

## Chapter 180 SIGNS

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**ARTICLE I  
ADMINISTRATION AND ENFORCEMENT**

**§ 180-1. GENERAL.**

- A. Findings and Declaration:** It is found that there exists and may in the future exist, within the City of Corning, premises, buildings, structures, or parts thereof for which advertising is desired.
- B. Purpose:** The purpose of these regulations is to promote and protect the public health, safety, and general welfare by establishing minimum standards governing existing and proposed signs of all types. It is intended to create a more attractive economic and business climate, enhance and protect the physical appearance of the community. It is further intended to reduce sign or advertising distractions and obstructions that may contribute to traffic accidents, reduce hazards that may be caused by signs overhanging or projecting over public right-of-way.
- C. Intent:** These regulations are intended to promote attractive signs which clearly present the visual message in a manner that is compatible with their surroundings. The appearance, character and quality of a community are affected by the location, size, construction and graphic design of its signs. Therefore, such signs should convey their message clearly and simply to enhance their surroundings.
- D. Title:** These regulations shall be known and may be cited as the Sign Code of the City of Corning.
- E. Applicability:** These regulations shall apply to all premises, buildings, structures and parts thereof erected in the City of Corning. Existing premises, buildings, structures and parts thereof that do not comply with these regulations shall be altered or repaired to comply with these regulations, unless a valid permit was issued for such sign. These regulations shall not apply to signs erected and maintained pursuant to and in connection with any governmental function, however the City of Corning will consider and urge other governmental agencies to consider these regulations in their design and installation of signage.
- F. Photographic Records:** Within 2 years after the effective date of this code, the City of Corning shall conduct inspections of all properties containing signage and create a photographic record of all such signage. This photographic record shall be used as a basis for current and future compliance hereafter.
- G. Prevalence of More Restrictive:** Where the provisions of these regulations conflict with or impose a different requirement than any other law, rules, regulations, codes, or ordinances or amendments made thereof, the provision which establishes the stricter standard shall govern.
- H. Severability:** If a term, part, provision, section, subdivision, paragraph, sentence, clause or phrase of these regulations shall be held unconstitutional, invalid, or ineffective; in whole or in part, for any reason, such determination shall not be deemed to affect the remaining portions of these regulations, which shall continue in full force and effect.

**§180-2. POWERS AND DUTIES.**

- A. General:** The Code Enforcement Officer, or his/her designee, shall enforce all the provisions of these regulations. The Code Enforcement Officer shall have the authority to render interpretations of these regulations and set policies and procedures in order to clarify the application of the provisions of these regulations. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.
- B. Inability to Act:** In the absence of the Code Enforcement Officer to act for any reason, he/she shall have

the power to designate a person or persons to act on his/her behalf and to exercise all of the duties conferred upon him/her by these regulations.

- C. **Personal Non-Liability:** No official or employee of the City of Corning shall, while acting pursuant to the provisions of these regulations, be personally liable for any damage that may occur to persons or property as a result of any act required or permitted in the discharge of the official duties, provided that such actions are performed in good faith and without gross negligence.
- D. **Authority to Issue Tickets:** The Code Enforcement Officer, or his/her designee, shall have the power, right and authority to issue, or cause to be issued, appearance tickets for any violation of this Code.

### § 180-3. PENALTIES.

- A. **Unsafe and Unlawful Signs:** It is hereby unlawful for any person, firm or corporation to construct, place, install, change, maintain, alter or use signs contrary to any provision of this code, or of any condition of approval.
  - (1) **Any Sign:** The Code Enforcement Officer may declare any sign unlawful by reasons of inadequate maintenance, improper placement, dilapidation, abandonment, or if erected without a permit or is in violation of any other provision of this code or any other state or federal law.
- B. **Prohibition on Public Property:** Except as modified by this code, or as approved by the Director of Public Safety, no person shall paint, mark or write on, post, attach, or otherwise affix, any sign to or upon any public property, including, but not limited to, any public building, sidewalk, crosswalk, curb, curbstone, fence, wall, public playground equipment and/or facilities, street lamp post, hydrant, tree, shrub, tree stake or guard, railroad trestle, pole for electric light or power or telephone or telegraph (or other communication service) or trolley wire (or wire appurtenance thereof) or upon any fixture of the fire alarm or police telegraph system or upon any lighting system, public bridge, drinking fountain, street sign or traffic sign.
- C. **Removal of Signs on Public Property:** Any sign found posted, or otherwise affixed, upon any public property or in any public right-of-way, or found to create a traffic hazard in violation of section 180-11(A) may be removed summarily by employees of the City, or designee. The person responsible for any such illegal posting shall be liable for the cost incurred in the removal thereof and the City Manager, or designee, is authorized to effect the collection of said cost.
- D. **Storage:** Any sign summarily removed shall be stored for at least ten (10) days at the City's corporation yard. Said responsible party, or authorized representative, will be responsible for the actual cost(s) of sign removal prior to retrieval of the removed signs.
- E. **Cost:** The cost(s) for removal shall be deemed a civil debt due and owing the City which may be collected by the appropriate legal means, including, but not limited to, the right of the City to seek restitution for a criminal violation of this code, which may be prosecuted, at the discretion of the City, either as a misdemeanor or infraction.
- F. **Enforcement Remedies:** If the Code Enforcement Officer shall find that any sign or other advertising structure regulated herein is unsafe, unlawful, or a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of these regulations, or installed without a permit, the Code Enforcement Officer shall do either of the following:
  - 1. Issue a violation notice to the last known owner of record of the land upon which it is located, who shall remove or repair the sign within time specified in the notice; or
  - 2. Serve an appearance ticket charging the responsible party with a violation in the Corning City

Court for each and every day on which the violation continues to exist after the date of issuance of such ticket.

- G. Failure to Comply:** If the owner fails to comply with a violation notice within the time specified in the notice, the Code Enforcement Officer shall take such legal action as he/she deems necessary, including but not limited to:
1. Revoking the permit as defined in Article III, if any; and/or
  2. Correcting the violation in a manner the Code Enforcement Officer deems necessary through the use of city staff or under contract with third parties and charging the responsible party for the cost of the remedial work. The City may add to such cost a figure equal to 25% of the cost of work performed to pay for administrative overhead in processing the violation. All costs may be added to the property tax bill for the property if the bill for remediation is not paid within 30 days of mailing; and/or
  3. Charging the responsible party with a violation in the Corning City Court for each and every day on which the violation continues to exist after the date specified for remedial action.
- H. Penalties for offenses:** Any person violating any of the provisions of this code shall be deemed guilty of an offense and upon conviction thereof, shall be penalized by a fine of not more than \$250 or imprisonment for a term not to exceed 15 days, or both such fine and imprisonment, per day, for each offense.

## ARTICLE II WORD USAGE AND DEFINITIONS

### § 180-4. WORD USAGE.

- A. Scope:** Unless otherwise expressly stated, the following terms shall, for the purposes of these regulations, have the meanings shown in this Article.
- B. Interchangeability:** Words used in the present tense include the future; words used in the masculine gender include the feminine and neutral genders; words used in the singular include the plural and the plural the singular.
- C. Terms Defined in Other Codes:** Where terms are not defined in this Code and are defined in the Zoning Code or the New York State Uniform Fire Prevention and Building Code, such terms shall have the meanings as described to them as in that code.
- D. Terms Not Defined:** Where terms are not defined through methods authorized by this section, such terms shall have ordinarily accepted meanings such as the context implies.

### § 180-5. DEFINITIONS.

**Approved:** Approved by the Code Enforcement Official or other designated body.

**Awning Sign:** Any visual message incorporated into an awning attached to a building.

**Banner:** *See temporary sign.*

**Billboard:** An Off Premise sign.

**Building:** A structure wholly or partially enclosed within exterior walls, or within exterior and party walls, and a

roof, affording shelter to persons, animals or property.

**Building Frontage:** The width of any one (1) specific face of a building.

**Code Enforcement Official:** The Official charged by the City Manager with the enforcement of these regulations, or any duly authorized representative.

**Community Notice Signs:** A sign not permanently installed, which directs attention to a Nonprofit or Civic activity, service or entertainment having a duration of fifteen (15) days or less which is conducted or offered on premise or elsewhere than upon the lot on which such sign is located.

**Construction Project Sign:** Any sign, not illuminated and erected to denote an architect, an engineer or contractor, placed on the premises where construction, repair or renovation is in progress.

**Copy-Change Sign:** A permanently installed sign on which the visual message may be periodically changed.

**Design Review Committee:** The committee charged by City Council with the review of sign applications for signs located in recognized districts.

**Facade Sign:** A sign painted, printed on, inscribed on or attached parallel to an exterior surface of a building containing a business and without having any portion thereof extending more than eight (8) inches from the building surface.

**Face:** The surface of the sign upon, against or through which the message is displayed or illuminated on the sign

**Freestanding Sign:** Any sign not attached to or part of any building but separate and permanently affixed by any other means, in or upon the ground

**Home Occupation Sign:** A sign used to identify an approved home occupation.

**Illuminated Sign:** Any sign illuminated by electricity, gas or other artificial light, either from interior or exterior of the sign, including but not limited to reflective and phosphorescent light.

**Indoor Event:** An event held completely within the walls of the structure.

**Memorial Sign:** A sign authorized by City Council, or New York State legislature to honor or identify a person, organization or place of local or regional historic interest or importance.

**Monument:** A sign authorized by City Council, or New York State legislature installed on a lot in an approved area, used to memorialize or landmark the name of such area or event.

**Nameplate Sign:** A sign identifying the name of the owner or occupant or creative name of a residential lot or property.

**Nonprofit Organization:** An organization which has been designated by all appropriate applicable state and federal agencies as a nonprofit agency or organization and has possession of such certification.

**Occupancy:** Use of a building, structure or premises. As defined by the Building Code.

**Occupancy Frontage:** The width of the portion of building frontage allocated to an individual occupant.

**Occupant:** The person in occupancy, in possession or in control of premises, or using premises.

**Off Premise Sign:** A Commercial sign or structure which directs attention to an idea, product, business, activity, service or entertainment which is conducted, sold or offered elsewhere than upon the lot on which such sign is located.

**Outdoor Event:** An event held outside the walls of the structure.

**Pole Sign:** A sign attached to a pole or poles longer than one foot installed directly into the ground for purpose of advertising an approved gasoline service station or drive-through use.

**Political Sign:** A sign of a political nature, relating to a special or general election or referendum or other specific political event.

**Premises:** A lot, plot or parcel of land including the building or structures thereon.

**Projecting Sign:** A sign which is attached to a building, wall or structure and which extends horizontally more than eight (8) inches from the plane of such wall or structure or a sign which is perpendicular to the face of such wall or structure.

**Real Estate Sign:** A temporary sign not illuminated and used to offer or advertise a lot or property for sale or lease.

**Representational Sign:** Any three-dimensional sign which is constructed to physically represent the object advertised, or any object.

**Roadside Stand Sign:** A temporary sign not illuminated and used to identify an approved roadside stand.

**Sandwich Board:** Generally, a two sided "A" frame, temporary sign not illuminated and placed on the ground, without any physical attachment to the ground.

**Sign:** Any material, structure or device, or part thereof, composed of lettered or pictorial matter for visual communication, which is located out of doors on the exterior of any building or structure, or affixed to the interior of a window displaying an advertisement, announcement, notice or name, and shall include but not be limited to any declaration, demonstration, display, representation, illustration or insignia used to advertise or promote the interest of any person, business, organization, product or cause when such is placed in view of the general public.

**Site Plan Approval:** Approval by the Planning and Zoning Commission as described in the Zoning Code.

**Site Signage:** On-premises nonadvertising directional signs for the convenience of the general public, identifying public parking areas, fire zones, entrances and exits, and similar signs.

**Temporary Sign:** An advertising sign, not permanently installed, related to a single activity or event conducted on premises having a duration of fifteen (15) days or less.

**Vehicle Sign:** A sign mounted, painted or otherwise placed on a trailer, truck, automobile or other vehicle so parked or placed so that the sign thereon is visible from a public street or right-of-way and is so parked primarily for the purpose of displaying advertising signage.

**Way Finding Sign:** A sign not illuminated, that directs travelers to essential services such as gas, food and lodging or a hospital and installed in a right-of -way, under the jurisdiction of a government authority.

**Window Lettering / Sign:** A sign visible from a sidewalk, street or other public view, painted or affixed on glass or other window material.

**Zone:** The zoning district as described in Chapter 240 - Zoning, of the Code of the City of Corning.

### **ARTICLE III PERMITS**

#### **§ 180-6. GENERAL**

- A. Permits Required:** Except as otherwise provided, no person shall erect, alter, replace or relocate any sign without first obtaining a permit from the Code Enforcement Office.
  
- B. Special Permits:** Special permits described in Section 180-12 of this code shall comply with this section.
  - 1. Annual Permits:** Annual permits will allow a person, firm or corporation to install and remove signs periodically throughout the year. A new permit shall be required if the company changes the design of the sign or any other information submitted in the application as described in section 180-7(C).
  
  - 2. Special Events:** Special Events for which signage is desired shall be approved through the procedures for Special Events as described in Chapter 194 of the City of Corning Code.
  
- C. Exempt Signs:** The signs in Table 3-1 may be installed and maintained without a permit or a fee, provided that such signs comply with the requirements of these regulations and such Table, and any other law or ordinance imposed by the City of Corning or other governing body.

#### **§ 180-7. APPLICATIONS**

- A. Application for Permits:** Except as modified by this section, Applications shall be made in writing to the Code Enforcement Office on the forms provided by such office and shall contain sufficient information to permit the determination that the proposed work accords with the requirements of these regulations, applicable laws, ordinances, rules and regulations, including but not limited to the following information:
  - 1. The name, address and telephone number of the applicant;
  - 2. The name, address and telephone number of the property owner;
  - 3. The location of the building, structure and/or land upon which the sign is to be erected;
  - 4. The tax map identification number(s) of the premises;
  - 5. The contractors' name, address and telephone numbers;
  - 6. Start date and completion date;
  - 7. A statement that the applicant has reviewed and understands the regulations for such permit
  - 8. A plan, drawn to scale, as well as a description of the sign, sign structure and placement, and shall include the following:
    - 1. Its location on the premises, specifically its position in relation to existing buildings, structures, property lines, roadways, driveways, parking lots and any other existing or proposed signage, and indicating such distances.
    - 2. The method of illumination, if any, and the position of lighting
    - 3. Graphic design, including symbols, letters, materials and colors, including all sizes
    - 4. The visual message, copy, text or content of the sign
  
- B. Application for Permits in Recognized Districts:** Applications for signs located in Recognized Districts as described in Article VI shall be made in writing to the Code Enforcement Office on the forms provided

by such office and shall contain the information as described above, and the following information:

1. Color Photographs or accurate artists renderings of the building, including existing signage, if any that will remain in place;
2. Scaled and colored artwork showing the proposed signage and detailed method of attachment;

**C. Application for Annual Permits:** Annual permits are required for certain events or uses as described by this code. Applications for Annual permits shall be made in writing to the Code Enforcement Office on the forms provided by such office and shall contain sufficient information to permit the determination that the proposed work accords with the requirements of these regulations, applicable laws, ordinances, rules and regulations, including but not limited to the following information:

1. The name, address and telephone number of the applicant;
2. A standard design of the sign or signs used;
3. A statement that the applicant has reviewed and understood the regulations for such permit;

#### § 180-8. APPLICATION REVIEW

**A. Examination:** Except as modified by section 180-8(C), upon filing of a completed application for a sign permit and the payment of the required fee which has been determined by the schedule of fees, the Code Enforcement Official shall examine the plans, specifications and other data submitted and the premises on which the sign is to be erected or now exists. If it shall appear that the sign is in compliance with these regulations, the Code Enforcement Official shall issue a permit for the installation of the proposed sign(s) or for an existing sign(s). The issuance of this permit shall not excuse the applicant from conforming to any other laws or any local laws or ordinances.

**B. Fees:** Every applicant before being granted a permit shall pay the City of Corning or its designated agent the appropriate fee for each sign or other advertising structure as set from time to time by resolution of the City Council.

**C. Examination in Recognized Districts:** Upon filing of a completed application for a sign permit, the Code Enforcement Official shall examine the plans, specifications and other data submitted and the premises on which the sign is to be erected or now exists. If it shall appear that the sign is in compliance with these regulations, the Code Enforcement Official shall forward the application to the Design Review Committee. The Design Review Committee shall consider the application for a permit as described in Article VI and VIII. Upon receipt of the approval from the Design Review Committee, and receipt of the payment of the required fee which has been determined by the schedule of fees, the Code Enforcement Official shall issue a permit for the installation of the proposed sign(s) or for an existing sign(s). The issuance of this permit shall not excuse the applicant from conforming to any other laws or any local laws or ordinances.

#### § 180-9. DURATION

**A. Expiration:** If the installation of the sign authorized under any such permit has not commenced within six (6) months from the date of issuance, the permit shall become null and void but may be renewed within thirty (30) days prior to the expiration of said permit, for good cause shown, for an additional three (3) months, upon payment of twice the original fee.

**B. Terms and Conditions:** The term of such permit shall extend through the useful life of the sign unless otherwise stated in these regulations. A new permit shall be required if:

1. Changes to the design, copy, structure, size or supporting structure is no longer consistent with the original application.
2. The name of the business or type of business is no longer consistent with the original application.

3. The original permit is found to be in violation of the original approval.
- C. **Permitted Signs:** The only signs permitted are those listed in compliance with these regulations and designated for that zone in accordance with tables 3-1, 5-1 through 5-3 and 6-1.

#### § 180-10. COMPLETION OF WORK

- A. **Certificate of Completion:** No sign shall be used unless a Certificate of Completion has been issued in accordance with the procedures described in Article V of Chapter 76 of the Code of the City of Corning.

### ARTICLE IV GENERAL SIGN REQUIREMENTS

#### § 180-11. GENERAL

The regulations of this Article shall apply to all signs in all zones.

- A. **Traffic Hazard:** No sign shall be located in any manner which may cause a traffic hazard. A sign shall not be located where, by reason of the position, shape, or color of the sign, it may interfere with or obstruct the view of or be confused with any authorized traffic sign, signal or device, nor shall any sign make use of the word “Stop”, “Look”, “Drive-In”, “Left”, or “Right”, or any other word or phrase, symbol, or character in such a manner as to distract, mislead or confuse traffic.
- B. **Roof Placement:** No sign shall be placed on a roof or similar roof mounted structure or on top of a parapet or similar architectural element of a building. See Section 180-19(E) for gasoline service station canopies.
- C. **Height Above Grade:** Grading of a site for the purpose of raising the elevation of a sign contrary to this section is prohibited, except when such grading is approved by the Planning and Zoning Commission.
- D. **Property Line Change:** If for any reason a property line is changed, any sign made nonconforming thereby must be altered, changed or relocated within 30 days to conform with these regulations.
- E. **Flashing Signs:** No sign shall, nor have the ability to, stream content or be illuminated by or contain flashing, pulsing, intermittent, rotating or revolving lights. Time, temperature and gas station fuel prices are permitted to periodically change with no scrolling, fading, flashing or other imitation of movement.
- F. **Temporary Signs:** When computing time restrictions for each temporary sign any fraction of a day used shall be construed to be one full day.
- G. **Maintenance of Signs:** The owner of any sign as defined and regulated herein shall be required to maintain said sign in a safe condition at all times. In the event there are any exterior parts of said sign which shall become rusted or deteriorated, shall be properly coated or maintained.
- H. **Wind Pressure and Dead Loads:** All signs and other advertising structures shall be designed and constructed to withstand a wind pressure of not less than forty (40) pounds per square foot of area; and shall be constructed to receive dead loads as required in the New York State Building Code.
- I. **Sign Illumination:** Any illumination of a sign either at the time of installation or after installation shall

be considered a part of such sign. Signs shall not be illuminated in such a manner that the illumination becomes an infringement to the adjoining properties. Sign illumination shall be not exceed 2000 lumens.

- J. Moving Signage:** Except as modified by this Code, no sign shall consist of balloons, banners, flags, inflatables, pennants, ribbons, streamers, spinners or similar moving, fluttering, revolving devices, or wind animated devices.  
**Exception:** Banners may be used for only Temporary Signs as described in Sections 180-14(J), 180-16(J) and 180-18(J).
- K. New Businesses:** A new business or a business in a new location awaiting installation of a permanent sign may utilize an interim sign for a period of not more than 60 days or until installation of a permanent sign, whichever occurs first. A permit for such sign shall be required. Such interim sign shall be of any type permitted for that zone and may also be of the banner type.
- L. Representational Signs:** Any sign permitted in tables 5-2 through 5-3 and 6-1 may be a Representational sign. Representational signs shall require a permit, Design Review Committee Approval, and Site Plan Approval. Consideration by the Design Review Committee shall occur prior to site plan approval.
- M. Vehicle Signs:** No person shall park any vehicle or trailer on public property, or on private property so as to be visible from a public right-of-way, which vehicle has attached thereto or located thereon any sign or advertising device for the purpose of providing advertisements of products located on the same or another property or directing people to a business or activity located on the same or another property. This subsection is not intended to apply to standard advertising or identification practices where such signs or advertising devices are painted on or permanently attached to a business vehicle or commercial vehicle, provided that such vehicle remains principally in use upon public highways including current registration, inspection and insurance and is not placed or parked for the purpose of advertising.
- N. Egress:** No sign shall be located as to prevent or obstruct ingress to or egress from any door, window or exit from a building.
- O. Removal of Abandoned Signs:** Except for historically significant signs as approved by the Design Review Committee, any sign now or hereafter existing which no longer relates to the use conducted, or a product sold, shall be removed within thirty (30) days of cessation of the use by the owner, agent, or person having the beneficial use of the lot upon which such sign may be found.
- P. Structure Painting:** The painting or repainting of any structure with corporate colors or in a similar manner shall be considered a sign. Structure painting shall require a permit, and shall require a site plan approval. Structure painting located in a Recognized District shall require consideration by the Design Review Committee prior to site plan approval.
- Q. Prohibited Signs:** Unless specifically stated herein, Billboards, Off Premise, Portable signs and any sign type not listed are prohibited in all zoning districts.
- R. Measurement of Sign Area.** Sign area for all signs shall be measured by means of the entire area of within any type of perimeter or border, which encloses the outer limits of all sign elements except the support structure, unless in the interpretation of the Code Enforcement Official, such support structure is considered part of such sign. The area of the sign having no such perimeter or border shall be measured by enclosing the entire area with a parallelogram or triangle of the smallest size sufficient to cover the entire area of the sign and computing the area of the parallelogram or triangle.
- S. Menu holders.** A menu holder shall not be considered a sign, provided that such menu holder meets the requirements of this section. The menu holder shall be limited to the size of two pages of the menu

utilized by the establishment and shall not exceed 2 square feet. The menu holder shall be located so that it does not impede pedestrians on the public sidewalk. The menu holder shall not be used for additional business identification signage.

- T. **Signs On or Over Public Property.** Certain signs may be allowed to be located on or over public sidewalks in the Market Street and Bridge Street Districts; however, no civil action shall be maintained against the City of Corning or its officers, agents or employees, for damages for injuries to person or property sustained in consequence of any sign or display being placed on such public property.

#### § 180-12. REAL ESTATE SIGNS

- A. **Location:** Real Estate signs shall be permitted on a temporary basis only and shall be located at least 6 feet from adjoining premises and at least 5 feet from a paved roadway. Where a sidewalk exists, the location shall be at least 3 feet from the sidewalk in the direction of the structure. The signs shall not exceed 4' in height above grade, and shall meet the area requirements for freestanding signs for the zone in which such sign is to be placed.  

**Exception:** If a wall or hedge prevents a sign from being located per the above, the sign may be placed immediately adjacent to the wall or hedge.
- B. **Open House:** Open House directional signs intended to direct traffic to a residence for lease, sale, or rental are permitted in all zoning districts. Signs shall only be displayed while a salesperson is on duty at the home for sale.
  - 1. **On Site Directional Arrow:** One directional arrow-type sign not exceeding 3 square feet in area pointing to the premises for sale, lease or rent is allowed per street frontage. The sign may contain the words "Open House" on both sign faces.
- C. **Removal:** Real Estate signs shall be removed 10 days after the date of closing of the property.

### ARTICLE V SIGN REQUIREMENTS IN ALL ZONES / AREAS

#### § 180-13. GENERAL REQUIREMENTS

- A. **Permitted Signs.** Unless located in a Recognized District as described in Article VI, the signs permitted in R1, R2, RM, MR, RT, C, CL, I, BD, PMRD zones, shall be in accordance with Tables 5-1 through 5-3, and the provisions of this code. Any sign type not listed is not permitted.
- B. **Number of Signs in R1, R2, RM, MR, PMRD Zones.** Except as modified by Article VII, the total number of permitted signs on any lot shall not exceed 1 per lot for residential use. The total number of permitted signs on any lot shall not exceed 1 per street frontage for other than residential use. No more than one of each sign type shall be permitted per building facade.
- C. **Number of Signs in RT Zones.** Except as modified by Article VII, the total number of permitted signs on any lot shall not exceed 2 for residential use. The total number of permitted signs per building for other than residential use shall comply with the following:
  - Front Facade: A maximum number of 2 signs will be permitted.
  - Rear Facade: A maximum number of 1 sign will be permitted.
  - Side Facade:

Where a building side facade faces a parking lot or street, a maximum number of 1 sign will be permitted.

No more than one of each sign type shall be permitted per building facade.

- D. Corner Lots in RT Zones.** Corner Lots shall be considered as having 2 front yards and 2 side yards and shall not have more than 3 signs.
  
- E. Number of Signs in C, CL, I, BD Zones.** Except as modified by Article VII, the total number of permitted signs on any lot shall not exceed 2 for residential use. The total number of permitted signs per 1<sup>st</sup> floor occupancy frontage with a facade width of 10' or greater for other than residential use shall comply with the following:
  - Front Occupancy Facade:  
A maximum number of 3 signs will be permitted.
  - Other Occupancy Facades:  
A maximum number of 2 signs will be permitted per facade not to exceed 5 signs cumulatively for the occupancy.No more than one of each sign type shall be permitted per occupancy facade.
  
- F. Area of Sign.** The area of any sign permitted shall not exceed the value listed in Tables 5-1 through 5-3.
  
- G. Height above grade.** The total height of any sign permitted shall not exceed the value listed in Tables 5-1 through 5-3.
  
- H. Setbacks:** Except as described otherwise in these regulations, each sign shall be set back a minimum of 6 feet from any lot line or right-of-way.
  
- I. Sign Illumination:** Illuminated permanent signs are permitted in accordance with Tables 5-1 through 5-3. Where the business abuts a residential property, illuminated signs facing such property shall be turned off when the business they advertise is closed.
  
- J. Shared Entrance:** If 2 or more business occupants share a common door, signs placed in or on such common area shall be shared equally between them.

**§ 180-14. REQUIREMENTS PER SIGN TYPE**

- A. Awning Signs.** Signs printed on, painted on, or attached onto a canopy or awning shall comply with the following. Valance lettering shall not exceed two-thirds (2/3) of the length of the canopy or awning and shall consist of no more than one line of lettering not exceeding 6 inches in height, and shall be located on the valance of such canopy or awning. In addition to the valance lettering described above an identification emblem, insignia, or other similar feature may be printed on, painted on, or attached onto the remaining portion of the canopy or awning, including the ends of such awning. Such feature shall not exceed 20% of the total awning area and the lettering shall not exceed 18" in height. Canopy and awning signs are limited to the ground floor. Each separate awning as described above shall be considered a separate sign. Awning signs are not permitted on buildings where a facade sign exists unless such awning contains only valance lettering as described herein.
  
- B. Community Notice Signs.** Community notice signs shall not exceed the aggregate area of 3 square feet, and shall be located within 4 feet of the entrance door. No permit is required for Community notice signs.

- C. Copy-Change Signs.** Copy-Change signs are permitted for non-residential uses only, and shall not exceed the value listed in Tables 5-1 through 5-3.
- D. Facade Signs.** Facade signs shall be located no higher than the window sill line of the second story windows and are permitted for non-residential uses only. The area of such sign shall not exceed 3 square feet per lineal foot of occupancy frontage. The height of facade signs shall not exceed 36" high. Facade signs are not permitted on buildings where an awning sign exists unless such awning contains no lettering or only valance lettering as described herein.
- E. Freestanding Signs.** Freestanding signs are permitted for non-residential uses or multifamily complexes with 15 or more dwelling units, and shall not exceed the value listed in Tables 5-1 through 5-3. Only one freestanding sign shall be permitted per property.
- F. Home Occupation Signs.** Home occupation signs are the only signs permitted for an approved home occupation.
- G. Nameplate Signs.** Nameplate signs are permitted for residential uses only, and shall not exceed the value listed in Tables 5-1 through 5-3.
- H. Pole Sign:** Only one pole sign per property is permitted.
- I. Projecting Signs.** A projecting sign in all R1, R2, RM, MR, zones shall have a clearance of not less than seven (7) feet above grade to the bottom of such sign, and a maximum height of 15 feet to the top. Projecting signs shall not extend horizontally more than three (3) feet from the plane of the building wall. The mounting device of such sign shall be permitted to extend an additional 6". A projecting sign shall not project over a road.
- J. Temporary Signs.** Only 1 Temporary sign may be installed per occupancy frontage, and shall comply with the following:
- 1. Indoor Event:** Temporary signs for indoor events may be installed no sooner than 7 days prior to the event and shall be removed 2 days after the event. Signage for the event shall not exceed 15 days. The event or similar events shall not be repeated more than twice in a calendar year. No permit is required for temporary signs. Signs shall comply with Tables 5-1 through 5-3.
  - 2. Outdoor Event:** Temporary signs for outdoor events may be installed for a period not to exceed 2 days. Signage for the event or similar events shall not be repeated more than once in a calendar year. No permit is required for temporary signs. Signs shall comply with Tables 5-1 through 5-3
- K. Window Lettering / Signs.** Window lettering and window signs shall comply with Table 5-1 and the following:
- 1. Window Lettering Sign Area.** Area of Window Lettering signs shall comply with one of the following:
    - a. Multiple Signs.** A maximum of one window lettering sign is permitted per window pane or framed window area on the ground floor and shall not occupy more than twenty (20) percent of the total transparent glass area of those windows on the ground floor of that use; or
    - b. Single Sign.** A maximum of one window lettering sign is permitted to be installed in only one (1) window pane or framed window area on the ground floor, and shall not

occupy more than one (1) square foot per two (2) linear feet of occupancy frontage on a public street. Such window lettering shall not exceed 40% of the window area.

- L. **Credit Card and Similar Graphics.** Credit card decals and similar graphics, displays or sign panels with lettering less than one (1) inch high and occupying 1 square foot or less, shall not be considered a window lettering sign subject to these provisions. Such graphics shall occupy no more than 2 square feet per entrance.

**ARTICLE VI  
SIGN REQUIREMENTS PER RECOGNIZED DISTRICTS**

**§ 180-15. MARKET / BRIDGE STREET DISTRICT GENERAL REQUIREMENTS**

- A. **Recognized Market / Bridge Street District.** This section and the requirements of Article IV shall be applicable to all property fronting on Market Street between Wall and Bridge and all property fronting on the following cross streets lying between Denison Parkway and Tioga: Wall, Cedar, Pine / Centerway, Walnut and Chestnut, and all property bordering on Bridge Street between the Chemung River and Ontario Street.
- B. **Permitted Signs.** The signs permitted in Market Street / Bridge Street District described above shall be in accordance with Table 6-1, and the provisions of this code. Any sign type not listed is not permitted. No more than one of each sign type shall be permitted per 1<sup>st</sup> floor occupancy frontage with a width of 10' or greater.
- C. **Number of Signs.** Except as modified by Article VII, the total number of permitted signs on any lot shall not exceed 2 for residential use. The total number of permitted signs per 1<sup>st</sup> floor occupancy frontage with a facade width of 10' or greater for other than residential use shall comply with the following:
  - Front occupancy facade: A maximum number of 3 signs will be permitted.
  - Rear occupancy facade: A maximum number of 2 signs will be permitted.
  - Side occupancy facade: Where a building side facade faces a parking lot or street, a maximum number of 1 sign will be permitted.No more than one of each sign type shall be permitted per occupancy facade.
- D. **Area of Sign.** The area of any sign permitted shall not exceed the value listed in Table 6-1.
- E. **Height above grade.** The total height of any sign permitted shall not exceed the value listed in Table 6-1.
- F. **Setbacks:** Except as described otherwise in these regulations, each sign shall be set back a minimum of six (6) feet from any lot line or right-of-way.
- G. **Sign Illumination:** Illuminated permanent signs are permitted in accordance with Table 6-1.
- H. **Gas-filled Tubes:** Except approved by the Design Review Committee as being compatible with the buildings historic and architectural character visible gas-filled tubes or other sign that utilizes bare light sources, including neon or fluorescent shall not be permitted.
- I. **Shared Entrance:** If 2 or more business occupants share a common door, signs placed in or on such common area shall be shared equally between them.

- J. Character of the District.** Any new sign and any change in an existing sign shall not be incongruous to the character of the district.
- K. Architectural Features.** Signs must not dominate building facades. Signs must not destroy or obscure the architectural features or defining characteristics of the building.
- L. Scale:** The size of signs and letters should be an appropriate scale for pedestrians and slow moving traffic.
- M. Adjacent Buildings:** Signs on adjacent buildings should be coordinated in height and proportion.
- N. Attachments:** Attachments for all signage and related conduits, etc. shall cause no irreversible damage to historic features of the building materials.

**§ 180-16. MARKET / BRIDGE STREET DISTRICT REQUIREMENTS PER SIGN TYPE**

- A. Awning Signs.** Signs printed on, painted on, or attached onto a canopy or awning shall comply with the following. Valance lettering shall not exceed two-thirds (2/3) of the length of the canopy or awning and shall consist of no more than one line of lettering not exceeding 6 inches in height, and shall be located on the valance of such canopy or awning. In addition to the valance lettering described above, an identification emblem, insignia, or other similar feature may be printed on, painted on, or attached onto the remaining portion of the canopy or awning, including the ends of such awning. Such feature shall not exceed 20% of the total awning area and the lettering shall not exceed 18" in height. Canopy and awning signs are limited to the ground floor. Each separate awning as described above shall be considered a separate sign. Awning signs are not permitted on buildings where a facade sign exists unless such awning contains only valance lettering as described herein.
- B. Community Notice Signs.** Community notice signs shall not exceed the aggregate area of 3 square feet, and shall be located within 4 feet of the entrance door, on the inside face of the glass. No permit is required for Community notice signs .
- C. Copy-Change Signs.** Copy-Change signs are permitted for non-residential uses only, and shall not exceed the value listed in Table 6-1.
- D. Facade Signs:** Facade signs shall be located no higher than the window sill line of the second story windows and are permitted for non-residential uses only, and the area of such sign shall not exceed 2 square feet per lineal foot of occupancy. The height of facade signs shall not exceed 24" high. Facade signs are not permitted on buildings where an awning sign exists unless such awning contains only valance lettering as described herein.
- E. Freestanding Signs.** Freestanding signs are permitted for non-residential uses only or multifamily complexes with 15 or more dwelling units, and shall not exceed the value listed in Table 6-1. No more than one freestanding sign shall be permitted per property.
- F. Home Occupation Signs.** Home occupation signs are the only signs permitted for an approved home occupation.
- G. Nameplate Signs.** Nameplate signs are permitted for residential uses only, and shall not exceed the value listed in Table 6-1.
- H. Projecting Signs:** A projecting sign shall have a clearance of not less than seven (7) feet above grade to the bottom of such sign, and a maximum height of 15 feet to the top. Projecting signs shall not extend

horizontally more than three (3) feet from the plane of the building wall. The mounting device of such sign shall be permitted to extend an additional 6". A projecting sign shall not project over a road.

**I. Sandwich Boards:** Sandwich Boards are permitted for non-residential uses located on the first floor only, and shall not exceed the value listed in Table 6-1. Sandwich Boards are only permitted where the sidewalk exceeds 8' in width and shall be located within 4' of the curb.

**J. Temporary Signs.** Only 1 Temporary sign may be installed per occupancy frontage, and shall comply with the following:

1. **Indoor Event:** Temporary signs for indoor events may be installed no sooner than 7 days prior to the event and shall be removed 2 days after the event. Signage for the event shall not exceed 15 days. The event or similar events shall not be repeated more than twice in a calendar year. No permit is required for temporary signs. Signs shall comply with Tables 5-1 through 5-3.

2. **Outdoor Event:** Temporary signs for outdoor events may be installed for a period not to exceed 2 days. Signage for the event or similar events shall not be repeated more than once in a calendar year. No permit is required for temporary signs. Signs shall comply with Table 6-1.

**K. Window Lettering / Signs.** Window lettering and window signs shall comply with Table 6-1 and the following:

1. **Window Lettering Sign Area.** Area of Window Lettering signs shall comply with one of the following:

a. **Multiple Signs.** A maximum of one window lettering sign is permitted per window pane or framed window area on the ground floor and shall not occupy more than twenty (20) percent of the total transparent glass area of those windows on the ground floor of that use; or

b. **Single Sign.** A maximum of one window lettering sign is permitted to be installed in only one (1) window pane or framed window area on the ground floor, and shall not occupy more than one (1) square foot per two (2) linear feet of occupancy frontage on a public street. Such window lettering shall not exceed 40% of the window area.

2. **Visual Obstruction.** Window lettering shall not be situated to form a major visual obstruction to the display or into the building.

3. **Credit Card & Similar Graphics.** Credit card decals and similar graphics, displays or sign panels with lettering less than one (1) inch high and occupying 1 square foot or less, shall not be considered a window lettering sign subject to these provisions. Such graphics shall occupy no more than 2 square feet per entrance.

## § 180-17. DENISON PARKWAY DISTRICT GENERAL REQUIREMENTS

**A. Recognized Denison Parkway District.** This section and the requirements of Article IV shall be applicable to all property bordering on Denison Parkway and all property fronting on the following cross streets lying between First and Denison Parkway: State, Chestnut, Walnut, Pine, Cedar, Wall, Chemung, Pearl, Columbia, Steuben and Conhocton.

**B. Permitted Signs.** The signs permitted in the Denison Parkway District as described above shall be in accordance with Table 5-3, and the provisions of this code. Any sign type not listed is not permitted. No more than one of each sign type shall be permitted per building facade.

- C. **Number of Signs.** Except as modified by Article VII, the total number of permitted signs on any lot shall not exceed 2 for residential use. The total number of permitted signs per 1<sup>st</sup> floor occupancy frontage with a facade width of 10' or greater for other than residential use shall comply with the following:

Front occupancy facade: A maximum number of 3 signs will be permitted.

Other occupancy facades: A maximum number of 2 signs will be permitted per facade not to exceed 5 signs cumulatively for the occupancy.

No more than one of each sign type shall be permitted per occupancy facade.

- D. **Area of Sign.** The area of any sign permitted shall not exceed the value listed in Table 5-3.
- E. **Height above grade.** The total height of any sign permitted shall not exceed the value listed in Table 5-3.
- F. **Setbacks:** Except as described otherwise in these regulations, each sign shall be set back a minimum of six (6) feet from any lot line or right-of-way.
- G. **Sign Illumination:** Illuminated permanent signs are permitted in accordance with Table 5-3.
- H. **Shared Entrance:** If 2 or more business occupants share a common door, signs placed in or on such common area shall be shared equally between them.
- I. **Character of the District.** Any new sign and any change in an existing sign shall not be incongruous to the character of the district.
- J. **Architectural Features.** Signs must not dominate building facades or obscure their architectural features.
- K. **Scale:** The size of signs and letters should be an appropriate scale for pedestrians and slow moving traffic.
- L. **Adjacent Buildings:** Signs on adjacent buildings should be coordinated in height and proportion.
- M. **Attachments:** Attachments for all signage and related conduits, etc. shall cause no irreversible damage to historic features of the building materials.
- N. **Signs On or Over Public Property.** Certain signs may be allowed to be located on public sidewalks in the Market Street and Bridge Street Districts; however, no civil action shall be maintained against the City of Corning or its officers, agents or employees, for damages or injuries to person or property sustained in consequence of any sign or display being placed on such public property. Signs located over public property including but not limited to streets and alleys shall be approved through the procedures for Special Events as described in Chapter 194 of the City of Corning Code.

#### § 180-18. DENISON PARKWAY DISTRICT REQUIREMENTS PER SIGN TYPE

- A. **Awning Signs.** Signs printed on, painted on, or attached onto a canopy or awning shall comply with the following. Valance lettering shall not exceed two-thirds (2/3) of the length of the canopy or awning and shall consist of no more than one line of lettering not exceeding 6 inches in height, and shall be located on the valance of such canopy or awning. In addition to the valance lettering described above an identification emblem, insignia, or other similar feature may be printed on, painted on, or attached onto the remaining portion of the canopy or awning, including the ends of such awning. Such feature shall not exceed 20% of the total awning area and the lettering shall not exceed 18" in height. Canopy and awning signs are limited to the ground floor. Each separate awning as described above shall be considered a

separate sign. Awning signs are not permitted on buildings where a facade sign exists unless such awning contains only valance lettering as described herein.

- B. Community Notice Signs.** Community notice signs shall not exceed the aggregate area of 3 square feet, and shall be located within 4 feet of the entrance door, on the inside face of the glass. No permit is required for Community notice signs.
- C. Copy-Change Signs.** Copy-Change signs are permitted for non-residential uses only, and shall not exceed the value listed in Table 5-3.
- D. Facade Signs.** Facade signs shall be located no higher than the window sill line of the second story windows or 18' from ground level, whichever is lower. The area of such sign shall not exceed 2 square feet per lineal foot of occupancy. The height of facade signs shall not exceed 36" high. Facade signs are not permitted on buildings where an awning sign exists unless such awning contains only valance lettering as described herein.
- E. Freestanding Signs.** Freestanding signs are permitted for non-residential uses or multifamily complexes with 15 or more dwelling units only, and shall not exceed the value listed in Table 5-3. Only one freestanding sign shall be permitted per property.
- F. Home Occupation Signs.** Home occupation signs are the only signs permitted for an approved home occupation.
- G. Nameplate Signs.** Nameplate signs are permitted for residential uses only, and shall not exceed the value listed in Table 5-3.
- H. Pole Sign:** Only one pole sign per property is permitted.
- I. Projecting Signs.** A projecting sign shall have a clearance of not less than seven (7) feet above grade to the bottom of such sign, and a maximum height of 15 feet to the top. Projecting signs shall not extend horizontally more than three (3) feet from the plane of the building wall. The mounting device of such sign shall be permitted to extend an additional 6". A projecting sign shall not project over a road.
- J. Temporary Signs.** Only 1 Temporary sign may be installed per occupancy frontage, and shall comply with the following:
  - 1. Indoor Event:** Temporary signs for indoor events may be installed no sooner than 7 days prior to the event and shall be removed 2 days after the event. Signage for the event shall not exceed 15 days. The event or similar events shall not be repeated more than twice in a calendar year. No permit is required for temporary signs. Signs shall comply with Tables 5-1 through 5-3.
  - 2. Outdoor Event:** Temporary signs for outdoor events may be installed for a period not to exceed 2 days. Signage for the event or similar events shall not be repeated more than once in a calendar year. No permit is required for temporary signs. Signs shall comply with Table 5-3.
- K. Window Lettering / Signs.** Window lettering and window signs shall comply with Table 5-3 and the following:
  - 1. Window Lettering Sign Area.** Area of Window Lettering signs shall comply with one of the following:
    - a. Multiple Signs.** A maximum of one window lettering sign is permitted per window

pane or framed window area on the ground floor and shall not occupy more than twenty (20) percent of the total transparent glass area of those windows on the ground floor of that use; or

- b. **Single Sign.** A maximum of one window lettering sign is permitted to be installed in only one (1) window pane or framed window area on the ground floor, and shall not occupy more than one (1) square foot per two (2) linear feet of occupancy frontage on a public street. Such window lettering shall not exceed 40% of the window area.

**2. Visual Obstruction.** Window lettering shall not be situated to form a major visual obstruction to the display or into the building.

**3. Credit Card and Similar Graphics.** Credit card decals and similar graphics, displays or sign panels with lettering less than one (1) inch high and occupying 1 square foot or less, shall not be considered a window lettering sign subject to these provisions. Such graphics shall occupy no more than 2 square feet per entrance.

## **ARTICLE VII ADDITIONAL PERMITTED SIGNS**

**§ 180-19. ADDITIONAL PERMITTED SIGNS.** The signs in this section are permitted in addition to the permitted signs in these regulations.

- A. **Additional Projecting Signs:** Where a business or businesses are located above or below the first floor and the stair to such business or businesses are directly at street level, only one projecting sign shall be permitted above the entry to the stair. Multiple Occupant buildings shall share such sign.
- B. **Second Floor Uses.** Commercial uses on the second floor of multiple story buildings may have window lettering signs. A maximum of one (1) window lettering sign is permitted per window area on the second floor and shall consist of no more than 2 rows of lettering placed in the lower half of the window. The maximum height of lettering on window signs shall not exceed 6 inches. Second floor window signs shall be non-illuminated, and shall consist of paint, gold-leaf or vinyl on the glass surface. Window signs above the second floor shall not be permitted.
- C. **Drive-through restaurant menu boards:** Two (2) additional signs shall be permitted for the purpose of displaying the type and price of products sold on site to drive-through customers. Each sign shall not exceed thirty (30) square feet in area and six (6) feet in height. Illumination of menu boards shall be as permitted for freestanding signs in the Zone in which the menu board is located.
- D. **Entrances for other than Ground Floor Occupancies.** Where a business or businesses are located above or below the first floor or businesses with an occupancy frontage less than 10 feet, the door to such business or businesses directly at street level shall be permitted to have window lettering complying with the appropriate section for the specified zone, and shall be installed on window area of the door. Where a door contains less than 25% window area, such door shall be considered as having 25% window area for calculating permitted window lettering area.
- E. **Gasoline Service Station Canopies.** One line of lettering or graphics shall be permitted on one side of a gasoline service station canopy. Such lettering or graphics shall not exceed 2 feet high by 8 feet in length. Square footage used on the canopy shall be deducted from the allowed facade square footage. Illumination of the canopy shall be as permitted for pole signs in the Zone in which the canopy is located.

**ARTICLE VIII  
DESIGN REVIEW**

**§ 180-20. GENERAL**

- A. Purpose:** The purpose of this Article is to establish a comprehensive review process which ensures compliance with the adopted plans, policies and laws of the city.
- B. Intent:** The intent of the Design Review process is to determine compliance with the objectives of these regulations. The objective is to evaluate various sign designs
- C. Applicability:** Design review shall be required prior to the issuance of a permit for signs located in recognized districts as described in Article VI.
- D. Design Review Committee:** The Design Review Committee shall consist of a representative from the Planning and Economic Development Department of the City of Corning, the Corning Chamber of Commerce, the Corning Gaffer District Business Association, the Market Street Restoration Agency and one person appointed by the Mayor with the approval of City Council for a two year term coinciding with that of the Mayor.
- E. Application Requirements:** Applications shall be in accordance with Section 180-7
- F. Application Review:** Upon filing of a completed application for a sign permit in accordance with section 180-8, the Design Review Committee shall review the application for compliance with this code. The Design Review Committee shall issue their decision to the Code Enforcement Office.
- G. Committee Decision:** The Design Review Committee shall consider applications for a permit, and issue a decision to the Code Enforcement Office based on the criteria described in Article VI and this Article. The committee may require additional information , and must review the application within forty five (45) days of receipt of a complete application.
- H. Expiration of Decision:** The decision of the Committee shall automatically expire and is void if the applicant fails to file for a sign permit within 6 months of the date of issuance of the decision. In the event of unforeseen circumstances, the Director of Planning and Economic Development may permit an extension of the decision without re-application to the Design Review Committee.

**§ 180-21. CONSIDERATIONS**

- A. Design Considerations:** The Design Review Committee’s review shall include but is not limited to the following considerations:
  - 1. **District Consistency:** Signs shall be consistent with the Recognized District in accordance with Article VI.
  - 2. **Architectural Complement:** The design of signage shall be respectful of architectural style and setting of the building or use which it is located and of adjacent buildings or uses. The design should fit the given facade, complementing the building’s architectural features or defining characteristics.
  - 3. **Orientation:** The design shall be oriented and scaled to reflect the scale and character of movement of people around the building, with emphasis primarily on the pedestrian and slow moving traffic.
  - 4. **Workmanship:** Design, selection of materials, and workmanship shall be of high quality in appearance and character, complimentary to the materials and character of the building, and

convey a sense of permanence and durability. All parts of any sign must be of such materials or treated in such a manner that normal rainfall, moisture or sunlight will not harm or deface the surface.

5. **Original Signage:** Where the character and design of historically significant signage is found on a building, every effort should be made to meet contemporary signage needs with signs designed in keeping with the building's historic signage.
6. **Scale:** The size of proposed signs shall be compatible with the scale of the overall building, with the scale and character of the building's architectural features, and with the character of the specific sign location.
7. **Colors:** Colors on signage shall be selected which complement the character and color pattern of the building. A sign should not, by virtue of its color, be distracting from the design and character of the building on which it is located.
8. **Illumination:** Illumination of signage shall be compatible with the character of illumination already existing on the building and on surrounding buildings, on existing appropriate signs in the vicinity, and the character of illumination along the pedestrian areas adjacent to the building.
9. **Multiple Signs:** Where multiple signs occur on single occupant or multiple occupant buildings, there should be a common pattern and character among such signs.
10. **Awnings, Canopies and Marquees:** The shape and size of Awnings, Canopies, Marquees and similar devices shall correspond to the shape, character, and size of the opening over which they will be installed, and should fully fill the width of the individual opening or door opening.
11. **Freestanding Signs and Sandwich Boards:** The placement of freestanding signs and Sandwich Boards in relationship to the distance between other Freestanding signs and Sandwich Boards.
12. **Appropriation of Square Footage:** Where multi-tenant facilities exist and share common space that may be utilized for signage, such space shall be shared equally between them.

## ARTICLE IX VARIANCES AND APPEALS

### § 180-22. GENERAL

- A. **Purpose:** The purpose of this Article is to establish the procedure and criteria that the city will use in making decisions on applications for a variance from the provisions of these regulations.
- B. **Intent:** This Code is intended to keep signage to an effective minimum based on pedestrian and relevant traffic speeds. It is recognized, however, that unique conditions involving topography, nonconforming uses and/or structures, size or shape of property or building design may exist. Variances are intended, under this Code, to grant the minimum increases in signs and area which are necessary to advertise effectively. Changes in corporate policy are not considered a basis for variances.
- C. **Authority:** The Zoning Board of Appeals, as established by Chapter 240, Zoning, is hereby given the power and authority to grant variances upon application where it appears that there are practical difficulties or unnecessary hardship in the way of carrying out the provisions of these regulations.
- D. **Application:** All applications for variances shall be in writing on forms provided by the Code Enforcement Officer. Eight (8) copies shall be submitted.
- E. **Variance Decision:** Where the Zoning Board of Appeals finds that hardships or practical difficulties may result from strict compliance with this Code or the purposes of this Code are better served by an alternative proposal. The Board shall be authorized to grant variances from the provisions of this code. Variances may be granted in individual cases upon the consideration by the Zoning Board of Appeals of the following criteria:

1. The granting of the variance will not have the effect of nullifying the intent and purpose of the code;
2. The granting of the variance will not cause a substantial detriment to the public health, safety, or general welfare or be injurious to other property;
3. The variance shall be the minimum necessary to meet the needs of the applicant;
4. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
5. There are extraordinary and exceptional conditions pertaining to the particular property in question due to topographical conditions of the specific property involved, sight distance, sight distance due to vehicular traffic, physical surroundings, or shape, that would result in a particular hardship to the owner, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;
6. Such special circumstances are not the result of actions of the applicant.

**F. Time Limitation:** A variance automatically expires and is void if the applicant fails to file for a sign permit within 6 months of the date the variance was granted. In the event of unforeseen circumstances, the Director of Planning and Economic Development may permit an extension of the variance without re-application to the Zoning Board of Appeals.

**SIGN TABLES**

**Exempt Signs: No Permit** shall be required in any district or zone for any sign listed in Table 3-1, and may be installed and maintained without a permit or a fee, provided that such signs comply with the requirements of these regulations and Table 3-1, and any other law or ordinance imposed by the City of Corning or other governing body:

**Table 3-1**

Sign Type	Maximum Sign Area per face in square feet	Location permitted	Number of permitted Signs	Height of sign above grade	Notes
Community Notice Sign	3 SqFt , Maximum letter size of 6"	Affixed to inside face of the glass and located within 4' of the entrance door	One (1) per activity. Permitted for Non Residential Use Only.	No higher than 4' above grade	Illumination not permitted.
Construction	12 Sq Ft per 25,000 SqFt of lot, not to exceed 50 SqFt	On a lot and no higher than eight (8) feet above finished grade to the top and located a minimum of 6' from all lot lines	One (1) for any single construction site or development.	Maximum of 10' to the top of the sign	Installed 5 days prior to the commencement of work and removed 7 days after the issuance of a certificate of occupancy
Dates of buildings	2 SqFt	Mounted on a building	One per building	Attached to a building below the 2 <sup>nd</sup> floor	Dates shall not be installed so as to be confused with the premise identification.
Memorial, Historical markers, Tablets, Statues, Plaques, and nonadvertising on-premises signs.	As permitted by the Authority having jurisdiction.	As permitted by the Authority having jurisdiction.	As permitted by the Authority having jurisdiction.	As permitted by the Authority having jurisdiction.	
Monument	As permitted by the Authority having jurisdiction.	As permitted by the Authority having jurisdiction.	As permitted by the Authority having jurisdiction.	As permitted by the Authority having jurisdiction.	
Political Sign	32 Sq Ft	Shall not be located on Public Property			
Premise Identification	1 Sq Ft	Mounted on a building, apartment or mailbox in accordance with the Fire Code	One per structure or dwelling unit.	In accordance with the Fire Code	Shall be Numerical
Real Estate Sign	See §180-12	See §180-12	See §180-12	4' above grade	See §180-12
Roadside Stand	12 Sq Ft	On a lot within 4' of the roadside stand	One (1)	Maximum of 6' to the top of the sign	To be displayed only during the time the roadside stand is open to the public.
Site Signage	Provided that such signage is approved by the planning and zoning commission through a site plan approval.				
Temporary	See Tables 5-1 through 5-3 and 6-1				
Way Finding	As permitted by the Authority having jurisdiction.	In a right-of-Way as permitted by the Authority having jurisdiction.	As permitted by the Authority having jurisdiction.	As approved by the authority having jurisdiction	Not Applicable

**5-1 - Signs located in zoning districts R1, R2, RM, MR, PMRD shall comply with the requirements of Article V and Table 5-1, except for properties located in Recognized districts as prescribed in Article VI**

**Table 5-1**

Sign Type	Permitted / Not Permitted *1	Maximum Sign Area per face in square feet	Location permitted	Height of permitted Sign in feet above grade	Max. Letter Size	Light *1	Additional Regulations
Copy-Change Sign	PNR	6	Located 4' from all lot lines or rights of way unless attached to building	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	6" Title 3" Other	E	180-14(C)
Facade Sign	PNR	See Section 180-14(D)	Affixed to the primary structure, and projecting no more than 8" from building face	Attached to a building no higher than the sill line of the second story windows	8"	E	180-14(D)
Freestanding Sign	PNR *2	8	Located 5' from all lot lines or rights of way	Maximum 5' to the top	8"	E	180-14(E)
Home Occupation Sign	P	2	Affixed to a dwelling	Attached to a building no higher than the sill line of the second story windows	5"	NP	180-14(F)
Nameplate Sign	P	1	Affixed to the primary structure or on a post and located 6' from all lot lines	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	4"	NP	180-14(G)
Projecting Sign	PNR	4	Affixed to the primary structure, and projecting no more than 3' from building face	Shall have a clearance of 7' to the bottom	8"	E	180-14(I)
Temporary Sign	PNR, T	4	Affixed to the primary structure	Attached to a building below the 2 <sup>nd</sup> floor	8"	NP	180-14(J)
Window Lettering / Sign	PNR	See Section 180-14(K)	Affixed to a window or series of windows facing a single street or right of way	First floor windows only	12"	NP	180-14(K)

\*1 - E = External, I = Internal, NP = Not Permitted, P = Permitted, PNR = Permitted for Non Residential Use Only, T = Permitted Temporarily

\*2 - Also permitted for Multi Family complexes with more than 15 dwelling units.

**5-2 - Signs located in zoning district RT shall comply with the requirements of Article V and Table 5-2, except for properties located in Recognized districts as prescribed in Article VI**

**Table 5-2**

Sign Type	Permitted / Not Permitted *1	Max Sign Area per face in sq ft	Location permitted	Height of permitted Sign in feet above grade	Max. Letter Size	Light*1	Additional Regulations
Awning Sign	PNR	See Sections 180-14(A) and 180-18(A)				E	180-14(A) 180-18(A)
Copy-Change Sign	PNR	10	Located 4' from all lot lines or rights of way unless attached to building	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	6" Title 3" Other	E, I	180-14(C) 180-18(C)
Facade Sign	PNR	See Sections 180-14(D) 180-18(D)	Affixed to the building, and projecting no more than 8" from building face	No higher than the sill line of the second story windows	24"	E, I	180-14(D) 180-18(D)
Freestanding Sign	PNR *2	16	Located 5' from all lot lines or rights of way	Maximum 5' to the top	12"	E, I	180-14(E) 180-18(E)
Home Occupation Sign	P	2	Affixed to a dwelling	Attached to a building no higher than the sill line of the second story windows	5"	NP	180-14(F) 180-18(F)
Nameplate Sign	P	1	Affixed to the primary structure or on a post and located 6' from all lot lines	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	4"	NP	180-14(G) 180-18(G)
Pole Sign	See Definition	25	Located 5' from all lot lines or rights of way	Maximum 15' to the top	12"	E, I	180-14(H) 180-18(H)
Projecting Sign	PNR	4	Affixed to the primary structure, and projecting no more than 3' from building face	Shall have a clearance of 7' to the bottom	8"	E	180-14(I) 180-18(I)
Temporary Sign	PNR, T	8 Indoor 16 Outdoor	Affixed to the building	No higher than the sill line of the second story windows	10"	NP	180-14(J) 180-18(J)
Window Lettering / Sign	PNR	See Sections 180-14(K) 180-18(K)	Affixed to a window or series of windows facing a single street or right of way	First floor windows only	12"	NP	180-14(K) 180-18(K)

\*1 - E = External, I = Internal, NP = Not Permitted, P = Permitted, PNR = Permitted for Non Residential Use Only, T = Permitted Temporarily

\*2 - Also permitted for Multi Family complexes with more than 15 dwelling units.

**5-3** - Signs located in zoning districts **C, CL, I, BD** shall comply with the requirements of Article V and Table 5-3, except for properties located in Recognized districts as prescribed in Article VI. Signs located in the **Denison Parkway District** shall comply with the requirements of Article VI and table 5-3

**Table 5-3**

Sign Type	Permitted / Not Permitted *1	Max Sign Area per face in sq ft	Location permitted	Height of permitted Sign in feet above grade	Max. Letter Size	Light*1	Additional Regulations
Awning Sign	PNR	See Sections 180-14(A) and 180-18(A)				E	180-14(A) 180-18(A)
Copy-Change Sign	PNR	10	Located 4' from all lot lines or rights of way unless attached to building	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	6" Title 3" Other	E, I	180-14(C) 180-18(C)
Facade Sign	PNR	See Sections 180-14(D) 180-18(D)	Affixed to the building, and projecting no more than 8" from building face	No higher than the sill line of the second story windows	24"	E, I	180-14(D) 180-18(D)
Freestanding Sign	PNR *2	16	Located 5' from all lot lines or rights of way	Maximum 5' to the top	12"	E, I	180-14(E) 180-18(E)
Home Occupation Sign	P	2	Affixed to a dwelling	Attached to a building no higher than the sill line of the second story windows	5"	NP	180-14(F) 180-18(F)
Nameplate Sign	P	1	Affixed to the primary structure or on a post and located 6' from all lot lines	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	4"	NP	180-14(G) 180-18(G)
Pole Sign	See Definition	25	Located 5' from all lot lines or rights of way	Maximum 15' to the top	12"	E, I	180-14(H) 180-18(H)
Projecting Sign	PNR	4	Affixed to the primary structure, and projecting no more than 3' from building face	Shall have a clearance of 7' to the bottom	8"	E	180-14(I) 180-18(I)
Temporary Sign	PNR, T	8 Indoor 16 Outdoor	Affixed to the building	No higher than the sill line of the second story windows	10"	NP	180-14(J) 180-18(J)
Window Lettering / Sign	PNR	See Sections 180-14(K) 180-18(K)	Affixed to a window or series of windows facing a single street or right of way	First floor windows only	12"	NP	180-14(K) 180-18(K)

\*1 - E = External, I = Internal, NP = Not Permitted, P = Permitted, PNR = Permitted for Non Residential Use Only, T = Permitted Temporarily

\*2 - Also permitted for Multi Family complexes with more than 15 dwelling units.

**6-1 - Signs located in the Market Street / Bridge Street District** as prescribed in section 601.0 shall comply with the requirements of section 601.0 and Table 6-1.

**Table 6-1**

Sign Type	Permitted / Not Permitted *1	Maximum Sign Area per face in square feet	Location permitted	Height of permitted Sign in feet above grade	Max. Letter Size	Light *1	Additional Regulations
Awning Sign	PNR	See Section 180-16(A)				E	180-16(A)
Copy-Change Sign	PNR	6	Located 4' from all lot lines or rights of way unless attached to building	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	6" Title 3" Other	E, I	180-16(C)
Facade Sign	PNR	See Section 180-16(D)	Affixed to the building, and projecting no more than 8" from building face	No higher than the sill line of the second story windows	18"	E, I	180-16(D)
Freestanding Sign	PNR *2	8	Located 4' from all lot lines or rights of way	Maximum 4' to the top	8"	E, I	180-16(E)
Home Occupation Sign	P	2	Affixed to a dwelling	Attached to a building no higher than the sill line of the second story windows	5"	NP	180-16(F)
Nameplate Sign	P	1	Affixed to the primary structure or on a post and located 6' from all lot lines	No higher than 4' above grade, unless attached to a building below the 2 <sup>nd</sup> floor	4"	NP	180-16(G)
Projecting Sign	PNR	4	Affixed to the primary structure, and projecting no more than 3' from building face	Shall have a clearance of 7' to the bottom	8"	E	180-16(H)
Sandwich Board	PNR	10	Located within 4' of the curb.	Maximum 40" to the top	8"	NP	180-16(I)
Temporary Sign	PNR, T	8 Indoor 16 Outdoor	Affixed to the building	No higher than the sill line of the second story windows	10"	NP	180-16(J)
Window Lettering / Sign	PNR	See Section 180-16(K)	Affixed to a window or series of windows facing a single street or right of way	First floor windows only	12"	NP	180-16(K)

\*1 - E = External, I = Internal, NP = Not Permitted, P = Permitted, PNR = Permitted for Non Residential Use Only, T = Permitted Temporarily

\*2 - Also permitted for Multi Family complexes with more than 15 dwelling units.