



VILLAGE OF JOHNSON CITY

MUNICIPAL BUILDING

243 MAIN STREET • JOHNSON CITY, NY 13790

www.villageofjc.com

Village Board

Martin Meaney, Mayor

Trustee John Walker

Trustee Clark Giblin

Trustee Adam Brown

Trustee Mary Jacyna

AGENDA—REGULAR MEETING OF THE VILLAGE BOARD

Tuesday, February 1, 2022 @ 7:30pm • Village Hall, 243 Main St., 1st Floor Training Room, Johnson City, NY

ORDER OF BUSINESS

1. ***PLEDGE OF ALLEGIANCE***

2. ***EXECUTIVE ORDER***

3. **MAYOR'S ANNOUNCEMENTS**

[3.1] The Village Zoning Board Meeting will be held Monday, February 14, 2022 at 7:30pm with a work session at 7:00pm.

[3.2] The next regular Village Board Meeting will be Tuesday, February 15, 2022 at 7:30pm with a work session at 5:30pm.

4. **APPROVAL OF BOARD MINUTES**

[4.1] January 18, 2022 Village Board Meeting Minutes

5. **BIDS** – None

6. **PUBLIC HEARINGS**

[6.1] Local Law Amending Sections of Chapter 300 of the Village Code regarding Sign Regulations.

7. **PETITIONS RECEIVED** – None

8. **PRIVILEGE OF THE FLOOR – VISITORS**

9. **COMMUNICATIONS**

[9.1] Correspondence from David Cohen, 64 St. Charles Street, requesting a fair hearing regarding trash pickup.

[9.2] Correspondence from Dave Drew of 14 Crocker Avenue regarding garbage can weight.

[9.3] Correspondence from J. Richard Totman, 32 N. Harrison Street regarding garbage bill.

[9.4] Correspondence from Binghamton Regional Afghan Immigration Network.

[9.5] Correspondence from Warren Alpaugh requesting forgiveness for violation.

[9.6] Correspondence from David Cohen regarding 62-64 St. Charles Street garbage classification.

10. **COMMITTEE/BOARD REPORTS** – None

11. DEPARTMENT REPORTS

- [11.1] Fire Department Overtime Report for the weeks of January 5, 2022 – January 19, 2022
- [11.2] Police Department Overtime Report for the weeks of January 5, 2022 – January 19, 2022
- [11.3] Police Department Monthly Report for December 2021

12. PAYROLL AND BILLS PRESENTED

Abstract #14 of the 2021 - 2022 Fiscal bills as stated and or amended and attached to the work session minutes.

GENERAL FUND	\$735,546.11
WATER FUND	\$70,705.65
SEWER FUND	\$11,420.70
REFUSE FUND	\$31,563.04
JSTP	\$430,033.16
VARPUR	\$0
CAPITAL	\$0
DEBT SERVICE	\$0

13. UNFINISHED BUSINESS – None

14. NEW BUSINESS

FINANCE & RULES (All Board Members)

Resolution #2022 – 28

A RESOLUTION APPROVING THE ADOPTION OF LOCAL LAW NO. 2-2022

WHEREAS, notice was given that the Village Board scheduled a public hearing for February 1, 2022 at 7:35 p.m. for Local Law No. 2 of the year 2022 entitled “A LOCAL LAW AMENDING SECTIONS OF CHAPTER 300 OF THE VILLAGE CODE REGARDING SIGN REGULATIONS”; and

WHEREAS, notice of said public hearing was duly advertised in the official newspaper of the Village and posted on the Village Clerk’s sign board; and

WHEREAS, the Broome County Planning Department reviewed the Local Law pursuant to GML § 239-m, and found no significant county-wide impacts; and

WHEREAS, said public hearing was duly held on the 1st day of February, 2022 at 7:35 p.m. and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Local Law, or any part thereof; and

WHEREAS, pursuant to Part 617 of the implementing regulations of the State Environmental Quality Review Act, it has been determined by the Village Board that adoption of said Local Law constitutes a Type I Action as defined under said regulations. The Village Board has considered the possible environmental impacts of the action, concluded that it will not have a significant adverse impact on the environment, and adopts a negative declaration with respect to the same; and

WHEREAS, the Village Board, after due deliberation, finds it in the best interest of the Village to adopt said Local Law.

NOW, THEREFORE, BE IT RESOLVED that the Village Board hereby adopts said Local Law as Local Law No. 2 of 2022 entitled “A LOCAL LAW AMENDING SECTIONS OF CHAPTER 300 OF THE VILLAGE CODE REGARDING SIGN REGULATIONS”, a copy of which is attached hereto and made a part hereof; and

BE IT FURTHER RESOLVED the Village Clerk be and hereby is directed to enter said Local Law in the minutes of this meeting and to give due notice of the adoption of said Local Law to the Secretary of State; and

BE IT FURTHER RESOLVED that this resolution will take effect immediately upon filing with the Department of State.

Resolution #2022 – 29

WHEREAS, a local law entitled “A LOCAL LAW AMENDING CHAPTER 264 OF THE VILLAGE CODE ENTITLED ‘VEHICLES AND TRAFFIC’” regarding parking on Main Street was introduced at this meeting; and

WHEREAS, the Village Board desires to hold a public hearing with respect to the adoption of said Local Law.

NOW, THEREFORE, BE IT RESOLVED that a public hearing will be held by the Village Board of the Village of Johnson City with respect to the adoption of the aforesaid Local Law at 7:35 p.m. on February 15, 2022; and it is further

RESOLVED, that the Village Clerk is hereby authorized and directed to cause public notice of said hearing to be given as provided by law.

Resolution #2022 – 30

Authorize forgiveness of \$105.00 for a refuse bill dated January 6, 2022 to Dave Drew, 14 Crocker Avenue.

Resolution #2022 – 31

Authorize forgiveness of \$105.00 for a refuse bill dated January 4, 2022 to J. Richard Totman, 32 N. Harrison Street.

Resolution #2022 – 32

Authorize forgiveness of \$105.00 for a refuse bill dated January 19, 2022 to Warren Alpaugh, 257 St. Charles Street.

PUBLIC SAFETY

FIRE

Resolution #2022 - 33

In accordance with the 2020 FY Staffing for Adequate Fire and Emergency Response Grant Program (Application No: EMW-2020-FF-01512), and the funds made available thereunder, appoint Alex Kocan to the position of Fire Fighter from Broome County Certified List #63-336, on a probationary basis, at a base salary of \$34,222.08 effective February 10, 2022 contingent upon the successful completion of a

background investigation, drug testing and medical exam and successful completion of recruit firefighter training, and EMT training.

Resolution #2022 - 34

In accordance with the 2020 FY Staffing for Adequate Fire and Emergency Response Grant Program (Application No: EMW-2020-FF-01512), and the funds made available thereunder, appoint Cody Arvanitakis to the position of Fire Fighter from Broome County Certified List #63-336, on a probationary basis, at a base salary of \$34,222.08 effective February 10, 2022 contingent upon the successful completion of a background investigation, drug testing and medical exam and successful completion of recruit firefighter training, and EMT training.

Resolution #2022 - 35

In accordance with the 2020 FY Staffing for Adequate Fire and Emergency Response Grant Program (Application No: EMW-2020-FF-01512), and the funds made available thereunder, appoint Nicholas Trayling to the position of Fire Fighter from Broome County Certified List #63-336, on a probationary basis, at a base salary of \$34,222.08 effective February 10, 2022 contingent upon the successful completion of a background investigation, drug testing and medical exam and successful completion of recruit firefighter training, and EMT training.

Resolution #2022 - 36

In accordance with the 2020 FY Staffing for Adequate Fire and Emergency Response Grant Program (Application No: EMW-2020-FF-01512), and the funds made available thereunder, appoint Mathew Topa to the position of Fire Fighter from Broome County Certified List #63-336, on a probationary basis, at a base salary of \$34,222.08 effective February 10, 2022 contingent upon the successful completion of a background investigation, drug testing and medical exam and successful completion of recruit firefighter training, and EMT training.

POLICE

Resolution #2022 – 37

Appointment of George Hayes to the part-time position of Desk Clerk for the Johnson City Police Department at a starting salary of \$17.25/hour to be effective on February 2, 2022.

PUBLIC WORKS

Resolution #2022 – 38

Authorize the Director of Public Services to sign an agreement with McFarland Johnson to perform construction management for the Floral Avenue Pavement Preservation Project.

Resolution #2022 – 39

Ratify authorization for the Director of Public Services sign an Agreement with Delta Engineers, Architects, & Land Surveyors to provide Professional Architectural and Engineering Services for the Renovation of the 60 Lester Avenue Facility.

Resolution #2022 – 40

Authorize the Director of Public Services sign an Agreement with Delta Construction Group LLC to provide Construction Management Services for the Renovation of the 60 Lester Avenue Facility.

RECREATION– No new business

PLANNING, ZONING & CODE ENFORCEMENT

Resolution #2022 – 41

A motion to appoint Stephanie Yezzi to the position of Director of Planning (Provisional) at the current salary per her PSA, effective February 2, 2022, contingent upon the successful completion of passing the required Civil Service test.

JOINT SEWAGE TREATMENT BOARD – None

15. ADJOURNMENT

To contact Village Board members via e-mail please use the following addresses:

Mayor Martin Meaney - jcmayor@villageofjc.com

Trustee John Walker - jwalker@villageofjc.com

Trustee Clark Giblin – cgiblin@villageofjc.com

Trustee Adam Brown – abrown@villageofjc.com

Trustee Mary Jacyna – mjacyna@villageofjc.com

**VILLAGE OF JOHNSON CITY
LOCAL LAW NO. 2 FOR THE YEAR 2022**

**A LOCAL LAW AMENDING SECTIONS OF CHAPTER 300
OF THE VILLAGE CODE REGARDING SIGN REGULATIONS**

Be it enacted by the Village Board of the Village of Johnson City as follows:

Section 1. Section 300-52 of the Village Code entitled “Sign Regulations” including Table 52-1 shall hereby be repealed and replaced with the following:

300-52.1.	Purpose
300-52.2.	General Requirements
300-52.3.	Signs Authorized Without Permit
300-52.4.	Permitted Signs
300-52.5.	Specific provisions by zoning category
300-52.6.	Construction and materials
300-52.7.	Prohibited Signs
300-52.8.	Nonconforming signs
300-52.9.	Permit exceptions
300-52.10.	Required permit information
300-52.11.	Expiration of permits
300-52.12.	Permit fees
300-52.13.	Notice of violations; time for compliance

§ 300-52.1. Purpose.

The primary purpose of these sign regulations in the Village of Johnson City is to identify the location or occupant for a parcel of land, promote and protect the public health, safety, and welfare by providing comprehensive restrictions on signage which shall include controls on height, quantity, location, spacing, shape, scale, lighting, motion, design, maintenance, and appearance. Regulations apply to the physical aspects of the sign, and not the content or message. These regulations also serve to:

- A. Ensure right to free speech as protected under the Constitution;
- B. Protect property values, create a more attractive economic and business climate and protect the physical appearance of the community;
- C. Provide businesses with effective means of identification with signs that are harmonious in color, size, and material with the building to which they relate, thereby preserving the existing character of the community and providing visual continuity across districts;
- D. <https://www.ecode360.com/print/15494264> - 15494264 Reduce traffic conflicts or hazards by minimizing visual distractions or obstacles in or visible from the public rights-of-way;
- E. Minimize the adverse effect of signs on nearby public and private property;
- F. Avoid personal injury and property damage from unsafe or confusing signs; and
- G. Establish a clear and impartial process for those seeking to install signs.

§ 300-52.2. General requirements.

The following apply to all signs in the Village of Johnson City, which are erected or installed after the effective date of this chapter:

- A. All signs must be constructed in accordance with New York State Uniform Fire Prevention and Building Code, shall be maintained in good condition, shall be kept free of defects or hazards and shall not be allowed to become dilapidated or deteriorated.

- B. Signs cannot be located on a public right-of-way or public property and must be located on the property on which the business is located;
- C. No sign shall obstruct the view at the intersection of any streets or be confused with traffic management signs or signals and shall be located at least eight feet from any property line;
- D. No sign shall impair or cause confusion of vehicular or pedestrian traffic in its design or color. Placement of signs shall not be permitted within sight triangle as defined by Section §300-53.14 (Visibility at Intersections) of the Village of Johnson City Zoning Code. No sign shall be located on a property or public right-of-way that advertises or promotes a business not located on the subject property.
- E. Every principal building or structure shall have street identification numbers subject to §505 of the Fire Code of New York State.
- F. If the property/structure contains walls facing more than one public street, the number of signs and the sign areas will be computed separately for each face of the building facing a different public street;
- G. When signs are required as part of the Site Plan Review, the Planning Board shall consider the compatibility of the sign's general character in context to its location, color(s), lettering, size and overall design.
- H. Except as otherwise provided, no person shall erect, substantially modify, relocate or substantially reconstruct any sign without first obtaining a sign permit from the Code Enforcement Office.
- I. For the purposes of this Article, substantial modification shall mean any change in the configuration, orientation, illumination, or purpose of the sign. Substantial reconstruction shall mean the removal and replacement of more than fifty percent (50%) of the existing signage structural elements.
- J. No sign permit shall be required for the repainting or repair of a sign in conformance with this Article.
- K. The Code Enforcement Officer shall require the proper maintenance of all signs, and such signs, together with their supports, shall be kept in good repair. The display surfaces shall be kept neatly painted at all times. The Code Enforcement Officer may order the removal of any sign that is not maintained in accordance with the provisions of this Article.
- L. Any signage not expressly permitted in this Article is prohibited in the Village of Johnson City.
- M. Any sign that no longer advertises the use of the property must be removed within sixty (60) days after written notification from the Code Enforcement Officer

§ 300-52.3. Signs authorized without permit.

The following types of signs may be erected in the Village of Johnson City without obtaining a permit. Although permits are not required for these signs, the signs shall conform to the height, setback and size requirements detailed in this chapter.

- A. Official sign, public notice sign, or warning sign supported by federal, state or local law (Example: New York State inspection station or authorized repair shop identification.);
- B. Any sign within a building not legible from the street or adjacent lots;
- C. Any sign within an enclosed outdoor space, such as athletic field, where the sign is not legible beyond the property lines;
- D. Works of art not displaying a commercial message;
- E. Banners not displaying a commercial message;
- F. Holiday decorations not displaying a commercial message;

G. Decals, logos, or emblems that identify the name of a business under sixty-four (64) square inches.

H. Light pole banners on private property are allowed as follows:

- [1] Light pole banners shall not display a commercial message.
- [2] Light pole banners are permitted for light poles in private parking lots and must be mounted so that they are held taut between support posts.
- [3] Light pole banners are limited to a maximum area of six square feet per banner.
- [4] Light pole banners must be mounted to project perpendicular from light poles.
- [5] Light pole banners must not be used as a temporary off-premise sign.

I. Directional signs: signs which provide direction and are located entirely on the property to which they pertain and, with the exception of a logo, do not advertise a business and do not exceed four square feet in area. Directional signs include signs identifying public rest rooms, public telephones, walkways or signs providing direction, such as parking lot entrance and exit signs, drive-up lanes, store/office/facility entrances, and those of a similar nature and do not exceed the following:

- [1] In residential districts, four square feet.
- [2] In CB, CO, OO, and NC districts, 8 square feet.
- [3] In GC and IN districts, 12 square feet.
- [4] For Multi-Tenant Commercial Developments, Mixed Use Developments and Shopping Centers in GC and PUD Districts, over 500,000 square feet in building area, a monument sign of a maximum of 14 feet in height and 120 square feet in area is permitted along interior road ways at the intersection of entrances roads from public streets.

J. Flags of any nation, state, municipality, or political subdivision, flags officially designated as a national, state, or local symbol, or flags of fraternal, religious, and civic organizations. Flags may be freestanding or wall-mounted.

- [1] Poles for freestanding flags are limited to the maximum height of the zoning district or thirty (30) feet, whichever is less.
- [2] Poles for freestanding flags must be setback a minimum of eight feet from any lot line and may be within front yard areas.
- [3] Wall-mounted flags may not extend over the public right-of-way.

K. Gasoline service station price signs: signs not exceeding three square feet advertising the price of gasoline and indicating self-service or full-service, when attached to a gasoline pump or pump service island.

L. Government signs: signs erected and maintained pursuant to and in discharge of any government function. There are no bulk requirements for government signs.

M. Government-installed or legally-established signs that control or direct traffic. Signs must conform to standards prescribed in the Manual on Uniform Traffic Control Devices (MUTCD) and any other relevant State guidelines. Such signs can be placed in the public right-of-way.

N. Home occupation signs: limited to one sign for each dwelling unit, not to exceed two square feet in area, indicating the name, location or identification of a home occupation. All home occupations signs must conform to the regulations permitted in the underlying zoning district.

- O. House numbers and nameplates: house numbers and nameplates, not exceeding two square feet in area for each dwelling unit.
- P. Memorial signs: memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other similar noncombustible material; historical markers erected by any government body or with a government permit. There are no bulk requirements for memorial signs.
- Q. "No Trespassing" and "No Dumping" signs: "No Trespassing" and "No Dumping" signs not to exceed two square feet in area per sign. Such signs shall be permitted within the street setback and side and rear yards.
- R. Signs advertising for public, quasi-public, nonprofit, church, schools, hospital or other similar uses shall be located on the same premises as the use.

S. Temporary Signs

[1] Temporary signs, which shall not exceed six square feet in area unless otherwise stated in this Section, provided that such sign is erected or displayed not less than eight (8) feet from the property line.

[2] A maximum of one sign is permitted per lot, with the exception of a corner lot which is allowed two signs, one facing each street. Exceptions to the one sign maximum are indicated by sign types, as noted below.

[3] No temporary signs are permitted to be off-premise.

[4] Any sign requiring electricity must conform to requirements for permanent signs requiring electricity under this Article.

[5] The temporary signs authorized below are permitted within the Village of Johnson City and are authorized only under the circumstances and limitations described.

a. Temporary Business Signs shall be permitted in the following situations:

- i. New businesses awaiting the erection of a permanent sign, not to exceed a period of thirty (30) days.
- ii. A business which has lost the use of an existing sign by reason of fire or other catastrophe, not to exceed a period of thirty (30) days.

b. Special Event Signs

- i. A temporary banner or portable sign promoting a special event at a commercial establishment may be erected for a period not to exceed fourteen (14) days.
- ii. Each business is permitted temporary signage for one special event per calendar year.

c. Temporary sidewalk signs are allowed in accordance with design specifications for A-Frame Signs, as defined here in.

- i. One sign is permitted for each business.
- ii. The maximum size of an A-Frame sidewalk sign is six square feet.
- iii. Said sign cannot be located on the public right-of-way or public property and must be located on the property on which the business is located.

- iv. Said sign must be located at least eight feet from any other sidewalk sign.
 - v. Said sign must not interfere with normal pedestrian traffic, must comply with ADA clearance requirements, and must be kept in an attractive and safe condition.
 - vi. Directional or illuminated signs are not permitted.
 - vii. Sign must be removed and placed indoors at the close of business each day.
 - viii. Sidewalk signs within the iDistrict Overlay must conform the requirements identified in Article 57.
- d. Feather Flags
- i. One feather flag sign shall be permitted for every seventy-five (75) feet of frontage.
 - ii. Size shall be a maximum of twenty (20) square feet.
 - iii. Feather flag signs may stay up for a maximum of one month per calendar year. Feather flags may not obstruct public sidewalks or roads.
- e. Residential Event Signs
- i. Signs and notices advertising an open house, garage sale or similar event may be placed no more than five days prior to the event and must be removed within three days of the conclusion of the event. These signs must be placed on the property where the open house, garage sale or similar event is being held.
 - ii. For each particular event, one sign not to exceed six square feet on either side may be displayed on the premises for a period not to exceed seven days.
 - iii. In addition, up to a maximum of two directional signs may be displayed during the hours of the event.
 - iv. All such signs must be kept in an attractive and safe condition.
- f. Charitable Event Signs and Banners
- i. Signs, notices, or banners advertising events or activities of churches or other not-for-profit organizations may be placed no more than 15 days prior to the event and must be removed within three days of the conclusion of the event. These signs must be placed on the property where the event or activity is being held or on a commercially zoned property.
 - ii. The banner must be made of canvas or other material of equal or better durability and must be kept in an attractive and safe condition.
 - iii. The banner may not exceed fifteen (15) square feet, and may not include advertisements for commercial products or services.
- g. Walking Signs
- Signs worn, held, balance, or carried by sign walkers shall be permitted, subject to the following regulations:
- i. Hand-held and walking signs are allowed to identify, promote or advertise sales, activities, or events located within the Village of Johnson City only.

- ii. Walking signs may be worn, held, balanced or carried by sign walkers with no throwing of signs in the air or twirling, spinning or tossing of signs.
 - iii. Walking signs must be located on the property in which the sale, activity or event takes place.
 - iv. No more than one such sign shall be allowed per business or use.
 - v. Walking signs shall not be in use for longer than five consecutive days.
 - vi. Walking signs may not be located within the travel lane of any street or with any street median or landscape island.
 - vii. Walking signs shall not be located in the sight visibility triangle at street corners which is measured a distance of twenty-five (25) feet back from the intersection of the lines from the street line, as defined in Section § 300-70.2, Definitions, and a line connecting these points, or in any manner that impacts the safety of vehicles on adjacent streets by blocking visibility at driveways or intersections.
 - viii. Hand-held and walking signs, including costumes, characters and mascots, shall be limited to no more than eight feet in height above grade at the highest point.
- h. Realty Sales or Rental Property
- i. Multifamily retail and subdivision sales signs. One sign shall be permitted; its purpose is to advertise the availability of rental units, subdivision lots and houses. The sign may contain information on rent levels, numbers of bedrooms, housing prices, financing, descriptive matter and the like. The sign shall be limited to thirty-two (32) square feet in size. The sign may be located on any lot within the subdivision or multifamily project area, but shall not be located upon a public right-of-way. The sign shall be subject to the restrictions and regulations of the zoning district in which it is located.
 - ii. One real estate sign on any lot or parcel, provided that such sign is located entirely within the property to which the sign applies, is not directly illuminated, does not exceed six square feet in area in a residential district and sixteen (16) square feet in area for industrial/commercial property in a commercial/industrial zoning district and is removed within seven days after the sale, closing, rental or leasing.
 - iii. In the case of all realty sales or rental signs, signs must be kept in an attractive and safe condition and must be removed within three days of completion of transaction.
 - iv. No sign is authorized on Village property or in the public right-of-way.
- i. Contractors' Signs
- i. One sign is permitted per contractor, financial institution or other related agency and must be located on the property where construction is occurring.
 - ii. Residential Districts
 - 1. Sign shall not exceed thirty-two (32) square feet in area for a residential subdivision.
 - 2. Construction signs for individual residential construction projects shall be limited to four square feet in area and cannot be placed before start of construction and must be removed at completion of work.
 - iii. Commercial and all other districts

1. Sign shall not exceed sixty-four 64 square feet.
2. Such signs shall be removed five days after the completion of construction or the placement of an approved permanent sign.
3. Signs must be kept in an attractive and safe condition and may not be placed on Village property or on the public right-of-way.

T. Political Signs

- i. Political and campaign signs: political and campaign signs on behalf of candidates for public office or measures on election ballots, provided that the signs are subject to the following regulations:
 - a. All signs shall comply with the provisions of §300-53.14, Visibility at intersections.
 - b. Political and campaign signs are permitted in all zoning districts.
 - c. The signs shall not be erected earlier than thirty (30) days prior to a primary or special election and thirty (30) days prior to a general election. All signs shall be removed within five days following said election.
 - d. The number of signs on any one parcel of land is not restricted, but the total combined size of the signs shall not exceed thirty-two (32) square feet in area and shall not exceed five feet in height from the surrounding grade. In addition, in residential zoning districts, no individual sign shall exceed sixteen (16) square feet in size. Signs shall not be erected in such a manner as to constitute a roof sign. Notwithstanding the provisions of this chapter, a sign may be placed upon any legally existing off-premises sign structure, but not so as to cover an already existing sign.
 - e. This section in no way prohibits the display or use of bumper stickers, cartop signs and signs inside the window of a building.
 - f. The sign must be kept in an attractive and safe condition and may not be placed on Village property or on the public right-of-way.

U. Long Term Temporary Signs

[1] New Development / Leasing Signage

- a. Project identification signs for multi-family developments over fifteen (15) units or lots shall be permitted a sign, located within twenty (20) feet of the entry point, which promotes the sale or lease of said units or lots.
- b. Signage shall be permitted for a period not to exceed five years or whenever all lots have been sold, whichever comes first.
- c. Signage shall not exceed thirty-two (32) square feet in size.

[2] Construction Site Signage

- a. Business Identification Signs indicating directions to an open business during construction are allowed during active construction only.

§ 300-52.4. Permitted Permanent signs.

The following regulated permanent signage types are considered permitted signs in the Village of Johnson City, unless otherwise noted in this Article:

A. General Regulations: The following general regulations apply to each sign type. Additional regulations are provided in this Article by zoning district.

- [1] All signs must be located on private property and comply with the dimension and setback requirements contained in this Section.
- [2] No sign shall be erected, relocated, or maintained so as to prevent ingress to or egress from any door, window, or fire escape.
- [3] Sign area.
 - a. The area of a sign will include all lettering, wording, and accompanying designs and symbols with the background area, but will not include any supports, framework, or bracing.
 - b. The area of a sign applied to a building will include all lettering, wording and designs/symbols with the background area.
 - c. When a sign consists of individual letters or symbols attached to or painted on a surface, the area will be considered to be the smallest rectangle that encompasses all letters/symbols.
- [4] Signs projecting over walkways or sidewalks must have a minimum clearance between the bottom of the sign and the ground of ten (10) feet. Signs projecting over a traffic area, such as a driveway or parking lot aisle must have a minimum clearance between the bottom of the sign and the ground of fifteen (15) feet.
- [5] Digital Messaging is allowed on Monument Signs only as outlined below (§300-52.414.) and must comply with additional regulations provided in this Article per zoning district.

B. Wall Sign.

The following regulations apply to wall signs:

- [1] No portion of a wall sign may project above the roof line or above the parapet wall of a building with a flat roof.
- [2] A wall sign may not cover windows or architectural details.
- [3] Wall signs may be internally or externally illuminated.
- [4] Signage area, as depicted below, is calculated by multiplying the height of the sign by the length of the sign:



C. Awning Sign.

The following regulations apply to awning signs:

- [1] Awning signs may not extend outside the awning.
- [2] Signs are allowed on ground floor awnings only.
- [3] Awning signs may be externally illuminated only.
- [4] Signage area, as depicted below, is calculated by determining the total area of rectangular spaces around sign messaging:



D. Canopy Sign.

The following regulations apply to building mounted canopy signs:

- [1] Canopy signs may not extend outside the surface area of the canopy.
- [2] Signs are allowed on ground floor canopies only.
- [3] Canopy signs may be externally illuminated or, if internally illuminated, provide sufficient downlighting onto the sidewalk.
- [4] Canopy signs shall not exceed one and a half feet in height or the height of vertical thickness of the canopy, whichever is greater.
- [5] The sign area of a canopy sign shall be counted toward the total allowable wall sign area of the parallel face to which the marquee is attached.
- [6] Signage area, as depicted below, is calculated by multiplying the sign height by the sign width:



E. Free Standing Canopy Sign.

The following regulations apply to free standing canopy signs:

- [1] Canopy signs may not extend outside the surface area of the canopy and shall be designed to be compatible with the design and colors of the primary associated building and surrounding area.
- [2] Signage is limited to a total area not to exceed twenty-four (24) square feet per side. Total signage on canopy must not exceed 35% of the total canopy area.
- [3] Signage may be located on as many sides of the canopy as desired, but shall at no time exceed the total permitted area, as defined above.



F. Window Sign.

The following regulations apply to window signs:

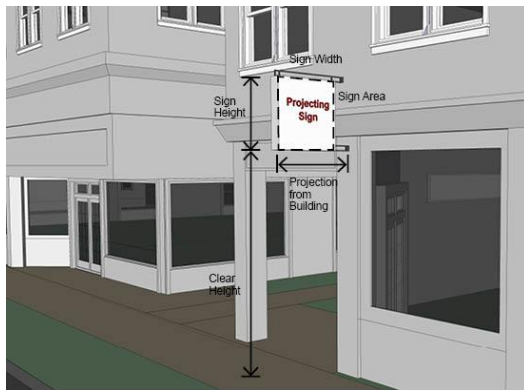
- [1] Window signs shall not be considered temporary signage if they are not intended to be changed or replaced within six months from date of installation, or text exceeds six inches in height.
- [2] Signs hanging from a ceiling or post that are not affixed to the glass of the window but within twelve (12) inches of the window shall be considered as a window sign.
- [3] Signage area, as depicted below, is calculated by determining the total area of rectangular spaces around sign messaging:



G. Projecting/Perpendicular Sign.

The following regulations apply to projecting / perpendicular signs:

- [1] No portion of a projecting sign may be higher than the top of the building.
- [2] No portion of a projecting sign may be located higher than the top of the second floor of the building.
- [3] Any part of a sign extending over pedestrian areas must have a minimum height clearance of ten (10) feet.
- [4] The projecting sign may not project more than three feet from the building line and shall not be nearer than four feet to the curb line of the street.
- [5] The sign post or bracket is not included in the signage calculation.
- [6] Signage area, as depicted below, is calculated by multiplying the sign height by the sign width:



H. Freestanding Pylon Sign.

The following regulations apply to freestanding pylon signs:

- [1] A freestanding pylon sign may be located only on a site frontage adjoining a public street.
- [2] Signage area, as depicted below, is calculated by multiplying the sign height by the sign width. The sign post or bracket is not included in the signage calculation.
- [3] Sign height is as follows (See allowable heights in Tables 52-7 & 52-8):



Two post freestanding pylon sign



Single side post freestanding pylon sign

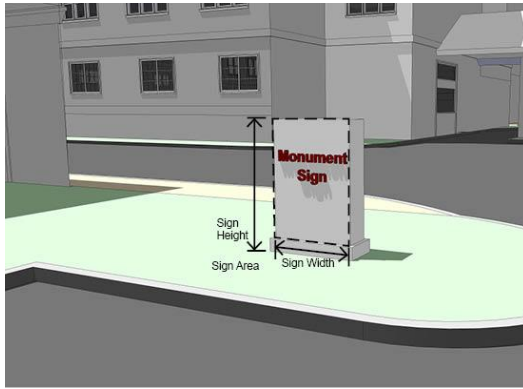


Single center post freestanding pylon sign

I. Monument Sign.

The following regulations apply to monument signs:

- [1] One monument sign allowed for each frontage along a Primary or Secondary Street.
- [2] Must be set back at least twelve and one-half (12.5) feet from the front property line and in no case may interfere with safe vehicle and pedestrian traffic.
- [3] May not be closer than eighty (80) feet from any other monument sign located on the neighboring lots on the same frontage.
- [4] Digital messages or graphics are only permitted on monument style signs in the General Commercial Zoning District. Digital messages are prohibited on all other sign types and in all other zoning districts.
 - a. The message shall change no more than once per day and shall consist of a single color.
 - b. Digital message signs shall not be located within five hundred (500) feet of a residentially zoned property as measured along the street line on which the sign is located.
 - c. The illumination from a digital message sign shall be controlled not to be visible from or cast light or shadows onto adjacent properties or cause unwanted glare in accordance with Article 55.
 - d. The use of any digital messages on a site shall result in an overall reduction in the allotted sign area of 25%.
- [5] Signage area, as depicted below, is calculated by multiplying the sign height by the sign width (See § 300-52.4 A-3).



J. Signs in Multi-Tenant Commercial Developments

The following regulations apply to multi-tenant commercial signs:

[1] Multi-Tenant Commercial Developments refers to a mixture of 5 or more stores, shops, offices, restaurants or similar businesses offering a variety of goods and services and residential housing, occupying adjoining structures whether attached or detached having a common interrelated parking, loading and site circulation system with consolidated access to public roads regardless of whether portions of the development are owned by separate entities, provided that deed restrictions and cross easements are reviewed and approved by the Village Planning Board.

[2] Each multi-tenant commercial development may have:

- a. One single or double-faced monument sign, per entrance.
- b. Monument sign may be used as a multi-tenant directory sign indicating the name of the occupants of a building or multiple buildings. Each business may have no more than one reference as part of the monument sign.

[3] Tenants.

- a. Each tenant of a multi-tenant commercial development shall be allowed a sign, however, such sign shall not exceed 5% of the portion of the total area leased by the tenant and shall not exceed the maximum sign area prescribed by this Article.
- b. All façade signs shall be of a uniform, harmonious design as prescribed by this Article and shall be affixed to the façade of the building.

K. Subdivision Entry or Other Identification Sign.

The following regulations apply to subdivision entry signs:

[1] One sign identifying the name of a project located at the entrance to a development that has:

- a. Greater than ten (10) single-family detached or single-family attached, twenty (20) townhouses, or twenty (20) multi-family housing units.
- b. One such sign shall be permitted for each entrance on a different street or highway.

L. Drive-In Facilities.

The following regulations apply to drive-in facility signs:

- [1] Businesses with drive-in facilities are limited to one sign, not exceeding twenty-four (24) square feet **for each drive-in lane**. The sign shall be located adjacent to the drive-in lane and shall be easily visible to motorists using the lane. If the drive-in lane or facility is removed or not operating for a period exceeding sixty (60) days, the sign must be removed.
- [2] Such signs shall only provide information which will assist the motorist in using the facility. Such signs may include but shall not be limited to video menu boards, menus, banking instructions, manual car wash instructions and other signs of a similar character. Advertising of products not offered at the facility is not permitted on these signs.

§ 300-52.5. Specific provisions by zoning category.

A. Maximum Signs and Sign Area by District.

- [1] Each property shall be permitted a maximum square footage for each sign type based on the zoning district in which it is located, as prescribed in Tables 52-5 and 52-6. In no instance, exclusive of a variance granted by the Zoning Board of Appeals *Administration and Enforcement*, no business or organization may exceed the maximum square footage as follows:

B. Permitted Signs by District

The following signs are permitted in each district as defined below.

Table 52-1: Residential Districts

	RR	USF	SSF	UTF	UMF	SMF
Wall Sign	P	P	P	P	P	P
Awning Sign	NP	NP	NP	NP	NP	NP
Canopy Sign	NP	NP	NP	NP	NP	NP
Window Sign	P	P	P	P	P	P
Projecting Sign	P	P	P	P	P	P
Freestanding Pylon Sign	NP	NP	NP	NP	NP	NP
Monument Sign	P	P	P	P	P	P
Multi-Tenant Commercial Sign	NP	NP	NP	NP	NP	NP
Drive-In Facility Sign	NP	NP	NP	NP	NP	NP

Table 52-2: Commercial/Non-Residential Districts

	NC	CB	GC	CO/OO	I	PUD	iDistrict Overlay
Wall Sign	P	P	P	P	P	Please refer to specific signage requirements as noted within PUD Approval and Overlay Districts	Please refer to signage regulations in Article 57.
Awning Sign	P	P	P	P	P		
Canopy Sign	P	P	P	P	P		
Window Sign	P	P	P	P	P		
Projecting Sign	P	P	P	P	P		
Freestanding Pylon Sign	NP	NP	P	NP	P		
Monument Sign	P	NP	P	P	P		
Multi-Tenant Commercial Sign	P	NP	P	P	P		

Drive-In Facility Sign	P	P	P	P	P		
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C. Maximum Number of Signs Based on the Zoning District in which it is Located.

Each district is permitted a maximum number of sign type per the following regulations. The maximum number of signs may be split among permitted sign types and number, with a maximum of three sign types permitted per use in non-residential districts and a maximum of two sign types permitted in residential districts, unless indicated otherwise. A maximum of two sign types shall be permitted within the I-District Overlay Zone. Number of sign types shall exclude directional and directory signs.

Table 52-3: Residential Districts

	RR	USF	SSF	UTF	UMF	SMF
Wall Sign	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure
Awning Sign	NP	NP	NP	NP	NP	NP
Canopy Sign	NP	NP	NP	NP	NP	NP
Window Sign	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure
Projecting Sign	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure	1 Per Structure
Freestanding Pylon Sign	NP	NP	NP	NP	NP	NP
Monument Sign	1 Per Lot	1 Per Lot	1 Per Lot	1 Per Lot	1 Per Lot	1 Per Lot
Multi-Tenant Commercial Sign	NP	NP	NP	NP	NP	NP
Drive-In Facility Sign	NP	NP	NP	NP	NP	NP

Table 52-4: Commercial/Non-Residential Districts

	NC	CB	GC	CO/OO	I	PUD	iDistrict Overlay
Wall Sign*	1 Per Use	1 Per Use	1 Per Use	1 Per Use	1 Per Use	Please refer to specific signage requirements as noted within PUD Approval	Please refer to signage regulations in Article 57.
Awning Sign	1 Per Use	1 Per Use	1 Per Use	1 Per Use	1 Per Use		
Canopy Sign	1 Per Use	1 Per Use	1 Per Use	1 Per Use	1 Per Use		
Window Sign	No max	No max	No max	No max	No max		
Projecting Sign	1 Per Use	1 Per Use	1 Per Use	1 Per Use	1 Per Use		
Freestanding Pylon Sign	NP	NP	1 Per 400' of Frontage	NP	1 Per 300' of Frontage		
Monument Sign	1 Per Lot	NP	1 Per 400' of Frontage	1 Per Lot	1 Per 400' of Frontage		
Multi-Tenant Commercial Sign	1 Per Entrance	NP	1 Per Entrance	1 Per Entrance	1 Per Entrance		
Drive-In Facility Sign	1 Per Lane	1 Per Lane	1 Per Lane	1 Per Lane	1 Per Lane		

* If a business is located in a building with two street frontages, a total of two wall signs may be permitted for a total number of four signs.

D. Maximum Square Footage.

The maximum sign area is indicated below.

Table 52-5: Residential Districts

	RR	USF	SSF	UTF	UMF	SMF
Wall Sign	24 sf	24 sf	24 sf	24 sf	24 sf	24 sf
Awning Sign	NP	NP	NP	NP	NP	NP
Canopy Sign	NP	NP	NP	NP	NP	NP
Window Sign	15% of Window Area	15% of Window Area	15% of Window Area	15% of Window Area	15% of Window Area	15% of Window Area
Projecting Sign	6 sf	6 sf	6 sf	6 sf	12 sf	12 sf
Freestanding Pylon Sign	NP	NP	NP	NP	NP	NP
Monument Sign	12 sf	6 sf 12 sf (Religious Institutions)	6 sf 12 sf (Religious Institutions)	6 sf 12 sf (Religious Institutions)	20 sf	12 sf
Multi-Tenant Commercial Sign	NP	NP	NP	NP	NP	NP
Drive-In Facility Sign	NP	NP	NP	NP	NP	NP

Table 52-6: Commercial/Non-Residential

	NC	CB	GC	CO/OO	I	PUD	iDistrict Overlay
Wall Sign	25% of Wall Area Not to exceed 48 sf	50% of Wall Area Not to exceed 48 sf	***25% of Wall Area Not to exceed 100 sf	25% of Wall Area Not to exceed 80 sf	25% of Wall Area Not to exceed 100 sf	Please refer to specific signage requirements as noted within PUD Regulations.	Please refer to signage regulations in Article 57.
Awning Sign	15% of Canopy Surface	25% of Canopy Surface	25% of Canopy Surface	20% of Canopy Surface	20% of Canopy Surface		
Canopy Sign	Max. 15% of Canopy Surface	Max. 25% of Canopy Surface	Max. 25% of Canopy Surface	Max. 20% of Canopy Surface	Max. 20% of Canopy Surface		
Window Sign	Max. 25% of Window Area	Max. 25% of Window Area	Max. 25% of Window Area	Max. 25% of Window Area	Max. 25% of Window Area		
Projecting Sign	6 sf	20 sf	20 sf	15 sf	20 sf		
Freestanding Pylon Sign	NP	NP	80 sf	NP	80 sf		
Monument Sign	40 sf	NP	80 sf	24 sf	80 sf		
Multi-Tenant Commercial Sign	40 sf*	NP	80 sf**	24 sf	80 sf		
Drive-In Facility Sign	24 sf	24 sf	24 sf	24 sf	24 sf		

*In NC Zone, maximum of forty (40) sf for the first four tenants, each additional tenant shall have fifteen (15) sf, not to exceed two hundred (200) sf.

** In GC Zone maximum of eighty sq feet for first 4 tenants and 20 sq ft for each additional up to 300 sq feet. For Multi-Tenant Developments over 500,000 square feet in building area, 200 square feet for first 4 tenants /uses and an additional 24 square feet for each additional tenant/use up to a maximum of 400 square feet.

***For buildings located more than 100 ft from street or Front line, 1 sf of additional wall signage is permitted per foot over 100 ft from street or front line to a maximum of 300 sf not to exceed 25% of wall area .

E. Maximum sign height is based on Zoning District in which it is located.

Table 52-7: Residential Districts

	RR	USF	SSF	UTF	UMF	SMF
Wall Sign	P	P	P	P	P	P
Awning Sign	NP	NP	NP	NP	NP	NP
Canopy Sign	NP	NP	NP	NP	NP	NP
Window Sign	P	P	P	P	P	P
Projecting Sign	P*	P*	P*	P*	P*	P*
Freestanding Pylon Sign	NP	NP	NP	NP	NP	NP
Monument Sign	10 ft	8 ft	8 ft	8 ft	8 ft	12 ft
Multi-Tenant Commercial Sign	NP	NP	NP	NP	NP	NP
Drive-In Facility Sign	NP	NP	NP	NP	NP	NP

* Maximum height 8 feet above grade.

Table 52-8: Commercial/Non-Residential Districts

	NC	CB	GC	CO/OO	I	PUD	iDistrict Overlay
Wall Sign	P	P	P	P	P	Please refer to specific signage requirements as noted within PUD Approval and Overlay Districts	Please refer to signage regulations in Article 57.
Awning Sign	P	P	P	P	P		
Canopy Sign	P	P	P	P	P		
Window Sign	P	P	P	P	P		
Projecting Sign	9 ft vertical clearance	9 ft vertical clearance	9 ft vertical clearance	9 ft vertical clearance	9 ft vertical clearance		
Freestanding Pylon Sign	NP	NP	30 ft	12 ft	16 ft		
Monument Sign	16 ft	NP	30 ft	10 ft	16 ft		
Multi-Tenant Commercial Sign	24 ft	NP	30 ft	12 ft	16 ft		
Drive-In Facility Sign	10 ft	10 ft	10 ft	10 ft	10 ft		

§ 300-52.6. Construction and materials.

A. Signs shall be constructed from weather-resistant and durable materials (i.e., metal, lumber/wood, plastic, etc.).

[1] All wood signage components must be sealed and protected from the elements. Unpainted or unfinished treated and untreated lumber shall not be permitted.

[2] Signage materials shall be like or complementary to color, character, type, and quality to those found on the related principal structure.

[3] Segmental block and/or non-mortared stone is permitted for signage base materials only if like materials are in use throughout the principal structure.

[4] All sign posts and brackets shall be constructed of robust, durable, and weather-resistant materials.

B. Wind pressure and load requirements. All signs and other advertising structures shall be designated and constructed to withstand a wind pressure of not less than thirty (30) pounds per square foot.

C. Lettering:

- i. Shall be permanently affixed to the sign; or
- ii. Changeable copy shall be enclosed and locked.

D. Construction specifications.

[1] Compliance with the NYS Uniform Code and other applicable codes and regulations;

[2] Light fixtures and related wiring will comply with the National Electric Code, and all electrified signs shall bear an approved testing laboratory label and all electrical connections shall be approved by an approved inspection agency;

[3] Transformers, wires, and similar items shall be concealed;

[4] All wiring to freestanding signs will be underground;

[5] All signs and related items will be kept in good repair and safe condition;

[6] A sign may not obstruct a fire escape;

[7] All signs requiring a permit will display the name and operating telephone number of the person/organization responsible for the sign; and

[8] No sign shall be located within six feet of an electrical conductor, light pole, streetlamp, traffic light, or other utility pole.

E. Illumination.

[1] Light sources shall be shielded to avoid glare/light pollution beyond property lines and to prevent disturbance to motorists;

[2] No illuminated sign located on a lot adjacent to or across the street from any residential district, zone or use shall be illuminated between the hours of 11:00 p.m. and 7:00 a.m., unless the use to which the sign pertains is open for business during those hours;

[3] Freestanding or ground signs may be illuminated via ground mounted fixtures or sign mounted fixtures.

[4] Signage accent lighting shall be of a lesser intensity than the illumination for the sign panel itself.

[5] Permitted signage lighting fixtures include lanterns, goose-necks, and shielded, architectural- grade spot lights.

[6] No flashing, rotating, intermittent or moving light sources are permitted; and

[7] Messages that display the time and temperature can be displayed for not less than four seconds.

F. Landscaping.

- [1] The area surrounding any freestanding sign will be landscaped with plant materials to integrate the sign with the development on the parcel; and
- [2] The area surrounding any freestanding sign will be free from weeds, rubbish, and flammable material.

G. Maintenance and removal of signs.

- [1] Maintenance and repair. Every sign shall be maintained in a safe, presentable and good structural condition at all times by the replacement of defective parts, painting, repainting and other acts required for the maintenance of the sign.
- [2] Abandoned signs. Any sign which is located on a property which becomes vacant for a period of sixty (60) or more shall be deemed to have been abandoned. Permanent signs applicable to a business shall not be deemed abandoned unless the property remains vacant for a period of sixty (60) days. An abandoned sign is prohibited, and the sign, including all structural support to grade level, shall be removed by the owner of the premises upon which the sign is located.
- [3] Any sign found to be broken, damaged, or unsafe upon inspection by the Code Enforcement Officer must be repaired or made secure by the applicant, sign owner, or property owner. The Code Enforcement Officer will give notice by either certified mail or personally served, to any of the above-named persons to repair or remove the unsafe sign within five (5) days of receipt of said notice. If the sign is not repaired, made secure, or removed within thirty (30) days, or within any additional time the Code Enforcement Officer will revoke the sign permit and remove the sign.
- [4] Removal of signs.
 - a. The Code Enforcement Officer shall cause to be removed any sign, including all structural support to grade level, that endangers the public safety, such as abandoned, dangerous or defective signs, signs for which no permit has been issued and is required or a sign posted on the public right-of-way or on public property. The CEO shall prepare a notice which shall describe the sign and specify the violation(s) involved, and which will state, if the sign is not removed or the violation not corrected in a set period of time, the sign shall be removed by the Village of Johnson City. All notices shall be either personally served or mailed by certified mail.
 - b. For all other signs, the notice shall be mailed to the owner of the property on which the sign is located.
 - c. Notwithstanding the above, in cases of emergency, the Code Enforcement Officer may cause the immediate removal of a dangerous sign without notice. For any sign removed by the Code Enforcement Officer, the cost of the sign removal by the Village shall be considered a debt owed to the Village by the owner of the property and may be recovered by an assessment against the property.

H. Enforcement

- [1] Whenever the Code Enforcement Officer determines that there has been a violation of this Article, written notice will be served upon the applicant, sign owner, or property owner either personally served or mailed by certified mail, return receipt requested, at the person's last known address. The notice will specify the alleged violation, provide a reasonable time frame within which the violation is to be corrected, state what legal remedies will be imposed upon failure to correct the violation. The notice of violation will automatically become a final order if the violation is not corrected within the time allowed or if an application for appeal is not submitted to the Code Enforcement Officer within seven days from receipt of the notice.

§ 300-52.7. Prohibited signs.

The following types of signs are prohibited:

- A. Any sign for which no permit was issued or for which a permit has been revoked;
- B. Any sign that has been abandoned/obsolete or is not properly maintained, considered structurally unsound, hazardous or otherwise unsafe;
- C. Any sign that advertises an activity, business, product, or service no longer conducted or available on the premises on which the sign is located.
- D. Any sign that contains words or pictures of an obscene or pornographic nature;
- E. Any sign that emits audible sounds, odor, or visible matter;
- F. Any sign that may be confused with a traffic control sign, signal or device or the light of an emergency or road equipment vehicle or bears the words "stop" "go slow," "caution," "danger," "warning" or other similar words or hides from view any traffic or street sign, signal or device;
- G. Signs that interfere with official traffic lights or traffic control devices;
- H. Flashing, rotating, revolving signs/lights, except barber poles or holiday decorations.
- I. Any sign with unshielded lighting devices or reflectors placed to outline or provide the background of a sign;
- J. <https://www.ecode360.com/print/15494324 - 15494324> Animated signs;
- K. Signs with mirrors;
- L. Permanent banner, pennant, windblown or inflated signs. These may be permitted as a temporary sign to communicate the opening of a new business for a total of 10 days;
- M. Any portable sign attached to or placed on an unregistered vehicle parked on private property for the primary purpose of being viewed by motorists within the right-of-way;
- N. Pennants, not affixed to the face of a building;
- O. Roof signs which are designed and erected on and supported by the roof of the building or structure;
- P. Notices, placards, bills, posters, cards, stickers, banners, signs, advertisings, or other devices designed to attract the attention of the public that are posted or otherwise affixed upon any street, street furniture, right-of-way, public sidewalk, crosswalk, curb, lamppost, hydrant, tree, alley, telephone pole, public telephone, or lighting system, or other public alarm or communication system;
- Q. Full motion or video signs; and
- R. Signs located and installed on the surface of a fence.

§ 300-52.8. Nonconforming signs.

- A. Any sign erected prior to the adoption of this chapter which does not conform to the provisions of this article is permitted to remain as a nonconforming sign, provided that the sign:

[1] Was erected under an approved sign permit prior to the adoption of this chapter; and

[2] Advertises an existing business still in operation.

- [3] Replacement of an existing sign face or faces for a new business or advertiser or change in existing business or advertiser logo without altering the sign structure is permitted and will not result in a loss of nonconforming status.

B. Loss of nonconforming status. A sign characterized as a nonconforming sign shall lose its nonconforming status if:

- [1] A change in use.
- [2] Creation of a hazard or disturbance to the health, safety and welfare of the general public as determined by the Code Enforcement Officer.
- [3] Nonconforming signs may not be structurally or electrically expanded or altered unless such alteration brings the sign into conformance with the provisions of this Section.
- [4] Nonconforming signs may not be re-established after discontinuance for thirty (30) consecutive days.
- [5] The sign is altered in any way in structure or size (except for normal maintenance). See §300-52.9 of this article;
or
- [6] The sign is relocated;
- [7] The sign structure is replaced

§ 300-52.9. Permit exceptions.

The following operations shall not be considered as creating a sign insofar as requiring the issuance of a permit, but the signs shall be in conformance with all other ordinances and regulations of the Village of Johnson City:

- A. Changing the advertising copy or message of an existing approved painted or printed sign, manually changeable copy sign or similar approved sign, whether illuminated or non-illuminated painted message which are all specifically designed for the use of manually replaceable copy.
- B. Painting, repainting, cleaning or other normal maintenance and repair of a sign not involving structural changes. Replacement of the plastic face will be included as an exempt operation, provided that it is due to a change caused by breakage and/or deterioration of the face, but not for the substitution of a new or different advertiser.

§ 300-52.10. Required permit information.

All applicants for sign permits shall complete a Village of Johnson City Sign Permit Application and submit the following:

- A. Name, address and telephone number of the applicant. If applicant is not the building owner, provide a statement from the building owner acknowledging their approval to install the sign(s) on their building.
- B. Location of building or lot to which or upon which the sign is to be attached or erected.
- C. Name of the business to be included on the sign(s).
- D. Name of the person, firm, corporation or association erecting the sign.
- E. Plans and specifications indicating methods of construction and how sign is proposed to be attached to the building or the ground.
- F. For signs one hundred and fifty (150) square feet or more, one copy of stress sheets and calculations showing that the structure is designed for dead load and wind pressure.

- G. If the sign is to be illuminated plans and specifications shall be submitted. Once constructed the sign shall be inspected for compliance to NY State fire code and regulations.
- H. Such other information as the Building Official shall require to show full compliance with this chapter and any other ordinance of the Village of Johnson City.

§ 300-52.11. Expiration of permits.

If the work authorized under a sign permit has not been completed within 90 days of issuance, the permit shall become null and void, unless otherwise extended in writing by the Code Enforcement Officer, prior to the original expiration date, for a single ninety-day period.

§ 300-52.12. Permit fees.

The fee for a building permit for any sign requiring a permit is listed in the adopted Fee Schedule for the Village of Johnson City.

§ 300-52.13. Notice of violations; time for compliance.

If the Code Enforcement Officer or other designated official shall find that any sign is unsafe or insecure or constitutes a menace to the public or has been constructed or erected or is being maintained in violation of this article or applicable ordinances, he or she shall have the owner of said sign cited in violation by written notice. From the date of such written notice or from such date as may be designated, said person in violation shall have ten (10) days to comply with the requirements of this article or any ordinance.

Section 2. Section 300-57 of the Village Code entitled “Central Business District Design Standards” shall hereby be repealed and replaced with the following:

§ 300-57.1 Applicability

The i-District Design Standards for the Central Business (CB) District shall be applied to all properties within the i-District that are zoned as part of the Central Business (CB) District including new construction as well as any alteration to an existing building or site. The intent of these Design Standards is to facilitate the vision identified in the Johnson City BOA/iDistrict Master Plan.

§ 300-57.2 Purpose

The purpose of these standards is to promote the quality, livability, walkability, and innovation of downtown Johnson City and the i-District. The standards are intended to protect the existing historic character while developing high quality building and site designs that improve the attractiveness of the i-District as well as the health, safety, and economic prosperity of the community.

§ 300-57.3 Building Standards

Style and Form

- i. Adaptive reuse of existing historic buildings shall be encouraged to maintain and enhance the historic and innovative character of the i-District.
- ii. All infill or new construction shall reflect the existing character and architectural style typical of late 19th or early 20th century historic buildings within the Village of Johnson City to strengthen the identity of the i-District.
- iii. All infill and new construction shall relate to the proportion and scale of surrounding forms.
- iv. To the extent practicable, building stories, cornice line and other horizontal trimlines for infill development shall have continuity with adjacent buildings.

Façades

- i. All building façades with street frontage shall be architecturally consistent with each other in building materials and style.
- ii. Buildings fronting on two or more streets shall have appropriate façades facing each street.

- iii. New construction shall not create large, undifferentiated walls with few to no windows or door openings facing a street, drive or parking area.

Building Features



A Awning

B Building-Mounted Lighting

D Recess

C Projection

E Setback

F Cornice

- iv. Buildings shall incorporate fascias, canopies, arcades, setbacks, recesses, projections or other design features to avoid large, undifferentiated walls.
- v. In instances where the front façade is greater than 50 feet in width, delineation, and treatments, such as a recess or projection that varies the depth of the building wall, shall be used to break up its appearance.



Building Delineation

- vi. Side and rear walls may incorporate well-maintained public art displays or landscaped walls to add visual interest to the i-District.
- vii. Commercial buildings shall provide visual distinction between the first floor and upper floors through the use of appropriate architectural elements, details, materials and/or color.



Vertical Visual Distinction

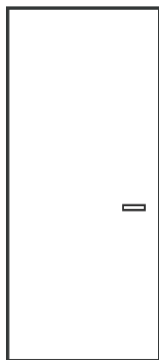
- viii. For commercial buildings with multiple storefronts, there shall be a direct correlation between the delineations of interior tenant spaces and exterior façade treatments.
- ix. Fire escapes shall be located on side and rear façades only.
- x. For residential buildings, the enclosure of existing front porches, other than through the use of transparent glazing at a maximum of 50 percent, shall not be permitted.

Height, Setback and Orientation

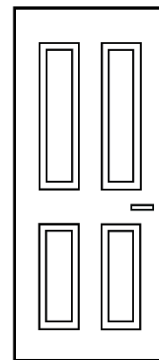
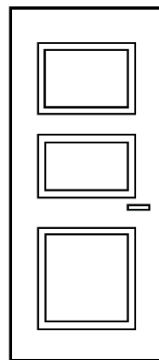
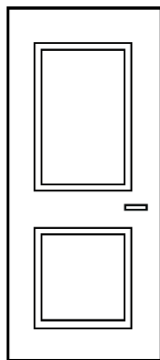
- i. New construction shall be a minimum height of two usable stories and a maximum height of three stories.
- ii. The height of the first floor shall not be less than 12 feet.
- iii. For front yard setbacks, the Planning Board may allow an additional five feet to the maximum front yard setback to permit the construction of dedicated public realm amenities or the construction of building overhangs.
- iv. For the adaptive reuse of historic buildings, the existing front setback shall be maintained.
- v. Side yard setbacks shall be zero feet, when it is determined during Site Plan Review that they are permitted by New York State Building Code.
- vi. Buildings shall be oriented such that the façade facing the street be substantially parallel to said street.

Materials and Color

- i. Façades facing a public right-of-way shall be constructed of durable materials such as brick masonry, wood clapboard or native stone to reflect the surrounding late 19th or early 20th century buildings.
- ii. All wood shall be finished using either stain or paint.
- iii. All metal shall be colored.
- iv. Clear coated aluminum or stainless steel shall not be permitted as a finished building material.
- v. Changes in materials and color shall occur at inside corners.
- vi. Doors shall be painted or stained to accent the building.
- vii. Solid doors shall be multi-paneled.



SINGLE PANEL
NOT
PERMITTED



MULTI-PANEL
PERMITTED

- viii. Primary façade materials shall be wrapped onto façades without street frontage for a distance of no less than 10 feet or that which is architecturally consistent with building fenestration.
- ix. Decorative masonry materials such as split face and textured finish blocks shall be discouraged, but may be



Façade Material Wrap

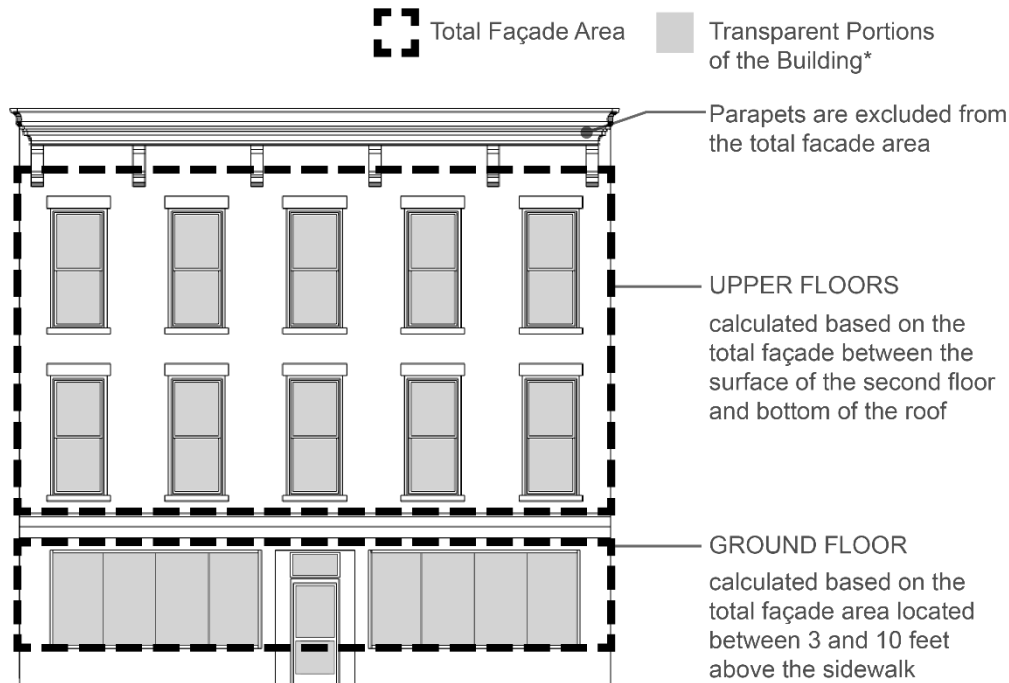
ered an acceptable façade material at the discretion of the Planning Board.

- x. Exterior finishing materials for renovations, additions, and rehabilitations shall be consistent with the appearance of historic materials being retained on the existing building and shall complement adjacent historic structures that are characteristic of i-District.
- xi. The following materials or systems shall not be utilized on finished building or signage exteriors:
 - (1) Exterior Insulation and Finishing Systems (EIFS);
 - (2) Direct-Applied Finish Systems (DAFS);
 - (3) Vertical aluminum or metal siding;
 - (4) Vinyl siding;
 - (5) T111 siding;
 - (6) Glass block, unless it is historically appropriate;
 - (7) Spandrel glass or glass; and
 - (8) Standard masonry block.
- xii. Neutral or muted historic color palettes and stains common to the late 19th and early 20th century shall be used for all exterior finishes.

How To Calculate Transparency

- i. For commercial and multi-use buildings:

- (1) All new or renovated commercial and multi-use buildings with frontage on public streets shall provide areas of transparent glazing equal to or greater than 70 percent of the wall area between the height of 3 feet and 10 feet from the ground. Tinted glazing that reduces the transparency of the first floor shall not be included as part of the

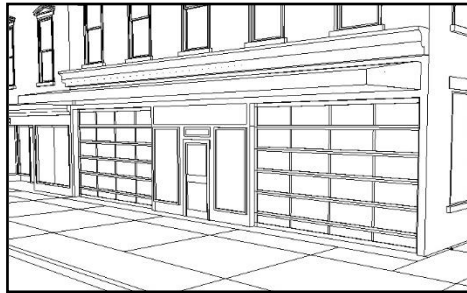


*Opaque elements of a window (e.g., panes, frosted or tinted areas, opaque portions of window signs) cannot be used to meet transparency requirements.

minimum transparency requirement

- (2) Commercial buildings shall have a transparent primary entry that will be considered part of the overall transparency requirement of the building frontage.
 - (3) For commercial buildings with frontage on public streets, transparent windows between the height of 3 feet and 10 feet from the ground shall allow visual access to the interior of the building. Displays in such windows shall allow visual access a minimum of three feet into the building, excluding window treatments.
 - (4) For commercial building storefronts at street corners, in public spaces and along pedestrian walks, windows shall wrap the building corner and provide enhanced transparency and added architectural interest to the first floor.
 - (5) For buildings with frontage on public streets, upper floors shall provide areas of transparent glazing at a minimum of 25 percent of the wall area.
- ii. For non-commercial buildings all exposed facades shall have a minimum transparency of 15 percent of the wall area.
 - iii. New construction and building alterations shall have a void-to-solid ratio created by window openings and wall surfaces that is consistent with the valued historic forms found in the Village.

- iv. Building alterations shall include windows that maintain or complement the existing window rhythm.
- v. Windows shall be of a scale, proportion and extent appropriate to the overall architectural style of the building. Movable transparent walls, such as garage doors, that are of high quality and maintain the character of the building when closed, may be allowed in place of windows at the discretion of the Planning Board.
- vi. Existing windows and doors shall not be covered up or changed in size unless the proposed



Example of Movable Transparent Walls



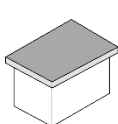
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nge is part of an effort to restore the original appearance of a building.

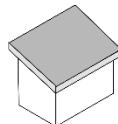
- vii. Window openings shall be trimmed with an appropriate material (brick, stone, wood, wood-like, cementitious board) to provide added definition to the overall façade.
- viii. No external security devices (coiling shutters, accordion gates, etc.) shall be utilized. Alternative security systems, such as lighting, alarms, and interior barriers, may be used when necessary.

F. Roof Design

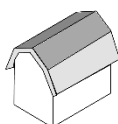
- i. Rooflines shall be in character with the overall architectural style of the building and the vernacular buildings of the southern tier of New York State. For example, flat, gable, gambrel, mansard, shed, and hip roofs are common within the region.



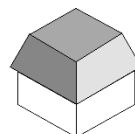
FLAT



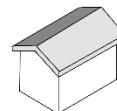
SHED



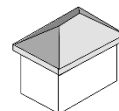
GAMBREL



MANSARD



GABLE



HIP

- ii. New construction or alterations shall be designed with a flat roof that slopes to the back of the building and has a decorative cornice along all facades with street frontage. Other roof styles may be allowed if they reflect late 19th or early 20th century commercial building designs.
- iii. Cornices shall be used to differentiate and enhance the vertical composition of the building façade.
- iv. Elements that define the roofline and the adjacent upper story of the façade shall incorporate an added level of detail and articulation to the architectural expression of the building.

G. Design Elements and Articulation

- i. The choice of design elements and their scale, height, proportion and mass shall relate to the historic character of the Village.
- ii. Buildings shall define the first floor and provide shelter to entryways through the use of awnings, canopies, recessed entries and other design elements.
- iii. Overhangs and canopies shall be architecturally consistent with or complementary to the remainder of the building.
- iv. Awnings shall be self-supporting with no poles encroaching the right-of-way and in a fixed position.
- v. Awnings shall have a consistent shape with the window they are located over, e.g. an awning placed over an arched window shall be arched and an awning placed over a rectangular window shall be a flat-topped awning.
- vi. Breaks in awnings shall coincide with breaks in façade openings below; otherwise they shall be continuous.
- vii. The material for awnings shall be a durable canvas or fabric. Metal awnings that maintain the character of the building, may be allowed at the discretion of the Planning Board.
- viii. Awnings shall not be made of high gloss or plasticized fabrics.
- ix. The color of awnings shall be neutral or muted shades that complement the historic streetscape. Bright color awnings shall not be permitted.
- x. Awnings shall not be backlit or internally illuminated.
- xi. Balconies shall not be fully enclosed and shall match the architectural design of the building, using similar details and materials.

H. Building Doors and Entries

- i. Doors and entryways shall be of a scale, proportion and coverage appropriate to the overall architectural style of the building.
- ii. The placement of building entrances shall be of a similar rhythm and spacing to existing structures on the same street.
- iii. There shall be a connection between all main building entrances and the closest sidewalk (or street, if there is no sidewalk).
- iv. Primary entryways shall be designed as an important feature of the building façade to provide visual cues to pedestrians independent of site or building signage.
- v. Primary entryways shall be designed with details and treatments, such as trim, moldings, overhangs and/or other defining architectural features, that are consistent with the primary façade.
- vi. For all entryways near parking locations, treatments similar to that of the primary entrances shall be required.

- vii. For buildings with frontage on Main Street, a primary entryway shall face Main Street. A side or rear entry may also be permitted depending on the site layout.
- viii. For buildings fronting on streets other than Main Street, the primary entrance shall face such street.
- ix. Corner buildings may have two primary entryways facing street frontages or a single entryway at the corner of the two street frontages.
- x. For residential buildings:
 - (1) Principal and shared pedestrian entrances for ground floor residential units shall have street frontage and direct connection to the sidewalk system.
 - (2) Individual residential units with principal entrances at ground level shall have front porches or entryways that are covered, elevated above grade, or distinguished in other ways to provide visual separation from the street.

§ 300-57.4 Fencing, Walls, Railings and Decks

A. Fences and Walls

- i. New walls and fences shall be constructed of high-quality materials, such as decorative blocks, stone, brick, split-faced block, iron, wood, historically appropriate vinyl, or other materials consistent with the associated building.
- ii. If more than 20 percent of a wall or fence, which is visible from the public realm, is being replaced, it shall conform to the regulations for new walls and fences. If less than 20 percent of a wall or fence is being replaced, in-kind materials, matching height and detailing shall be used.
- iii. Front yard fencing shall be no more than four feet in height. Solid front yard fences shall be no more than three feet in height.
- iv. Rear and side yard fencing shall be no more than six feet in height and shall allow for cross access between lots, unless the Planning Board determines that cross access between lots is not feasible or appropriate.
- v. Chain-link fences and exposed standard concrete block walls shall not be installed where visible from the public right-of-way.

B. Railings and Decks

- i. Railings or guards on porches, balconies and other appurtenances shall use a decorative finish and style that relates to the architectural style of the building.
- ii. Decks may be constructed on rear elevations where they are not visible from the street. Applicants may also seek permission from the Planning Board to construct decks in front of buildings.

§ 300-57.5 Site Amenities

A. Site Furnishings

- i. Site furnishings, such as lights, benches, trash cans, bicycle racks, bollards and other amenities, shall be of a historic character representative of the late 19th or early 20th century style that characterizes the Village of Johnson City and consistent with the i-District Master Plan.
- ii. Site furnishings shall support ground level uses that contribute to the vitality of the street.
- iii. Site furnishings shall be designed and sited to promote and enhance the pedestrian experience and shall be an appropriate material.

B. Refuse Facilities

- i. The storage and/or staging of refuse shall take place in the rear yard and shall be buffered or screened from view from parking facilities, adjacent properties and all streets.
- ii. All refuse appurtenances, equipment and containers shall be located within a four-sided enclosure constructed of the same or complementary materials found in the principal structure. Such enclosure shall be constructed to a height not less than one foot above the height of all elements within the enclosure.
- iii. Gate access to the enclosure shall be located out of direct view from principal building entrances and adjacent residences. Gates shall remain in a closed position at all times other than during refuse pick-up or delivery.

§ 300-57.6 Signage

A. All Types of Signage

- i. Conforming with the Village Sign Regulations outlined in § 300-52, permitted signs include wall signs, awning signs, canopy signs, window signs, sidewalk signs and projecting signs.
- ii. Drive-in facility signs are not permitted on Main Street.
- iii. All signs shall conform to the associated height, size and placement restrictions provided within the Village Sign Regulations (§ 300-52) as well as any additional restrictions in this Article.
- iv. Signage shall be located in a manner that creates a pedestrian-friendly atmosphere.
- v. All signage shall be of professional quality and include decorative features and finishes that are complementary to the architectural style.
- vi. Signs shall not be placed on accessory structures.
- vii. Signs shall not encroach onto any street or alley.

B. Standards for Specific Types of Signage

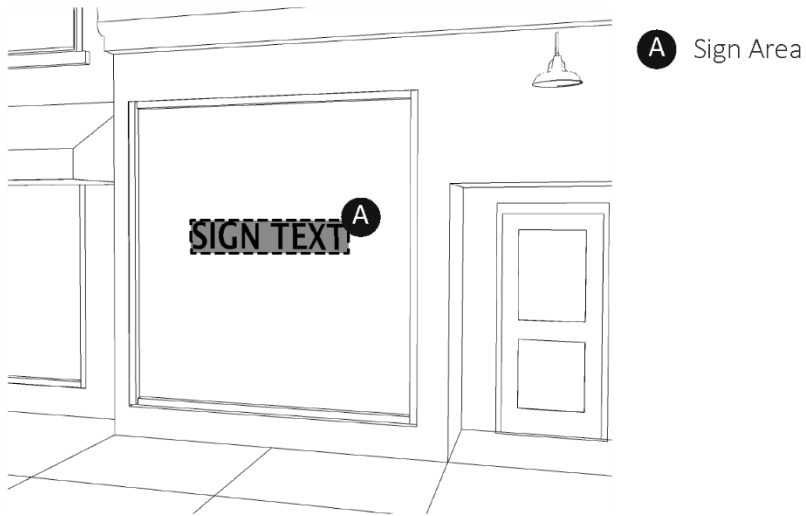
i. Awning Signs

- (1) Awning signs may encroach over the public sidewalk and shall be located at a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.



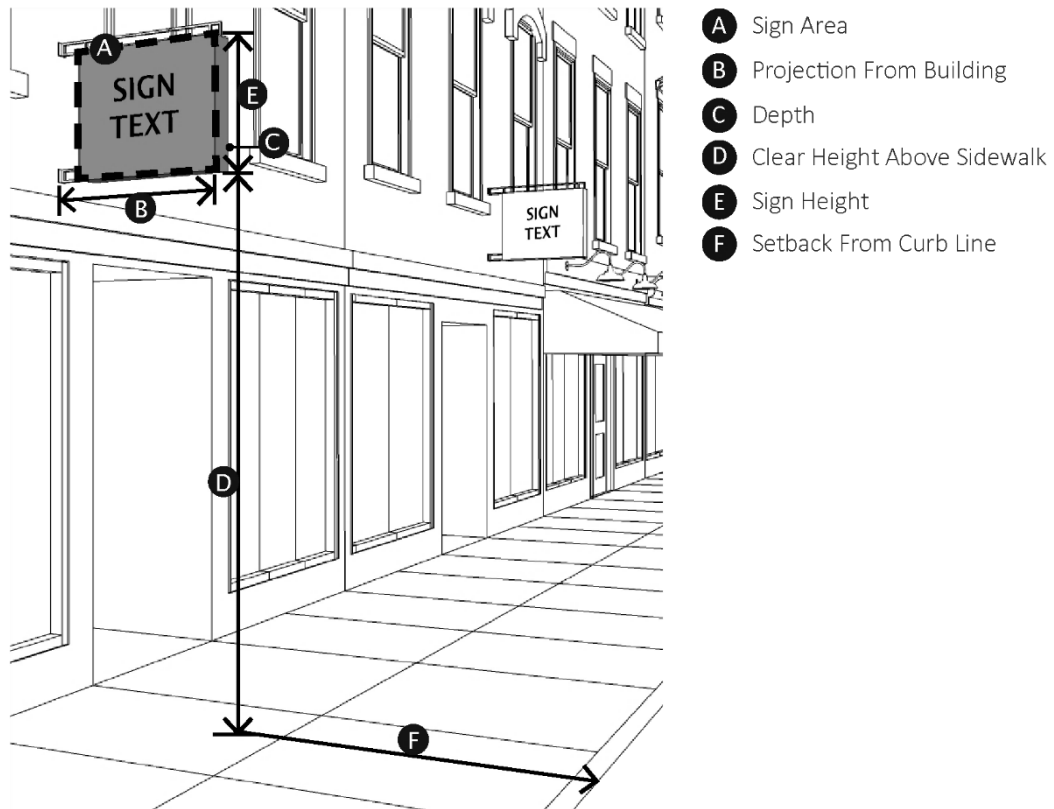
ii. Window Signs

- (1) Window signs that are non-temporary signs adhered to the windows or doors shall be made of transparent materials, including, but not limited to, transparent plastic with letters painted on or attached.



iii. Projecting Signs

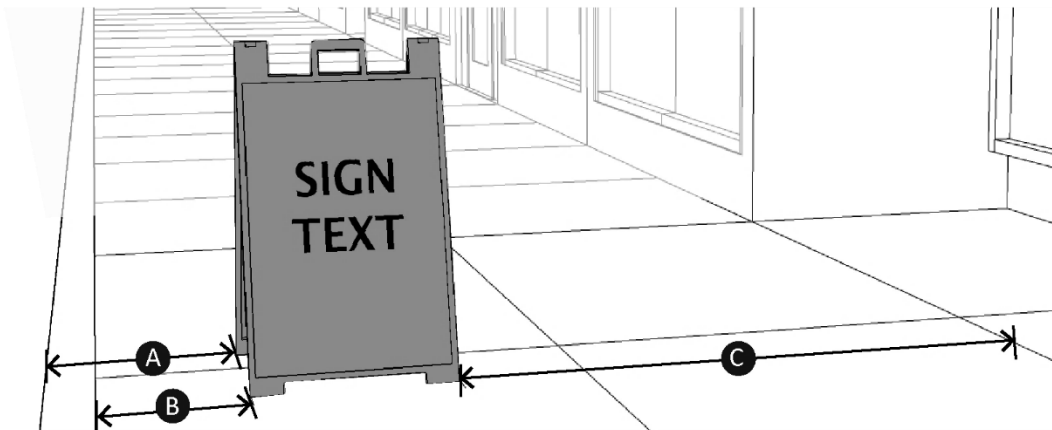
- (1) The maximum signage area for a projecting sign is 20 square feet.
- (2) Projecting signs may encroach over the public sidewalk and shall be located at a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.



iv. Sidewalk Signs

- (1) Sidewalk signs may encroach over the public sidewalk and shall be located at a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.

- (2) Sidewalk signs shall have consistent colors, graphics and finishes to other signage used for the business on-site.



- A** Distance to edge of pavement
- B** Distance to inside edge of curb
- C** Ample (5'+) circulation space for pedestrians

§ 300-57.7 Landscaping

A. Recommended Tree Species

- i. The selection of species of trees shall provide for biodiversity, be salt-tolerant, and a USDA Plant Hardiness of Zone 5b or colder.
- ii. The selection of species of trees shall be appropriate to the local environmental conditions and the constraints of the planting location.

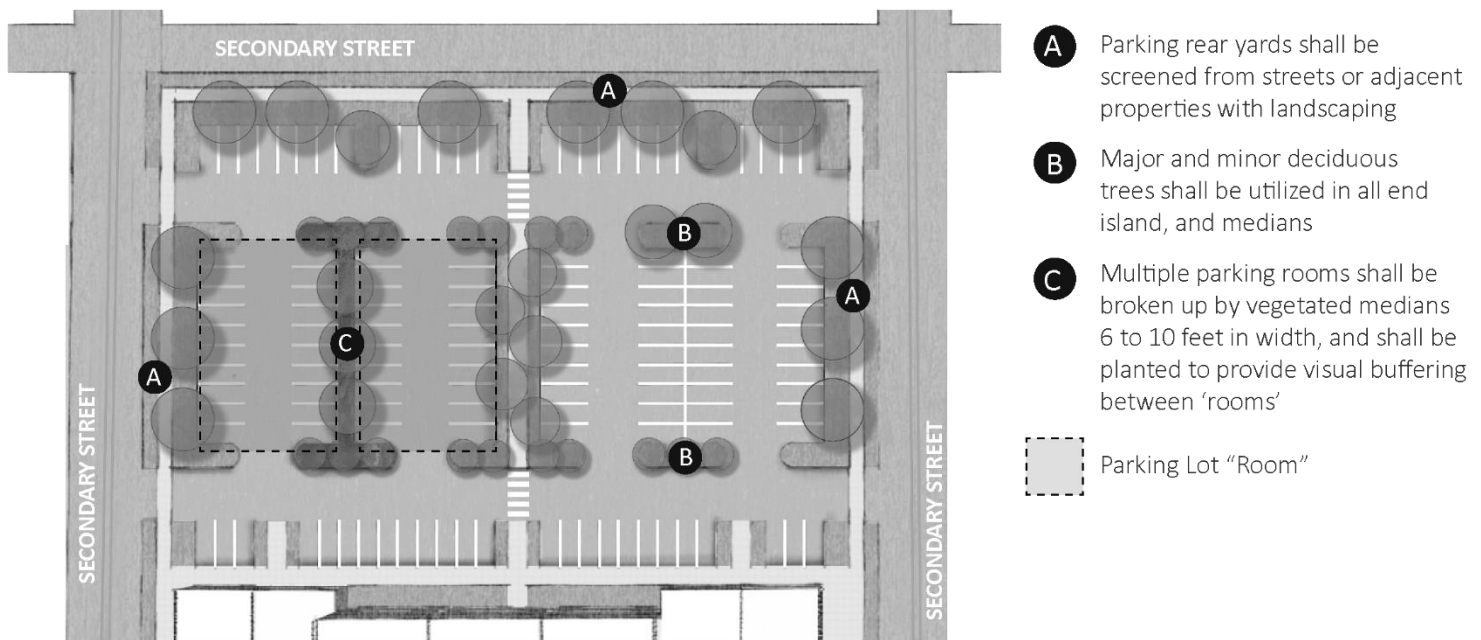
B. Site Landscaping

- i. Site landscaping shall be required along all property boundaries, except where side yards are less than three feet, where front yards are less than six feet, or where shared-parking lots adjoin abutting properties.
- ii. Plantings shall be limited to species native, hardy, salt-tolerant, known to be non-invasive to the area, and deer-resistant. Significant deviations from these criteria shall be supported by ample evidence by the applicant.
- iii. Where a tree lawn is provided, major shade trees shall be planted along the frontage, parallel to the street with a spacing not to exceed 50 feet or consistent with existing tree spacing.
- iv. Considerations shall be given during species selection to the mature form, habit, and size of vegetation to ensure plantings do not create safety hazards.
- v. At the discretion of the Planning Board, plantings and mulches may be required to be installed along the foundation of the proposed structure in side or rear yards.
- vi. All shrub plantings shall be contained within a defined and edged planting bed with mulch no less than three inches in depth.
- vii. Properties with 100 percent building coverage shall be excluded from providing site landscaping.
- viii. Durable containers and permanent landscape planters shall be used in front yards less than six feet in depth or in other instances where appropriate landscaping cannot otherwise be obtained given site constraints.

- ix. The design and material selection for containers and landscape planters shall be complementary to the architectural style of the principal building.
- x. The use of plastic planters shall not be permitted.

C. Parking Lot Landscaping and Screening

- i. Vegetation throughout parking lots shall be required.
- ii. All parking lot medians, end islands and perimeters shall be attractively landscaped, and such landscaping shall count towards satisfying the Village Landscaping Standards.
- iii. Major and minor deciduous trees shall be utilized in all end island, medians and parking lot perimeters to a density that will provide adequate shade but that will allow each specimen adequate space to grow and thrive.
- iv. Multiple parking rooms shall be broken up by vegetated medians 6 to 10 feet in width, and shall be planted to provide visual buffering between 'rooms' to a density and arrangement deemed appropriate by the Planning Board.
- v. The Planning Board may require additional major and/or minor tree plantings within parking areas beyond amounts specified in the Village Landscaping Standards.
- vi. Parking in side or rear yards shall be screened from streets or adjacent residential properties with attractive landscaping and fencing.
- vii. Existing parking lots along front yard setbacks shall be screened from streets or adjacent residential properties with attractive landscaping or fencing.
- viii. Parking lot screening materials shall be similar or complementary to those found on the primary building.



Parking Lot Landscaping & Screening

D. Foundation Landscaping Treatments

- i. Front yards along Main Street with building setbacks of less than six feet shall be paved with hardscape materials to provide an extension of the sidewalk and pedestrian zone to the building façade. Such front yard treatments may be required of other properties along Main Street at the discretion of the Planning Board.

E. Buffers and Screens

- i. The use of individual coniferous trees without associated shrub plantings shall not be an approved buffer strategy.

§ 300-57.8 Lighting

A. Site Lighting

- i. Lighting shall be designed such that poles, fixtures, ornamentation and materials are of pedestrian scale and height, and provide for a safe pedestrian experience.
- ii. Site lighting fixtures shall complement the architectural style of the building and surroundings.
- iii. Fixtures within pedestrian areas, along sidewalks and walkways shall be no higher than eight feet.
- iv. Fixtures within parking lots shall be no higher than 20 feet.
- v. Fixtures shall be fully shielded and/or “Dark Sky” compliant.
- vi. Light trespass into adjacent non-commercial areas shall not exceed 0.1-foot candles in intensity.
- vii. Amber hue lighting, such as high pressure sodium fixtures and others of equivalent performance, shall not be permitted.
- viii. Lighting fixtures shall be directed away from adjacent structures and property boundaries.
- ix. Fixture mounting height, direction and intensity shall be determined based on the minimum requirements necessary to efficiently and safely illuminate the area.

B. Building Lighting

- i. Building-mounted lighting shall be of a style complementary to the architectural character of the building and surroundings, and shall be fully shielded.
- ii. Building-mounted lighting shall not be utilized as area lighting in place of pole-mounted lighting along private rights-of-way, sidewalks and pedestrian zones, and parking areas.
- iii. Building-mounted lighting shall not be mounted higher than 15 feet above grade.
- iv. Wall-pack style lighting fixtures shall not be placed upon primary façades.

C. Signage and Accent Lighting

- i. Internally illuminated signs shall only be permitted when it complements the character of the building.
- ii. External illumination fixtures shall be shielded and directed such that a minimum amount of light pollution is created.
- iii. Signage accent lighting shall be of a lesser intensity than the illumination for the sign panel itself.
- iv. Signage lighting fixture styles shall include lanterns, goose-necks, and shielded, architectural grade spot lights.
- v. Single bar fluorescent tube fixtures shall not be allowed unless it complements the character of the building.
- vi. Building accent lighting shall be discrete in nature and of the same color and a lesser intensity than other building mounted lighting.
- vii. Accent lighting shall focus on highlighting architectural details or elements rather than the illumination of entire façade or walls.

§ 300-57.9 Drive-Through Facilities

A. Location

- i. New drive-through facilities and appurtenances shall not be allowed along Main Street.
- ii. Drive-through facilities and appurtenances on streets other than Main Street, in conjunction with a permitted use, may be allowed by the Planning Board only if there is substantial need for such facilities and the rear yard and circulation patterns can accommodate such facilities and appurtenances.
- iii. Drive-through facilities and appurtenances shall be located in the rear yard only.

B. Specific Regulations

- i. Drive-through menu boards shall be a maximum of 20 square feet with a maximum height of five feet and shall be shielded from any public street and residential properties with decorative treatments and screening.
- ii. 50 percent of the total vehicle stacking area shall be located at the rear of the property and shall be shielded from view by the building, hardscape or landscape treatments, or other screening.
- iii. The capacity of the drive-through stacking lanes shall be sufficient to prevent interference with overall parking lot traffic flow and the flow of traffic on and off the site and in the adjoining streets.
- iv. Each parcel with a drive-through facility shall be limited to one point of shared ingress and egress. Where possible, cross access to the closest shared drive shall be provided.
- v. Decibel levels for drive-through operations and transaction processes shall not exceed 60 dBA at any property line.
- vi. Areas or walkways, covered or uncovered, designed strictly for the drop-off of patrons to a building entrance shall not be considered a drive-through. However, such facilities shall not be located in front yards.

§ 300-57.10 Green Infrastructure

A. Green Infrastructure

- i. Green infrastructure design elements, such as, but not limited to, bioswales, rain gardens, bioretention areas, porous pavements, green roofs, and other measures which promote the infiltration, transpiration, and evaporation of stormwater runoff shall be used where practicable.
- ii. All green infrastructure facilities shall provide a pleasing aesthetic complementary to the character of the Village of Johnson City and consistent with the i-District Master Plan.
- iii. All green infrastructure design elements, including plantings and pavements, shall be regularly maintained to promote their proper and intended function.

§ 300-57.11 Mechanical Equipment and Loading or Service Areas

A. Mechanical Equipment

- i. Parapets and false roofs shall be utilized to obscure the view of rooftop mechanical equipment when viewed at the ground level from the opposite side of the corridor or adjacent districts. The use of fencing, lattice and similar materials to screen rooftop mechanical equipment shall not be permitted.

- ii. Where feasible, utility service connections from rights-of-way or easements shall provide subterranean connections to site structures and appurtenances, including, but not limited to, principal structures, garages, storage buildings, and site lighting.
- iii. Above ground utility service connections appurtenances and fuel pumps shall be located in side yards or rear yards and screened from view from the street as necessary. This includes, but is not limited to, generators, transformers, vaults, 'hot-boxes,' switch-gear, meters, valves, compressors, pumps, control or service panels, or any heating, ventilation and cooling equipment.

B. Loading and Service Areas

- i. Loading docks, bays, and staging and service areas shall be located to the rear of the structure.
- ii. When the rear of a structure abuts a street, loading areas shall receive appropriate screening.

§ 300-57.12 Circulation

A. Pedestrian and Vehicular Circulation

- i. All on-site circulation shall be designed to comply with the Village of Johnson City's Complete Streets Policy.
- ii. Safe, convenient and efficient pedestrian routes shall be provided between different areas within a site, such as parking areas, bicycle parking, common outdoor areas, structures in a multiple structure development, and any pedestrian routes.
- iii. Pedestrian and vehicular circulation patterns shall be designed to minimize potential conflicts between vehicles and pedestrians and to provide enhanced separation.
- iv. Parking and vehicular circulation patterns shall be designed to reduce speeds and increase pedestrian safety, efficiency and convenience.
- v. Pedestrian walkways shall be provided within the vegetated medians of the parking lot.
- vi. Pedestrian routes shall be hard surfaced and at least four feet wide.
- vii. Where the pedestrian route crosses driveways, parking, and loading areas, the route shall be clearly identifiable through the use of elevation changes, paving materials, or other methods.

B. Sidewalks

- i. Sidewalks shall have a minimum width of five feet, or wider at the discretion of the Planning Board.
- ii. Sidewalks shall be constructed to provide access from all principal building entrances to the sidewalk system and parking areas.
- iii. Sidewalks adjacent to streets, driveways, and parking lots shall be curbed to separate pedestrians and vehicles.
- iv. Sidewalk curb ramps and crosswalks shall be constructed in accordance with ADA standards.
- v. Sidewalks abutting a public street shall be constructed of poured concrete.
- vi. Sidewalks not on a public street shall be constructed of poured concrete, brick, concrete pavers, or stamped concrete.
- vii. Asphalt sidewalks shall be prohibited.

C. Driveways and Access

- i. Driveways outside the public right-of-way shall be no more than 24 feet in width.
- ii. Rear access shall be provided from side streets to minimize curb cuts and promote shared parking behind buildings.

- iii. A designated five-foot wide curbed sidewalk shall be provided between the edge of entry drives and the principal building.
- iv. Shared ingress and egress shall be provided where determined appropriate and feasible by the Planning Board.
- v. Absent a showing by the applicant of impracticality, the provision for cross access among adjacent properties shall be required to internalize traffic and reduce turning movements directly onto Main Street.
- vi. New construction or improvements shall plan for, accommodate, and/or reserve land for future connections with adjacent properties to facilitate cross access.

§ 300-57.13 Parking Regulations

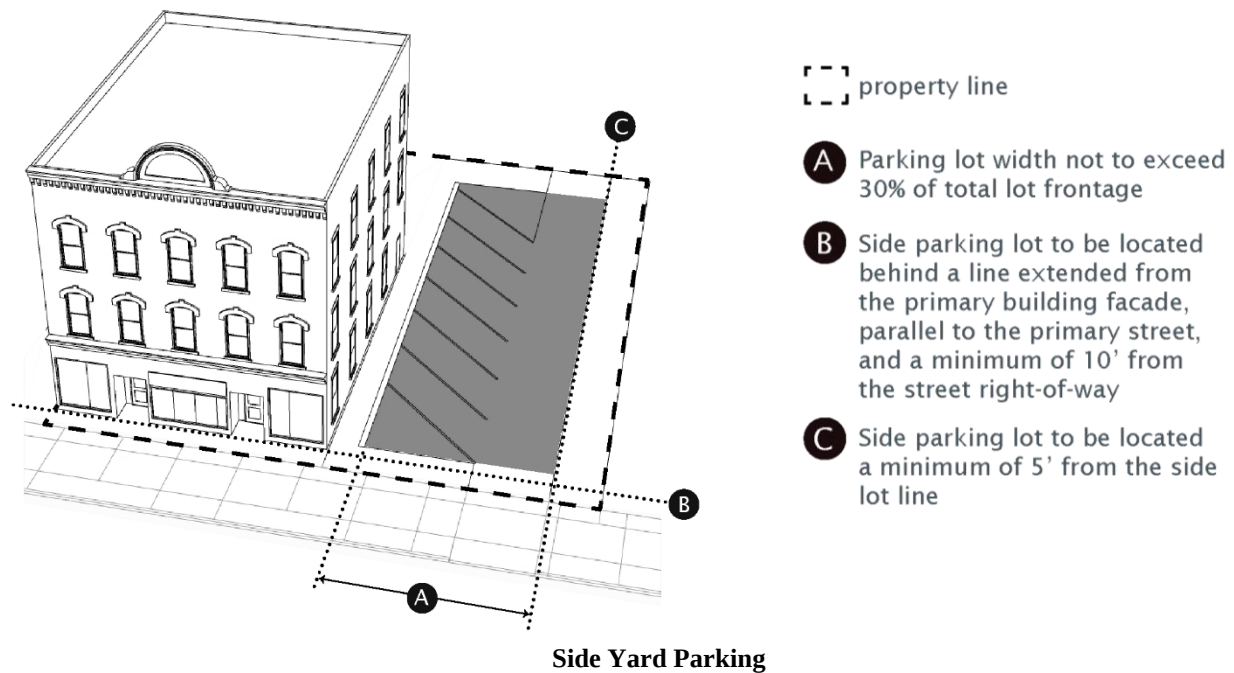
A. Bicycle Parking Regulations

- i. The number of required short-term bicycle spaces shall be as follows:
 - (1) Multi-family Dwellings and Apartments: one bicycle space for every five dwelling units.
 - (2) Public Parking Lots: Four bicycle spaces per every 20 vehicle parking spaces.
 - (3) Office, Retail and Restaurant: One bicycle space for every 1,500 square feet of building gross floor area.
- ii. Bicycle parking shall be located outside the building and at the same grade as the sidewalk, within 50 feet of the main entrance to the building, as measured along the most direct pedestrian access route.
- iii. An area two feet by six feet shall be provided for each bicycle space.
- iv. When properly parked in a bicycle space, the bicycle shall not be able to be pushed over or fall in a manner that will damage it.
- v. Bicycle racks shall be in full view in a well-lit area and securely anchored.
- vi. Bicycle racks shall not obstruct pedestrian traffic.

B. Parking Location

- i. Motor vehicle parking lots shall not be a permitted primary use for properties along Main Street.
- ii. Vehicular parking, standing, loading and drop-off facilities shall be located in rear yards whenever possible and not less than 10 feet from the rear property boundary or five feet from a side property boundary.
- iii. Existing parking lots located in the front of a building shall not be expanded.
- iv. Upon demonstration of significant site limitations by the applicant, the Planning Board may allow side yard parking behind a line extending from the primary building façade parallel to the street. In no instance shall side yard parking lots be less than 10 feet from the street right-of-way or five feet from a side lot line.
- v. For corner lots, side yard parking shall be allowed subject to all other applicable regulations governing side yard parking.
- vi. For corner lots fronting on Main Street, side yard parking shall be located on the side yard fronting the street intersecting Main Street.
- vii. For lots with side yard parking, the linear distance of parking at the front lot line shall not exceed 30 percent of the total lot width.

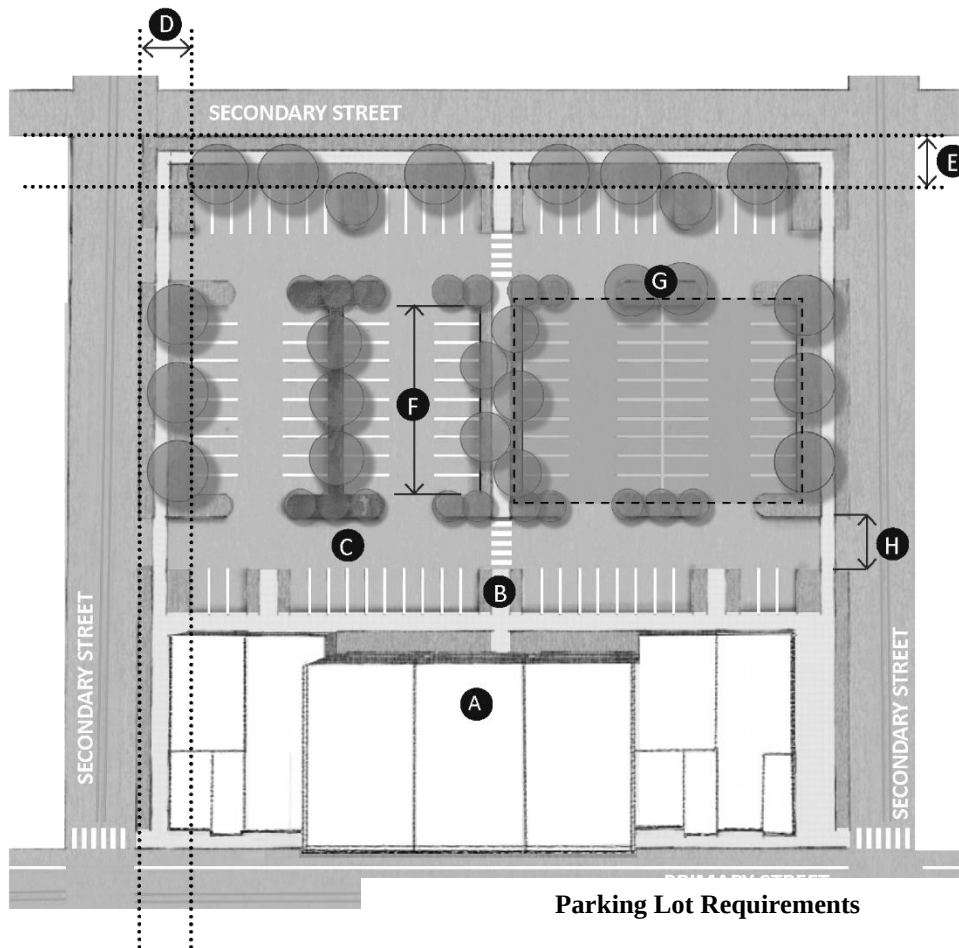
- viii. For sites proposed with multiple structures, parking shall be centralized and shared in parking areas or ‘rooms’ of no more than 50 cars.



C. Massing and Orientation of Parking

- i. Parking lots shall be arranged such that long uninterrupted views across large areas of parking are not visible from any street or adjacent properties. To achieve this, parking lots shall be designed in ‘rooms’ containing no more than 50 vehicles each.
- ii. Parking lots shall be designed and oriented to allow for cross lot access.
- iii. Curbed end islands between 6 and 10 feet in width shall be required for all parking configurations entirely surrounded by drive aisles, provided such configurations contain more than five spaces in a single row and 10 spaces in a double row.
- iv. Circulatory drive aisles, medians, and/or curbed end islands shall be installed such that no more than 10 parking stalls along the perimeter shall go uninterrupted.

- v. Upon the satisfactory presentation of significant site limitations by the applicant, the Planning Board may approve deviations from parking lot median and end island requirements.



- A** Shared parking lot serving multiple, adjacent properties
- B** Designed for cross lot access. Pedestrian and vehicular circulation patterns shall be designed to minimize potential conflicts between vehicles and pedestrians
- C** Parking lot located in rear yard
- D** 5 feet minimum from a side property boundary
- E** 10 feet minimum from rear property boundary
- F** 10 contiguous stalls, maximum
- G** Curbed end islands between 6 and 10 feet in width
- H** Driveways outside the public right-of-way shall be no more than 24 feet in width
- Parking Lot "Room" containing no more than 50 parking stalls

D. Parking Requirements and Garages

- i. The number of off-street parking spaces provided per structure shall be in accordance with standards outlined in the Village's minimum parking requirements. To promote adaptive reuse of existing historic properties, the Planning Board may make exceptions to the minimum parking requirements.
- ii. The design of parking garages shall be of consistent with the requirements for materials and color in the Central Business District and shall be designed to complement the existing character and architectural style typical of late 19th or early 20th century historic buildings within the Village of Johnson City.

E. Shared Parking

- i. Applicants shall investigate common or shared parking opportunities between adjacent principal businesses with differing peak hours.
- ii. Where feasible, the provision for shared access and parking among adjacent properties along Main Street shall be required to internalize traffic circulation and reduce turning movements onto the street.
- iii. All parking included under a shared parking agreement shall count towards the numerical requirements for off-street parking.
- iv. An applicant shall demonstrate shared parking investigation and, if feasible, shall submit a shared parking analysis. A Shared Parking Analysis shall address, at minimum, the size and type of the proposed development,

the anticipated use(s) of the property, the anticipated rate of parking turnover and the anticipated peak parking and traffic load, for all uses that will be sharing off-street parking spaces.

- v. The applicant shall furnish sufficient evidence of a viable and legally binding shared parking agreement on behalf of all involved facilities to the Planning Board prior to approval of a shared parking program.
- vi. Applicants approved for the use of shared parking within combined parking lots shall not be required to provide the five-foot side setback and buffer requirement along the shared property boundary.

F. Other Parking Considerations

- i. Adequate provisions shall be made within the site to accommodate the removal and storage of snow. Applicants shall provide a plan for the location and removal of snow during snowfall events.
- ii. Electronic charging stations shall be provided where possible to reflect the high-tech nature of the Johnson City i-District.

§ 300-57.14 Demolition

The demolition of any structure within the Central Business District shall be considered an unlisted action under SEQR. Site plan approval of a proposed redevelopment plan for the property must be obtained prior to the issuance of a demolition permit. Relief from this provision may be granted by the Planning Board if the structure is deemed a safety hazard by the Code Enforcement Officer.

Section 3. A new Section 300-59 of the Village Code entitled “i-District Design Standards for the Urban Multi Family (UMF) District” shall hereby be added as follows:

Article 59. i-District Design Standards for the Urban Multi Family (UMF) District

§ 300-59.1 Applicability

The i-District Design Standards for the Urban Multi Family (UMF) District shall be applied to all properties within the i-District that are zoned as part of the Urban Multi Family (UMF) District, excluding those within the Office Overlay (OO) District. This includes new construction as well as any alteration to an existing building or site. The intent of these Design Standards is to facilitate realization of the vision identified in the Johnson City BOA/iDistrict Master Plan. For properties within the Office Overlay (OO) District, refer to Article 59. i-District Design Standards for General Commercial (GC), Neighborhood Commercial (NC), Industrial (I) and Office Overlay (OO) Districts.

§ 300-59.2 Purpose

The purpose of these standards is to promote the quality, livability, walkability, and innovation of the i-District. The standards are intended to protect the existing historic character while developing high quality building and site designs that improve the attractiveness of the i-District as well as the health, safety, and economic prosperity of the community.

§ 300-59.3 Building Standards

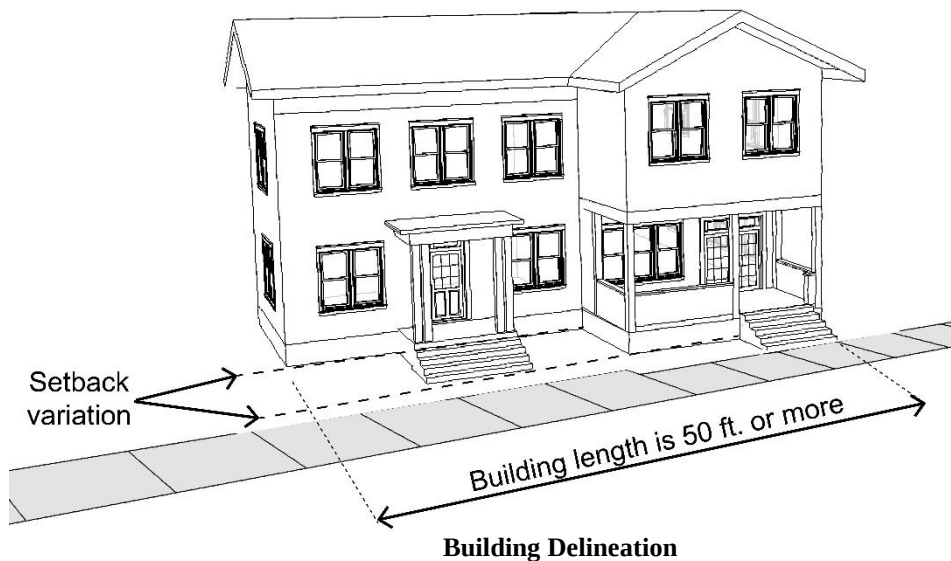
A. Style and Form

- i. All infill or new residential construction shall reflect the existing character and architectural style typical of the historic residential buildings that are characteristic of the i-District to preserve the identity of its residential neighborhoods.
- ii. All infill or new commercial or institutional construction shall complement or reflect the existing character and architectural style typical of historic commercial or institutional buildings within the Village of Johnson City and be an iconic design feature of the residential neighborhood.

- iii. All infill and new construction shall relate to the proportion, scale and massing of surrounding forms.
- iv. To the extent practicable, building stories and horizontal trimlines for infill development shall have continuity with adjacent buildings.

B. Façades

- i. All building façades with street frontage shall be architectural consistent with each other in building materials and style.
- ii. Buildings fronting on two or more streets shall have appropriate façades facing each street.
- iii. New construction shall not create large, undifferentiated walls with few to no windows or door openings facing a street, drive or parking area.
- iv. In instances where the front façade is greater than 50 feet in width, delineation and treatments, such as a recess or projection that significantly vary the depth of the building wall, shall be used to break up its appearance and create distinct masses.
- v. Excluding single-family and two-family dwellings, side and rear walls may incorporate well-



maintained public art displays or landscaped walls to add visual interest to the i-District.

- vi. For single and two-family dwellings, changes in rooflines and bumpouts shall extend significantly to show changes in living space inside and avoid faux massing consistent with character of surrounding neighborhood.
- vii. Fire escapes shall be located on side and rear façades only.
- viii. No more than 50% of the total exterior surface of an enclosed front porch may be solid. At least 50% of the enclosure must be transparent and allow visual access into the porch.
- ix. Garages shall be setback so as not to be a primary façade feature.

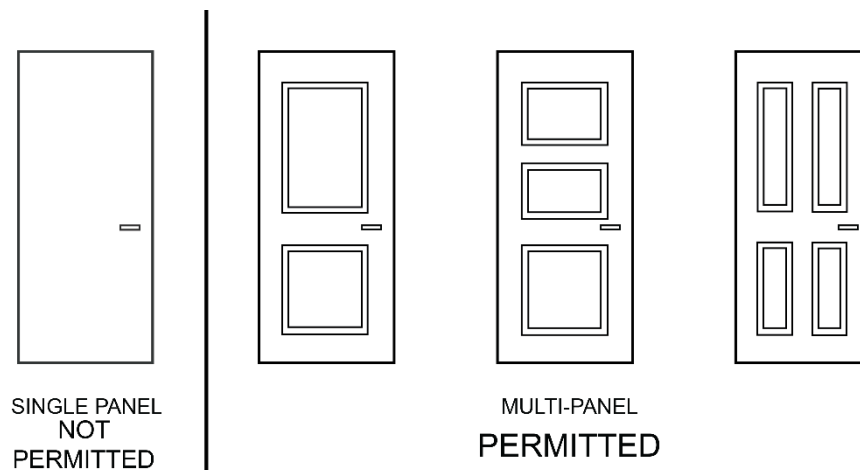
C. Height, Setback and Orientation

- i. New construction shall be a minimum of two usable stories.
- ii. Building setbacks shall be the average setback of existing principal structures on adjacent parcels within 250 feet.

- iii. Buildings shall be oriented such that the façade facing the street be substantially parallel to said street.

D. Materials and Color

- i. Along street frontages, all exterior building walls and structures shall be constructed with brick masonry, clapboard siding, stucco or stone.
- ii. Street facades shall have one primary exterior building material with up to two additional exterior building materials for accents or trim.
- iii. Changes in materials and color shall occur at inside corners.
- iv. All wood shall be finished using either stain or paint.
- v. All metal shall be colored.
- vi. Clear coated aluminum or stainless steel shall not be permitted as a finished building material.
- vii. Doors shall be painted or stained to accent the building.
- viii. Solid doors shall be multi-paneled.



Multi-Paneled Doors

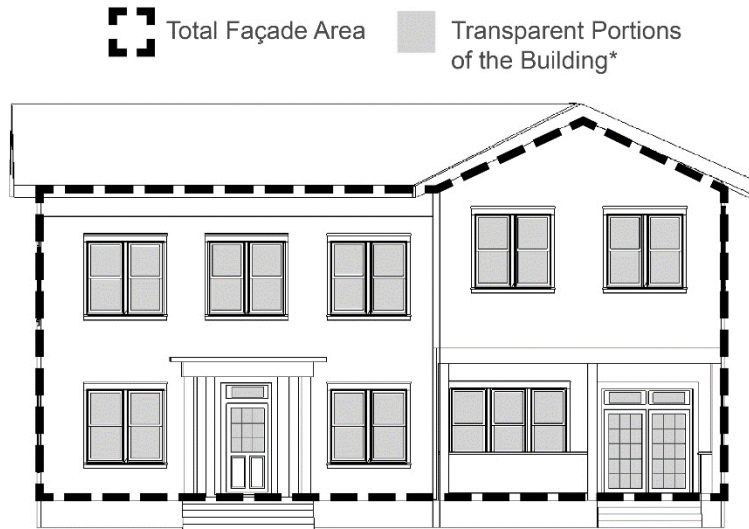
- ix. Decorative masonry materials such as split face and textured finish blocks shall be discouraged, but may be considered and acceptable façade material at the discretion of the Planning Board.
- x. Exterior finishing materials for renovations, additions, and rehabilitations shall be consistent with the appearance of historic materials being retained on the existing building and shall complement adjacent historic structures that are characteristic of the residential neighborhood.
- xi. The following materials or systems shall not be utilized on finished building or signage exteriors:
 - (1) Exterior Insulation and Finishing Systems (EIFS);
 - (2) Direct-Applied Finish Systems (DAFS);
 - (3) Vertical aluminum or metal siding;
 - (4) Vinyl siding;
 - (5) T111 siding;
 - (6) Glass block, unless it is historically appropriate;
 - (7) Spandrel glass or glass; and

(8) Standard masonry block.

xii. Neutral or muted color palettes shall be used for all exterior finishes.

E. Transparency

i. All exposed facades shall have a minimum transparency of 15 percent of the wall area.



*Opaque elements of a window (e.g., panes, frosted or tinted areas, opaque portions of window signs) cannot be used to meet transparency requirements.

How To Calculate Transparency

- ii. New construction and building alterations shall have a void-to-solid ratio created by window openings and wall surfaces that is consistent with the valued historic forms found in the Village.
- iii. Building alterations shall complement the existing window rhythm.
- iv. Windows shall be of a scale, proportion and extent appropriate to the overall architectural style of the building.
- v. Existing windows shall not be covered up or changed in size unless the proposed change is part of an effort to restore the original appearance of a building.
- vi. Window openings shall be trimmed with an appropriate material (brick, stone, wood, wood-like, cementitious board) to provide added definition to the overall façade.
- vii. No external security devices (coiling shutters, accordion gates, etc.) shall be utilized. Alternative security systems, such as lighting, alarms, and interior barriers, may be used when necessary.

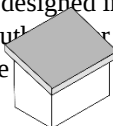
F. Roof Design and Building Articulation

i. Building rooflines and bump-outs shall be consistent with the character of the neighborhood.

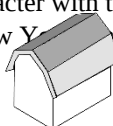
ii. Rooflines shall be designed in character with the overall architectural style of the building and the vernacular building of the southern part of New York State. For example, gable, gambrel, mansard, shed, and hip roofs are common within the



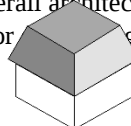
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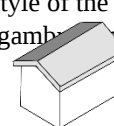
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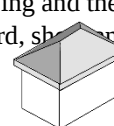
GAMBREL



MANSARD



GABLE



HIP

- iii. Dormers may be used on residential buildings or where appropriate to add detail to building roofs and complement the historic character of the i-District residential uses.
- iv. Excluding single-family and two-family residential uses, buildings may have flat roofs with detailed articulation of the roofline through the use of a cornice.
- v. If a flat roof is used, elements that define the roof and the upper quartile of the façade shall incorporate an added level of detail and articulation to the architectural expression of the building.

G. Design Elements and Articulation

- i. Residential buildings shall utilize historic design elements that reflect the architectural style of the building and relate to the scale, height, proportion and mass of the building and surrounding neighborhood.
- ii. Non-residential buildings shall define the first floor and provide shelter to entryways through the use of awnings, canopies, recessed entries and other design elements that are architecturally consistent with or complementary to the remainder of the building.
- iii. Awnings shall be self-supporting with no poles encroaching the right-of-way and in a fixed position.
- iv. Breaks in awnings shall coincide with breaks in façade openings below; otherwise they shall be continuous.
- v. The material for awnings shall be a durable canvas or fabric. Metal awnings that maintain the character of the building, may be allowed at the discretion of the Planning Board.
- vi. Awnings shall not be made of high gloss or plasticized fabrics.
- vii. The color of awnings shall be neutral or muted shades that complement the historic streetscape. Bright color awnings shall not be permitted.
- viii. Awnings shall not be backlit or internally illuminated.
- ix. Balconies located on the primary building facade shall not be fully enclosed and shall match the architectural design of the building, using similar details and materials.

H. Building Doors and Entries

- i. Doors and entryways shall be of a scale, proportion and coverage appropriate to the overall architectural style of the building.
- ii. Primary entryways shall be designed as an important feature of the building façade to provide visual cues to pedestrians independent of site or building signage.
- iii. Primary entryways shall be designed with details and treatments, such as trim, moldings, overhangs and/or other defining architectural features, that are consistent with the primary façade.
- iv. For all entryways near parking locations, treatments similar to that of the primary entrances shall be required.
- v. The primary entrance shall face the street frontage.
- vi. There shall be a connection between all main building entrances and the closest sidewalk (or street, if there is no sidewalk).
- vii. For residential buildings:
 - (1) Principal and shared pedestrian entrances for ground floor residential units shall have street frontage and direct connection to the sidewalk system.
 - (2) Residential dwellings or individual residential units with principal entrances at the ground level shall have front porches or entryways that are covered, elevated above grade, or distinguished in other ways to provide visual separation from the street.

§ 300-59.4 Fencing, Walls, Railings and Decks

A. Fences and Walls

- i. New walls and fences shall be constructed of high-quality materials, such as decorative blocks, stone, brick, split-faced block, iron, wood, historically appropriate vinyl, or other materials consistent with the associated building.
- ii. If more than 20 percent of a wall or fence, which is visible from the public realm, is being replaced, it shall conform to the regulations for new walls and fences. If less than 20 percent of a wall or fence is being replaced, in-kind materials, matching height and detailing shall be used.
- iii. Front yard fences shall be no more than four feet in height. Solid front yard fences shall be no more than three feet in height.
- iv. Chain-link fences and exposed standard concrete block walls shall not be installed where visible from the public right-of-way.

B. Railings and Decks

- i. Railings or guards on porches, balconies and other appurtenances shall use a decorative finish and style that relates to the architectural style of the building.
- ii. Decks may be constructed on rear elevations where they are not visible from the street. Applicants may also seek permission from the Planning Board to construct decks in front of buildings.

§ 300-59.5 Site Amenities

A. Site Furnishings

- i. Site furnishings, such as lights, benches, trash cans, bicycle racks, bollards and other amenities, shall be of a historic character representative of the late 19th or early 20th century style that characterizes the Village of Johnson City and consistent with the i-District Master Plan.
- ii. Lighting and public benches, where appropriate, shall promote walkability and safety of neighborhoods.
- iii. Site furnishings shall be designed and sited to promote and enhance the pedestrian experience and shall be an appropriate material.

B. Refuse Facilities

- i. For all properties, excluding single-family and two-family residential uses:
 - (1) The storage and/or staging of refuse shall take place in the rear yard and shall be buffered or screened from view from parking facilities, adjacent properties and all streets.
 - (2) All refuse appurtenances, equipment and containers shall be located within a four-sided enclosure constructed of the same or complementary materials found in the principal structure. Such enclosure shall be constructed to a height not less than one foot above the height of all elements within the enclosure.
 - (3) Gate access to the enclosure shall be located out of direct view from principal building entrances and adjacent residences. Gates shall remain in a closed position at all times other than during refuse pick-up or delivery.
- ii. For single-family and two-family residential uses, garbage totes and similar elements shall be located at the rear of the property or along a secondary elevation that is not visible from the public right-of-way.

§ 300-59.6 Signage

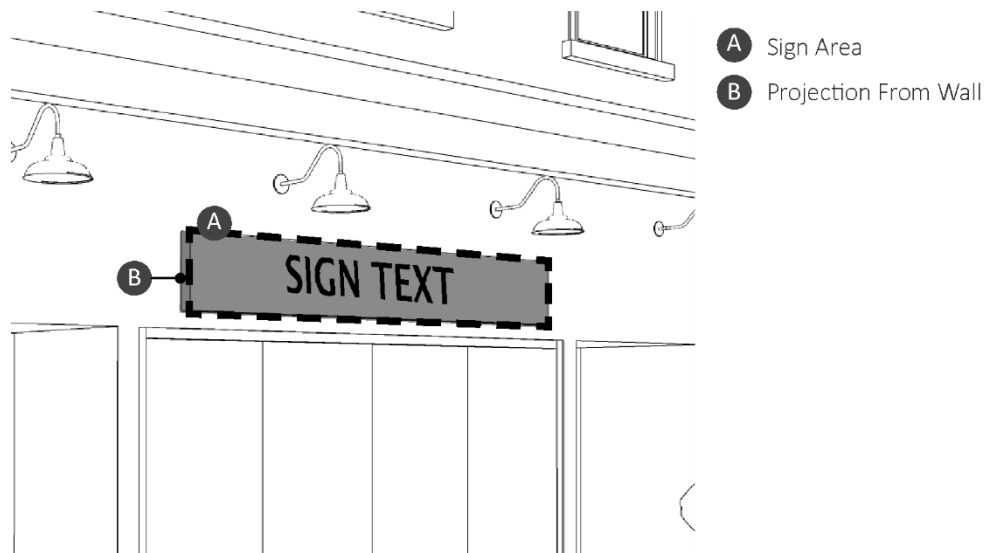
A. All Types of Signage

- i. Conforming with the Village Sign Regulations outlined in § 300-52, permitted signs include wall signs, window signs, and monument signs.
- ii. All signs shall conform to the associated height, size and placement restrictions provided within the Village Sign Regulations (§ 300-52) as well as any additional restrictions in this Article.
- iii. All signage shall be of professional quality and include decorative features and finishes that are complementary to the architectural style.
- iv. Signs shall not be placed on accessory structures.
- v. Signs shall not encroach onto any street or alley.

B. Standards for Specific Types of Signage

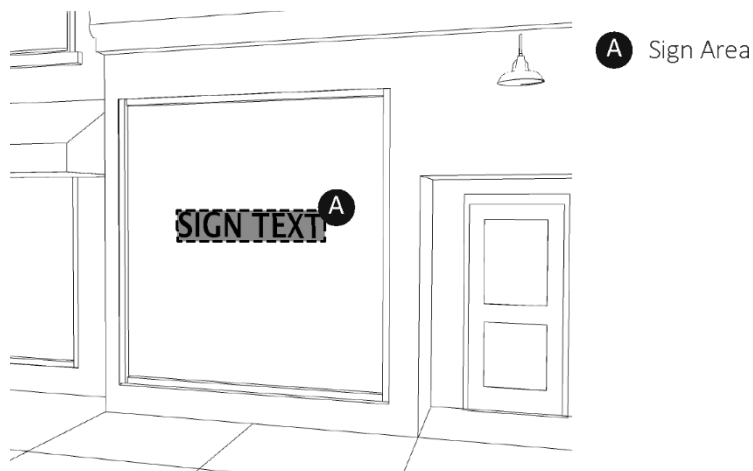
i. Wall Sign

- (1) Commercial uses and home occupations may have a wall sign proximate to the primary entrance of the business.



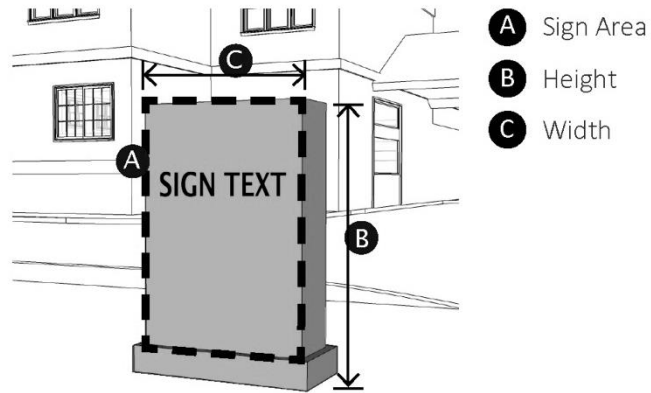
ii. Window Signs

- (1) Window signs that are non-temporary signs adhered to the windows or doors shall be made of transparent materials, including, but not limited to, transparent plastic with letters painted on or attached.



iii. Monument Sign

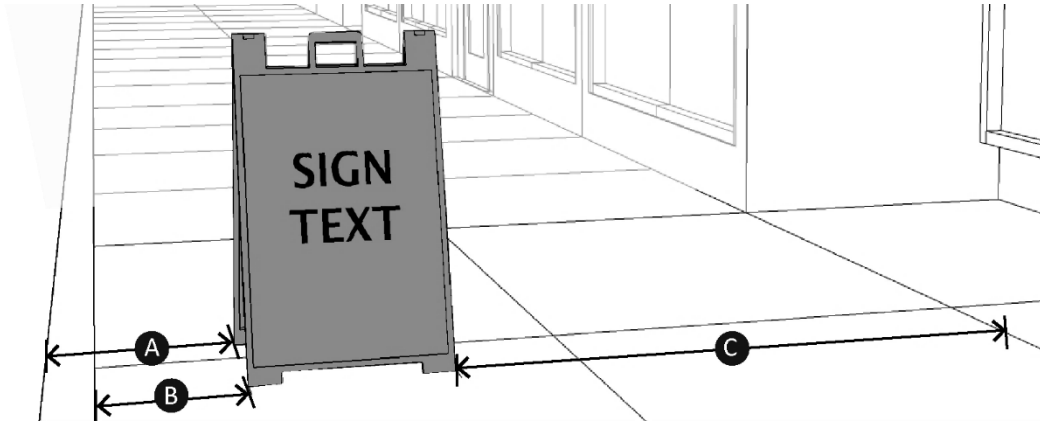
- (1) Commercial uses and home occupations may have a monument sign proximate to the primary entrance of the business.



iv. Sidewalk Signs

(1) Sidewalk signs are permitted for commercial and institutional uses.

Sidewalk signs shall have consistent colors, graphics and finishes with other signage used for the business on-site.



- A** Distance to edge of pavement
- B** Distance to inside edge of curb
- C** Ample (5'+) circulation space for pedestrians

§ 300-59.7 Landscaping

A. Recommended Tree Species

- i. The selection of species of trees shall provide for biodiversity, be salt-tolerant, and a USDA Plant Hardiness of Zone 5b or colder.
- ii. The selection of species of trees shall be appropriate to the local environmental conditions and the constraints of the planting location.

B. Site Landscaping

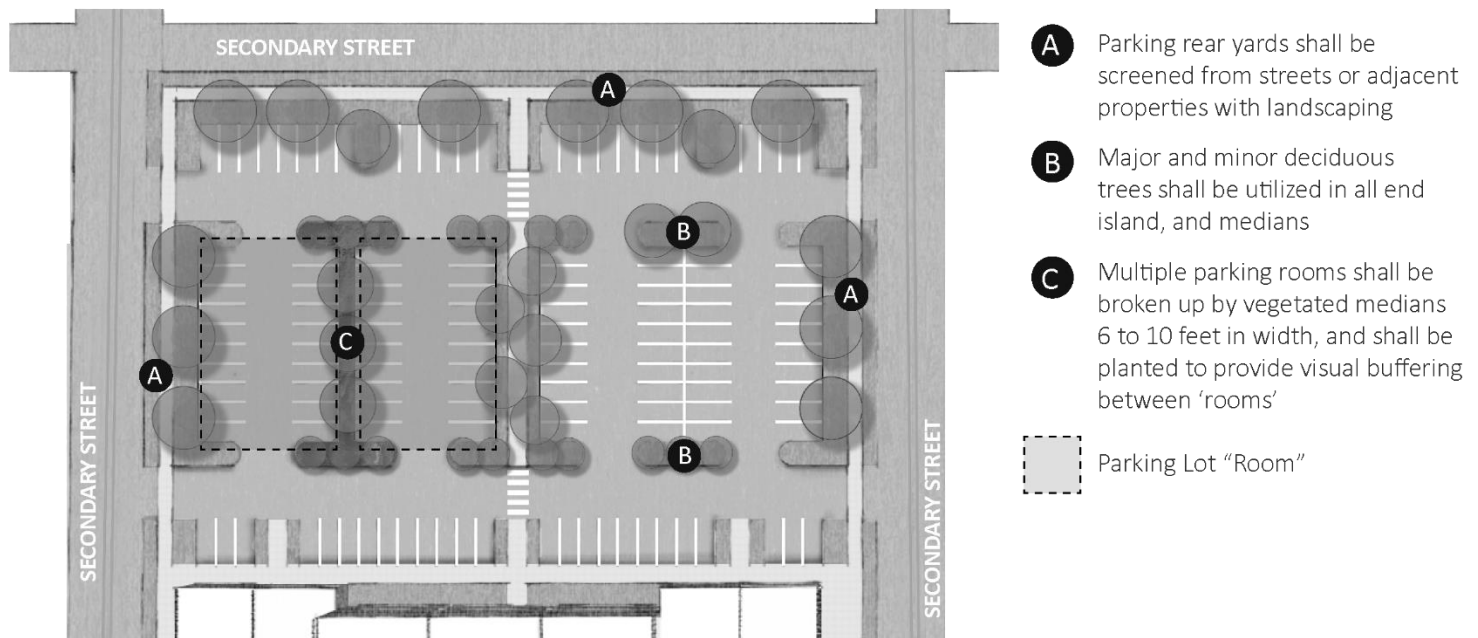
- i. Plantings shall be limited to species native, hardy, salt-tolerant, known to be non-invasive to the area, and deer-resistant. Significant deviations from these criteria shall be supported by ample evidence by the applicant.
- ii. Considerations shall be given during species selection to the mature form, habit, and size of vegetation to ensure plantings do not create safety hazards.
- iii. For single-family and two-family residential buildings, plantings shall frame the primary entrance to the building and be well-maintained.
- iv. For multifamily, group care facilities and boardinghouse/rooming house residential buildings and for nonresidential buildings:
 - (1) Site landscaping shall be required along all property boundaries, except where side yards are less than three feet, where front yards are less than six feet, or where shared-parking lots adjoin abutting properties.

- (2) Where a tree lawn is provided, major shade trees shall be planted along the frontage, parallel to the street with a spacing not to exceed 50 feet or consistent with existing tree spacing.
- (3) At the discretion of the Planning Board, plantings and mulches may be required to be installed along the foundation of the proposed structure in side or rear yards.
- (4) All shrub plantings shall be contained within a defined and edged planting bed with mulch no less than three inches in depth.

C. Parking Lot Landscaping and Screening

- i. Vegetation throughout parking lots shall be required.
- ii. All parking lot medians, end islands and perimeters shall be attractively landscaped, and such landscaping shall count towards satisfying the Village Landscaping Standards.
- iii. Major and minor deciduous trees shall be utilized in all end island, medians and parking lot perimeters to a density that will provide adequate shade but that will allow each specimen adequate space to grow and thrive.
- iv. Multiple parking 'rooms' shall be broken up by vegetated medians 6 to 10 feet in width, and shall be planted to provide visual buffering between 'rooms' to a density and arrangement deemed appropriate by the Planning Board (see graphic below).
- v. The Planning Board may require additional major and/or minor tree plantings within parking areas beyond amounts specified in the Village Landscaping Standards.
- vi. Parking in side or rear yards shall be screened from streets or adjacent residential properties with attractive landscaping and fencing.
- vii. Existing parking lots along front yard setbacks shall be screened from streets or adjacent residential properties with attractive landscaping or fencing.
- viii. Parking lot screening materials shall be similar or complementary to those found on the primary building.

D. Buffers and Screens



Parking Lot Landscaping & Screening

- i. Nonresidential buildings shall provide buffer plantings of coniferous/deciduous trees and shrubs, with fencing where appropriate, along property boundaries adjacent to properties zoned or exclusively used for residential purposes to a density and height deemed appropriate by the Planning Board.
- ii. The use of individual coniferous trees without associated shrub plantings shall not be an approved buffer strategy.

§ 300-59.8 Lighting

A. Site Lighting

- i. Lighting shall be designed such that poles, fixtures, ornamentation and materials are of pedestrian scale and height, and provide for a safe pedestrian experience.
- ii. Site lighting fixtures shall complement the architectural style of the building and surroundings.
- iii. Fixtures within pedestrian areas, along sidewalks and walkways shall be no higher than eight feet.
- iv. Fixtures within parking lots shall be no higher than 20 feet.
- v. Fixtures shall be fully shielded and/or “Dark Sky” compliant.
- vi. Light trespass into adjacent non-commercial areas shall not exceed 0.1-foot candles in intensity.
- vii. Amber hue lighting, such as high pressure sodium fixtures and others of equivalent performance, shall not be permitted.
- viii. Lighting fixtures shall be directed away from adjacent structures and property boundaries.
- ix. Fixture mounting height, direction and intensity shall be determined based on the minimum requirements necessary to efficiently and safely illuminate the area.

B. Building Lighting

- i. Building-mounted lighting shall be of a style complementary to the architectural character of the building and surroundings, and shall be fully shielded.
- ii. Building-mounted lighting shall not be utilized as area lighting in place of pole-mounted lighting along private rights-of-way, sidewalks and pedestrian zones, and parking areas.
- iii. Building-mounted lighting shall not be mounted higher than 15 feet above grade.
- iv. Wall-pack style lighting fixtures shall not be placed upon primary façades.

C. Signage and Accent Lighting

- i. Internally illuminated signs shall only be permitted when it complements the character of the building.
- ii. External illumination fixtures shall be shielded and directed such that a minimum amount of light pollution is created.
- iii. Signage accent lighting shall be of a lesser intensity than the illumination for the sign panel itself.
- iv. Signage lighting fixture styles shall include lanterns, goose-necks, and shielded, architectural grade spot lights.
- v. Single bar fluorescent tube fixtures shall not be allowed unless it complements the character of the building.
- vi. Building accent lighting shall be discrete in nature and of the same color and a lesser intensity than other building mounted lighting.
- vii. Accent lighting shall focus on highlighting architectural details or elements rather than the illumination of entire façade or walls.

§ 300-59.9 Green Infrastructure

A. Green Infrastructure

- i. Green infrastructure design elements, such as, but not limited to, bioswales, rain gardens, bioretention areas, porous pavements, green roofs, and other measures which promote the infiltration, transpiration, and evaporation of stormwater runoff shall be used where practicable.
- ii. All green infrastructure facilities shall provide a pleasing aesthetic complementary to the character of the Village of Johnson City and consistent with the i-District Master Plan.
- iii. All green infrastructure design elements, including plantings and pavements, shall be regularly maintained to promote their proper and intended function.

§ 300-59.10 Mechanical Equipment and Loading Areas

A. Mechanical Equipment

- i. Parapets and false roofs shall be utilized to obscure the view of rooftop mechanical equipment when viewed at the ground level from the opposite side of the corridor or adjacent districts. The use of fencing, lattice and similar materials to screen rooftop mechanical equipment shall not be permitted.
- ii. Where feasible, utility service connections from rights-of-way or easements shall provide subterranean connections to site structures and appurtenances, including, but not limited to, principal structures, garages, storage buildings, and site lighting.
- iii. Above ground utility service connections appurtenances and fuel pumps shall be located in side yards or rear yards and screened from view from the street as necessary. This includes, but is not limited to, generators, transformers, vaults, 'hot-boxes,' switch-gear, meters, valves, compressors, pumps, control or service panels, or any heating, ventilation and cooling equipment.

B. Loading Areas

- i. Loading docks, bays, and staging areas shall be located to the rear of the structure. Side loading areas may be approved at the discretion of the Planning Board with approved screening.
- ii. When the rear of a structure abuts a street or residential zone, loading areas shall receive appropriate screening.

§ 300-59.11 Circulation

A. Pedestrian and Vehicular Circulation

- i. All on-site circulation shall be designed to comply with the Village of Johnson City's Complete Streets Policy.
- ii. Safe, convenient and efficient pedestrian routes shall be provided between different areas within a site, such as parking areas, bicycle parking, common outdoor areas, structures in a multiple structure development, and any pedestrian routes.
- iii. Pedestrian and vehicular circulation patterns shall be designed to minimize potential conflicts between vehicles and pedestrians and to provide enhanced separation.
- iv. Parking and vehicular circulation patterns shall be designed to reduce speeds and increase pedestrian safety, efficiency and convenience.
- v. Pedestrian walkways shall be provided within the vegetated medians of parking lots.
- vi. Pedestrian routes shall be hard surfaced and at least four feet wide.
- vii. Where the pedestrian route crosses driveways, parking, and loading areas, the route shall be clearly identifiable through the use of elevation changes, paving materials, or other methods.

B. Sidewalks

- i. Sidewalks shall have a minimum width of five feet, or wider at the discretion of the Planning Board.
- ii. Sidewalks shall be constructed to provide access from all principal building entrances to the sidewalk system and parking areas.
- iii. Sidewalks adjacent to streets, driveways, and parking lots shall be curbed to separate pedestrians and vehicles.
- iv. Sidewalk curb ramps and crosswalks shall be constructed in accordance with ADA standards.
- v. Sidewalks abutting a public street shall be constructed of poured concrete.
- vi. Sidewalks not on a public street shall be constructed of poured concrete, brick, concrete pavers, or stamped concrete.
- vii. Asphalt sidewalks shall be prohibited.

C. Driveways and Access

- i. Driveways outside the public right-of-way shall be no more than 24 feet in width.
- ii. Driveways shall be setback from the side lot line a distance of five feet, and from principal buildings a distance of no less than five feet, or as required for safe sight distances. Shared drives are not required to provide the five-foot side yard setback.
- iii. Shared ingress and egress shall be provided where determined appropriate and feasible by the Planning Board.
- iv. New construction or improvements shall plan for, accommodate, and/or reserve land for future connections with adjacent properties to facilitate cross access.
- v. Excluding single-family and two-family residential uses, a designated five-foot wide curbed sidewalk shall be provided between the edge of entry drives and the principal building.

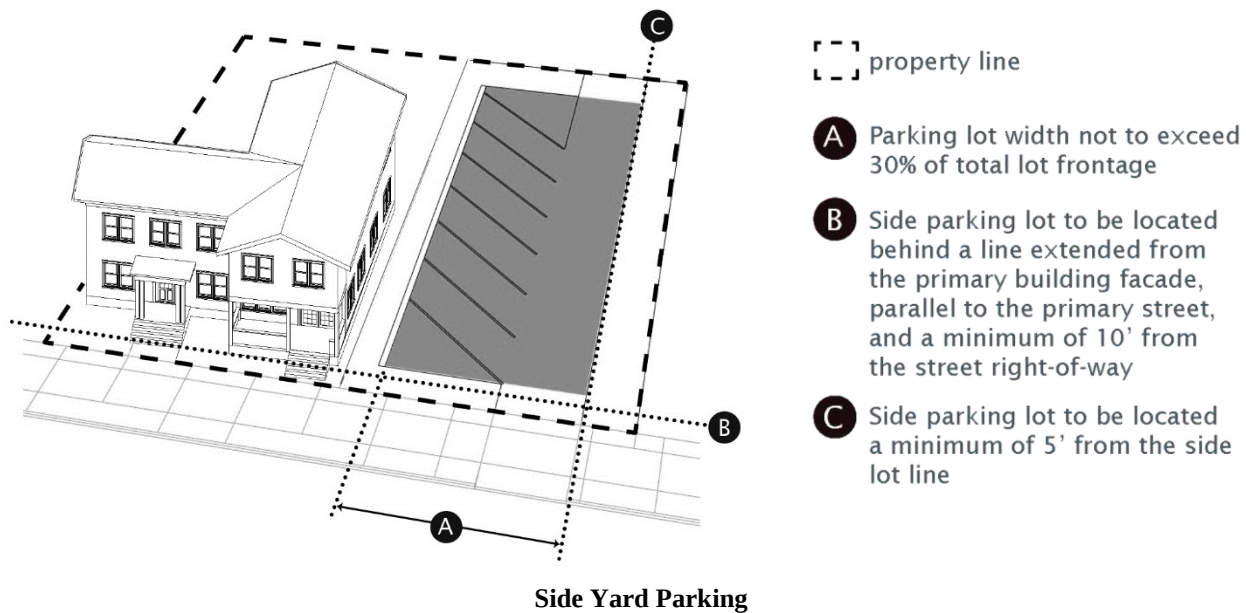
§ 300-59.12 Parking Regulations

A. Bicycle Parking Regulations

- i. The number of required short-term bicycle spaces shall be as follows:
 - (1) Multi-family Dwellings and Apartments: one bicycle space for every five dwelling units.
 - (2) Public Parking Lots: Four bicycle spaces per every 20 vehicle parking spaces.
- ii. Bicycle parking shall be located outside the building and at the same grade as the sidewalk, within 50 feet of the main entrance to the building, as measured along the most direct pedestrian access route.
- iii. An area two feet by six feet shall be provided for each bicycle space.
- iv. When properly parked in a bicycle space, the bicycle shall not be able to be pushed over or fall in a manner that will damage it.
- v. Bicycle racks shall be in full view in a well-lit area and securely anchored.
- vi. Bicycle racks shall not obstruct pedestrian traffic.

B. Parking Location

- i. Excluding single-family and two-family residential uses, vehicular parking, standing, loading and drop-off facilities shall be located in rear yards whenever possible and not less than 10 feet from the rear property boundary or five feet from a side property boundary.
- ii. Existing parking lots located in the front of a building shall not be expanded.
- iii. Upon demonstration of significant site limitations by the applicant, the Planning Board may allow side yard parking behind a line extending from the primary building façade parallel to the street. In no instance shall side yard parking lots be less than 10 feet from the street right-of-way or five feet from a side lot line.
- iv. For corner lots, side yard parking shall be allowed subject to all other applicable regulations governing side yard parking.
- v. For lots with side yard parking, the linear distance of parking at the front lot line shall not exceed 30 percent of the total lot width.
- vi. For sites proposed with multiple structures, parking shall be centralized and shared in parking areas or ‘rooms’ of no more than 50 cars.

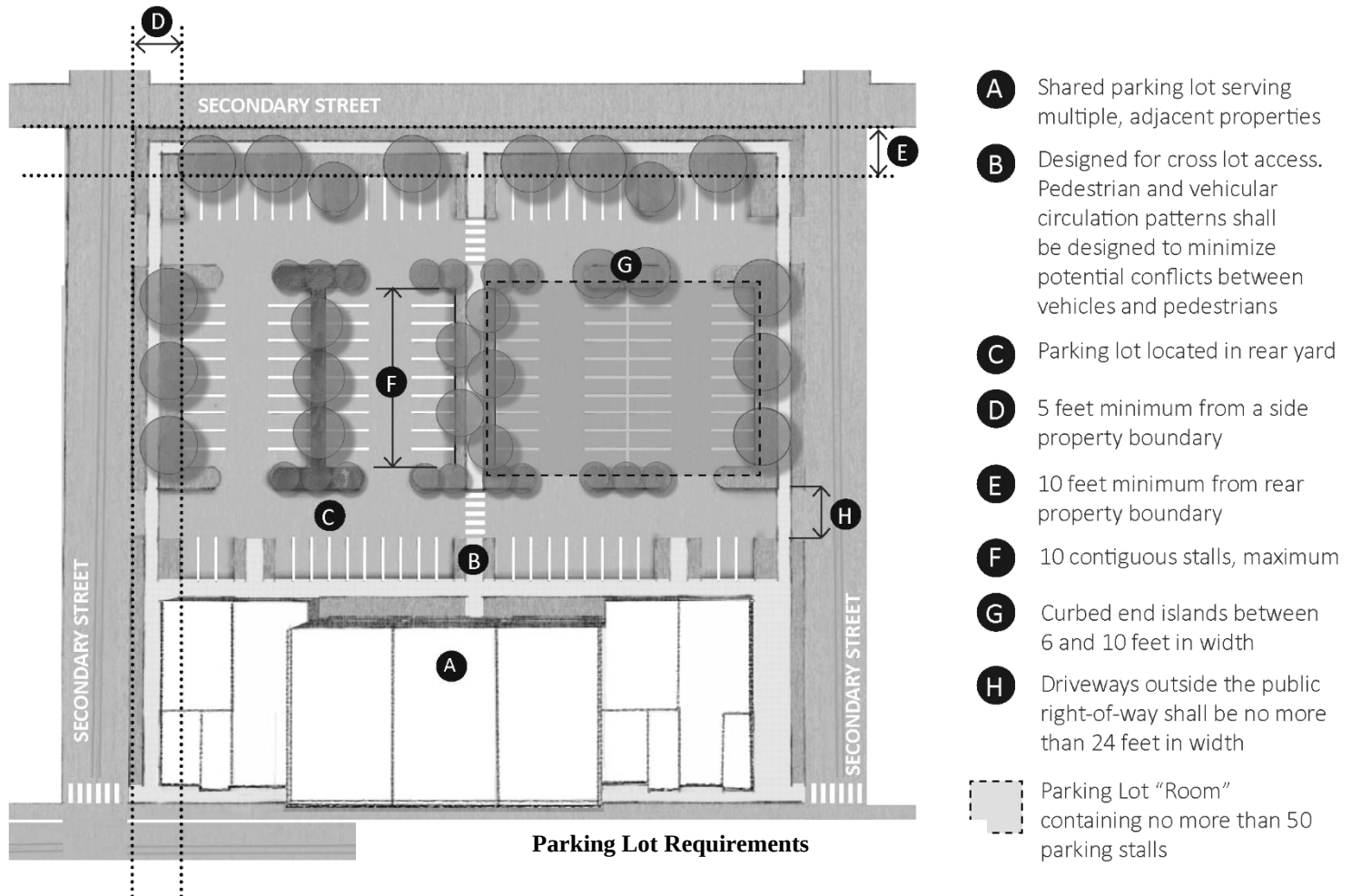


C. Massing and Orientation of Parking

- i. Parking lots shall be arranged such that long uninterrupted views across large areas of parking are not visible from any street or adjacent properties. To achieve this, parking lots shall be designed in ‘rooms’ containing no more than 50 vehicles each.
- ii. Parking lots shall be designed and oriented to allow for cross lot access.
- iii. Curbed end islands between 6 and 10 feet in width shall be required for all parking configurations entirely surrounded by drive aisles, provided such configurations contain more than five spaces in a single row and 10 spaces in a double row.
- iv. Circulatory drive aisles, medians, and/or curbed end islands shall be installed such that no more than 10 parking stalls along the perimeter shall go uninterrupted.

- v. Upon the satisfactory presentation of significant site limitations by the applicant, the Planning Board may approve deviations from parking lot median and end island requirements.

D. Parking Requirements and Garages



- i. The number of off-street parking spaces provided per structure shall be in accordance with standards outlined in the Village's minimum parking requirements.
- ii. The design of parking garages shall be of consistent with the requirements for materials and color in the Urban Multi Family District and shall be designed to complement the existing character and architectural style of the historic residential buildings within the i-District.

E. Shared Parking

- i. Applicants shall investigate common or shared parking opportunities between adjacent principal businesses with differing peak hours.
- ii. All parking included under a shared parking agreement shall count towards the numerical requirements for off-street parking.
- iii. Applicants shall demonstrate shared parking investigation and, if feasible, shall submit a shared parking analysis. A Shared Parking Analysis shall address, at minimum, the size and type of the proposed development, the anticipated use(s) of the property, the anticipated rate of parking turnover and the anticipated peak parking and traffic load, for all uses that will be sharing off-street parking spaces.

- iv. The applicant shall furnish sufficient evidence of a viable and legally binding shared parking agreement on behalf of all involved facilities to the Planning Board prior to approval of a shared parking program.
- v. Applicants approved for the use of shared parking within combined parking lots shall not be required to provide the five-foot side setback and buffer requirement along the shared property boundary.
- vii. **Other Parking Considerations**
 - i. Adequate provisions shall be made within the site to accommodate the removal and storage of snow. Applicants shall provide a plan for the location and removal of snow during snowfall events.
 - ii. For multifamily, group care facilities and boardinghouse/rooming house residential buildings and for nonresidential buildings, electronic charging stations shall be provided where possible to reflect the high-tech nature of the Johnson City i-District.

Section 4. A new Section 300-59A of the Village Code entitled “i-District Design Standards for General Commercial (GC), Neighborhood Commercial (NC), Industrial (I) and Office Overlay (OO) Districts” shall hereby be added as follows:

Article 59A. i-District Design Standards for General Commercial (GC), Neighborhood Commercial (NC), Industrial (I) and Office Overlay (OO) Districts

§ 300-59A.1. Applicability

The i-District Design Standards for General Commercial (GC), Neighborhood Commercial (NC), Industrial (I) and Office Overlay (OO) Districts shall be applied to all properties within the i-District that are zoned as part of the General Commercial (GC), Neighborhood Commercial (NC), Industrial (I) and Office Overlay (OO) Districts including new construction as well as any alteration to an existing building or site. The Design Standards are intended to facilitate the vision identified in the Johnson City BOA/iDistrict Master Plan.

§ 300-59A.2. Purpose

The purpose of these standards is to promote the quality, livability, walkability, and innovation of the i-District. The standards are intended to protect the existing historic character while developing high quality building and site designs that improve the attractiveness of the i-District as well as the health, safety, and economic prosperity of the community.

§ 300-59A.3. Building Standards

A. Style and Form

- i. Adaptive reuse of existing historic buildings shall be encouraged to maintain and enhance the historic and innovative character of the i-District.
- ii. All nonresidential infill or new construction shall complement the innovative design of the i-District and the existing character of the Village of Johnson City’s late 19th or early 20th century historic buildings in order to strengthen the identity of the i-District.
- iii. All infill or new residential construction shall reflect the existing character and style of typical historic i-District residential buildings and shall complement the innovative design of the i-District and the style established by existing historic i-District mixed use and commercial buildings.
- iv. All infill and new construction shall relate to the proportion and scale of surrounding forms.
- v. To the extent practicable, building stories, cornice line and other horizontal trimlines for infill development shall have continuity with adjacent buildings.

B. Façades

- i. All building façades with street frontage shall be architectural consistent with each other in building materials and style.

- ii. Buildings fronting on two or more streets shall have appropriate façades facing each street.
- iii. New construction shall not create large, undifferentiated walls with few to no windows or door openings facing a street, drive or parking area.
- iv. Buildings shall incorporate fascias, canopies, arcades, setbacks, recesses, projections or other design features that are appropriate based on the style of the building to avoid large, undifferentiated walls.



- | | | |
|------------------------------------|---------------------|------------------|
| A Awning | D Recess | E Setback |
| B Building-Mounted Lighting | C Projection | F Cornice |

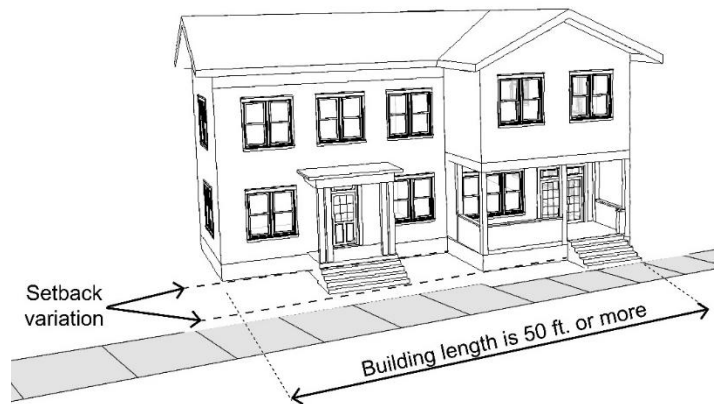
Building Features

- v. In instances where the front façade is greater than 50 feet in width, delineation and treatments, such as a recess or projection that varies the depth of the building wall, shall be used to break up its appearance.
- vi. Excluding single-family and two-family dwellings, side and rear walls may incorporate well-maintained public art displays or landscaped walls to add visual interest to the i-District.
- vii. Fire escapes shall be located on side and rear façades only.
- viii. For residential buildings, the enclosure of existing front porches, other than through the use of transparent glazing at a maximum of 50 percent, shall not be permitted.
- ix. Commercial buildings shall provide visual distinction between the first floor and upper floors through the use of appropriate architectural elements, details, materials and/or color.



Vertical Visual Distinction

- x. For commercial buildings with multiple storefronts, there shall be a direct correlation between the delineations of interior tenant spaces and exterior façade treatments.



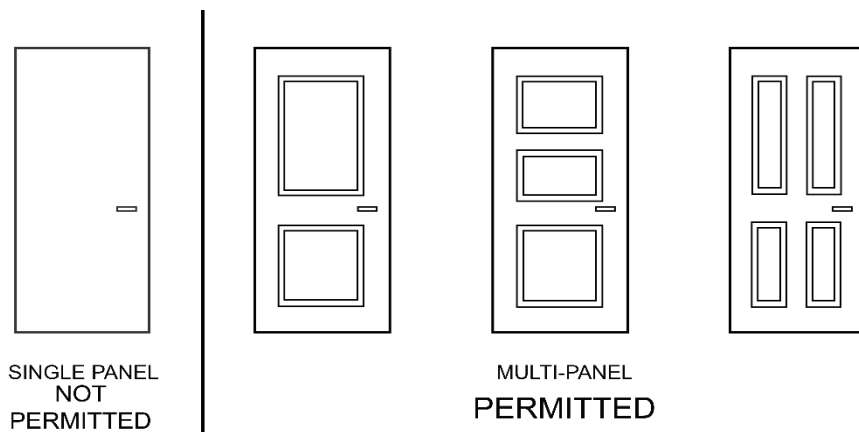
C. Height, Setback and Orientation

- i. New construction or infill shall be a minimum of two usable stories.
- ii. Buildings shall have a maximum setback of 20 feet from the right-of-way line, or the average setback of existing principal structures on adjacent parcels that are within 250 feet, whichever is lesser.
- iii. Buildings on corner lots shall be setback from each street the minimum distance practical to afford adequate sight distances for motorists and pedestrians as determined by NYS DOT highway standards.
- iv. For the adaptive reuse of historic buildings, the existing front setback shall be maintained.
- v. New construction or infill on Main Street shall have a side setback within a range of 5 feet and 10 feet to the side lot line. The Planning Board may allow additional width to accommodate necessary driveways.
- vi. New construction or infill on streets other than Main Street in General Commercial, Neighborhood Commercial or Office Overlay districts shall have a side setback within a range of 5 feet and 20 feet to the side lot line. The Planning Board may allow additional width to accommodate driveways. For a non-residential property that abut residential property, the Planning Board may require additional setback distances.

- vii. Buildings shall be oriented such that the façade facing the street be substantially parallel to said street.

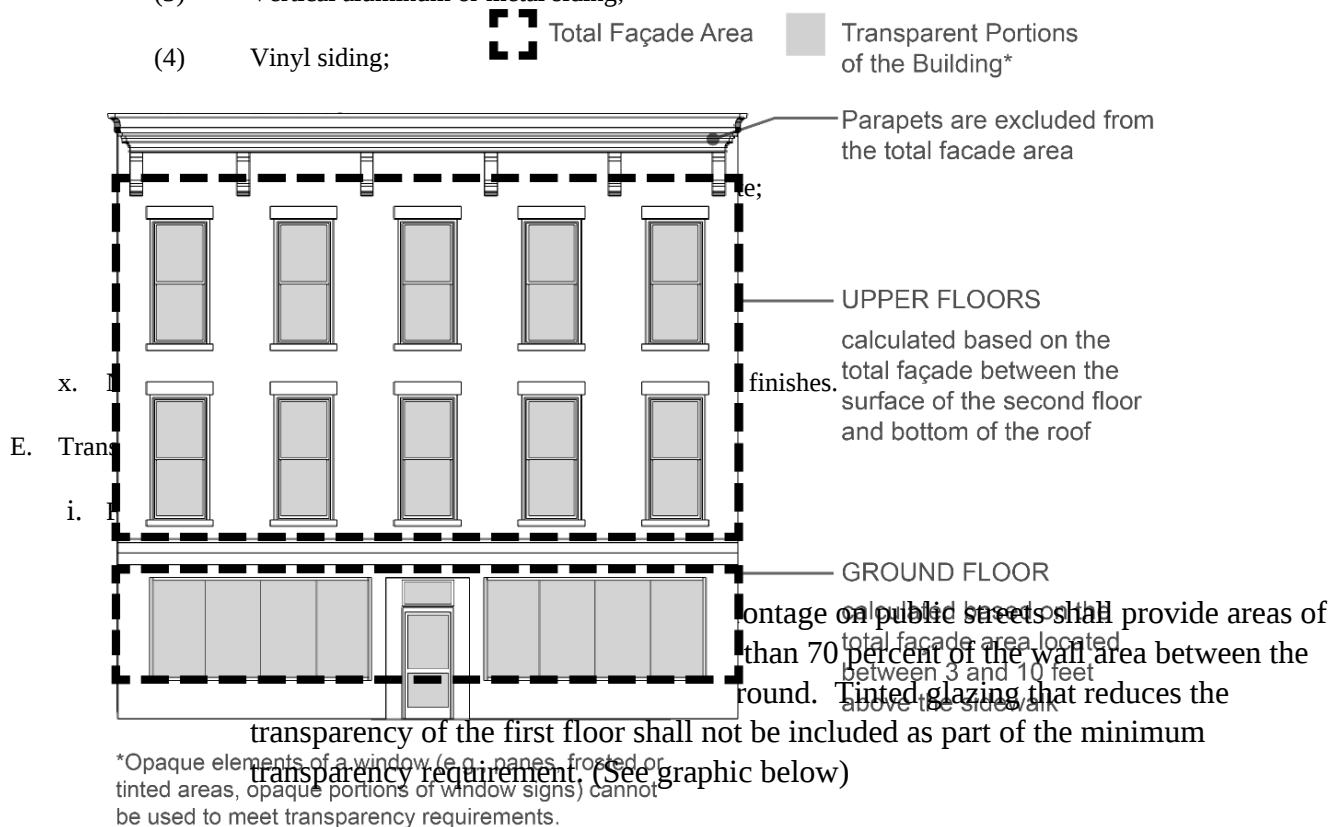
D. Materials and Color

- i. Along street frontages, all exterior building walls and structures shall be constructed with brick masonry, wood clapboard or stone to reflect the late 19th or early 20th century historic buildings within the Village of Johnson City.
- ii. All wood shall be finished using either stain or paint.
- iii. All metal shall be colored.
- iv. Clear coated aluminum or stainless steel shall not be permitted as a finished building material.
- v. Doors shall be painted or stained to accent the building.
- vi. Solid doors shall be multi-paneled.



Multi-Paneled Doors

- vii. Decorative masonry materials such as split face and textured finish blocks shall be discouraged, but may be considered and acceptable façade material at the discretion of the Planning Board.
- viii. Exterior finishing materials for renovations, additions, and rehabilitations shall be consistent with the appearance of historic materials being retained on the existing building and shall complement adjacent historic or innovative structures that are characteristic of the i-District.
- ix. The following materials or systems shall not be utilized on finished building or signage exteriors:
 - (1) Exterior Insulation and Finishing Systems (EIFS);
 - (2) Direct-Applied Finish Systems (DAFS);
 - (3) Vertical aluminum or metal siding;
 - (4) Vinyl siding;



- (2) Buildings shall have a transparent primary entry that will be considered part of the overall transparency requirement of the building frontage.
 - (3) For buildings with frontage on public streets, transparent windows between the height of 3 feet and 10 feet from the ground shall allow visual access to the interior of the building. Displays in such windows shall allow visual access a minimum of three feet into the building, excluding window treatments.
 - (4) For building storefronts at street corners, in public spaces and along pedestrian walks, windows shall wrap the building corner and provide enhanced transparency and added architectural interest to the first floor.
 - (5) For buildings with frontage on public streets, upper floors shall provide areas of transparent glazing at a minimum of 25 percent of the wall area.
- ii. New construction and building alterations shall have a void-to-solid ratio created by window openings and wall surfaces that is consistent with the valued historic forms found in the Village.
 - iii. Building alterations shall include windows that maintain or complement the existing window rhythm.
 - iv. Windows shall be of a scale, proportion and extent appropriate to the overall architectural style of the building. Movable transparent walls, such as garage doors, that are of high quality and maintain the character of the building when closed, may be allowed in place of windows at the discretion of the Planning Board.



- v. Existing windows shall not be covered up or changed in size unless the proposed change is part of an effort to restore the original appearance of a building.
- vi. Window openings shall be trimmed with an appropriate material (brick, stone, wood, wood-like, cementitious board) to provide added definition to the overall façade.
- vii. No external security devices (coiling shutters, accordion gates, etc.) shall be utilized. Alternative security systems, such as lighting, alarms, and interior barriers, may be used when necessary.

F. Roof Design

- i. Rooflines shall be in character with the overall architectural style of the building and the vernacular buildings of the southern tier of New York State. For example, flat, gable, gambrel, mansard, shed, and hip roofs are common within the region.
- ii. For buildings with frontage on Main Street, new construction or alterations shall be designed with a flat roof that slopes to the back of the building and has a decorative cornice along all facades with street frontage. Other roof styles may be allowed if they reflect late 19th or early 20th century commercial building designs.
- iii. Cornices shall be used on all flat roofs to differentiate and enhance the vertical composition of the building façade.
- iv. Elements that define the roofline and the adjacent upper story of the façade shall incorporate an added level of detail and articulation to the architectural expression of the building.

G. Design Elements and Articulation

- i. All buildings shall use design elements that are consistent with the architectural style of the building and relate to the scale, height, proportion and mass of the building and the surrounding character of the i-District.
- ii. Buildings shall define the first floor and provide shelter to entryways through the use of awnings, canopies, recessed entries and other design elements.
- iii. Overhangs and canopies shall be architecturally consistent with or complementary to the remainder of the building.
- iv. Awnings shall be self-supporting with no poles encroaching the right-of-way and in a fixed position.
- v. Awnings shall have a consistent shape with the window they are located over, e.g. an awning placed over an arched window shall be arched and an awning placed over a rectangular window shall be a flat-topped awning.
- vi. Breaks in awnings shall coincide with breaks in façade openings below; otherwise they shall be continuous.
- vii. The material for awnings shall be a durable canvas or fabric. Metal or glass awnings that maintain the character of the building, may be allowed at the discretion of the Planning Board.
- viii. Awnings shall not be made of high gloss or plasticized fabrics.
- ix. The color of awnings shall be neutral or muted shades that complement the historic streetscape. Bright color awnings shall not be permitted.
- x. Awnings shall not be backlit or internally illuminated.
- xi. Balconies shall not be fully enclosed and shall match the architectural design of the building, using similar details and materials.

H. Building Doors and Entries

- i. Doors and entryways shall be of a scale, proportion and coverage appropriate to the overall architectural style of the building.
- ii. Primary entryways shall be designed as an important feature of the building façade to provide visual cues to pedestrians independent of site or building signage.
- iii. Primary entryways shall be designed with details and treatments, such as trim, moldings, overhangs and/or other defining architectural features, that are consistent with the primary façade.
- iv. For all entryways near parking locations, treatments similar to that of the primary entrances shall be required.

- v. For buildings with frontage on Main Street, a primary entryway shall face Main Street. A side or rear entry may also be permitted depending on the site layout.
- vi. For buildings fronting on streets other than Main Street, the primary entrance shall face such street.
- vii. Corner buildings may have two primary entryways facing street frontages or a single entryway at the corner of the two street frontages.
- viii. The placement of building entrances shall be of a similar rhythm and spacing to existing structures on the same street.
- ix. There shall be a connection between all main building entrances and the closest sidewalk (or street, if there is no sidewalk).
- x. For residential buildings:
 - (1) Principal and shared pedestrian entrances for ground floor residential units shall have street frontage and direct connection to the sidewalk system.
 - (2) Individual residential units with principal entrances at ground level shall have front porches or entryways that are covered, elevated above grade, or distinguished in other ways to provide visual separation from the street.

§ 300-59A.4. Fencing, Walls, Railings and Decks

A. Fences and Walls

- i. New walls and fences shall be constructed of high-quality materials, such as decorative blocks, stone, brick, split-faced block, iron, wood, historically appropriate vinyl or other materials consistent with the associated building.
- ii. If more than 20 percent of a wall or fence, which is visible from the public realm, is being replaced, it shall conform to the regulations for new walls and fences. If less than 20 percent of a wall or fence is being replaced, in-kind materials, matching height and detailing shall be used.
- iii. Front yard fencing shall be no more than four feet in height. Solid front yard fences shall be no more than three feet in height.
- iv. Rear and side yard fencing shall be no more than six feet in height.
- v. Chain-link fences and exposed standard concrete block walls shall not be installed where visible from the public right-of-way.

B. Railings and Decks

- i. Railings or guards on porches, balconies and other appurtenances shall use a decorative finish and style that relates to the architectural style of the building.
- ii. Decks may be constructed on rear elevations where they are not visible from the street. Applicants may also seek permission from the Planning Board to construct decks in front of buildings.

§ 300-59A.5. Site Amenities

A. Site Furnishings

- i. Site furnishings, such as lights, benches, trash cans, bicycle racks, bollards and other amenities, shall representative of the unique character of the Village of Johnson City and consistent with the i-District Master Plan.
- ii. Site furnishings shall support ground level uses that contribute to the vitality of the street.

- iii. Site furnishings shall be designed and sited to promote and enhance the pedestrian experience and shall be an appropriate material.

B. Refuse Facilities

- i. For all properties, excluding single-family and two-family residential uses:
 - (1) The storage and/or staging of refuse shall take place in the rear yard and shall be buffered or screened from view from parking facilities, adjacent properties and all streets.
 - (2) All refuse appurtenances, equipment and containers shall be located within a four-sided enclosure constructed of the same or complementary materials found in the principal structure. Such enclosure shall be constructed to a height not less than one foot above the height of all elements within the enclosure.
 - (3) Gate access to the enclosure shall be located out of direct view from principal building entrances and adjacent residences. Gates shall remain in a closed position at all times other than during refuse pick-up or delivery.
- ii. For single-family and two-family residential uses, garbage totes and similar elements shall be located at the rear of the property or along a secondary elevation that is not visible from the public right-of-way.

§ 300-59A.6. Signage

A. All Types of Signage

- i. Conforming with the Village Sign Regulations, permitted signs include wall signs, awning signs, canopy signs, window signs, projecting signs, monument signs, multi-tenant commercial signs, sidewalk signs, and drive-in facility signs.
- ii. Freestanding pylon signs are not permitted within the i-District.
- iii. All signs shall conform to the associated height, size and placement restrictions provided within the Village Sign Regulations as well as any additional restrictions in this Article.
- iv. Signage shall be located in a manner that creates a pedestrian-friendly atmosphere.
- v. All signage shall be of professional quality and include decorative features and finishes that are complementary to the architectural style.
- vi. Signs shall not be placed on accessory structures.
- vii. Signs shall not encroach onto any street or alley.

B. Standards for Specific Types of Signage

i. Awning Signs

- (1) Awning signs may encroach over the public sidewalk and shall be located at a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.

ii. Window Signs

- (1) Window signs that are non-temporary signs adhered to the windows or doors shall be made of transparent materials, including, but not limited to, transparent plastic with letters painted on or attached.

iii. Projecting Signs

- (1) The maximum signage area for a projecting sign is 16 square feet.
- (2) Projecting signs may encroach over the public sidewalk and shall be located at a minimum of 18 inches inside the curb line or edge of pavement, whichever is greater.

iv. Sidewalk Signs

- (1) Sidewalk signs shall have consistent colors, graphics and finishes with other signage used for the business on-site.

v. Monument Signs

- (1) For properties along Main Street, the maximum signage area shall be 40 square feet.

vi. Multi-Tenant Commercial Signage

- (1) For properties along Main Street, the maximum signage area shall be 40 square feet.

§ 300-59A.7. Landscaping

A. Recommended Tree Species

- i. The selection of species of trees shall provide for biodiversity, be salt-tolerant, and a USDA Plant Hardiness of Zone 5b or colder.
- ii. The selection of species of trees shall be appropriate to the local environmental conditions and the constraints of the planting location.

B. Site Landscaping

- i. Site landscaping shall be required along all property boundaries, except where side yards are less than three feet, where front yards are less than six feet, or where shared-parking lots adjoin abutting properties.
- ii. Plantings shall be limited to species native, hardy, salt-tolerant, known to be non-invasive to the area, and deer-resistant. Significant deviations from these criteria shall be supported by ample evidence by the applicant.
- iii. Where a tree lawn is provided, major shade trees shall be planted along the frontage, parallel to the street with a spacing not to exceed 50 feet or consistent with existing tree spacing.
- iv. Considerations shall be given during species selection to the mature form, habit, and size of vegetation to ensure plantings do not create safety hazards.
- v. At the discretion of the Planning Board, plantings and mulches may be required to be installed along the foundation of the proposed structure in side or rear yards.
- vi. Excluding single-family and two-family residential uses, all shrub plantings shall be contained within a defined and edged planting bed with mulch no less than three inches in depth.
- vii. Properties with 100 percent building coverage shall be excluded from providing site landscaping.
- viii. For uses, excluding single-family and two-family residential uses:
 - (1) Durable containers and permanent landscape planters shall be used in front yards less than six feet in depth or in other instances where appropriate landscaping cannot otherwise be obtained given site constraints.
 - (2) The design and material selection for containers and landscape planters shall be complementary to the architectural style of the principal building.

- (3) The use of plastic planters shall not be permitted.

C. Parking Lot Landscaping and Screening

- i. Vegetation throughout parking lots shall be required.
- ii. All parking lot medians, end islands and perimeters shall be attractively landscaped, and such landscaping shall count towards satisfying the planting unit requirements.
- iii. Major and minor deciduous trees shall be utilized in all end island, medians and parking lot perimeters to a density that will provide adequate shade but that will allow each specimen adequate space to grow and thrive.
- iv. The Planning Board may require additional major and/or minor tree plantings within parking areas beyond amounts specified in the Village Landscaping Standards.
- v. Parking in side or rear yards shall be screened from streets or adjacent residential properties with attractive landscaping and fencing.
- vi. Existing parking lots along front yard setbacks shall be screened from streets or adjacent residential properties with attractive landscaping or fencing.
- vii. Parking lot screening materials shall be similar or complementary to those found on the primary building.

D. Foundation Landscaping Treatments

- i. Front yards along Main Street with building setbacks of less than six feet shall be paved with hardscape materials to provide an extension of the sidewalk and pedestrian zone to the building façade. Such front yard treatments may be required of other properties along Main Street at the discretion of the Planning Board.

E. Buffers and Screens

- i. Excluding along Main Street frontages, nonresidential buildings shall provide buffer plantings of coniferous/deciduous trees and shrubs, with fencing where appropriate, along property boundaries adjacent to properties zoned or exclusively used for residential purposes to a density and height deemed appropriate by the Planning Board.
- ii. The use of individual coniferous trees without associated shrub plantings shall not be an approved buffer strategy.

§ 300-59A.8. Lighting

A. Site Lighting

- i. Lighting shall be designed such that poles, fixtures, ornamentation and materials are of pedestrian scale and height, and provide for a safe pedestrian experience.
- ii. Site lighting fixtures shall complement the architectural style of the building and surroundings.
- iii. Fixtures within pedestrian areas, along sidewalks and walkways shall be no higher than eight feet.
- iv. Fixtures within parking lots shall be no higher than 20 feet.
- v. Fixtures shall be fully shielded and/or “Dark Sky” compliant.
- vi. Light trespass into adjacent non-commercial areas shall not exceed 0.1-foot candles in intensity.
- vii. Amber hue lighting, such as high pressure sodium fixtures and others of equivalent performance, shall not be permitted.

viii. Lighting fixtures shall be directed away from adjacent structures and property boundaries.

ix. Fixture mounting height, direction and intensity shall be determined based on the minimum requirements necessary to efficiently and safely illuminate the area.

B. Building Lighting

i. Building-mounted lighting shall be of a style complementary to the architectural character of the building and surroundings, and shall be fully shielded.

ii. Building-mounted lighting shall not be utilized as area lighting in place of pole-mounted lighting along private rights-of-way, sidewalk and pedestrian zones, and parking areas.

iii. Building-mounted lighting shall not be mounted higher than 15 feet above grade.

iv. Wall-pack style lighting fixtures shall not be placed upon primary façades facing Main Street.

C. Signage and Accent Lighting

i. Internally illuminated signs shall only be permitted when it complements the character of the building.

ii. External illumination fixtures shall be shielded and directed such that a minimum amount of light pollution is created.

iii. Signage accent lighting shall be of a lesser intensity than the illumination for the sign panel itself.

iv. Signage lighting fixture styles shall include lanterns, goose-necks, and shielded, architectural grade spot lights.

v. Single bar fluorescent tube fixtures shall not be allowed unless it complements the character of the building.

vi. Building accent lighting shall be discrete in nature and of the same color and a lesser intensity than other building mounted lighting.

vii. Accent lighting shall focus on highlighting architectural details or elements rather than the illumination of entire façade or walls.

§ 300-59A.9. Drive-Through Facilities

A. Location

i. Drive-through facilities and appurtenances, when allowed by use district or when allowed in conjunction with a permitted use, shall be located in the rear of the building. Upon the demonstration by the applicant of both impracticality of locating such facilities in the rear of the building and a substantial need for such facilities, the Planning Board may allow drive-through facilities in a side yard.

ii. In no case shall drive-through facilities and appurtenances be located in front yards.

B. Specific Regulations

i. Drive-through menu boards shall be a maximum of 20 square feet with a maximum height of five feet and shall be shielded from any public street and residential properties with decorative treatments and screening.

ii. 50 percent of the total stacking area shall be located at the rear of the property and shall be shielded from view by the building, hardscape or landscape treatments, or other screening.

iii. The capacity of the drive-through stacking lanes shall be sufficient to prevent interference with overall parking lot traffic flow and the flow of traffic on and off the site and in the adjoining streets.

- iv. Each parcel with a drive-through facility shall be limited to one point of shared ingress and egress. Where possible, cross access to the closest shared drive shall be provided.
- v. Decibel levels for drive-through operations and transaction processes shall not exceed 60 dBA at any property line.
- vi. Areas or walkways, covered or uncovered, designed strictly for the drop-off of patrons to a building entrance shall not be considered a drive-through. However, such facilities shall not be located in front yards.

§ 300-59A.10. Green Infrastructure

A. Green Infrastructure

- i. Green infrastructure design elements, such as, but not limited to, bioswales, rain gardens, bioretention areas, porous pavements, green roofs, and other measures which promote the infiltration, transpiration, and evaporation of stormwater runoff shall be used where practicable.
- ii. All green infrastructure facilities shall provide a pleasing aesthetic complementary to the character of the Village of Johnson City and consistent with the i-District Master Plan.
- iii. All green infrastructure design elements, including plantings and pavements, shall be regularly maintained to promote their proper and intended function.

§ 300-59A.11. Mechanical Equipment and Loading or Service Areas

A. Mechanical Equipment

- i. Parapets and false roofs shall be utilized to obscure the view of rooftop mechanical equipment when viewed at the ground level from the opposite side of the corridor or adjacent districts. The use of fencing, lattice and similar materials to screen rooftop mechanical equipment shall not be permitted.
- ii. Where feasible, utility service connections from rights-of-way or easements shall provide subterranean connections to site structures and appurtenances, including, but not limited to, principal structures, garages, storage buildings, and site lighting.
- iii. Above ground utility service connections appurtenances and fuel pumps shall be located in side yards or rear yards and screened from view from the street as necessary. This includes, but is not limited to, generators, transformers, vaults, 'hot-boxes,' switch-gear, meters, valves, compressors, pumps, control or service panels, or any heating, ventilation and cooling equipment.

B. Loading and Service Areas

- i. Loading docks, bays, and staging and service areas shall be located to the rear of the structure. Side loading areas may be approved at the discretion of the Planning Board with approved screening.
- ii. When the rear of a structure abuts a street or residential zone, loading areas shall receive appropriate screening.

C. Vehicular Maintenance and Storage

- i. Vehicular maintenance and service bays shall not be located facing a street, and shall be screened from view.
- ii. The staging, storage and parking of vehicles, equipment, or materials as a part of a commercial enterprise such as, but not limited to, vehicle/equipment rentals, automotive repair and construction, shall not occur in front yards and shall be screened from view from all streets and surrounding properties.

§ 300-59A.12. Circulation

A. Pedestrian and Vehicular Circulation

- i. All on-site circulation shall be designed to comply with the Village of Johnson City's Complete Streets Policy.
- ii. Safe, convenient and efficient pedestrian routes shall be provided between different areas within a site, such as parking areas, bicycle parking, common outdoor areas, structures in a multiple structure development, and any pedestrian routes.
- iii. Pedestrian and vehicular circulation patterns shall be designed to minimize potential conflicts between vehicles and pedestrians and to provide enhanced separation.
- iv. Parking and vehicular circulation patterns shall be designed to reduce speeds and increase pedestrian safety, efficiency and convenience.
- v. Pedestrian walkways shall be provided within the vegetated medians of the parking lot.
- vi. Pedestrian routes shall be hard surfaced and at least four feet wide.
- vii. Where the pedestrian route crosses driveways, parking, and loading areas, the route shall be clearly identifiable through the use of elevation changes, paving materials, or other methods.

B. Sidewalks

- i. Sidewalks shall have a minimum width of five feet, or wider at the discretion of the Planning Board.
- ii. Sidewalks shall be constructed to provide access from all principal building entrances to the sidewalk system and parking areas.
- iii. Sidewalks adjacent to streets, driveways, and parking lots shall be curbed to separate pedestrians and vehicles.
- iv. Sidewalk curb ramps and crosswalks shall be constructed in accordance with ADA standards.
- v. Sidewalks abutting a public street shall be constructed of poured concrete.
- vi. Sidewalks not on a public street shall be constructed of poured concrete, brick, concrete pavers, or stamped concrete.
- vii. Asphalt sidewalks shall be prohibited.

C. Driveways and Access

- i. Driveways outside the public right-of-way shall be no more than 24 feet in width.
- ii. Driveways shall be setback from the side lot line a distance of five feet, and from principal buildings a distance of no less than five feet, or as required for safe sight distances. Shared drives are not required to provide the five-foot side yard setback.
- iii. Excluding single-family and two-family residential uses, a designated five-foot wide curbed sidewalk shall be provided between the edge of entry drives and the principal building.
- iv. Shared ingress and egress shall be provided where determined appropriate and feasible by the Planning Board.
- v. Absent a showing by the applicant of impracticality, the provision for cross access among adjacent properties shall be required to internalize traffic and reduce turning movements directly onto Main Street.
- vi. New construction or improvements shall plan for, accommodate, and/or reserve land for future connections with adjacent properties to facilitate cross access.

§ 300-59A.13. Parking Regulations

A. Bicycle Parking Regulations

- i. The number of required short-term bicycle spaces shall be as follows:
 - (1) Multi-family Dwellings and Apartments: one bicycle space for every five dwelling units.
 - (2) Public Parking Lots: Four bicycle spaces per every 20 vehicle parking spaces.
 - (3) Office, Retail and Restaurant: One bicycle space for every 1,500 square feet of building gross floor area.
- ii. Bicycle parking shall be located outside the building and at the same grade as the sidewalk, within 50 feet of the main entrance to the building, as measured along the most direct pedestrian access route.
- iii. An area two feet by six feet shall be provided for each bicycle space.
- iv. When properly parked in a bicycle space, the bicycle shall not be able to be pushed over or fall in a manner that will damage it.
- v. Bicycle racks shall be in full view in a well-lit area and securely anchored.
- vi. Bicycle racks shall not obstruct pedestrian traffic.

B. Parking Location

- i. Motor vehicle parking lots shall not be a permitted primary use for properties along Main Street.
- ii. Excluding single-family and two-family residential uses, vehicular parking, standing, loading and drop-off facilities shall be located in rear yards whenever possible and not less than 10 feet from the rear property boundary or five feet from a side property boundary.
- iii. Existing parking lots located in the front of a building shall not be expanded.
- iv. Upon demonstration of significant site limitations by the applicant, the Planning Board may allow side yard parking behind a line extending from the primary building façade parallel to the street. In no instance shall side yard parking lots be less than 10 feet from the street right-of-way or five feet from a side lot line.
- v. For corner lots, side yard parking shall be allowed subject to all other applicable regulations governing side yard parking.
- vi. For corner lots fronting on Main Street, side yard parking shall be located on the side yard fronting the street intersecting Main Street.
- vii. For lots with side yard parking, the linear distance of parking at the front lot line shall not exceed 30 percent of the total lot width.
- viii. For sites proposed with multiple structures, parking shall be centralized and shared in parking areas or ‘rooms’ of no more than 50 cars.

C. Massing and Orientation of Parking

- i. Parking lots shall be arranged such that long uninterrupted views across large areas of parking are not visible from any street or adjacent properties. To achieve this, parking lots shall be designed in ‘rooms’ containing no more than 50 vehicles each.
- ii. Parking lots shall be designed and oriented to allow for cross lot access.
- iii. Curbed end islands between 6 and 10 feet in width shall be required for all parking configurations entirely surrounded by drive aisles, provided such configurations contain more than five spaces in a single row and 10 spaces in a double row.

- iv. Circulatory drive aisles, medians, and/or curbed end islands shall be installed such that no more than 10 parking stalls along the perimeter shall go uninterrupted.
- v. Upon the satisfactory presentation of significant site limitations by the applicant, the Planning Board may approve deviations from parking lot median and end island requirements.

D. Parking Requirements and Garages

- i. The number of off-street parking spaces provided per structure shall be in accordance with standards outlined in the Village's minimum parking requirements. To promote adaptive reuse of existing historic properties, the Planning Board may make exceptions to the minimum parking requirements.
- ii. The design of parking garages shall be consistent with the building standards for materials and color in the General Commercial, Neighborhood Commercial, Industrial and Office Overlay Districts and shall be complementary to the innovative design of the i-District and the existing character of the Village of Johnson City's late 19th or early 20th century historic buildings in order to strengthen the identity of the i-District..

E. Shared Parking

- i. Applicants shall investigate common or shared parking opportunities between adjacent principal businesses with differing peak hours.
- ii. Where feasible, the provision for shared access and parking among adjacent properties along Main Street shall be required to internalize traffic circulation and reduce turning movements onto the street.
- iii. All parking included under a shared parking agreement shall count towards the numerical requirements for off-street parking.
- iv. Applicants shall demonstrate shared parking investigation and, if feasible, shall submit a shared parking analysis. A Shared Parking Analysis shall address, at minimum, the size and type of the proposed development, the anticipated use(s) of the property, the anticipated rate of parking turnover and the anticipated peak parking and traffic load, for all uses that will be sharing off-street parking spaces.
- v. The applicant shall furnish sufficient evidence of a viable and legally binding shared parking agreement on behalf of all involved facilities to the Planning Board prior to approval of a shared parking program.
- vi. Applicants approved for the use of shared parking within combined parking lots shall not be required to provide the five-foot side setback and buffer requirement along the shared property boundary.

F. Other Parking Considerations

- i. Adequate provisions shall be made within the site to accommodate the removal and storage of snow. Applicants shall provide a plan for the location and removal of snow during snowfall events.

Section 5. Remainder

Except as hereinabove amended, the remainder of the Code of the Village of Johnson City shall remain in full force and effect.

Section 6. Severability

The provisions of this Local Law are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence,

subsection, word or part had not been included therein, and as if such person or circumstance, to which the local law or part thereof is held inapplicable, had been specifically exempt therefrom.

Section 7. Effective Date

 This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.

VILLAGE OF JOHNSON CITY
LOCAL LAW NO. ____ FOR THE YEAR 2022

A LOCAL LAW AMENDING CHAPTER 264 OF THE VILLAGE CODE
ENTITLED “VEHICLES AND TRAFFIC”

Be it enacted by the Village Board of the Village of Johnson City as follows:

Section 1. Chapter 264 of the Village Code shall hereby be amended as follows:

§ 264-87 Schedule XII: Parking Prohibited at All Times.

A. No parking anytime. In accordance with the provisions of § 264-21, no person shall park a vehicle at any time upon any of the following described streets or parts thereof:

Delete:

Name of Street	Side	Location
Main Street	North	Over bridge to Lester Avenue

Replace with:

Name of Street	Side	Location
Main Street	North	From Village/City line to Lester Avenue

§ 264-89. Schedule XIV: No Standing.

B. No standing anytime. In accordance with the provisions of § 264-23, no person shall stand a vehicle upon any of the following described streets or parts thereof:

Delete:

Name of Street	Side	Location
Main Street	North	Moore's Car Wash

Section 2. Remainder

Except as hereinabove amended, the remainder of the Code of the Village of Johnson City shall remain in full force and effect.

Section 3. Separability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this local law or their application to other persons or circumstances. It is hereby declared to be the legislative intent that this local law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and as if such person or circumstance, to which the local law or part thereof is held inapplicable, had been specifically exempt therefrom.

Section 4. Effective Date

This Local Law shall take effect immediately upon filing with the New York State Secretary of State in accordance with Section 27 of the Municipal Home Rule Law.