
APPENDIX N

**CODE OF THE TOWN OF ISLIP
VOLUME II
CHAPTER 68
ZONING
ARTICLE _____**

Use District Regulations

Islip Smart Growth Planned Development District (ISGPDD)

68-__ Legislative Intent.

- A. The intent of this district is to promote the development of environmentally-respectful mixed-use communities which incorporate smart growth principals to encourage the productive use and re-use of properties to promote conditions where the next-generation workforce can leverage industrial, retail, and workforce residential opportunities on properties suitable for such developments as approved by the Town Board pursuant to the standards set forth herein, which shall specify the general locations of proposed subdistricts, representative types and general locations of land uses, and the general scale and intensity of development within each subdistrict.
- B. The ISGPDD will provide for the following district designations: (1) industrial uses in an industrial subdistrict; (2) retail uses in a retail subdistrict; and (3) workforce housing and park amenities in a residential subdistrict.
- C. Development in this district shall be in accordance with an approved conceptual master plan, which shall contain parameters relating to locations of subdistricts, density, open space, and associated improvements and utilities.
- D. To the extent that this local law is inconsistent with New York State Town Law or any of the various laws, rules, and regulations of the Town of Islip, it shall supersede such provisions.
- E. Unless provided to the contrary in this Code section, the definition of words used in this Code section shall be the same as provided in this chapter (Zoning).
- F. Unless provided otherwise in this zoning classification, all aspects of the development of a community pursuant to this Code section shall be in conformance with the Town's site development standards.

68-__ Designation of Subdistricts.

The following subdistricts shall be spatially defined on an ISGPDD master site plan and shall be so designated on the Official Map of the Town of Islip:

- A. ISG Industrial (ISG -I) – A mixed-use subdistrict that accommodates light industrial uses and complimentary land uses such as office use and hotel use. Acreage for the development of industrial uses does not have to be contiguous with other acreage in the ISG-I subdistrict.

- B. ISG Retail (ISG-RT) – A subdistrict that accommodates all forms of retail establishments and shopping centers, including entertainment and restaurant uses.
- C. ISG Residential (ISG-R) – A subdistrict designed to address the identified need for quality workforce housing on Long Island. All Dwellings (one and two-bedroom units) will be workforce housing.

68-__ Definitions.

Unless otherwise specifically defined herein, the terms used in the ISGPDD section shall have the same meaning as defined in Chapter 68.

68-__ Subdistrict Regulations.

A. ISG Industrial.

1. Permitted uses:

- a. Office.
- b. Warehouse (including storage and mini-storage warehouse facilities).
- c. Hotel.
- d. Agricultural or nursery use including the retail sale of products raised on the premises.
- e. Health club.
- f. Bank.
- g. Nonprofit fraternity or lodge.
- h. Church or other similar place of worship.
- i. Historical or memorial monument.
- j. Veterinarian.
- k. Research and development uses including laboratories for scientific or industrial research, testing and development.
- l. Park, playground or recreation building or use.
- m. Medical centers and dental clinics, excluding psychiatric or drug treatment clinics.

- n. Child day-care center.
 - o. Manufacturing.
 - p. Public school.
 - q. Supply house and wholesale establishment/showroom.
 - r. Commercial laundry/dry cleaning establishment.
 - s. Printing plant/copy facility.
 - t. Private or parochial school, including preschool programs, elementary and secondary schools, colleges and universities, vocational schools and other non-degree-granting schools including self-defense, dance, swimming, gymnastics and similar instruction/programs.
 - u. Indoor recreational use.
 - v. University or college dormitory or similar residential use.
 - w. Telecommunication uses and equipment.
 - x. Sale, lease, or rental of heavy construction vehicles, emergency vehicles, unattached trailers and related equipment, provided such vehicle or equipment is not located within the front yard and is set back a minimum of 100 feet from any residential use or zone, and further provided such vehicle or equipment is properly screened from view from such residential use or zone.
 - y. Indoor/outdoor storage and sale or repair of vehicles.
 - z. Assembly and social recreation hall, excluding those uses which qualify as bar/tavern or nightclubs.
2. Uses permitted with administrative approval of the Town Clerk shall be as follows:
By permit issued administratively by the Town Clerk, the outdoor sale and/or display of any variety of tree(s), bush(es) and/or plant(s) used as a symbol of expressing a holiday and/or religiously significant season, including, but not limited to, Christmas trees, wreaths and/or other holiday and/or religiously significant plants or decorations, subject to the provisions set forth in § 68-271.1.
3. Uses permitted by special permit from Planning Board:
- a. Businesses which involve the outdoor or overnight parking of registered vehicles as an accessory use to a permitted principal use, including rental car/truck agencies as a principal use, provided that all vehicles are set back a minimum distance of 50 feet

from any street (except an internal roadway) and 100 feet from any residential use or zone, and further provided such vehicles are properly screened from view from such residential use or zone.

- b. Vehicle storage yards, freight facilities, private carting companies, transportation facilities, parcel post companies and similar uses.
 - c. Convenience market.
 - d. Single retail uses or showrooms which do not fall in the category of shopping center, except a retail store is permitted as-of-right if it is within the industrial building or shares a common wall with it and sells only goods being manufactured in the principal industrial building.
 - e. Spray booth when operated as an accessory to a primary permitted use, only when such use is located at least 500 feet from any residential use or zone, school, day-care center, camp, park, playground or playing field.
4. Permitted accessory uses.
- a. The following uses shall be permitted within a building:
 - i. Gym, exercise studio, physical fitness center, dance studio, game center.
 - ii. Cafeteria.
 - iii. Restaurant.
 - iv. Bank.
 - v. Drug store or pharmacy.
 - vi. Other customary accessory uses, structures and buildings, provided that such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
 - vii. Parking structures, garages, and lots.
 - b. Building for storing products, merchandise or vehicles incidental or accessory to the authorized use.
 - c. Other customary accessory uses, structures and buildings, provided that such uses are clearly incidental to the principal use and do not include any activity commonly conducted as a business.
 - d. Accommodations for security guards not to exceed 500 square feet in gross floor area per security guard.

5. Prohibited Uses:

- a. All uses not expressly permitted are prohibited. Except with regard to construction on property principally used for agriculture, any accessory building shall be located on the same lot with the principal building, and no accessory building shall be constructed on a lot until the construction of the main building has actually been commenced, and no accessory building shall be used unless the main building on the lot is completed and used.
- b. Whenever a use has been authorized by a special permit pursuant to § 68-___, no accessory use shall be permitted unless the same shall have been specifically authorized by that Board that authorized the use.

6. Height:

- a. No structure shall be erected to a height in excess of 60 feet.
- b. The Planning Board may increase the permitted height of a structure up to thirty-five percent (35%).
- c. Accessory structures shall not exceed 30 feet in height.
- d. Exceptions. The provision hereof shall not apply to the height of a church or similar place of worship, tower, telecommunications equipment, stack, standpipe, refrigeration or compression coil, monument, chimney, water tank, elevator, mechanical units/housing, or parapet walls. In the event that such structures are within 1 1/2 miles of an established airport, the approval by the Federal Aviation Agency shall be secured and any and all conditions imposed met.

7. Floor Area Ratio (FAR):

- a. The total floor area ratio of all buildings on any lot in this subdistrict shall not exceed 0.50.
- b. The Planning Board may modify the FAR for individual lots as created in this subdistrict, provided that the total developable square footage for this subdistrict does not exceed 1,500,000 square feet.

8. Lot Area:

- a. All lots shall have a minimum area of one (1) acre.
- b. The Planning Board may reduce the lot area requirement by up to thirty-five percent (35%).

9. Width of Lot:

- a. The minimum width of a development lot shall be one hundred (100) feet,
- b. The Planning Board may reduce the width of the lot up to thirty-five percent (35%).

10. Setbacks:

- a. Front yard setbacks from any roadway under the jurisdiction of the New York State Department of Transportation shall be twenty-five 25 feet, the entire extent of which shall be landscaped, except for approved driveways, sidewalks, utilities, and utility easements.
- b. Rear yard setbacks shall be a minimum of ten (10) feet,
- c. Side yard setbacks shall be a combined minimum total of fifty (50) feet, with a minimum ten-foot setback on any individual side.
- d. All buildings erected on a corner lot shall also have a front yard on a side street. This front yard shall have a minimum setback of fifteen (15) feet.
- e. All buildings erected on a through lot shall be set back a minimum of fifteen (15) feet from the internal roadways.
- f. All buildings located adjacent to a lot line abutting ISG-R zoned property shall have a minimum setback of fifty (50) feet from said lot line.
- g. A minimum distance of fifteen (15) feet shall be provided between adjoining unconnected buildings. This required minimum may be waived by the Planning Board upon application.
- h. The Planning Board may reduce the setback requirements by up to thirty-five percent (35%).

B. ISG Residential

1. Definition:

WORKFORCE HOUSING – The initial sales price of each workforce housing unit, and the subsequent resale price of each such unit, shall equal a multiple of one-hundred (100%) percent of the estimated median family income for the sale year for the Nassau-Suffolk, NY HUD Metro FMR Area as determined by the U.S. Department of Housing and Urban Development (“HUD”). At the time of resale of workforce housing units, the maximum permitted sales price shall be increased to include the actual cost of any permanent capital improvements which have been made to the Dwelling and as adjusted for inflation. Using the last available data year (2010) as an example, the initial sale price of the one bedroom workforce units would be \$207,200 (\$103,600 x2) and the initial sale

price of the two bedroom workforce units would be \$310,800 (\$103,600 x3). Nothing contained in this ISG Residential section should be considered to prohibit any purchaser of a WORKFORCE HOUSING unit or any employer of a purchaser of a WORKFORCE HOUSING unit from receiving the benefit of any local, state, or federal housing grant, down payment assistance, or similar incentive, excluding, however, subsidized payments. Rental units may also be permitted in this subdistrict and the rent for such units shall also be calculated using the estimated median family income for the rent year for the Nassau-Suffolk, NY HUD Metro FMR Area as determined by HUD. Federal rent subsidies shall not be permitted for these units.

2. Permitted uses.

One and two-bedroom residential attached units either contained in one building or as attached townhouses and flats. All units are to be deemed WORKFORCE HOUSING.

3. Accessory uses. The following uses shall be permitted within the Residential subdistrict but must be clearly incidental to the principal use:

- a. Recreation uses, including but not limited to community buildings, swimming pools, tennis courts and similar facilities.
- b. Park, playground or similar use.
- c. Maintenance buildings.
- d. Off-street parking.
- e. Other customary accessory uses.

4. Height. No structure shall be erected to a height in excess of 60 feet.

5. Density. The maximum density shall not exceed 25 residential units per acre.

6. Setbacks.

a. All buildings located in the subdistrict shall have the following setbacks:

- i. A minimum of twenty-five (25) feet from the ISG-R subdistrict.
- ii. A minimum of twenty-five (25) feet from any inter-subdistrict roadway.
- iii. A minimum of fifteen (15) feet from all intra-subdistrict roads.

b. The Planning Board may reduce the setback requirements of this subdistrict up to thirty-five percent (35%).

C. ISG Retail.

1. Permitted uses.
 - a. Florists.
 - b. Restaurants (including fast food), farmers' markets, coffeehouses.
 - c. Hardware and/or home improvement stores.
 - d. Specialty and variety stores.
 - e. Child day care center.
 - f. Dry goods stores, bookstores.
 - g. Clothing stores.
 - h. Appliance stores.
 - i. Department stores.
 - j. Banks
 - k. Drugstores.
 - l. Convenience stores.
 - m. Delicatessens.
 - n. Supermarkets.
 - o. Personal Service, including, but not limited to:
 - i. Barbershop.
 - ii. Beauty parlors.
 - iii. Shoe Repair.
 - iv. Tailors.
 - p. Health clubs and bowling centers.
 - q. Art galleries and artists lofts.
 - r. Assembly or social recreation centers.
 - s. Dry cleaning establishments.

- t. Conference centers.
 - u. Business service establishments, including printing, office supplies, business machines, computers, photography studios and film development stores.
 - v. Motion-picture theaters, performing arts centers, and other theaters containing not more than 20 projection screens nor more than 4,500 seats.
 - w. Family entertainment venues.
 - x. Professional offices.
 - y. Single-user bulk retail/wholesale establishment.
 - z. General retail and other uses similar to those permitted as of right within this subdistrict.
2. Accessory uses. The following uses shall be permitted within the ISG Retail subdistrict:
- a. Off-street parking, parking garages, and other parking structures.
 - b. Other customary accessory uses.
3. Height.
- a. No structure shall be erected to a height in excess of 45 feet.
 - b. The Planning Board may increase the permitted height of a structure up to thirty-five percent (35%).
4. Percentage of lot occupancy.
- a. The total floor area ratio of all buildings on any lot in this subdistrict shall not exceed 0.35.
 - b. The Planning Board may modify the FAR for individual lots as created in this subdistrict, provided that the total developable square footage for this subdistrict does not exceed 750,000 square feet.
5. Lot Area.
- a. All lots shall have a minimum lot area of 10,000 square feet.
 - b. The Planning Board may reduce the lot area by up to thirty-five percent (35%).
6. Width of Lot.
- a. The minimum width of lot shall be fifty (50) feet.

- b. The Planning Board may reduce the width of the lot up to thirty-five percent (35%).

7. Setbacks.

- a. Front yard setbacks from Sunrise Highway shall be fifty (50) feet, the majority of which shall be landscaped, except for driveways, sidewalks, parking, utilities, and utility easements.
- b. Rear yard setbacks shall be a minimum of twenty-five (25) feet.
- c. Side yard setbacks shall be a combined minimum total of forty (40) feet, with a minimum ten-foot setback on any individual side.
- d. All buildings erected on a corner lot shall also have a front yard on a side street. This front yard shall have a minimum setback of fifteen (15) feet.
- e. All buildings erected on a through lot shall be set back a minimum of twenty-five (25) feet from the secondary street.
- f. All buildings located adjacent to a lot line abutting ISG-R zoned property fronting on any internal roadway shall have a minimum setback of twenty-five (25) feet from said lot line.
- g. A minimum distance of fifteen (15) feet shall be provided between adjoining unconnected buildings.
- h. The Planning Board may reduce the setback requirements by up to thirty-five percent (35%).

68-__ Parking.

- A. The smart growth character and transportation oriented design of the ISGPDD reduces the need for on-site parking for individual uses. Therefore, adherence to the standard on-site parking requirements for the other zoning districts in the Town of Islip as required in Appendix E – Table of Minimum Parking Spaces in the Subdivision and Land Development Regulations, would result in the provision of an overabundance of parking spaces and reduction in land available for open space, public spaces, landscaping and streetscape in the ISGPDD. To avoid such an undesirable condition, the following shall be the minimum number of required parking spaces:
- B. ISG-I (excluding office/hotel): 1 parking space per 1,000 square feet of gross floor area.
- C. ISG-I (office): 3.3 parking spaces per 1,000 square feet of gross floor area.
- D. ISG-I (hotel): 1 parking space per hotel guest room and five (5%) percent of the total number of parking spaces provided per hotel guest room for employee parking.
- E. ISG-R: 2 parking spaces per dwelling.

F. ISG-RT: 4 parking spaces per 1,000 square feet of gross leasable area.

68-__ Loading

- A. Multi tenant buildings with individual tenants no larger than 15,000 square feet may be serviced from either the front or rear and shall not require dedicated service docks. In addition, common trash facilities may be provided for multi tenant buildings.
- B. All single use tenants greater than 30,000 square feet shall include a dedicated loading area for truck delivery and trash removal.
- C. All loading areas shall be screened from public view with a wall, fencing, and/or landscaping.

68-__ Landscaping.

- A. Intent: Landscaping and decorative elements for all development areas shall be provided within each building site to: 1) enhance the aesthetics of the development, 2) create a pedestrian friendly environment, 3) break up the mass of buildings, 4) soften architectural materials, 5) provide screening of service areas, 6) enhance the streetscape/highway environment, 7) define building and parking area entrances, 8) provide shade and climate control, and 9) provide buffers between subdistricts.
 - 1. A minimum landscape area of 25 feet shall be maintained along all road frontages. This may include public walkways, sidewalks, parks, and plazas.
 - 2. Detached Walks: Provide a minimum of 1 tree per 40 lineal feet of street frontage between the sidewalk and curb, and an additional 1 tree and 8 shrubs per 40 lineal feet of street frontage within 10 feet outside the sidewalk, internal to the development.
 - 3. Attached Walks: Provide a minimum of 1 tree per 30 lineal feet of street frontage within 15 feet of the edge of the sidewalk and a minimum of 5 shrubs per tree plus perennial flower beds, ground cover or grass lawn is required within 20 feet of the edge of curb.
 - 4. Meandering Sidewalks: Provide a minimum of 1 tree per 30 lineal feet of street frontage and accompany the trees with a variety of shrubs and ground covers. A minimum of 8 shrubs per tree plus perennial flowerbeds, ground cover or grass lawn is required.
 - 5. Sight Triangle: Provide adequate sight lines for an effective sight triangle per the Town Code. Plant roadways with landscape materials that do not interfere with the visibility of the motorist. Plant trees a minimum of 3 feet from the back of curb and

choose shrubs that do not exceed mature heights.

6. A visual buffer should be provided between any subdistrict developed under this Code section and any adjacent residential community already in existence to mitigate potential conflicts. Provide a minimum 80 foot wide buffer planting strip incorporating a minimum 5 foot high berm containing a minimum of 1 tree for every 20 lineal feet of property line and a screen hedge incorporating both deciduous and evergreen shrubs a minimum of 5 feet in height (at maturity).
7. Parking lots are necessary features of building sites that can, if not designed properly, visually detract from the overall development character. Parking lots within the subdistricts developed under the ISGPDD should be designed to blend with each building site's character using landscape plantings and grading.
 - a. A minimum of 1 tree per 20 parking spaces (average equivalent) is required in all parking lots, to be planted in islands, medians, and perimeter areas adjacent to lots (excluding streetscape tree plantings). Utilize landscaped islands and medians to improve the definition of circulation patterns, provide shading for paved areas and break up continuous rows of parking. All parking areas shall be landscaped including landscaped islands.
 - b. All parking lots over 15,000 square feet shall provide at a minimum that every other double-loaded parking area where possible shall be separated by a minimum landscape division of six feet. Said areas shall be planted with trees at an average of one tree for every 30 feet. Plant spacing are to quantify numbers of plants not "typical" spacing, and clustering of plants in natural patterns is highly encourage.
8. The coordination of landscape design within a community developed under this code section is essential for creating a consistent, high-quality character. A cohesive design unifies the various buildings and strengthens the cohesiveness of the development. Individual landscape treatments for building sites must complement the roadway landscapes, create distinctive settings for buildings, and help reinforce the design of the open space system and provide a transition for pedestrians.
9. The minimum landscape area required within each site shall be 10% (including parking lot landscaping, hardscape plazas, and walkways).

68-__ Buffers and screening.

- A. All properties located within the ISG-R Subdistrict shall be buffered from adjacent industrial property that is located within the ISGPDD. The buffer shall be a minimum of fifty (50) feet in width. Buffer areas, walkways, detention/retention basins, yards, and open spaces larger than 150 square feet in the ISG-R subdistrict shall count toward the landscaping requirements set forth in Section 68- ____ above.

- B. The Planning Board may reduce the buffers and screening requirements.

68-__ Exterior Lighting.

- A. All exterior street and pedestrian lighting fixtures and columns shall be consistent throughout each subdistrict of the ISGPDD.
- B. All lighting shall be positioned or shielded to illuminate the subject parcel only and there shall be no spillover of lighting onto any residential lot.
- C. All lighting adjacent to a buffer zone shall be positioned in such a manner so as to eliminate glare on adjoining properties.

68-__ Permitted encroachments.

The following encroachments are hereby permitted:

- A. All lighting, cornices, eaves, gutters, chimneys, awnings, signs, or bay windows projecting not more than forty-eight (48) inches.
- B. One-story open porches and terraces not exceeding five (5) feet in height and projecting not more than ten (10) feet.
- C. One-story enclosed vestibules not greater than twelve (12) feet wide.
- D. Guard booths, flagpoles, identification signs, sculptures, seating, bus shelters or gazebos.
- E. Shielded mechanical systems.
- F. Antennas as part of a permitted use, subject to the approval of the Planning Board.

68-__ Determination by Planning Board.

Except as otherwise provided herein, all matters referred to the Planning Board in this Article ____ may be determined without a public hearing, pursuant to Town Law § 274-a, Subdivision 2.

68-__ Open Development Area.

Pursuant to Section 280-a of the Town Law, the Town Board hereby declares this zoning district an open development area within the Town, wherein building permits may be issued for the erection of structures to which access is given by right-of-way or easement, upon such conditions or regulations as may be prescribed by the Planning Board at the time of site plan review.

68-__ Signs

Intent.

This article is intended to control outdoor signs of all types and in all zoning districts by regulating size, location, quantity, quality, content and design to:

- A. Protect the safety of the public.
- B. Enhance the aesthetic environment of the PDD.
- C. Reduce motorist distraction.
- D. Provide for uniform design standards.
- E. Encourage excellence in sign design.
- F. Improve business identification and sign comprehension.
- G. Limit the use of energy in sign design and maintenance.
- H. All signs shall be maintained in a neat, safe and workable condition at all times.

Permitted Signs.

- A. Permitted signs may only identify the person, establishment, the principal product and/or service available on the premises which contains the sign.
- B. The following signs are permitted in the ISGPDD:
 - 1. Address: a sign identifying the number and/or name of the occupant of a unit.
 - 2. Public interest: a sign containing a cautionary message, such as "beware of dog" or "no trespassing," or an information message, such as "exit" or "parking."
 - 3. Place / Identity: a sign identifying the development, residential neighborhood, or a public facility.
 - 4. Pylon / Common Tenant: a sign identifying multiple retail tenants in a development. This may include both the developments name as well as the tenants names and/or logos.
 - 5. Institutional: a sign identifying a club, association, school, hospital, church, firehouse, nursing home, care facility, boardinghouse, institution or cemetery.
 - 6. Real estate: a sign indicating exclusively the sale, rental, lease or development of the premises upon which it stands.

7. Contractor's: a sign identifying the contractor or contractors doing work on the premises or building which contains the sign.
 8. Office: a sign identifying any office building or mortuary.
 9. Business: a sign identifying an establishment which retails a product or provides a service or entertainment to the general public as distinguished from places, institutions, or offices and which is permitted in all business districts.
 10. Industrial: a sign identifying an establishment which produces or assembles a product or warehouses a product and which is permitted in all industrial districts.
 11. Marquee: a sign identifying motion pictures or events which are subject to frequent change. A marquee sign is only permitted when associated with an entertainment/club, public, or civic facility. Marquees are fixed signs that may be digital in nature and change regularly.
 12. Directory: a sign identifying two or more persons, agencies or establishments, located in a place or location common to all.
 13. Corporate lawn: a sign identifying an office, industrial or business establishment that is designed to integrate into the landscape character of the subject parcel. Such signs shall be architecturally compatible with the building(s) and site and must be located in a landscaped lawn areas.
 14. Directional: a sign located outdoors which guides, instructs or directs viewers to a place or event.
 15. Gasoline price: A two-sided sign, limited to gasoline stations, which indicates the price or prices of gasoline. The cumulative total of a gasoline price or prices sign will not exceed four feet in height and 18 inches in width. Such signs shall be limited to one sign per gasoline station.
- C. Any sign permitted in this ordinance is allowed to contain noncommercial copy.
- D. This section does not apply to public art or historic/replica signage or environmental graphics applied on building facades or freestanding structures.
- E. For purposes of signage, the area of a sign shall be the area of a rectangle, the sides of which completely enclose the sign, excluding structural supports. All references to height refer to the vertical dimension of this rectangle. The overall height of the sign and structure shall correspond to building heights established in the ISGPDD.

Prohibited Signs.

Any sign not specifically permitted is prohibited and shall be removed. Prohibited signs include but are not limited to the following:

- A. Any sign which is dangerous or hazardous to public safety by virtue of its maintenance, structure, or projection.
- B. Any sign which obstructs the visibility of drivers or which conflicts with or obstructs a traffic control device for any reason.
- C. Any sign which obstructs a required window or door in such a manner as to prevent free egress or ingress.
- D. Mobile or portable signs.
- E. Flashing (non digital), revolving, moving, sound-producing or animated signs, including signs which have the capability of motion in whole or in part, except signs which display time and/or temperature exclusively.
- F. Commercial billboard which is rented or used to advertise a product, service or establishment which is not the principle product, service or establishment found on the property containing the billboard.
- G. Any sign attached to a tree, telephone pole, portable object or to the face of another sign.
- H. Any sign which uses breakable glass in its construction, except glass used in illumination.
- I. Any sign in any street right-of-way.
- J. Immoral or obscene sign.
- K. Any sign attached to a fence, except by written permission of the Commissioner of Planning and Development.

Type and Quality of Permitted Signs.

All signs within the ISGPDD shall be either ground, facial, window, awning or canvas signs.

A. Pylon / Common Tenant:

1. A Pylon / Common Tenant sign is permitted to identify multiple retail tenants in a development. This may include the development's name as well as the tenants' names and/or logos.
2. Quantity. One Pylon / Common Tenant sign per project entry is permitted on any parcel containing one or more buildings for any permitted signs, except public interest signs which are permitted as required to safely convey the message. In addition, one Pylon / Common Tenant sign is permitted per one thousand feet of roadway frontage on any road within the jurisdiction of the New York State

Department of Transportation. Pylon / Common Tenant may occur as either freestanding structures or on building facades excluding primary building entries.

3. Sign area. The maximum area of a Pylon / Common Tenant sign may not exceed 1750 square feet. Any sign may be double-faced, and only one face shall be used in determining conformity to sign area limitation.
 4. Height. The maximum height of a Pylon / Common Tenant sign shall be fifty (50) feet.
 5. Setback. The setback of a Pylon / Common Tenant sign is the shortest horizontal measurement from the property line to any part of the sign. A Pylon / Common Tenant sign may be erected within one foot of a street right-of-way only if the sign is certified by a registered architect or engineer to be able to withstand a one-hundred-mile-per-hour wind.
 6. Construction. All Pylon / Common Tenant signs, except in residential areas, must be protected from vehicular damage.
 7. Illumination. Illumination of Pylon / Common Tenant signs may be direct, indirect, or internal.
- B. Ground sign: a freestanding sign attached to a structure which is intended and designed only to support the sign and which is embedded in the ground or anchored in concrete.
1. A ground sign is permitted to identify a building or use within a building only if the building which it serves to identify is set back more than 25 feet from the street curb or edge of the street pavement.
 2. Quantity. One ground sign per building is permitted on any parcel containing one or more buildings for any permitted signs, except public interest signs which are permitted as required to safely convey the message. Where two or more persons, agencies or establishments are located in a place or location common to all, such as a shopping center or an office complex, or where separate facilities share a common parking area, one ground sign per building is permitted in a common location. Real estate signs may be attached to an existing sign as the need arises.
 3. Sign area. The maximum area of a ground sign may not exceed 105 square feet plus one foot of sign area for every 10 feet of lot frontage (along one street only, if the lot has multiple frontages). Any sign may be double-faced, and only one face shall be used in determining conformity to sign area limitation.
 4. Height. The maximum height of a ground sign shall be eighteen (18) feet.
 5. Setback. The setback of a ground sign is the shortest horizontal measurement from the property line to any part of the sign. A ground sign shall be set back from any

street, right-of-way, property line or required buffer a horizontal distance equal to the height of the sign. A ground sign may be erected within one foot of a street right-of-way only if the sign is certified by a registered architect or engineer to be able to withstand a one-hundred-mile-per-hour wind.

6. Construction. All ground signs, except in residential areas, must be protected from vehicular damage.
 7. Illumination. Illumination of ground signs may be direct, indirect, or internal.
- C. Facial sign: a sign painted on, applied on or otherwise attached to a wall of a building or storefront and is designed as a unified message.
1. Quantity. Only one facial sign is permitted per face of the storefront or establishment. Where an establishment has additional exterior walls which are visible from the main thoroughfare, each such wall may have one facial sign (secondary), but not more than two such additional facial signs are permitted.
 2. Area. The area of a facial sign shall be the area of a rectangle, the sides of which completely enclose the sign or letters which are attached to the face of the building. The maximum area of a ground sign may not exceed 3.5 times the width of the individual storefront or establishment.
 3. Height. The maximum height of a facial sign shall be eighteen (18) feet.
 4. Illumination. Illumination of ground signs may be direct, indirect, or internal.
 5. Appearance. Facial signs existing in a shopping center shall be of uniform design, including materials and color.
- D. Window sign: a sign entirely contained inside a building and which is comprehensible from the street. Such signs are permitted to allow for the notification of products on the premises, merchandise sales, rental or sale of the premises or special events to be held within the building containing the window sign. Window signs are subject to the area limitations as set forth in the Schedule of Sign Regulations.
- E. Awning sign: a sign painted on a retractable window awning which identifies only the name of the establishment.
- F. Canvas sign: a stationary sign constructed for fire-retardant canvas or similar material on a fire-retardant frame. Canvas signs shall conform to the requirements of facial signs with respect to quantity, area, height, construction and illumination.

In addition, the following conditions shall also apply:

1. Address: Maximum area: six (6) square foot

2. Public interest: Maximum area: twelve (12) square feet.
3. Place/Identity: Maximum area: seven hundred and fifty (750) square feet.
Maximum Height: forty (40) feet.
4. Real estate: Maximum area: six (6) square feet.
5. Contractor's: Maximum area: twelve (12) square feet.
6. Marquee: Maximum area: five (5) times the width of storefront.
7. Directional: Maximum area: sixty four (64) square feet.