility. A sidewalk sign cannot be illuminated. 				
Standards				
A	Sign area (max per sign)	SU 6 sq. ft.	VHC 6 sq. ft.	TND Not Allowed

B	Height (max)	3 ft.
C	Width (max)	2 ft.

O. Sign illumination

Illumination of signs must be in accordance with the following requirements.

1. External Illumination
 - a. Lighting directed toward a sign must be shielded so that it illuminates only the face of the sign and does not shine directly onto public right-of-way or adjacent properties.
 - b. Projecting light fixtures used for externally illuminated signs must be simple and unobtrusive in appearance, and not obscure the sign.

Internal Illumination a. Channel letters may be internally lit or back-lit.

2. Internal Illumination
 - a. Channel letters may be internally lit or back-lit.
 - b. For cabinet signs, the background must be opaque or a darker color than the message of the sign.
 - c. Exposed neon may be used for lettering or as an accent.

3. Prohibited Light Sources

The following light sources are not allowed:

- a. Blinking, flashing and chasing; and
- b. Bare bulb illumination.
4. Raceways and Transformers
 - a. If a raceway is necessary, it cannot extend in width or height beyond the area of the sign.
 - b. A raceway must be finished to match the background wall or canopy, or integrated into the overall design of the sign.
 - c. Visible transformers are not allowed.



External light sources



Internally lit channel letters



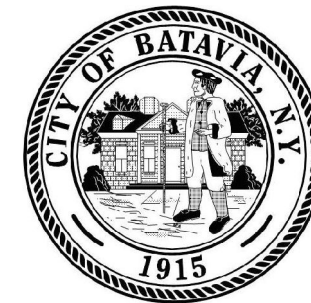
Back lit channel letters



Internally lit cabinet signs with darker background

P. Nonconforming Signs


1. An existing sign may change the face or panel of the sign that does not meet the area or height standards of this Code. However, in no instance can there be an increase in the degree of nonconformity. All new panels must conform to all illumination standards of Sec O (see above).
2. A sign must be brought into compliance with this Code if at any time the sign is altered, repaired, restored or rebuilt to the extent that the cost exceeds 50% of the estimated replacement cost of the sign (in current dollar value). All sign permits within any 6 consecutive calendar months will be aggregated for purposes of measuring the 50% standard.
3. If the repair is caused by involuntary damage or casualty, the sign may be repaired to any extent.



CITY OF BATAVIA

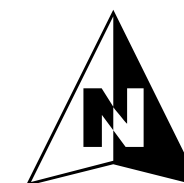
Zoning Map

Legend

 2015 Tax Parcels

Zoning District

-  Limited Commercial (C-1)
-  General Commercial (C-2)
-  Historic Overlay (H-O)
-  Central Commercial (C-3)
-  Industrial (I-1)
-  Industrial (I-2)
-  Industrial (I-3)
-  Land Conservation (L)
-  Planned Dev. Industrial (P-1)
-  Planned Dev. Medical (P-2)
-  Planned Dev. Serv. Commercial (P-3)
-  Planned Dev. Residential (P-4)
-  Residential (R-1)
-  Residential (R-1A)
-  Residential (R-2)
-  Residential (R-3)



0 1,000 2,000 3,000

Feet

Map Created by the
Genesee County Department of Planning
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