

TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

FERGUSON TOWNSHIP PLANNING COMMISSION REGULAR MEETING AGENDA

Monday, July 13, 2020

6:00 PM

Main Meeting Room

OR

Zoom Meeting: <https://us02web.zoom.us/j/89719348698>

Meeting ID: 897 1934 8698

Dial In: (814) 238-4651, extension 3799

- I. Call To Order
- II. Approval of Regular Meeting Minutes—June 22, 2020
- III. Citizen Input
- IV. Land Development Plans

A. Modification/Waiver Application—Thistlewood Lot 19 LDP

Staff has received a Modification/Waiver request from Penn Terra Engineering, on behalf of Eric Reischer, property owner of Thistlewood Lot 19, for relief from §22-510.B.2a Erosion and Grading Control, §22-510.B.2b Erosion and Grading Control and §22-510.B.3 Erosion and Grading Control. Lot 19 is an existing lot with most of the lot having slopes greater than 25%. This slope is defined as a steep slope by the Ferguson Township Ordinance. §22-510.B.2 Erosion and Grading Control states that No excavation shall be made resulting in a slope steeper than 3:1. Except: a. The excavation is located so that a line having a slope of 3:1 and passing through any portion of the proposed slope will intersect the existing ground inside the property lines of the property on which the exaction is proposed to be made; and b, The slope is located so that the settlement, sliding, or erosion will not result in material being deposited on adjoining property by any means. §22-510.B.3 Erosion and Grading Control states that In all cases, the edge of excavation or fill shall be a minimum of 5 feet from property lines of developed lots.

The steep slope makes grading on the lot a challenge. There is a conservation area located in the northeastern corner of the lot where grading is prohibited. Please see the attached memo for more details regarding each section of the ordinance from which relief is being requested and exhibit detailing the lot.

Staff Recommendation: *Staff recommends the Planning Commission make a recommendation to the Board of Supervisors that they approve the request for the Modification/Waiver request for Erosion Control.*

B. Thistlewood Lot 19 Land Development Plan

This Land Development Plan, submitted by PennTerra Engineering, Inc. on behalf of the applicants, Eric Reischer, proposes the construction of a single-family home, approximately 3,925 square feet on Lot 19 (180 Treetops Drive, T.P. 24-746-,007-0000-) within the Thistlewood Development. As per the Thistlewood Record Subdivision Plan, dated September 24, 2004, revised March 16, 2005, select lots are required to have Land Development Plan because of the topography, conservation easements, soil types, potential sinkhole development, and wetlands. Lot 19 is situated in an area where sinkhole development, flooding and drainage problems may arise. Therefore, an indemnity or hold harmless agreement must be submitted along with the plans. The parcel is 1.816 acres and is zoned Rural Residential (RR). Due to the severe slope on this property, a modification waiver was submitted for relief from select erosion and grading controls to allow for construction of the home.

Staff Recommendation: *Staff recommends the Planning Commission make a recommendation to the Board of Supervisors that they approve the Land Development Plan.*

V. Community Planning

A. Review of Chapter 19, Signs and Billboards Draft Ordinance Amendments

Staff has drafted an ordinance amendment to update Chapter 19, Signs and Billboards. The intent of this chapter is to encourage the effective use of signs as a means of communication in the Township, to maintain and enhance the aesthetic environment and the Township's ability to attract sources of economic development and growth; to improve pedestrian and traffic, to minimize the possible adverse effects of signs on nearby private property, to enable the fair and consistent enforcement of these restrictions, and protect the public health, safety, and general welfare.

Staff has reviewed comments submitted by the Planning Commission, based off the May 11, 2020 regular meeting, and has updated the draft to reflect those comments.

Staff Recommendation: *The Planning Commission recommend approval to the Board of Supervisors.*

B. Review of Chapter 27-720, Domestic Chickens and Ducks Ordinance

On November 18, 2019, the Board of Supervisors discussed a request from a resident of Pine Grove Mills to allow for the domestic keeping of ducks in residential zoning districts. The consensus of the Board was to exclude the request from the adopted Zoning and SALDO Ordinances and refer this to staff for further research.

Staff completed our research and has drafted an ordinance amendment to update Chapter 27, Section 720, Domestic Chickens to §27-720, Domestic Chickens and Ducks. The Board reviewed the draft at the June 15, 2020 regular meeting and referred the draft amendment to the Planning Commission for review, comment and recommendation.

The intent of this amendment is to allow the keeping of domestic ducks on residential lots in certain zoning districts. Staff is prepared to provide an overview to the updated ordinance and answer any questions the Planning Commission may have.

***Staff Recommendation:** The Planning Commission review the draft, discuss and recommend approval to the Board of Supervisors.*

II. Official Reports and Correspondences

- A. Board of Supervisors
- B. CRPC Report
- C. Land Development Plans
- D. Staff Updates

III. Adjournment

**FERGUSON TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, June 22, 2020
6:00 PM**

ATTENDANCE

The Planning Commission held its regular meeting of the month on Monday, June 22, 2020, via Zoom. In attendance:

Commission:

Jeremie Thompson – Chair
Jerry Binney – Vice Chair
Rob Crassweller – Secretary
Shannon Holliday
Ellen Taricani
Qian Zhang – Alternate

Staff:

Jenna Wargo, Planning & Zoning Director
Jeff Ressler, Zoning Administrator
Kristina Aneckstein, Community Planner

Others in attendance: Rhonda Demchak, Recording Secretary

Ms. Wargo took roll call and the Planning Commission had a quorum.

I. CALL TO ORDER

Mr. Thompson called the Ferguson Township Planning Commission's regular meeting to order on Monday, June 22, 2020 at 6:00 p.m.

II. APPROVAL OF REGULAR MEETING MINUTES MAY 11, 2020

Mr. Thompson called for a motion to approve the minutes from May 11, 2020. Ms. Taricani made a motion to approve the minutes. Mr. Binney seconded the motion. Mr. Thompson requested that a correction be made to reflect that Ms. Laura Dininni was in attendance as a Ferguson Township Supervisor. The motion passed unanimously.

III. CITIZEN INPUT - NONE

IV. LAND DEVELOPMENT PLANS

A. Modification/Waiver application – Thistlewood Lot 19 LDP

Mr. Thompson noted that the modification/waiver application was pulled from the agenda. Ms. Wargo noted that the Commission will see this in the near future.

V. COMMUNITY PLANNING

A. Covid-19 and Zoning

Ms. Wargo reviewed the short-term and long-term topics that should be considered in order to meet new COVID-19 safety protocols for reopening businesses and schools. Most zoning laws will need to have a quick reform. Provided with the agenda was an article that summarizes a few issues and trends facing communities. Staff would like to discuss other restrictions within the Township Ordinances that may need to be temporarily eased to enable businesses to safely and effectively operate on their property in conjunction with implementing the Governor's Office, PA Department of Health, and other agency and industry guidelines regarding social distancing, sanitation, and public health. Ms. Wargo noted that there have been multiple municipalities that have passed resolutions in response to COVID-19. In the event that COVID-19 government restrictions continue, Ms. Wargo reviewed the short and long term topic that were

included on the agenda. The Township has already laxed the temporary signage, especially when everything was closed in the beginning of the pandemic. Other municipalities are having curbside pick-up on public and private parking spaces, drive-thru's, walk up windows, outdoor seating and display areas such as sidewalk sales. Other long term topics that the Township might have to explore are distribution facilities, Virtual "Ghost" Restaurants which are establishments with just a kitchen for takeout, potential reduction in "brick-and-mortar" of retail and office space, and repurposing of buildings. Included in the agenda are resolutions that were passed by other municipalities in Pennsylvania.

Mr. Ressler noted that the Township received requests from the Centre Learning Community Charter School. The Charter School has requested to place a 40x40 tent to be utilized for the return of students in the fall while the weather is still moderate. The Mix Martial Arts School has also requested to use the vacant neighboring lot for outside classes on a temporary basis from 5:30 p.m. – 8:00 p.m. There are a lot of factors to check within the ordinance to approve these requests. Ms. Wargo would like to have this topic as a resolution to the Board of Supervisors so that they are aware of these requests. Mr. Crassweller requested a list of restaurants in the Township to be proactive if we receive request such as curbside pickup, decks, street parking, etc. Ms. Holliday shared information from Penn State's Townhall meeting on June 22nd. Ms. Taricani shared her concerns with students returning to the area and how would the Township enforce regulations. Ms. Wargo noted that the they don't want to be overly dictative, but the Zoning Administrator can't overlook certain issues. Mr. Thompson went through each of the short and long term topics to obtain more ideas and have further discussion. Mr. Ressler noted that there should be a resolution for temporary signage to make it more definite. Continued discussion ensued regarding curbside pick-up on public and private parking spaces. Mr. Ressler noted that walk-up windows in the Township will not be a problem. Mr. Thompson asked if a person wanted to set up a tent on a parking lot to sell items, would it be allowed? Ms. Aneckstein noted that it is something to consider and would be on a case by case basis. Discussion regarding Penn State's return to campus in the fall continued.

VI. OFFICIAL REPORTS AND CORRESPONDENCES

A. BOARD OF SUPERVISORS

Ms. Wargo reported that the Board met on June 15, 2020 and noted that the Board of Supervisors reviewed the Chicken and Duck Ordinance. The Board referred the Ordinance to the Planning Commission. The Planning Commission has a goal for the Board to review the Sign Ordinance soon. The next Planning Commission meeting is July 13, 2020 and expect to see the updated Sign Ordinance.

B. CRPC REPORT

Ms. Taricani reported that the Commission met recently and noted that Penn State had been renting bikes on campus, but now they are getting rid of them. Also, land development and conservation issues were discussed. Foxdale will be putting in a bird garden. The next meeting of the CRPC will be held on July 2, 2020.

C. LAND DEVELOPMENT PLANS

Ms. Aneckstein reported that the Thistlewood Land Development Plan should be on the next agenda.

D. STAFF UPDATES

Ms. Wargo reported staff is still rotating every other week. Staff is working on the Affordable Housing Ordinance and Sign Ordinance.

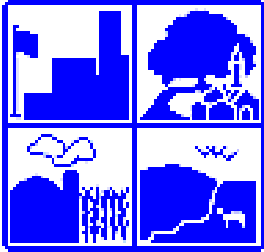
VII. ADJOURNMENT

Mr. Crassweller made a motion to adjourn the June 22, 2020 Planning Commission meeting at 7:35 p.m. Mr. Binney seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Rob Crassweller, Secretary
For the Planning Commission

DRAFT



TOWNSHIP OF FERGUSON

3147 Research Drive, State College, Pennsylvania 16801

Telephone: 814-238-4651 Fax: 814-238-3454

TO: Ferguson Township Planning Commission

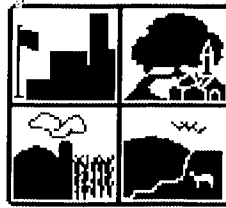
FROM: Kristina Aneckstein, Community Planner

DATE: June 22, 2020

SUBJECT: Request for Consideration of a Modification – Thistlewood Lot 19

On June 5, 2020, Penn Terra Engineering submitted a request for a Modification from Section 22-510.B.2.a, Section 22-510.B.2.b, and Section 22-510.B.3 related to Erosion and Grading Control for the Thistlewood Lot 19 Land Development Plan. Lot 19 has existing slopes of greater than 25%, which is defined by the Township Ordinance and a steep slope. Section 22-510.B.2.a and .b of the Ferguson Township Subdivision and Land Development Ordinance preclude excavation of slopes 3:1. Construction of a single-family home on such a slope presents great challenges. Due to this slope, proximity to another developed Lot and a conservation area, the applicant is seeking relief from Sections mention above with alternatives suggested in attached application.

Staff Recommendation: Staff recommends the Planning Commission make a recommendation to the Board of Supervisors that the modification for Erosion and Grading Controls be approved.



RECEIVED JUN - 8 2020

APPLICATION FOR CONSIDERATION OF A MODIFICATION
Ferguson Township, Centre County

Submittal Date: 6/5/2020

A fee of \$50.00 is required at the time of submitting this application.

The undersigned hereby applies for approval of a modification/waiver, submitted herewith and described below:

Applicant Information

Eric M. Reischer

Name

127 Clemson Court State College 16803

Street Address

City

Zip

814-863-5247

Phone Number

Property/Plan Information

Thistlewood Lot 19

Plan Name

15085 January 28, 2020

Plan Number

Plan Date

Thistlewood Development 24-746-7

Project Location

Parcel Number

Eric M. Reischer

Name of Property Owner(s)

127 Clemson Court State College 16803

Street Address

City

Zip

Application Type:

- Subdivision Terraced Streetscape District (TSD)
- Land Development Traditional Town Development (TSD) District

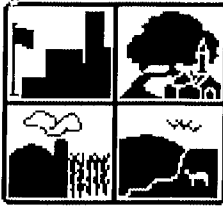
Modification/Waiver Request Information

Specific Section(s) of the Subdivision and Land Development Ordinance or Design Standards for which a Modification/Waiver is requested:

Ch 22-510.B.2.a Erosion and Grading Control

Ch 22-510.B.2.b Erosion and Grading Control

Ch 22-510.B.3 Erosion and Grading Control



APPLICATION FOR CONSIDERATION OF A MODIFICATION
Ferguson Township, Centre County

State any proposed alternative(s) to the requirement:


See Attachment 1

Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

See Attachment 1

*If necessary, please continue with your hardship specification on another page.

The undersigned hereby represents that, to the best of their knowledge and belief, all information listed above is true, correct, and complete.



Signature

6/5/2020

Date

-For Office Use Only-

Date Received: _____ By: _____

Date Paid: _____ Check No.: _____ Amount: _____

Advertisement Dates: _____ Planning Commission Review Date: _____

Board of Supervisors Meeting Date: _____

ATTACHMENT 1

Application for Consideration of a Modification Request

for

Thistlewood Lot 19 Land Development Plan - Tax Parcel 24-746-7

State any proposed alternative(s) to the requirement:

The sections that the modification requests are being applied include the following which all are related to grading:

1. Chapter 22-510.B.2 Erosion and Grading Control. This ordinance states that "No excavation shall be made resulting in a slope steeper slope than three horizontals to 1 vertical, except when all of the following are met:

a) The excavation is located so that a line having a slope of 3:1 and passing through any portion of the proposed slope will intersect the existing ground inside the property lines of the property on which the excavation is proposed to be made; and

b) The slope is located so that settlement, sliding, or erosion will not result in material being deposited on adjoining property by any means; and

2. Chapter 22-510.B.3 Erosion and Grading Control. This ordinance states that "In all cases, the edge of excavation or fill shall be a minimum of 5 feet from property lines of developed lots.

Lot 19 is an existing lot with most of the lot having slopes greater than 25%. This slope is defined as a steep slope by the Ferguson Township Ordinance. Since the majority of the site is steep, grading on this lot to construct a home and driveway is very challenging. The submitted land development plan for this lot has been designed to meet all the requirements of the Zoning Ordinance and the Subdivision Ordinance except for the two noted above. Since most of the existing lot is steeper than 4:1, it is impossible to design a flat house site and a driveway with a suitable grade without exceeding and extending slopes in excess of 3:1. The only potential alternative to avoiding slopes greater than 3:1 or grading within five feet of the property lines would be the use of extensive amounts of engineered retaining walls.

Please state in full, the grounds and facts of the unreasonableness or hardship the Ferguson Township Subdivision and Land Development Ordinance has placed on the property.

The existing topography of this existing lot is steeper than 4:1 which is considered steep by Ferguson Township Ordinance. As shown on Exhibit 1 Site Slopes 35% of the site currently exceeds 3:1 slope and most of this area is in the front or lower portion of the site. There is a conservation area located in the northeastern corner of the lot where grading is prohibited. The only location on the lot where the slopes are under 25% with enough area to construct a home is the center of the lot. In order to reach this area the driveway and house grading requires slopes greater than 3:1 in order to avoid impacting the conservation area located on this lot and adjoining Thistlewood HOA property. CMT Laboratories Inc. prepared a Slope Analysis Report for this project. The report included construction specifications that would result in the proposed slopes shown on the Land Development Plan being stable. From an engineering and geotechnical perspective, the slopes proposed on this plan follow sound engineering principals and will not pose a risk to the future property owner or adjacent properties.

The property owners on the east side of the project, Beck Trate and William Knisely, have acknowledged the proposed grading within five feet of the property line and prepared a letter stating their acceptance. The previous owners of this adjoining property in years past had placed fill material over their property line and onto this project which this proposed grading plan proposes to blend or transition into that slope within five feet of the property line.

Given that the existing lot is classified as steep and 35% of the lot already exists at slopes greater than allowed by this section of the Ordinance creates a hardship for the property owner. The ordinance is requiring property owner to create slopes smaller than those that currently exist. In order to attempt to meet the ordinance extensive lengths of retaining wall would be required. These walls would be costly to construct and would be the main visual component of the lot. These walls would be no more stable from an engineering perspective than the engineered slopes that CMT Laboratories Inc. has recommended.

Becky R. Trate
William D. Knisely
190 Treetops Drive
State College, PA 16801
TP: 24-746-006 (Lot #18)

Eric M. Reischer
180 Treetops Drive
State College, PA 16801
TP: 24-746-007 (Lot #19)

RE: Modification request for development of 180 Treetops Drive


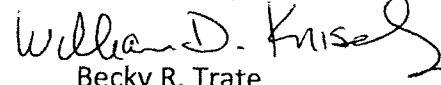
19 February 2020

Regarding the development of the lot at 180 Treetops drive, the owner (Eric Reischer) is requesting a modification to township ordinance §22-510.B.3: *"In all cases, the edge of excavation or fill shall be a minimum of 5 feet from property lines of developed lots."* At the time of development of lot #18, the topography in the area between lots #18 and #19 was modified to produce a uniform slope in the area of the property line. As Lot #19 was undeveloped, this disturbance was not in violation of the ordinance.

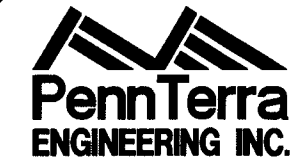
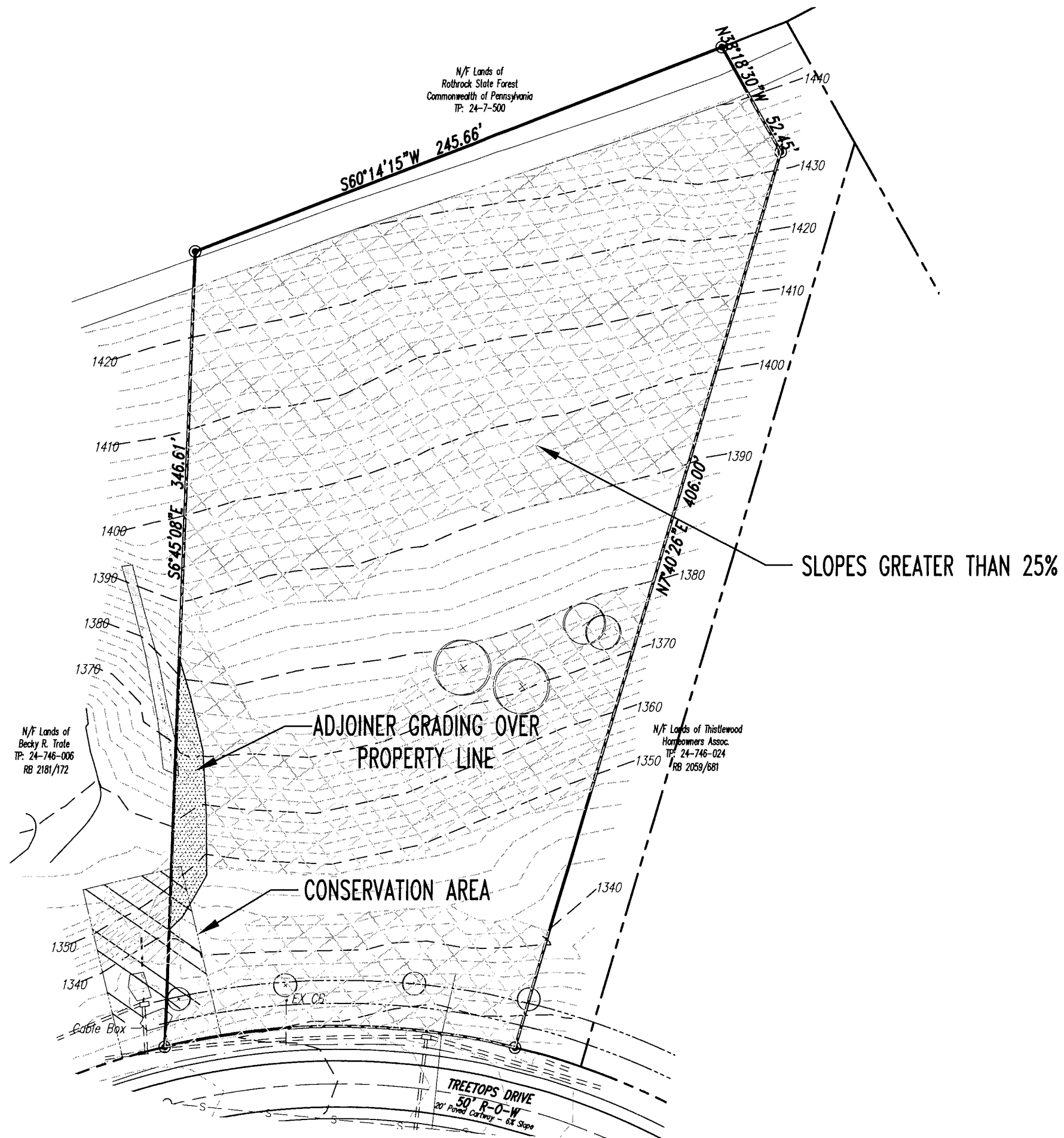
In order to establish a visual topography that more closely matches the natural environment, the owner of lot #19 is requesting a modification to the above ordinance to allow the slopes and abutting areas of lot #19 to more closely match those in the immediate area of the property line, which may involve disturbing soil inside the 5-foot region-of-exclusion.

As the registered property owners of lot #18 at 190 Treetops drive, we support this application for modification.

Submitted,



Becky R. Trate
William D. Knisely

P:\addtraj\20151515085\dwg\design_files\15085.MD.C3D18.REV.dwg_6/8/2020 3:25:20 PM 1-1



CENTRAL PENNSYLVANIA REGION OFFICE:
 3075 ENTERPRISE DRIVE
 SUITE 100
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 Fax: 814-237-2308
WWW.PENNTERRA.COM

Designer	RRK
Proj. Manager	JCS
Surveyor	XXX
Perimeter Ck.	XXX
Book	XXX Pg XXX
Layout	XXX
File	XXX

THISTLEWOOD LOT 19

FERGUSON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

EXISTING CONDITIONS

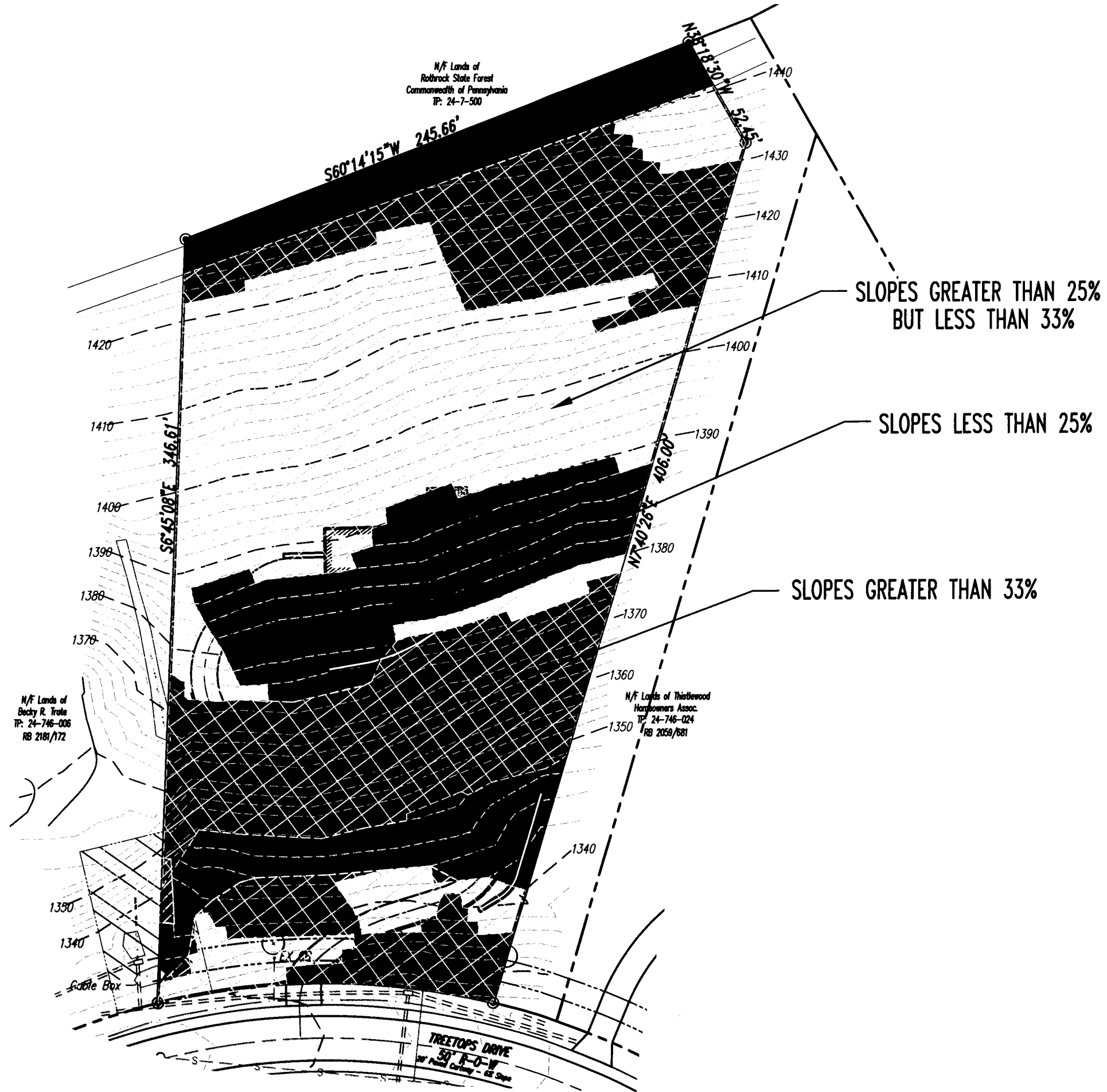
Date
JUNE 5, 2020

Scale
1" = 50'

Project No.
15085

Sheet No.
1 of 1

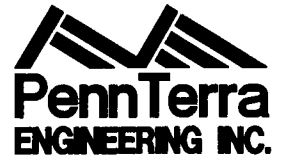
P:\ddt\proj\2015\15085\dwg\design_files\15085_MD_C3D18_REV.dwg_6/5/2020_12:56:00 PM_1:1



SLOPES GREATER THAN 25% BUT LESS THAN 33%

SLOPES LESS THAN 25%

SLOPES GREATER THAN 33%



**CENTRAL PENNSYLVANIA
REGION OFFICE:**
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

WWW.PENNTERRA.COM

Designer	RRK
Proj. Manager	JCS
Surveyor	XXX
Perimeter Ck.	XXX
Book	XXX Pg XXX
Layout	XXX
File	XXX

THISTLEWOOD LOT 19

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

SITE SLOPES

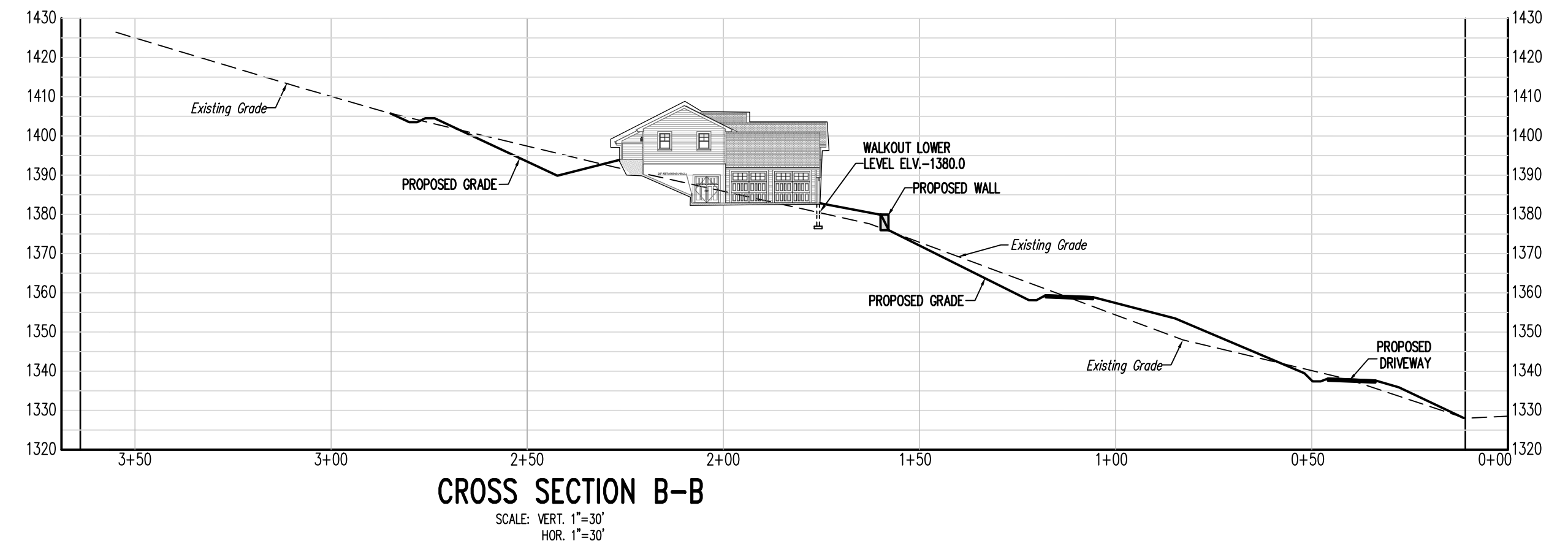
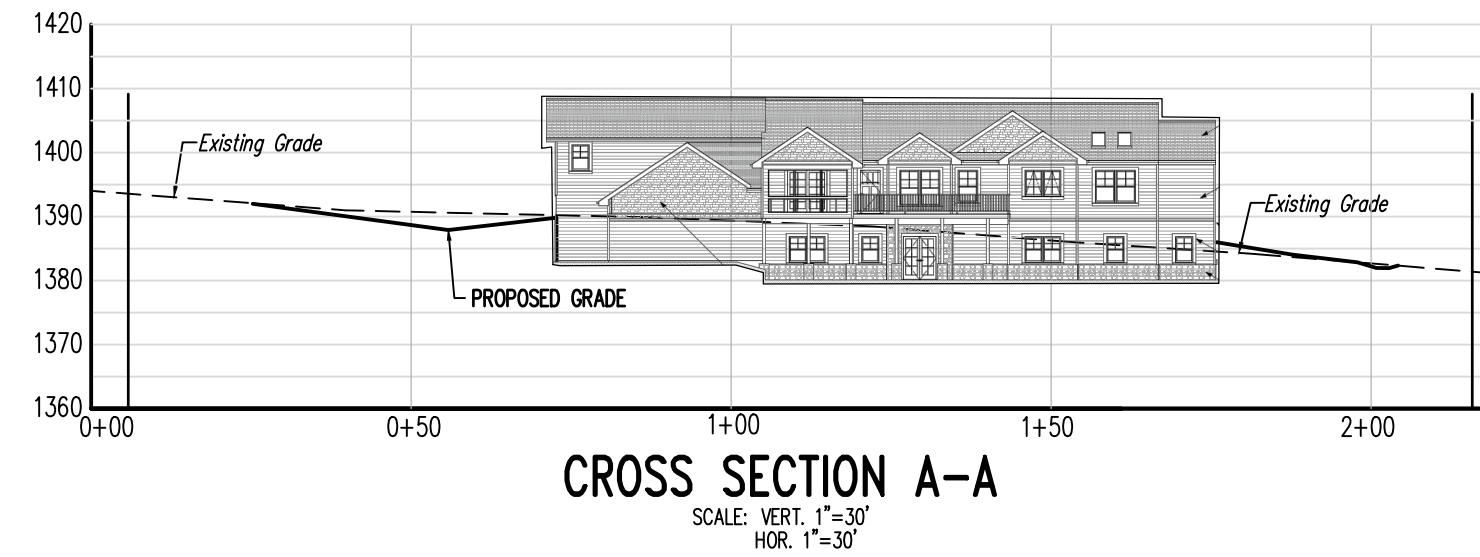
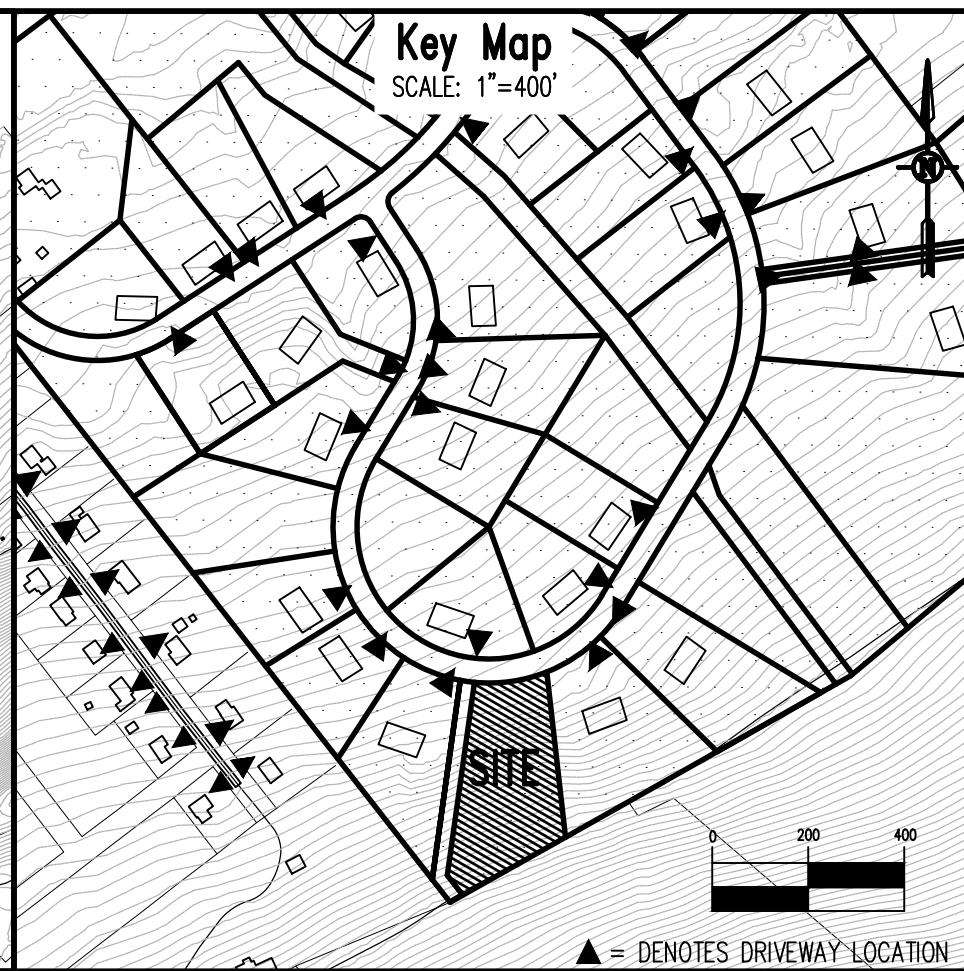
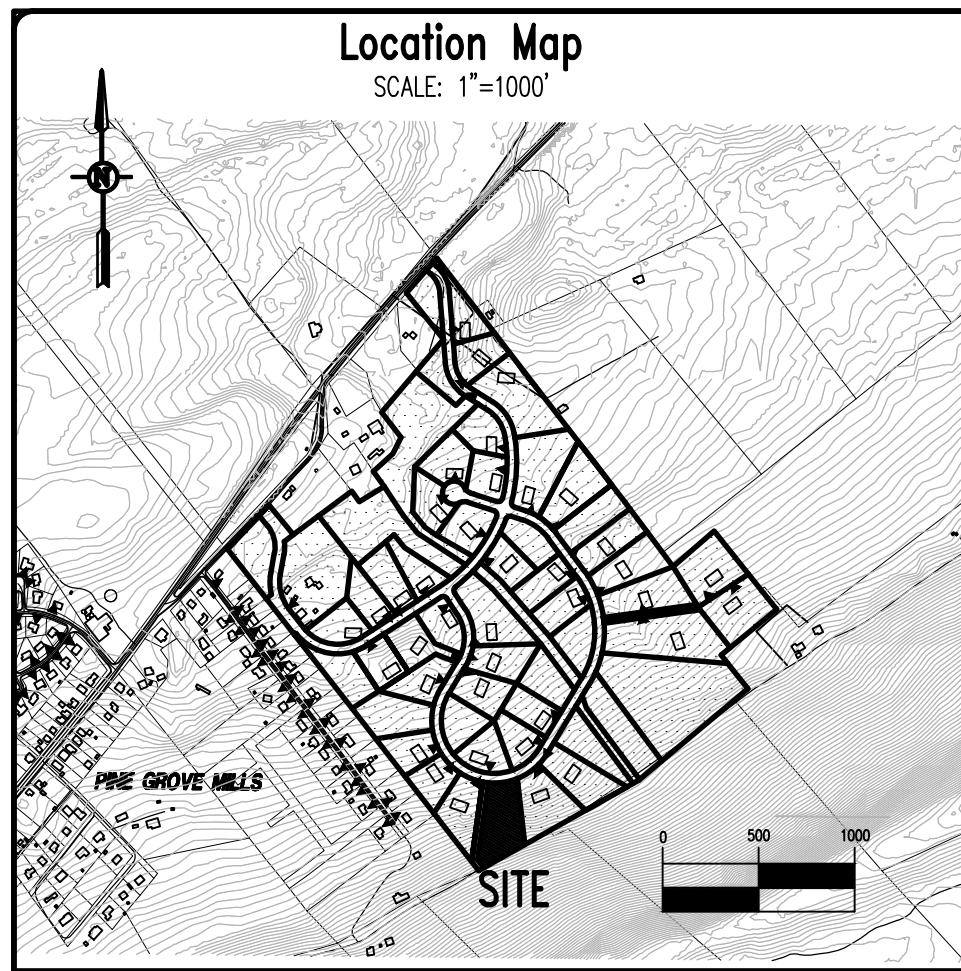
Date
JUNE 5, 2020

Scale
1" = 50'

Project No.
15085

Sheet No.

1 of **1**



Legal Owners Certification

Commonwealth of Pennsylvania County of Centre
 On this the _____ day of _____, 20____,

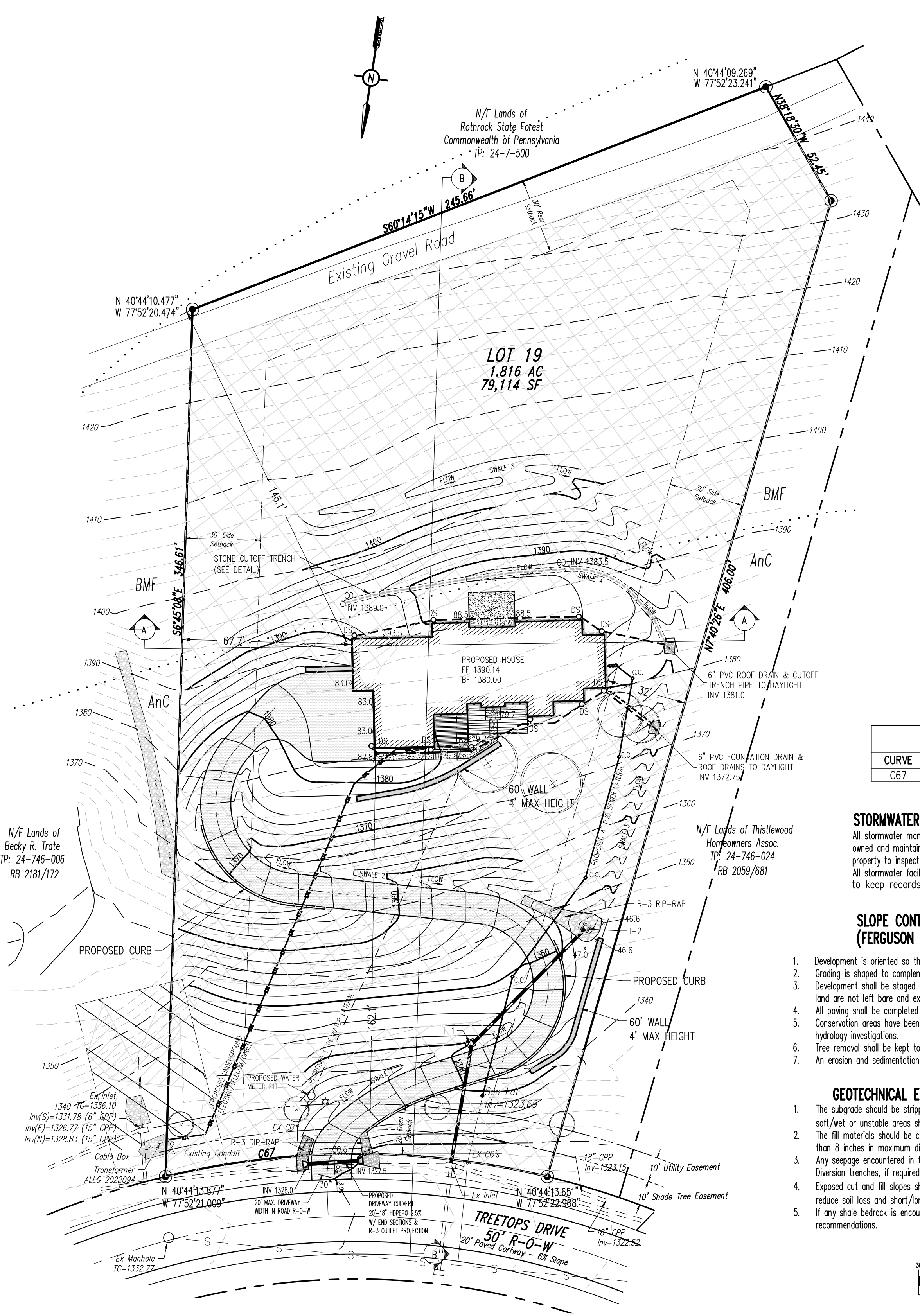
_____ personally appeared before me and certified that they were the owners of the properties shown on this plan and acknowledge the same to be their act and plan and designs, the same to be recorded as such, according to the law.

_____ Owner
 witness my hand and seal, this date _____

Notary Public Commission Expires _____

Project Notes:

- General Site Information:
 - Legal Owner: Eric M. Reischer, 127 Clemson Court, State College, PA 16803
 - Site Address: 180 Treetops Drive, State College, PA 16801
 - Record Book / Page: 2134/323
 - Tax Parcel: 24-746-7
 - Zoning: Rural Residential (RR)
 - Site Use: Vacant (Existing) Single Family Residential (Proposed)
 - Lot Size: 1.816 Acres (79,114 SF)
 - Building Setbacks: 20' (Front) 30' (Side) 30' (Rear)
- Site Information:
 - Building Height: 30' 40' (Allowable)
 - Building Coverage: 3,925 S.F.
 - Impervious Areas:
 - Proposed: 3,925 S.F. (Bldg./Porches) 5,465 S.F. (Driveway) 405 S.F. (Walks/Patios) 9,795 (Total Sq. Ft.) 12.4 (Total %) Allowable: 39,557 S.F. (50%)
- ACT 287 Utility Information:
 - All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
 - Electric: West Penn Power, 2800 E. College Ave., State College, PA 16801 - Phone: 814-237-5821
 - Telephone: Verizon - Facility Management Center, 224 S. Allen Street, State College, PA 16801 - Phone: 814-231-6511
 - TV Cable: Comcast, 60 Decibel Road, State College, PA 16801 - Phone: 800-992-3575
 - Gas: Columbia Gas of Pennsylvania, Inc., 2550 Carleton Drive, State College, PA 16801 - Phone: 814-238-6775
 - Sanitary Sewer: University Area Joint Authority, 1576 Spring Valley Road, State College, PA 16801 - Phone: 814-238-5361
 - Water: State College Borough Water Authority, 1201 West Branch Road, State College, PA 16801 - Phone: 814-238-6766
- Project References:
 - Refer to "Thistlewood Record Subdivision Plan" dated September 24, 2004, Revised March 16, 2005 prepared by PennTerra Engineering Inc. which was approved by Ferguson Township and recorded at the Centre County Recorder of Deeds office in Plat Book 74 / Pages 92-94.
 - Geotechnical Report for Thistlewood Residential Development as prepared by CMT Laboratories. (2701 Carleton Industrial Drive, State College, PA 16801).
 - Slope Analysis Report for Thistlewood Lot 19 as prepared by CMT Laboratories.
 - Public Offering Statement for Thistlewood Subdivision, which is on file with Thistlewood Associates.
 - Amended Declaration of Restrictive Covenants for Thistlewood Subdivision as recorded in Centre County Record Book 1846, Page 602.
 - By-Laws of the Thistlewood Homeowners Association, a Nonprofit Corporation, which is on file with Thistlewood Associates.
 - Refer to the "Thistlewood Lot 19 Stormwater Management Site Plan" Report, prepared by PennTerra Engineering Inc., dated January 28, 2020 and last revised June 5, 2020.
- Contours shown are generated from an Aerial Topographic Survey and field verified by PennTerra Engineering, Inc. and are based on USGS Datum.
- Soil Limits and Descriptions have been taken from the Soil Survey of Centre County, dated: Aug. 1981. Soils on site consist of: AnC - Andover channery silt loam, 8 to 15 percent slopes. BMF - Berks and Weikert soils, steep.
- There is a 10' wide Shade Tree Easement and a 10' wide Utility Easement along the street frontage of each lot.
- Roof downspouts must not be connected to the foundation drain system. All foundation drains must daylight to grade.
- SITE AND HOUSE LIGHTING NOTES:** (ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE FERGUSON TOWNSHIP LIGHTING ORDINANCE)
 - Non-culiff luminaires such as floodlights shall be equipped with glare shields, visors, baffleboards, and other similar shielding accessories as required to meet the following criteria.
 - (A) For area lighting applications, the candpower distribution from all lighting installations is to be cut off at and above the horizontal (level).
 - (B) For a spotlight or floodlight application, the candpower distribution from all lighting installations shall be cut off at all angles beyond those required to achieve direct illumination within the area or surface being illuminated and within the property boundaries.
- The homeowner hereby acknowledges that the Thistlewood Subdivision is situated in an area where sinkhole development, flooding, and drainage problems may arise, and could cause adverse impacts to the homeowner and/or his heirs, successors, and assigns. The Homeowner and his heirs, successors, and assigns, including all future individual Thistlewood Subdivision lot owners, hereby agree to indemnify and hold harmless the Township of Ferguson, its Board of Supervisors, officers, employees, agents, heirs, successors, and assigns from and against, and to reimburse the Township of Ferguson with respect to, any and all claims, demands, causes of action, losses, damages, liabilities, costs and expenses, (including reasonable counsel fees, litigation costs, and costs of appeal) asserted against or incurred by the Township of Ferguson by reason of or arising out of any personal injury, property damage, or any other element of damage/loss sustained by the Homeowner, individual lot owners, and/or their tenants, guests, heirs, and assigns, caused by, arising from, incidental to, connected with or growing out of the occurrence of sinkhole development, flooding, or drainage problems within any portion of the Thistlewood Subdivision. All property owners will be required to sign this hold harmless agreement.
- The Thistlewood Final Subdivision Plan referenced in Project Note 4a did not identify Lot 19 as subject to floodplains. From visual inspection of the contour mapping, closed depressions were not observed on Lot 19.
- This lot cannot be further subdivided.
- A zoning permit application was submitted to the Township on February 20, 2020.
- This Record Plan conforms with the Plan receiving final approval by the Ferguson Township Board of Supervisors on _____, All improvements are or will be installed in accordance with such Plan in a manner and time so specified therein. (Chapter 22, Section 403.0)
- Any wetland areas are subject to regulation by the PA Department of Environmental Protection, any changes to them will require a permit.
- Any disturbance in an area defined as a Drainage or Conservation Easement will need to be approved by the Homeowner's Association and may require a permit from the Department of Environmental Protection.
- Ferguson Township shall have uninterrupted right to access the property to inspect the Stormwater Facilities. The Township is not responsible for the inspection associated with maintenance and upkeep of the stormwater facilities.
- A lighting inspection will be required prior to occupancy to confirm that all exterior light fixtures comply with Ferguson Township requirements.
- As is standard practice, the geotechnical engineer or designated representative shall be present during slope construction to visually evaluate stability and make subsequent engineering recommendations, as necessary. The geotechnical engineer's recommendations on the construction of the slopes steeper than 3:1 are as noted on plan sheet 3 and as per the Report referenced in Project Note 4.c.
- Notification of Ferguson Township is required as to when the geotechnical engineer or designated representative is present during the 2:1 slope construction.
- A 30' Access Easement exists through Lots 14 through 19 and is reserved for access into Tax Parcels 25-7-36 and 24-7-30B. This access is not for the use of any lot in the Thistlewood Development or any adjacent tracts of land without approval of Ferguson Township. This is as per plan note 41 of the approved and recorded Thistlewood Final Subdivision Plans referenced in project note 4.a. above.
- Ferguson Township Highway Occupancy Permits will be required prior to any construction for the proposed driveway and the connection to the existing stormwater inlet within the public right-of-way of Treetops Lane.
- As-built plans of the stormwater facilities are to be submitted to the Township in accordance with §26 402.D.
- A preconstruction meeting between the Township Engineer, Owner and Owners Contractor is required prior to the start of construction.
- Plan Sheets 1-5 of this plan set make up the Stormwater Management Site Plan and shall be recorded.



LEGEND EXISTING FEATURES

- Existing Property lines
- Existing Building Setbacks
- Property Corner Pins
- Existing Contours (2's)
- Existing Contours (10's)
- Easement Line (represents drainage easement area)
- Conservation Easement Area
- Existing Steep Slopes
- 8" SDR 35 PVC Sanitary Sewer Main w/ Manhole
- Existing Underground Electric
- Existing 8" DIP Water Main
- Existing Storm Sewer
- Soil Boundary Line
- Wetlands as per Approved Thistlewood Final Subdivision Plan

LEGEND PROPOSED FEATURES

- PROPOSED BUILDING
- PROPOSED 4" PVC SANITARY SEWER LATERAL w/ CLEANOUT
- PROPOSED CONTOURS w/ ELEVATION
- PROPOSED 1" PE WATER SERVICE LATERAL
- PROPOSED UNDERGROUND POWER
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED DUSK TO DAWN POLE LIGHT
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED 6" PVC ROOF DRAIN TO DAYLIGHT
- PROPOSED 6" PVC FOUNDATION DRAIN TO DAYLIGHT

PROPERTY CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIR.	DELTA
C67	153.92'	325.00'	78.43'	152.49'	N81°27'38"E	27°08'10"

STORMWATER FACILITIES OWNERSHIP AND MAINTENANCE PROGRAM

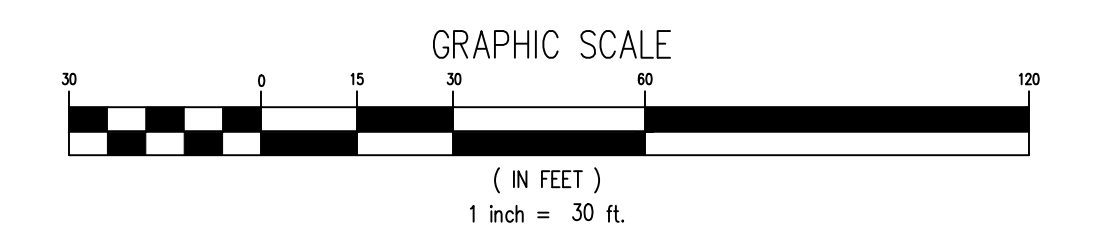
All stormwater management facilities on Thistlewood Lot 19 not contained in a Ferguson Township Right-of-Way shall be owned and maintained by the individual Lot Owner. Ferguson Township shall have the uninterrupted right to access the property to inspect the stormwater facilities. The facilities that will require maintenance are the swales, culverts and rip-rap areas. All stormwater facilities should be inspected monthly or after any rainfall producing runoff and maintained. The owner is responsible to keep records of all inspections and make them available to the Township upon request.

SLOPE CONTROL REGULATIONS (FERGUSON TOWNSHIP CHAPTER 27, SECTION 702):

- Development is oriented so that grading and other site preparations are kept to an absolute minimum as evidenced by the grading plan.
- Grading is shaped to complement the natural land form.
- Development shall be staged where necessary to complete construction of each stage during a season so that large areas of disturbed land are not left bare and exposed during the winter-spring runoff period as stated in the Construction Notes on Sheet 2 of 5.
- All paving shall be completed as rapidly as possible after grading as stated in the Construction Notes on Sheet 2 of 5.
- Conservation areas have been established for those areas least suited for development, as evidenced by competent soils, geology, and hydrology investigations.
- Tree removal shall be kept to a minimum to allow structures to blend in with the natural landscape.
- An erosion and sedimentation plan is provided on Sheet 2 of 5 to limit increases in storm water natural landscape.

GEOTECHNICAL ENGINEER RECOMMENDATIONS FOR SOPE AND SITE CONSTRUCTION

- The subgrade should be stripped of all organic matter and compacted with a sheeps-foot roller prior to placement of fill materials. Any soft/wet or unstable areas should be remediated prior to placement of fill.
- The fill materials should be compacted in maximum 12 inch loose lifts, should be free of any organic matter and rock fragments greater than 8 inches in maximum dimension, and compacted with a minimum 5-ton sheeps-foot roller to a state of visual non-movement.
- Any seepage encountered in the cut or fill slopes should be directed away from the driveway and into planned water diversion features. Diversion trenches, if required, should consist of geotextile separation fabric and AASHTO #1 stone.
- Exposed cut and fill slopes should immediately be covered with erosion control measures (seeding and/or approved blankets) in order to reduce soil loss and short/long term instability.
- If any shale bedrock is encountered during excavations, CMT should be notified immediately to provide possible expansion mitigation recommendations.



PennTerra ENGINEERING INC.

CORPORATE OFFICE:
 3075 ENTERPRISE DRIVE
 SUITE 100
 STATE COLLEGE, PA 16801
 PH: 814-231-8285
 Fax: 814-237-2308

LANCASTER OFFICE:
 3904 ABEL DRIVE
 COLUMBIA, PA 17512
 PH: 717-522-5031
 Fax: 717-522-5046

WWW.PENNTERRA.COM

COPYRIGHT 2020 BY THE ENGINEER
 THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE LAWS OR STATUTES.

© PENNTERRA ENGINEERING 2020
 ALL RIGHTS RESERVED



Designer: RRK
 Draftsman: JJA
 Proj. Manager: JCS
 Surveyor: _____
 Permitter: OK
 Book: _____ Pg. _____
 Drive: _____ P: _____ Layout: _____
 Acad: _____

REV	DATE	DESCRIPTION
RRK	6-5-20	REVISED PER TWP COMMENTS
RRK	4-28-20	REVISED PER TWP COMMENTS
		REVISIONS

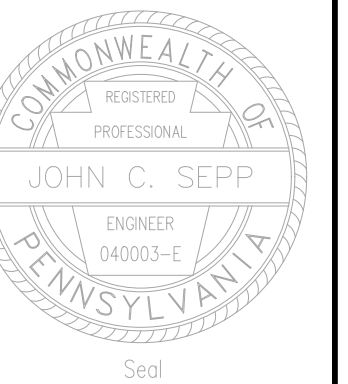
THISTLEWOOD LOT 19

LAND DEVELOPMENT PLAN

FERGUSON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SITE DESIGN

PROJECT NO. 15085
 DATE: JANUARY 28, 2020
 SCALE: 1" = 30'
 SHEET NO. 1 OF 5



Designer: RRK
 Draftsman: RRK
 Proj/Manager: JCS
 Surveyor:
 Perimeter Ok:
 Book: Pg
 Drive: P: Layout
 Acad:

RRK 6-5-20 REVISED PER TWP COMMENTS
 RRK 4-28-20 REVISED PER TWP COMMENTS
 Date Description
 REVISIONS

THISTLEWOOD LOT 19
 LAND DEVELOPMENT PLAN
 FERUGSON TOWNSHIP
 CENTRE COUNTY
 PENNSYLVANIA

SITE DESIGN AND EROSION & SEDIMENTATION CONTROL PLAN AND NARRATIVE

PROJECT NO. 15085
 DATE JANUARY 28, 2020
 SCALE 1"=20'
 SHEET NO. 2 OF 5

Construction Notes:

1. Prior to any earth-moving, erosion control measures, must be installed per Pa Dep Chapter 102.
2. Accomplish all paving as rapidly as possible after grading.
3. Development shall be staged, where necessary, to complete construction of each stage during a season so that large areas of disturbed land are not left bare and exposed during the winter-spring runoff period.

Construction for the lot will proceed as follows:

- A. Place inlet protection within the existing inlet along Treetops Drive. The proposed driveway entrance culvert with rip-rap apron shall be installed, along with the rock construction entrance. The entire proposed silt sock shall be installed. Install the orange construction fence around the conservation area and the wet area, where shown.
- B. Strip any topsoil from the Swale 1 area and stockpile, where shown. Immediately construct Swale 1. Place rip-rap in the swale where shown, along with the rock filter. Stabilize the remaining area of the swale with topsoil, the permanent seeding mixture and appropriate erosion control lining. Apply the temporary seeding mixture to the topsoil stockpile.
- C. Strip topsoil from the remaining site area and stockpile, where shown. The stockpile shall be stabilized with the temporary seeding mixture.
- D. Continue with site driveway construction. Install the retaining wall west of the driveway, as appropriate with the grading.
- E. Install the storm sewer from the existing inlet up to I-2. Place inlet protection immediately on the new inlets. Bring the driveway to subgrade and stabilize with stone. Construct Swale 2 & 3. Place rock filters in the swales and immediately stabilize the remaining area of the swales with topsoil, the permanent seeding mixture and appropriate erosion control lining.
- F. Bring the building area to grade and complete remaining retaining wall. Construct Swale 4 with cutoff trench. Stabilize the swale with topsoil, the permanent seeding mixture and appropriate erosion control lining.
- G. Commence with the building foundation construction.
- H. Utilities will be installed. Any facilities crossing temporary erosion control facilities will be installed and completed in one day and the control facility must be restored that same day.
- I. As building construction proceeds, install all roof drains and rip-rap aprons where necessary. Complete and patios and sidewalks. Bring all lawn areas to grade and place topsoil. All lawn areas shall be seeded and mulched as per the rates shown in the section labeled "PERMANENT CONTROL MEASURES". All slopes 3:1 and steeper and areas shown shall be stabilized with Curtex 1 (or equal) erosion control lining.
- J. Remove the construction entrance and commence with the paving and curbing installation until complete.
- K. As construction proceeds, temporary erosion control facilities will be maintained as specified in the maintenance program included in this report. All areas abandoned for more than four (4) days are to be seeded with the temporary seeding mixture.
- G. When construction is complete and the area stabilized with pavement or a uniform 70% vegetative cover over the entire disturbed area, all temporary erosion and sediment control measures (inlet protection, rock filter, orange construction fence and silt sock) will be removed. Any vegetated areas disturbed by the removal of these controls shall be immediately stabilized with the permanent seeding mixture.

Temporary Control Measures

Temporary control measures will be implemented to ensure that erosion is minimized and that sediment is retained during construction. The construction entrance is to be installed to prevent tracking of soil from the site. Geotextile fence will be placed at the locations shown on the Erosion and Sedimentation Control Plan. topsoil stockpile will be provided for the proper storage and stabilization of the site's topsoil. Sediment buildup at any of the control locations will be removed as indicated in the "Maintenance Program."

If a disturbed area is to be abandoned or work has stopped, it will be seeded with a temporary seeding mixture that shall consist of the following:

Item	Rate
1. Agricultural grade limestone	1 ton / acre
2. Fertilizer 10-10-10	500 lbs. / acre
3. Annual ryegrass	40 lbs. / acre
4. Mulch (straw)	3 tons / acre

Permanent Control Measures

Permanent control measures include the culverts and seeding / landscaping. Permanent seeding on all disturbed areas may consist of the following:

Item	Rate
1. Agricultural grade limestone	4 tons / acre
2. Fertilizer 10-20-10	150 lbs. / acre
3. Kentucky Bluegrass (min. of two varieties in mix)	50 lbs. / acre
4. Mulch	3 tons / acre

For lawn areas, a suitable lawn mixture, such as Agway's Royal Green, shall be substituted for Item 3 of the permanent seeding mixture and applied at the rate directed by the manufacturer.

Maintenance Program

During construction, the contractor will be responsible for maintenance and repair of all erosion and sedimentation control facilities. These facilities should be inspected weekly and after every runoff event. The maintenance of the erosion control facilities will include the following:

Silt Sock Maintenance:

- a. The Contractor shall maintain the socks in a functional condition at all times and it shall be routinely inspected.
- b. Where the sock requires repair, it will be routinely repaired.
- c. The contractor shall remove sediment collected at the base of the sock when they reach 1/2 of the exposed height of the sock, or as directed by the Engineer. Alternatively, rather than create a soil disturbing activity, the engineer may call for additional sock to be added at areas of high sedimentation, placed immediately on top of the existing sediment laden sock. The sock will be dispersed on site when no longer required, as determined by the Engineer.

Inlet Protection:

- a. Inlet filter bags should be inspected on a weekly basis and after each runoff event. Needed repairs should be initiated immediately after the inspection.
- b. Filter bags should be cleaned and/or replaced when the bag is 1/2 full. Damaged bags should be replaced.

Topsoil Stockpiles:

- a. The topsoil stockpiles shall be seeded with the temporary seeding mixture to ensure proper stabilization. Any additional topsoil spread at these locations shall also be seeded with the temporary seeding

Spoil Materials:

- a. All sediment removed from erosion and sedimentation pollution control facilities shall be spread over the existing topsoil stockpiles with controls already in place. Stabilize the spoil material with the temporary seeding mixture.

Permanent Seeding:

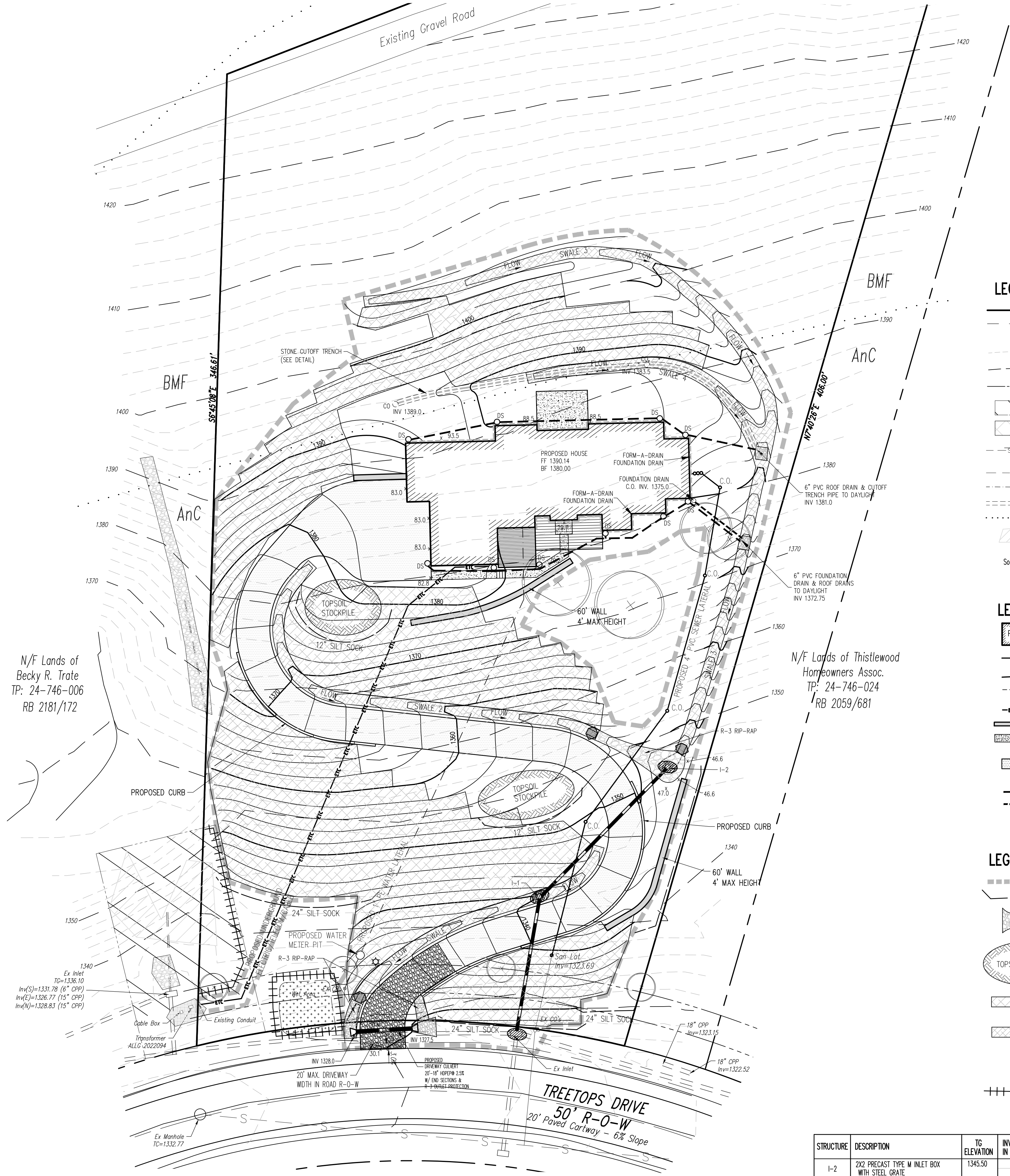
- a. If the vegetative cover is not established uniformly by the third mowing, the Contractor shall reapply topsoil, if necessary, and seed and mulch as needed, to provide adequate cover.

Rock Filter:

- a. The rock filter shall be maintained in a condition that will allow for adequate filtration of the runoff through them. If the stone becomes clogged, it should be removed. New stone should be added to the rock filter.

Recycling and Disposal of Materials

Wastes generated during the construction of this project shall be recycled if at all possible. Any materials that cannot be recycled or reused shall be disposed of at a Pennsylvania Department of Environmental Protection approved landfill. If soil and/or rock disposal areas are required, erosion and sedimentation controls shall be implemented at these areas.



LEGEND EXISTING FEATURES

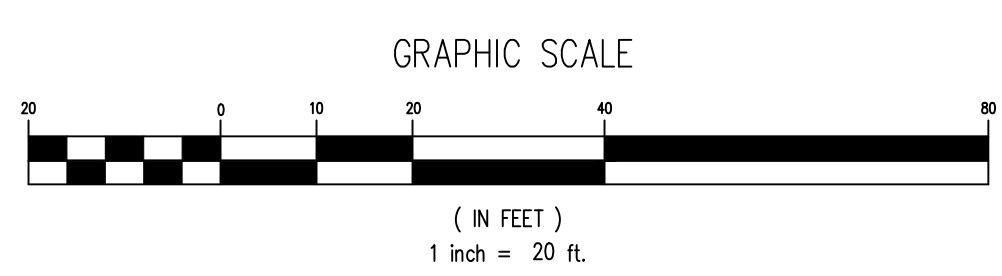
- Existing Property Lines
 - Existing Building Setbacks
 - Property Corner Pins
 - Existing Contours (2's)
 - Existing Contours (10's)
 - Easement Line (represents drainage easement area)
 - Conservation Easement Area
 - Existing Slopes
 - 8" SDR 35 PVC Sanitary Sewer Main w/ Manhole
 - Existing Underground Electric
 - Existing 8" DIP Water Main
 - Existing Storm Sewer
 - Soil Boundary Line
 - Wetlands as per Approved Thistlewood Final Subdivision Plan
- Soils on site consist of:
 AnC - Andover channery silt loam, 8 to 15 percent slopes
 BMF - Berks and Welkert soils, steep

LEGEND PROPOSED FEATURES

- PROPOSED BUILDING
- PROPOSED 4" PVC SANITARY SEWER LATERAL W/ CLEANOUT
- PROPOSED CONTOURS W/ ELEVATION
- PROPOSED 1" PE WATER SERVICE LATERAL
- PROPOSED UNDERGROUND POWER
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED DUSK TO DAWN POLE LIGHT
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED 6" PVC ROOF DRAIN TO DAYLIGHT
- PROPOSED 6" PVC FOUNDATION DRAIN TO DAYLIGHT

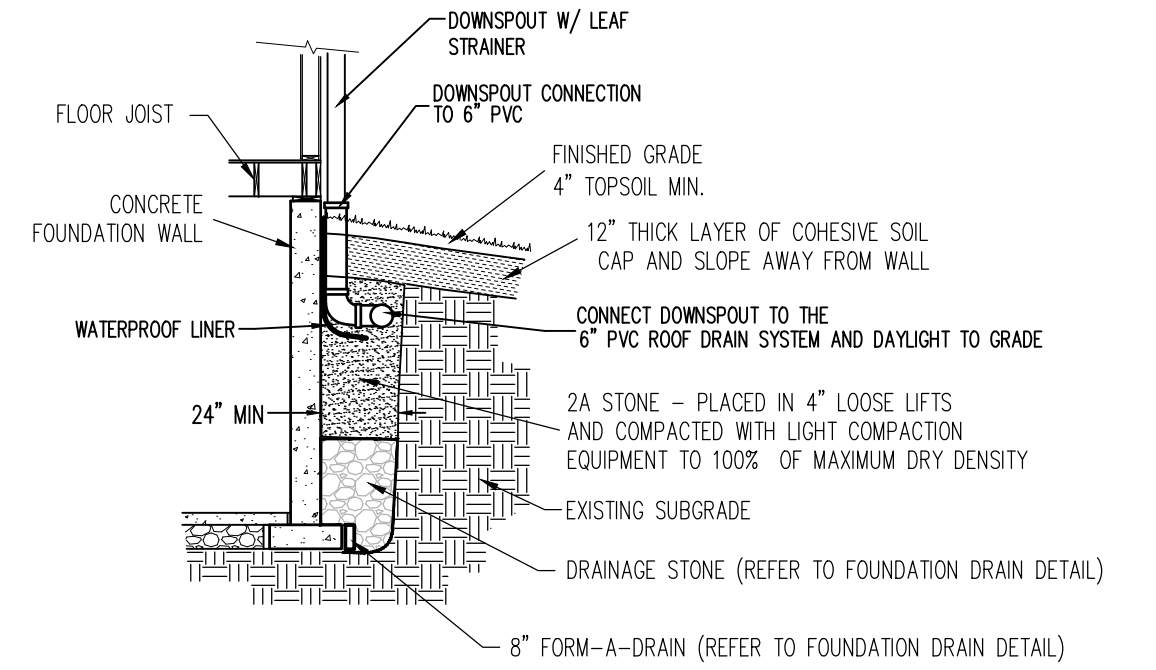
LEGEND E&S FEATURES

- LIMIT OF DISTURBANCE (41,720 S.F.)
- SILT SOCK
- CONSTRUCTION ENTRANCE
- TOPSOIL STOCKPILE
- EROSION CONTROL SLOPE LINING (CURLEX 1 OR APPROVED EQUAL)
- EROSION CONTROL SWALE LINING (CURLEX 2 OR APPROVED EQUAL)
- INLET PROTECTION
- ROCK FILTER
- ORANGE CONSTRUCTION FENCE (SHALL BE INSTALLED PRIOR TO CONSTRUCTION)



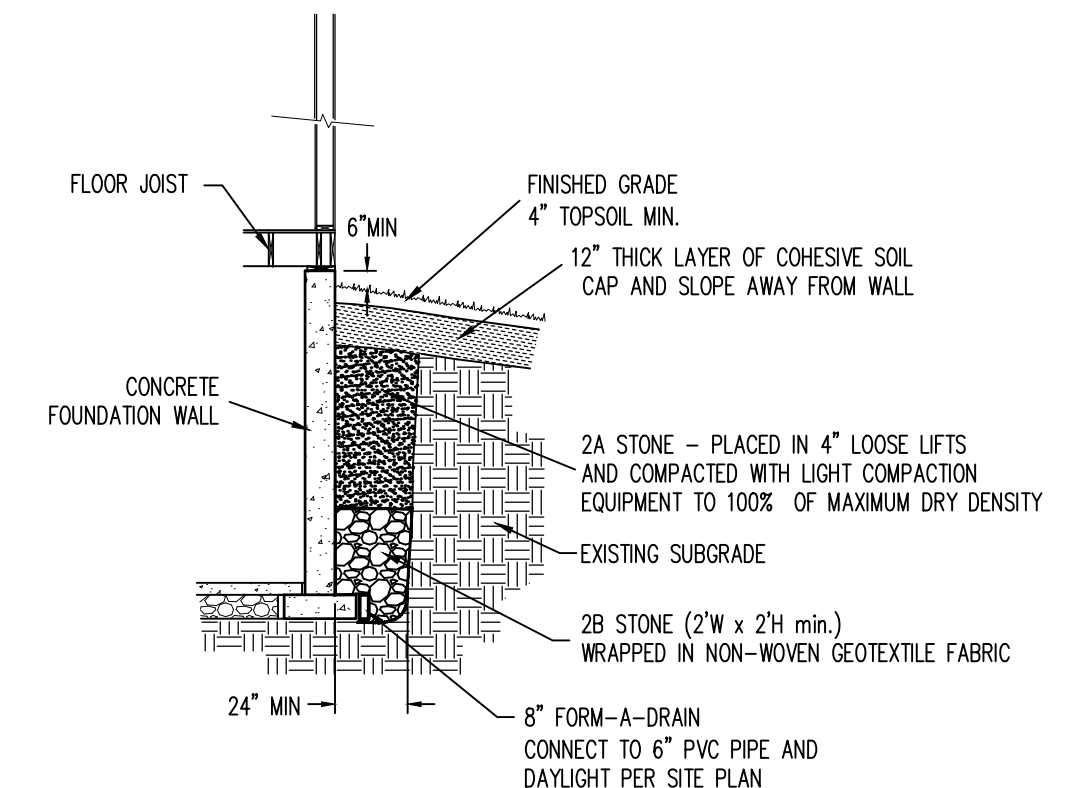
STRUCTURE	DESCRIPTION	TC ELEVATION	INVERT IN	INVERT OUT	PIPE RUN LENGTH	DIAMETER	SLOPE
I-2	2X2 PRECAST TYPE M INLET BOX WITH STEEL GRATE	1345.50		1342.80	N 10'	INLET I-2 TO INLET I-1 64.0'	12' HOPE 9.06%
I-1	2X2 PRECAST TYPE M INLET BOX WITH STEEL GRATE	1340.00	1337.00	1334.00	N 15'	48.0'	15' HOPE 23.96%
EX. INLET	EXISTING 24" PRECAST TYPE 'M' INLET BOX w/ A BICYCLE SAFE STEEL GRATE	1324.92 (EV) 1326.42	1322.50 1322.02 1322.00	1321.90 1321.90 1321.90	S 15' E 15' N 15'	5W 15'	

NOTE: ALL ROOF DRAINS ARE TO BE 6" PVC (SMOOTH LINED INTERIOR) AT A MINIMUM SLOPE OF 1.00% UNLESS OTHERWISE SPECIFIED.



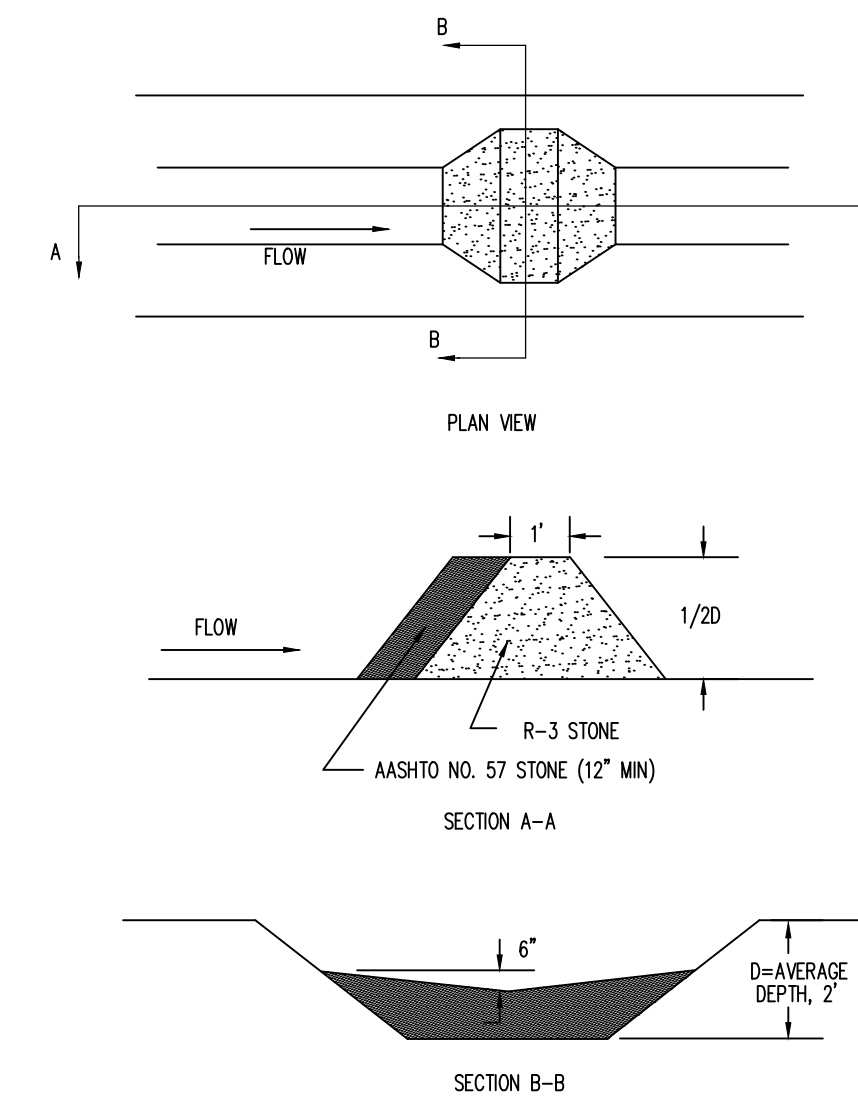
- NOTES:
1. ROOF DRAIN PIPES FOR ROOF RUNOFF ARE NOT PERMITTED TO CONNECT TO THE FOUNDATION DRAIN SYSTEM.
 2. ROOF DRAIN PIPES FOR ROOF RUNOFF ARE TO HAVE A MINIMUM SLOPE OF 1.0%.
 3. ROOF DRAIN PIPES FOR ROOF RUNOFF ARE TO BE SMOOTH-LINED PVC.

ROOF DRAIN DETAIL
NOT TO SCALE

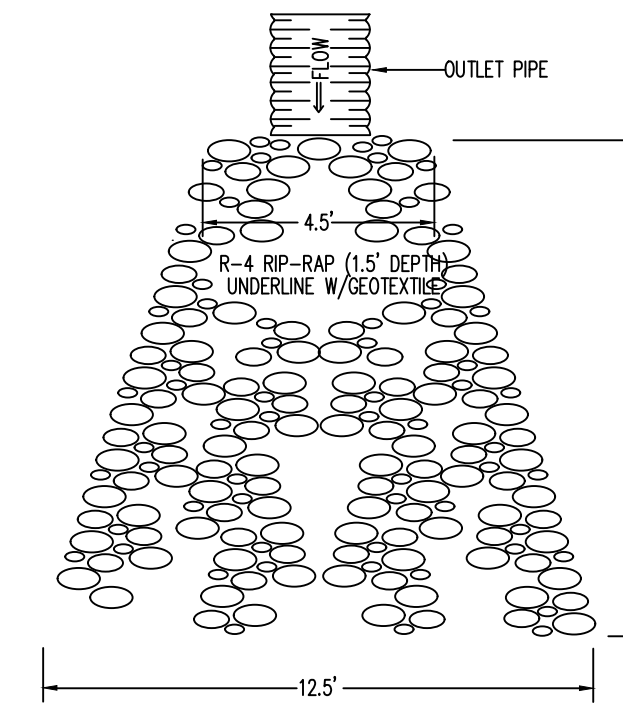


- NOTE: ROOF DRAIN PIPES FOR ROOF RUNOFF ARE NOT PERMITTED TO CONNECT TO THE FOUNDATION DRAIN SYSTEM.

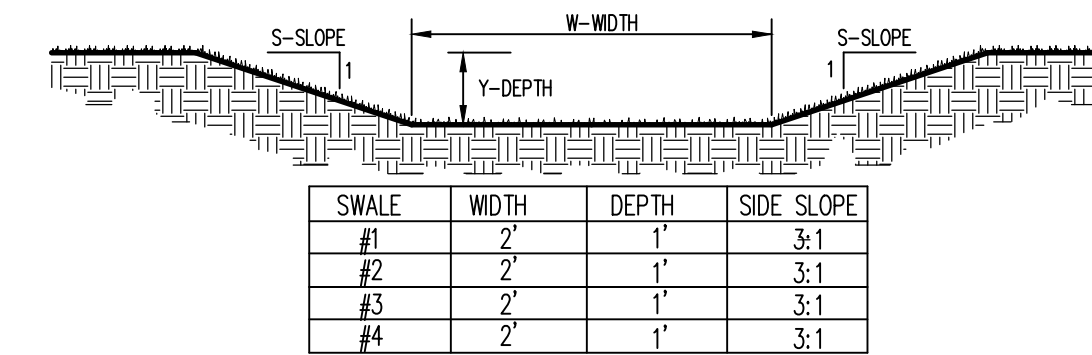
FOUNDATION DRAIN DETAIL
NOT TO SCALE



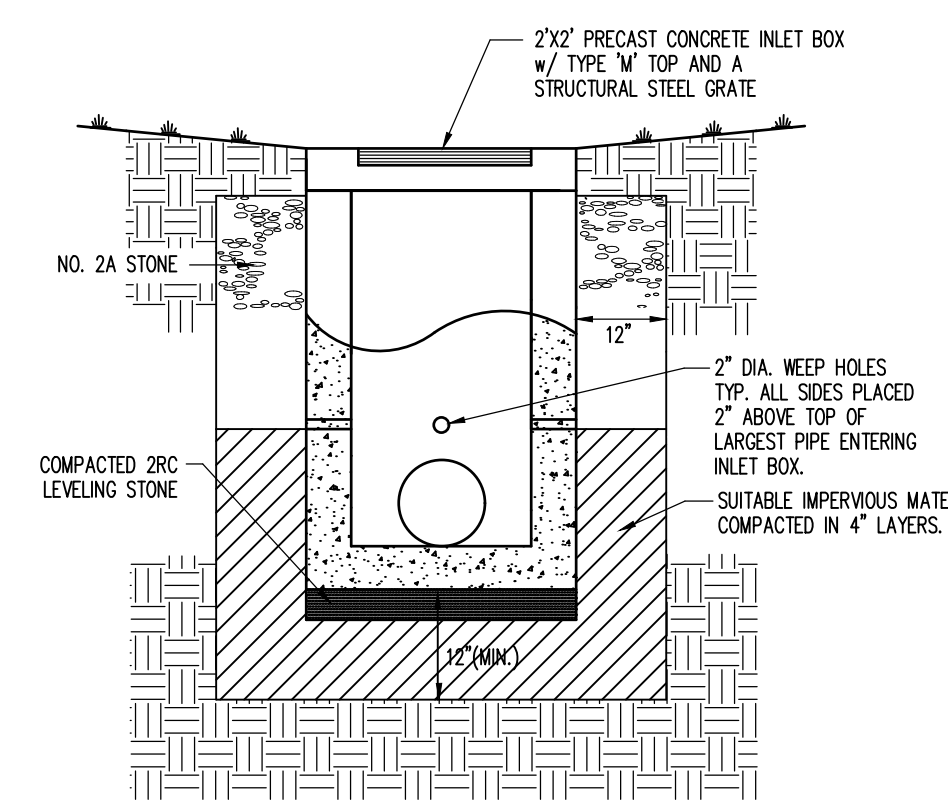
ROCK FILTER
NOT TO SCALE



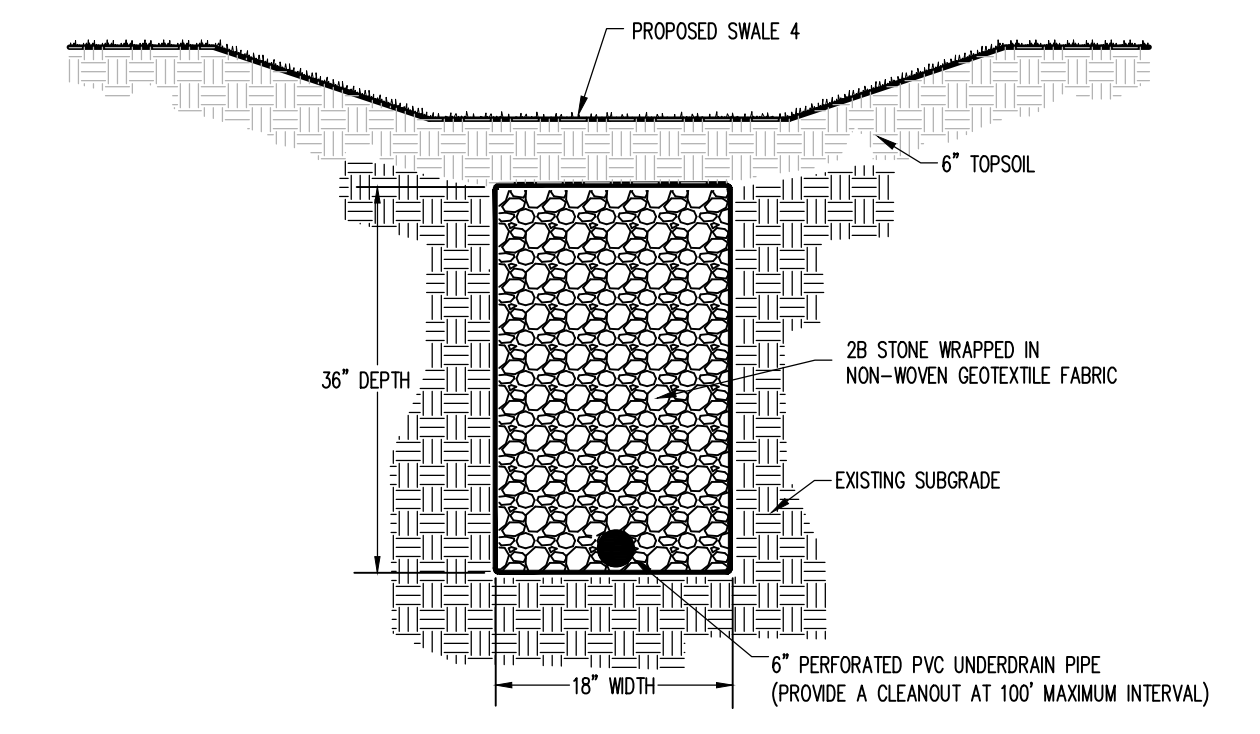
**GEOTEXTILE LINED
RIP-RAP APRON**
NOT TO SCALE



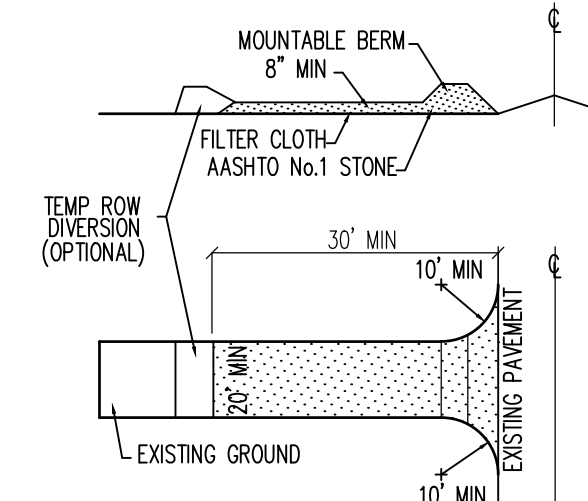
SWALE SECTION
NOT TO SCALE



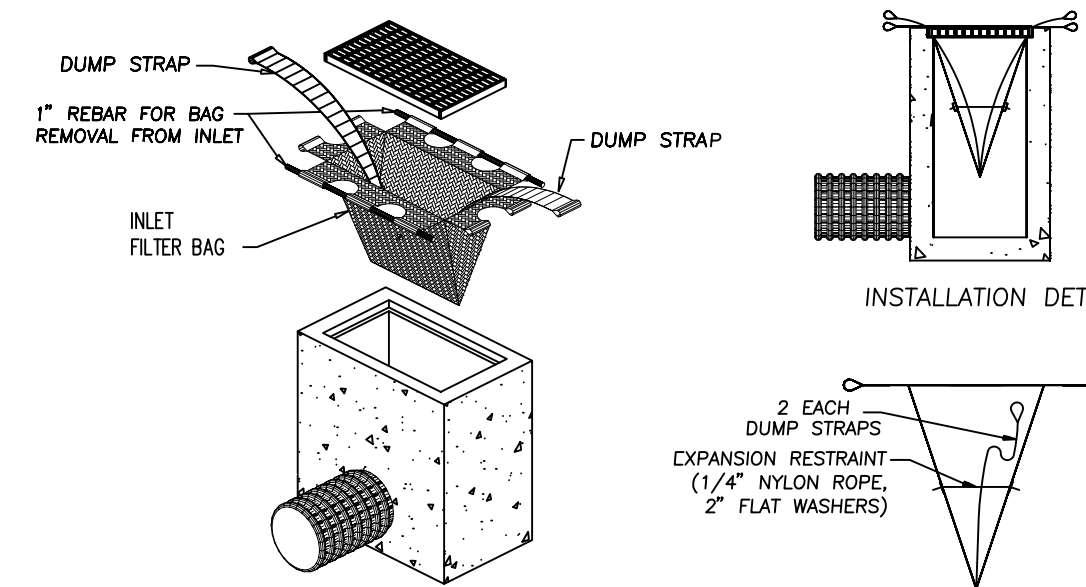
2'X2' TYPE 'M' PRECAST CONCRETE INLET
NOT TO SCALE



STONE CUTOFF TRENCH
NOT TO SCALE

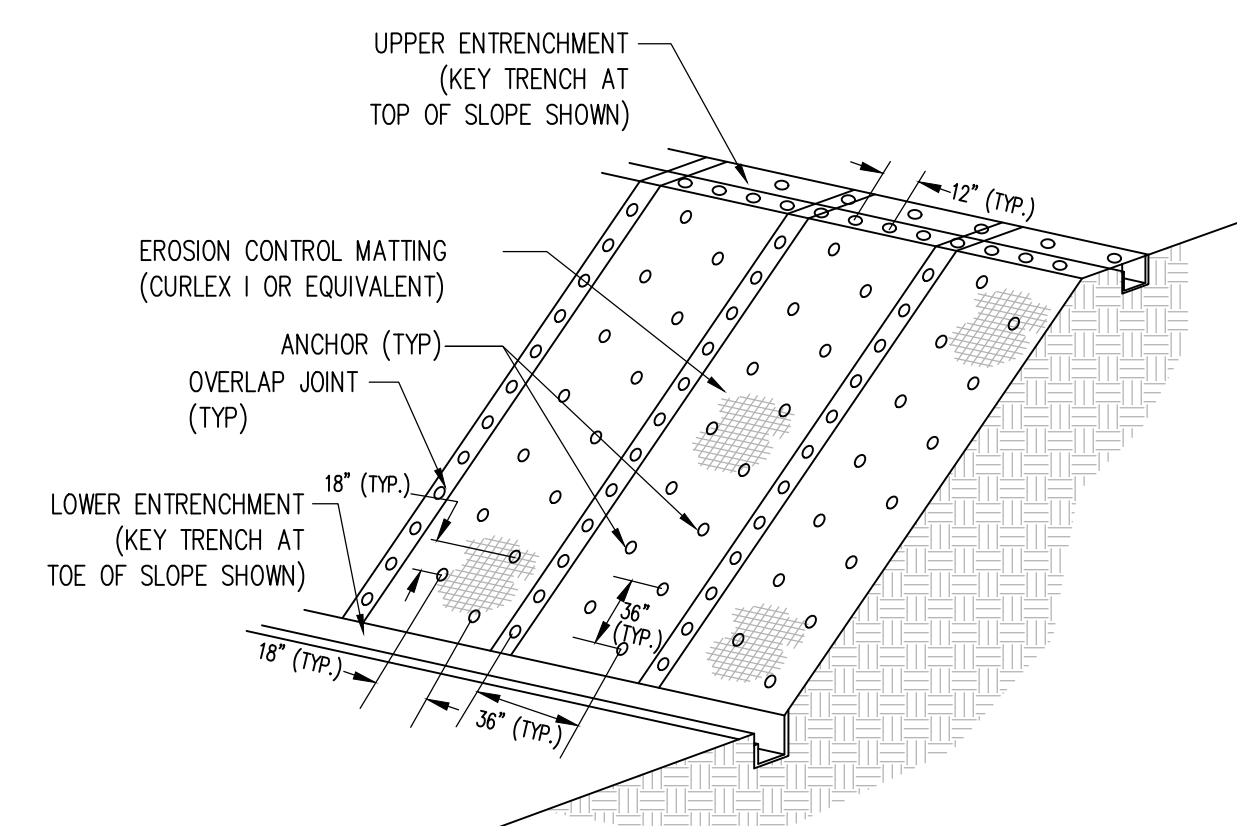


CONSTRUCTION ENTRANCE
NOT TO SCALE



- INLET FILTER BAG NOTES:**
1. FILTER BAG SHOULD TRAP PARTICLES LARGER THAN 150 MICRONS.
 2. WHEREVER FILTER BAGS ARE USED THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
 3. INLET FILTER BAGS SHOULD BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT.
 4. FILTER BAGS SHOULD BE CLEANED AND/OR REPLACED WHEN BAG IS 1/2 FULL.
 5. DAMAGED FILTER BAGS SHOULD BE REPLACED.
 6. NEEDED REPAIRS SHOULD BE INITIATED IMMEDIATELY AFTER THE INSPECTION.

INLET FILTER BAG (TYPE M)
NOT TO SCALE



ON SLOPES 3:1 AND STEEPER

SWALE LININGS	CURLEX 1	CURLEX 2
SWALES		X
SLOPES	X	

- INSTALLATION NOTES:**
1. PRIOR TO EROSION CONTROL LINING INSTALLATION STABILIZATION SHALL BE AS FOLLOWS:
A. SPREAD TOPSOIL.
B. SEED SLOPE WITH THE PERMANENT SEEDING MIXTURE.
C. BEGIN APPROPRIATE SLOPE MATTING INSTALLATION AS FOLLOWS BELOW.
 2. BURY TOP END OF THE STRIPS IN A TRENCH 12" DEEP (MIN.) X 6" WIDE (MIN.).
 3. TAMP TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES 12" SPACING -- 4" AWAY FROM TRENCH.
 4. OVERLAP AND BURY UPPER END OF LOWER STRIP. OVERLAP END OF TOP STRIP 4" AND STAPLE.
 5. INSTALL DOUBLE ROW OF STAPLES AT EACH STRIP END (4" ABOVE AND 4" BELOW TRENCH).
 6. OVERLAP STRIPS AND STAPLE EVERY 18" O.C. ALONG OVERLAP IF MULTIPLE STRIPS ARE REQUIRED ALONG WIDTH OF SLOPE.

EROSION CONTROL LINING INSTALLATION
NOT TO SCALE

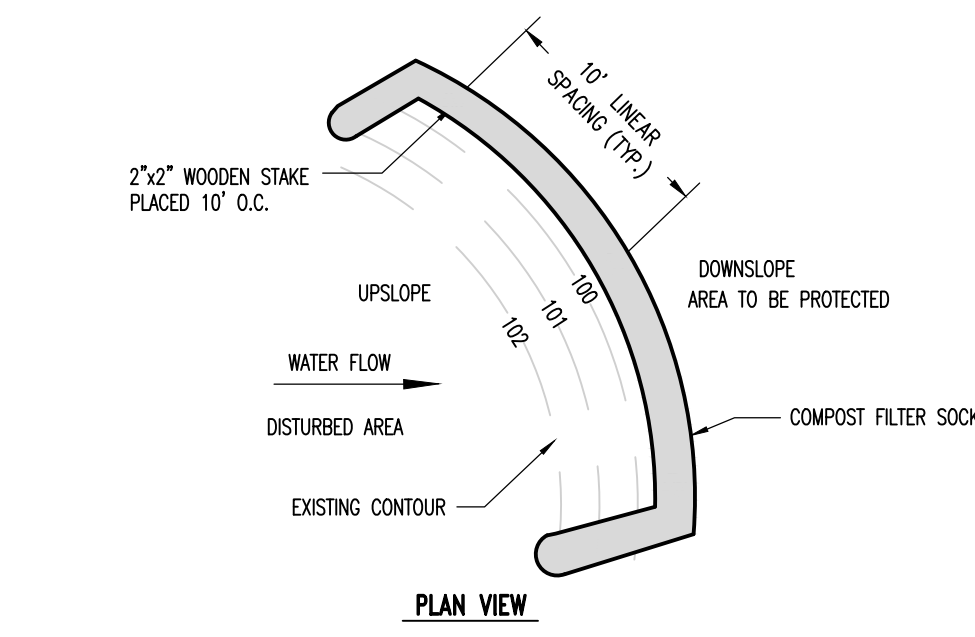


TABLE 4.1
Compost Sock Fabric Minimum Specifications

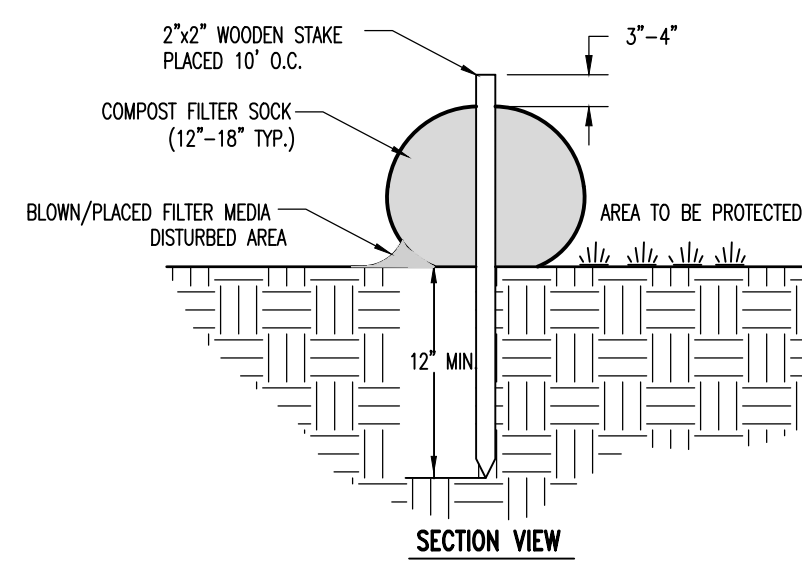
Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMP)
Material Characteristics	Photo-degradable	Photo-degradable	Biodegradable	Photo-degradable	Photo-degradable
Sock Diameters	12" 18"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"	12" 18" 24" 32"
Mesh Opening	3/8"	3/8"	3/8"	3/8"	1/8"
Tensile Strength		26 psi	26 psi	44 psi	202 psi
Ultimate Stability % Original Strength (ASTM G-155)	23% at 1000 hr.	23% at 1000 hr.		100% at 1000 hr.	100% at 1000 hr.
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years

Two-Ply Systems

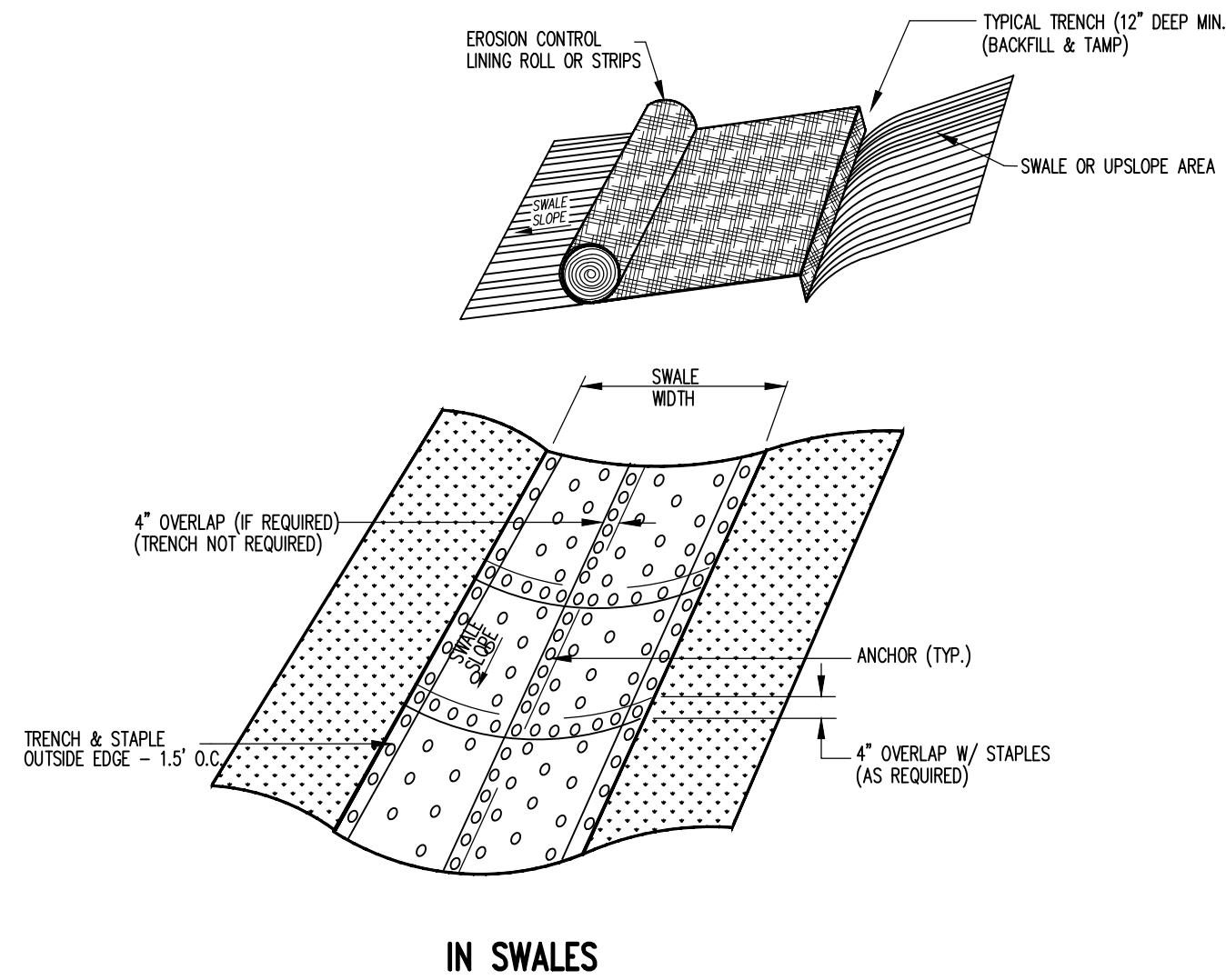
Inner Containment Netting	Outer Filtration Mesh
HDPE biobased net Continuously wound Fusion-welded junctures 3/4"x3/4" Max. aperture size	Composite Polypropylene Fabric (Woven layer and non-woven fleece mechanically fused via needle punch)
	3/16" Max. aperture size

Sock fabrics composed of burlap may be used on projects lasting 6 months or less.

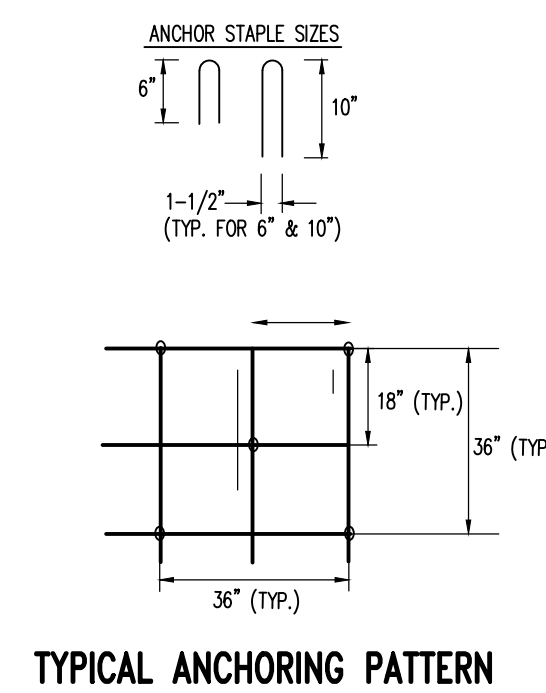
COMPOST FILTER SOCK DETAIL
NOT TO SCALE



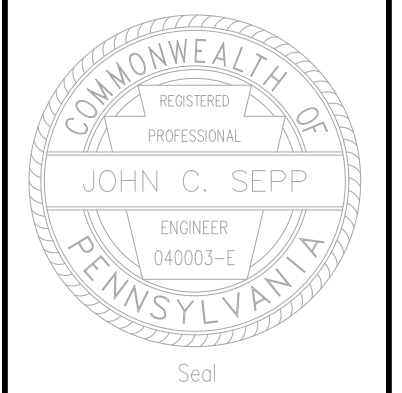
- NOTES:**
1. ALL MATERIAL TO MEET EPA COMPOST FILTER SOCK SPECIFICATIONS.
 2. SILT SOCK COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 3. SILT SOCKS DEPICTED ARE FOR USE ON MINIMAL SLOPES. GREATER SLOPES MAY REQUIRE LARGER SILT SOCKS PER THE ENGINEER.
 4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.



IN SWALES

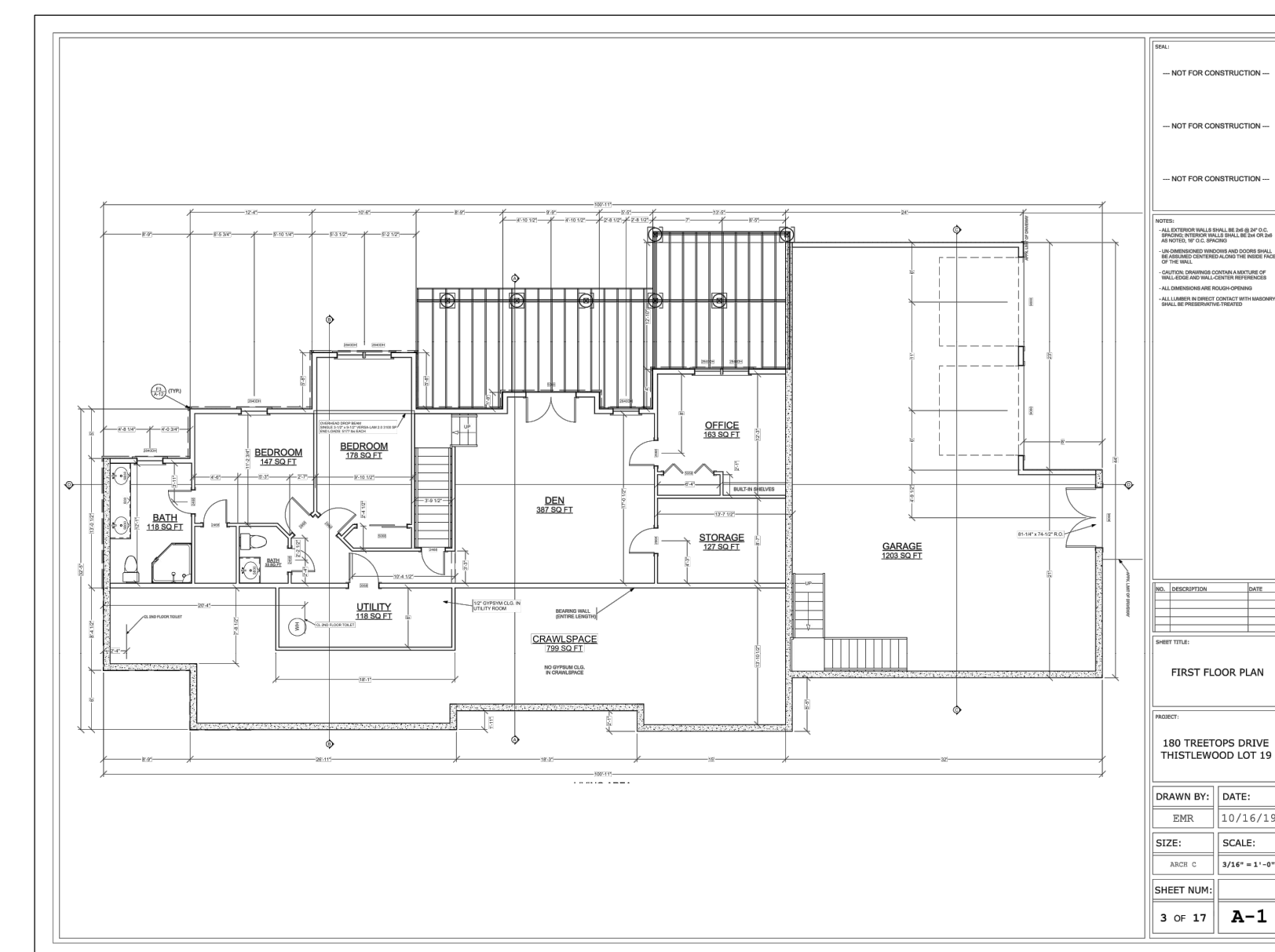


TYPICAL ANCHORING PATTERN

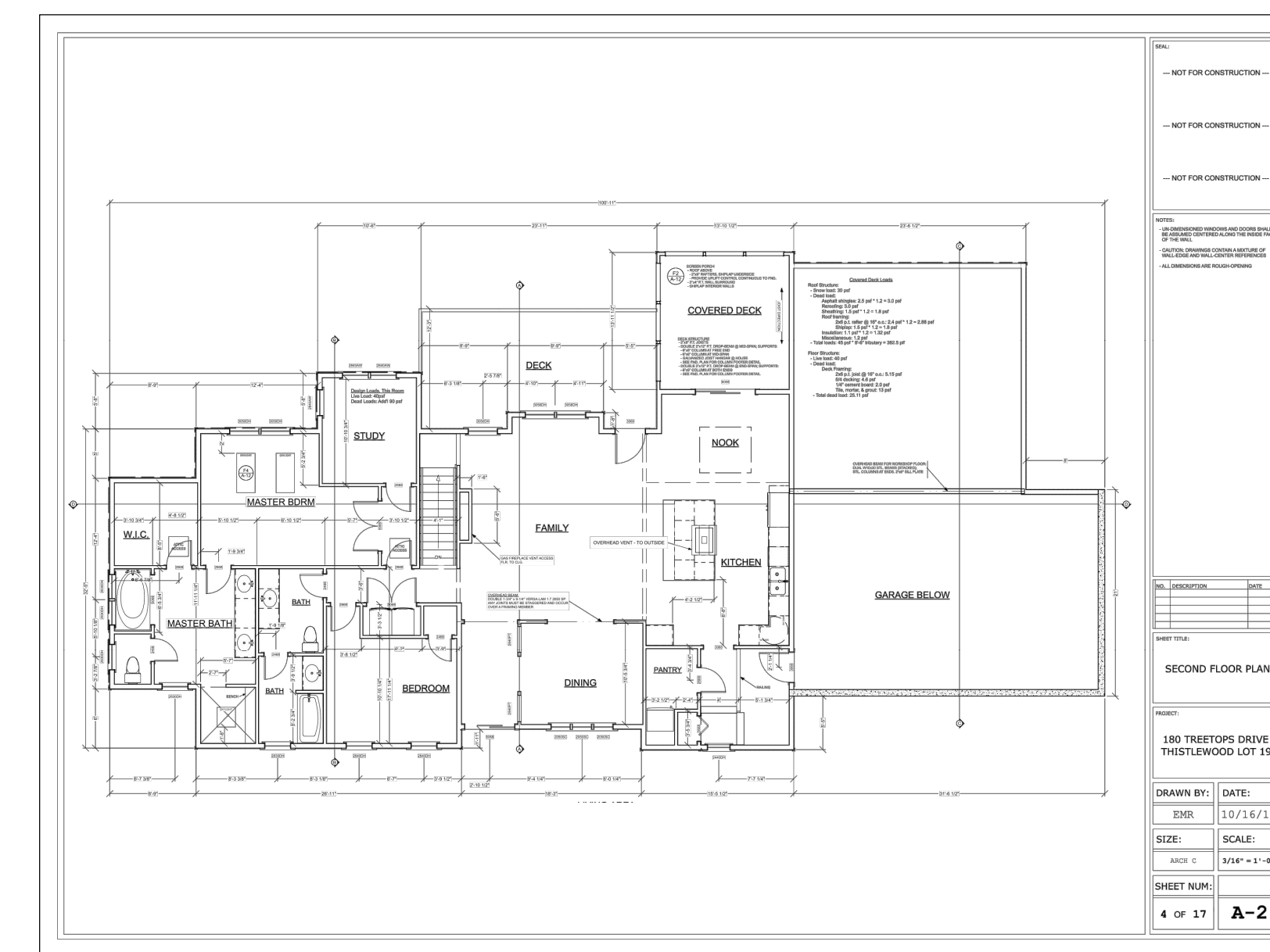


LIGHT FIXTURE SCHEDULE									
FIXTURE	DESCRIPTION	MANUFACTURER	MODEL NO.	MOUNTING	LAMPS	WATTS	VOLTS	HEIGHT	QUANTITY
L1	ENTRANCE LIGHT	WESTINGHOUSE	6697200	WALL	BULB	40	VERIFY	5'-6"	5
L2	GARAGE LIGHT	OSTWIN	OW-OLCL-01RW-1N930	WALL	LED	9	VERIFY	5'-6"	3
L3	POLE LIGHT	PORTFOLIO	FY12-001	POLE	BULB	40	VERIFY	6'-0"	1

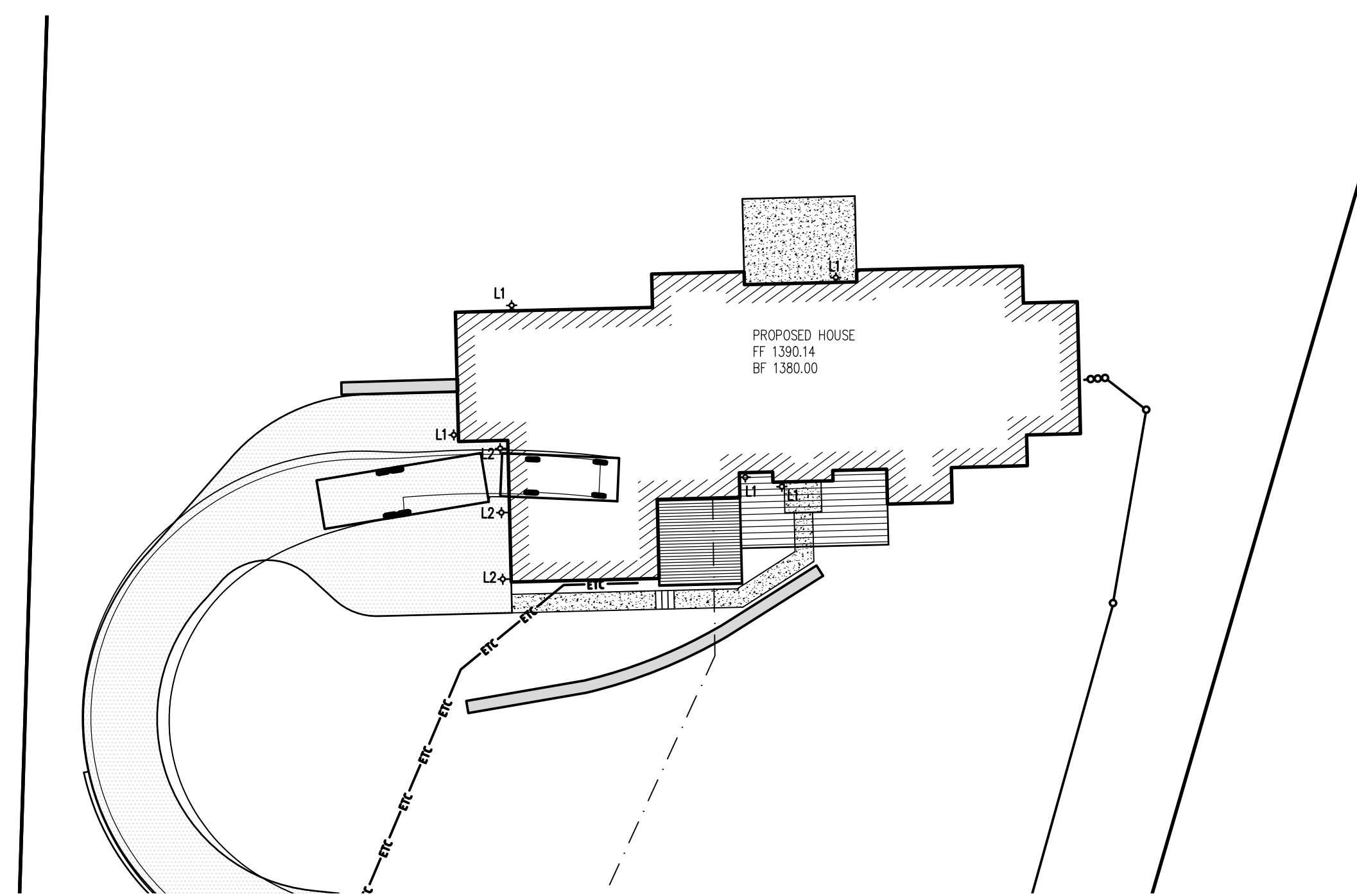
NOTES: 1. LOT OWNER MAY CHOOSE DIFFERENT LIGHT FIXTURE SO LONG AS REQUIREMENTS OF PROJECT NOTE 9 ON SHEET 1 OF 4 ARE MET.
2. THE POLE LIGHT FIXTURE L3 IS TO BE "DUSK TO DAWN."



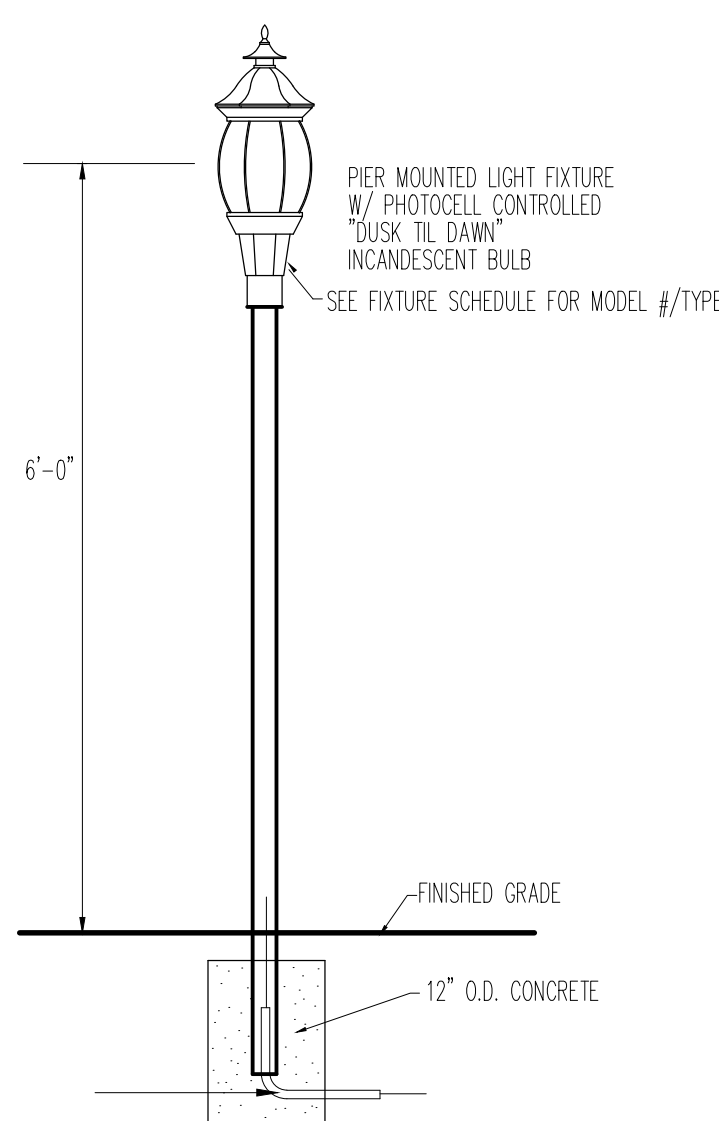
FIRST FLOOR PLAN
SCALE: AS NOTED



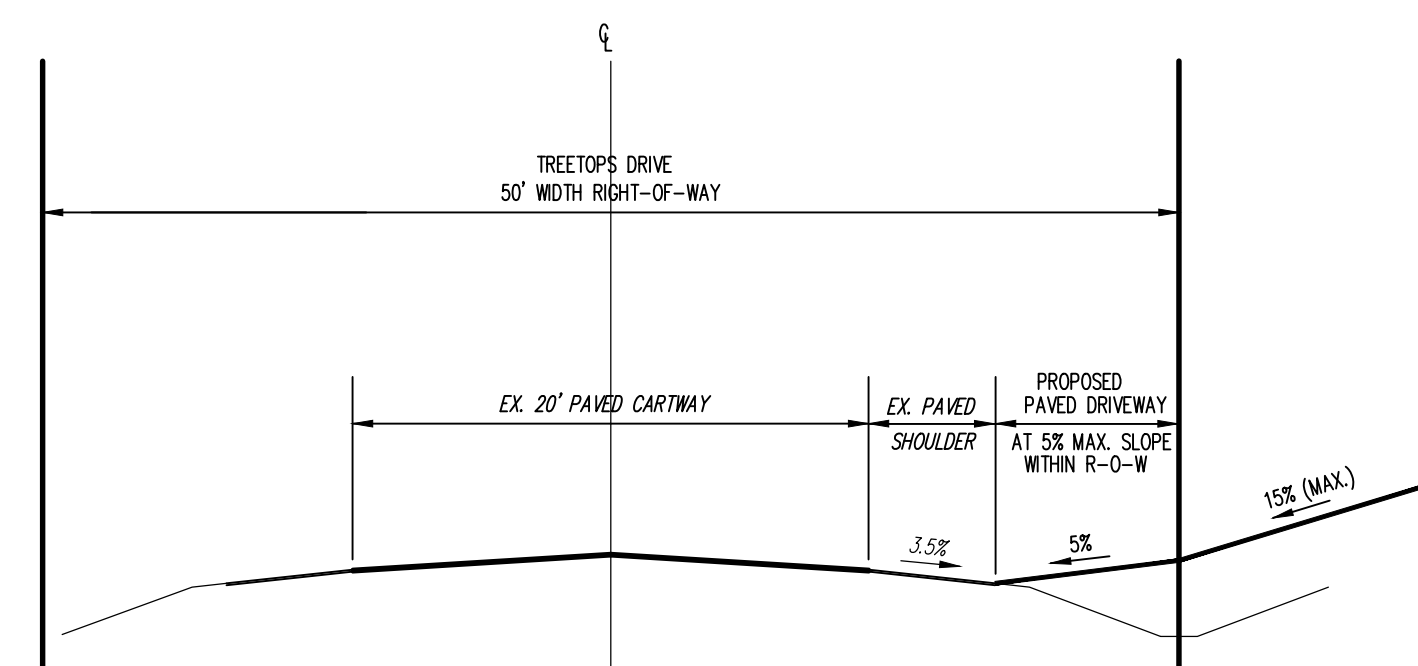
SECOND FLOOR PLAN
SCALE: AS NOTED



LIGHTING DETAIL
SCALE: 1"=20'

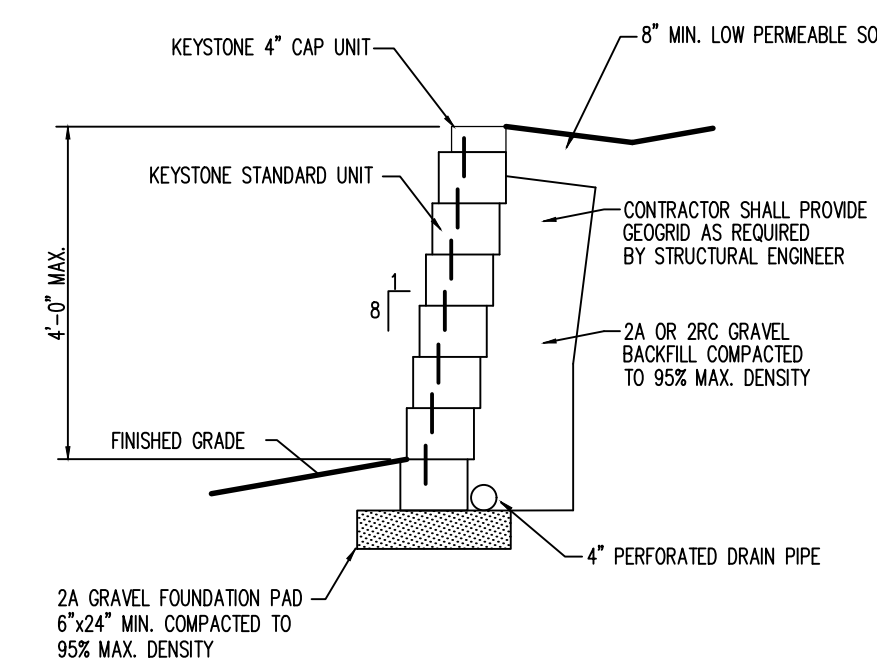


NO SCALE
NOTE: REFER TO SHEET 1 OF 3 FOR POLE LOCATION.



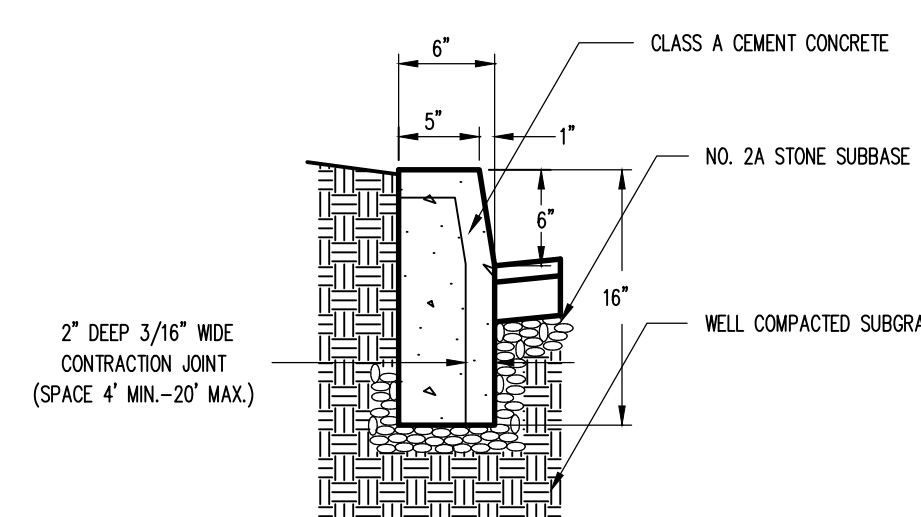
NOTES: 1. MAXIMUM DRIVEWAY SLOPE WITHIN FERGUSON TOWNSHIP RIGHT-OF-WAY IS 5%.
2. MAXIMUM DRIVEWAY SLOPE OUTSIDE THE RIGHT-OF-WAY IS 15%.

PROPOSED DRIVEWAY SLOPE
NOT TO SCALE

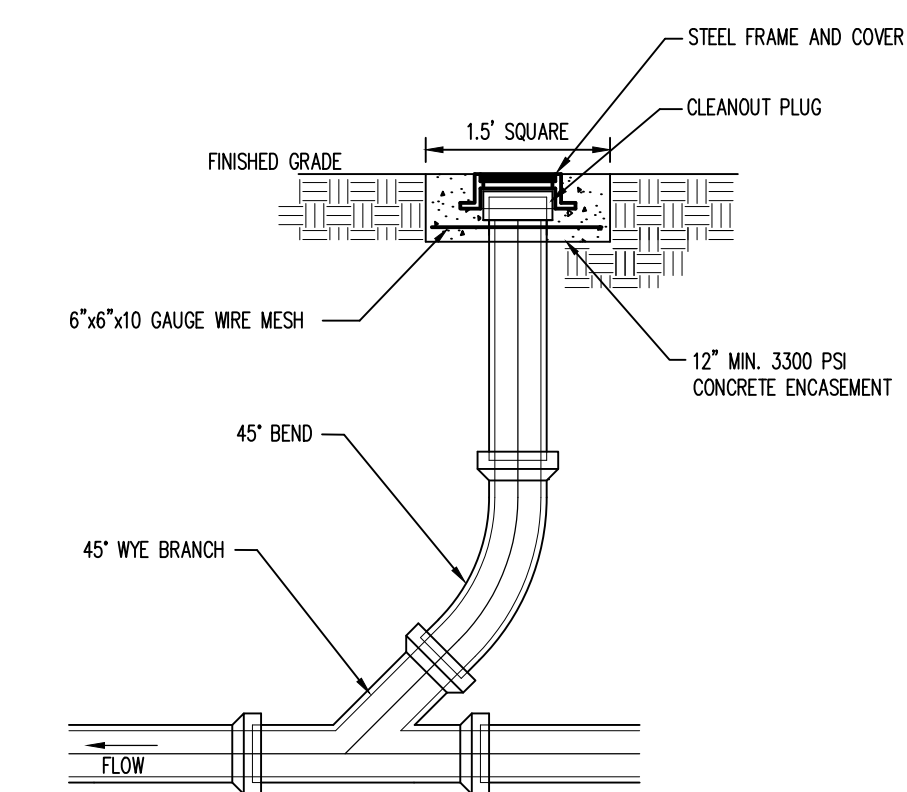


DESIGN BASED ON KEYSTONE STANDARD UNITS AS MANUFACTURED BY KEYSTONE RETAINING WALL SYSTEMS, INC. (FOR SUBSTITUTION, PROVIDE COMPARABLE DESIGN)

WALL SECTION
NOT TO SCALE



CONCRETE CURB
NOT TO SCALE



SANITARY SEWER CLEAN-OUT DETAIL
NOT TO SCALE

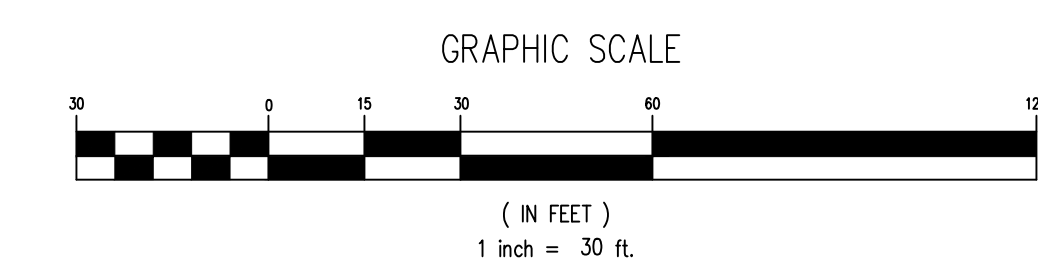
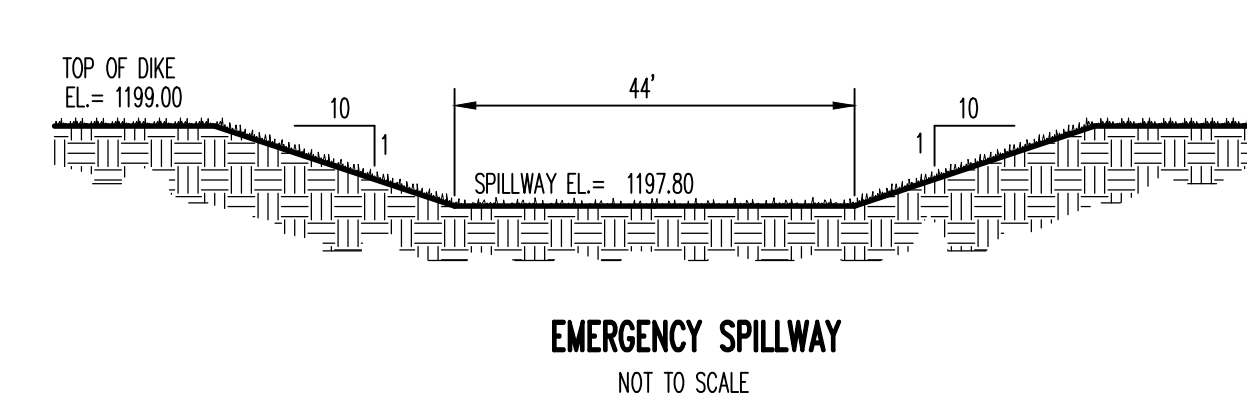
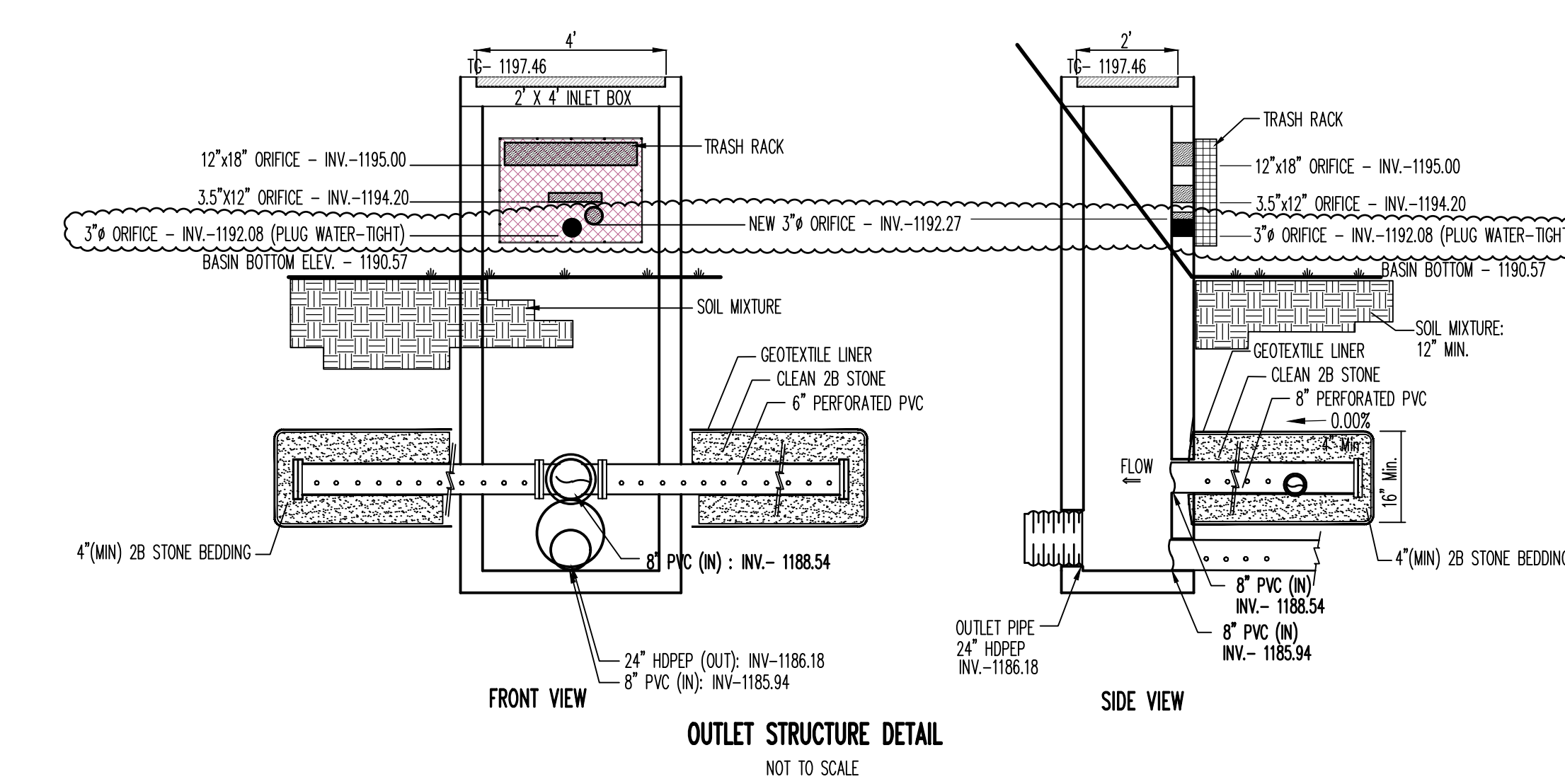
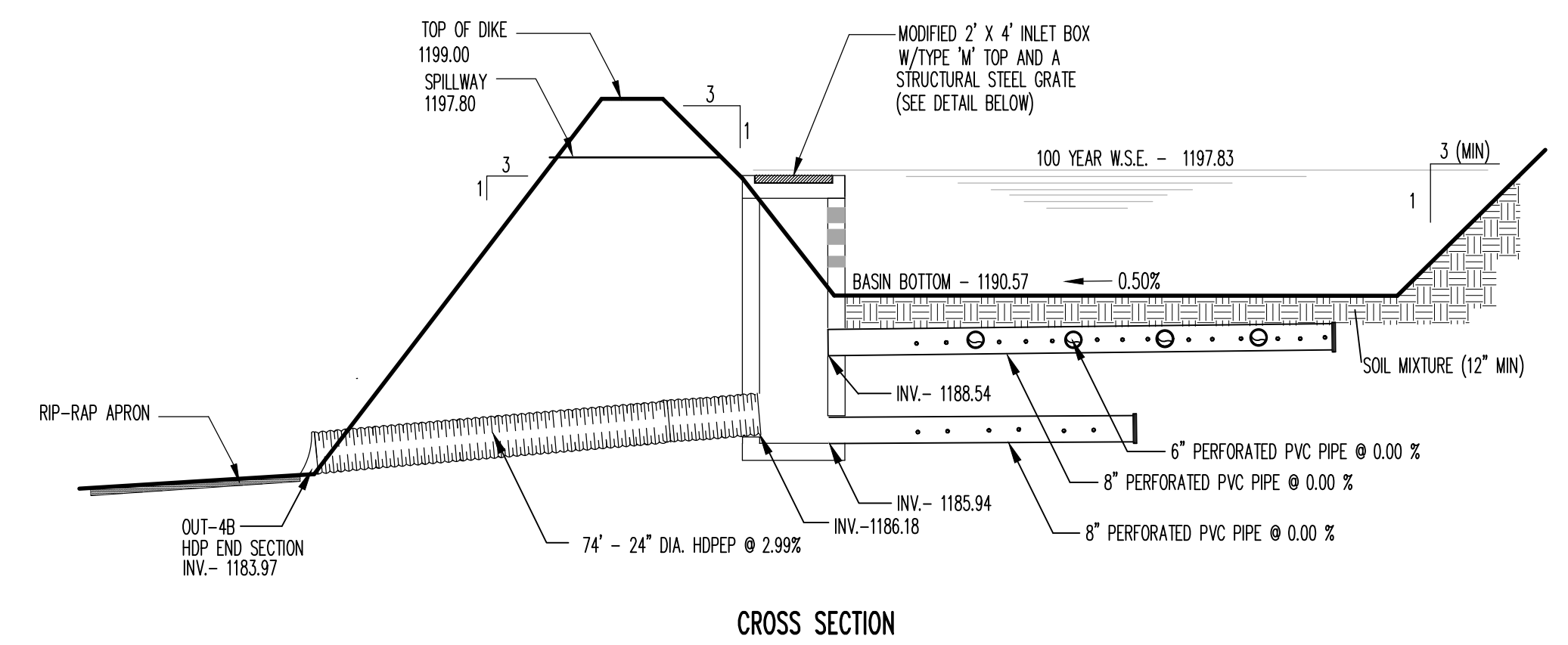
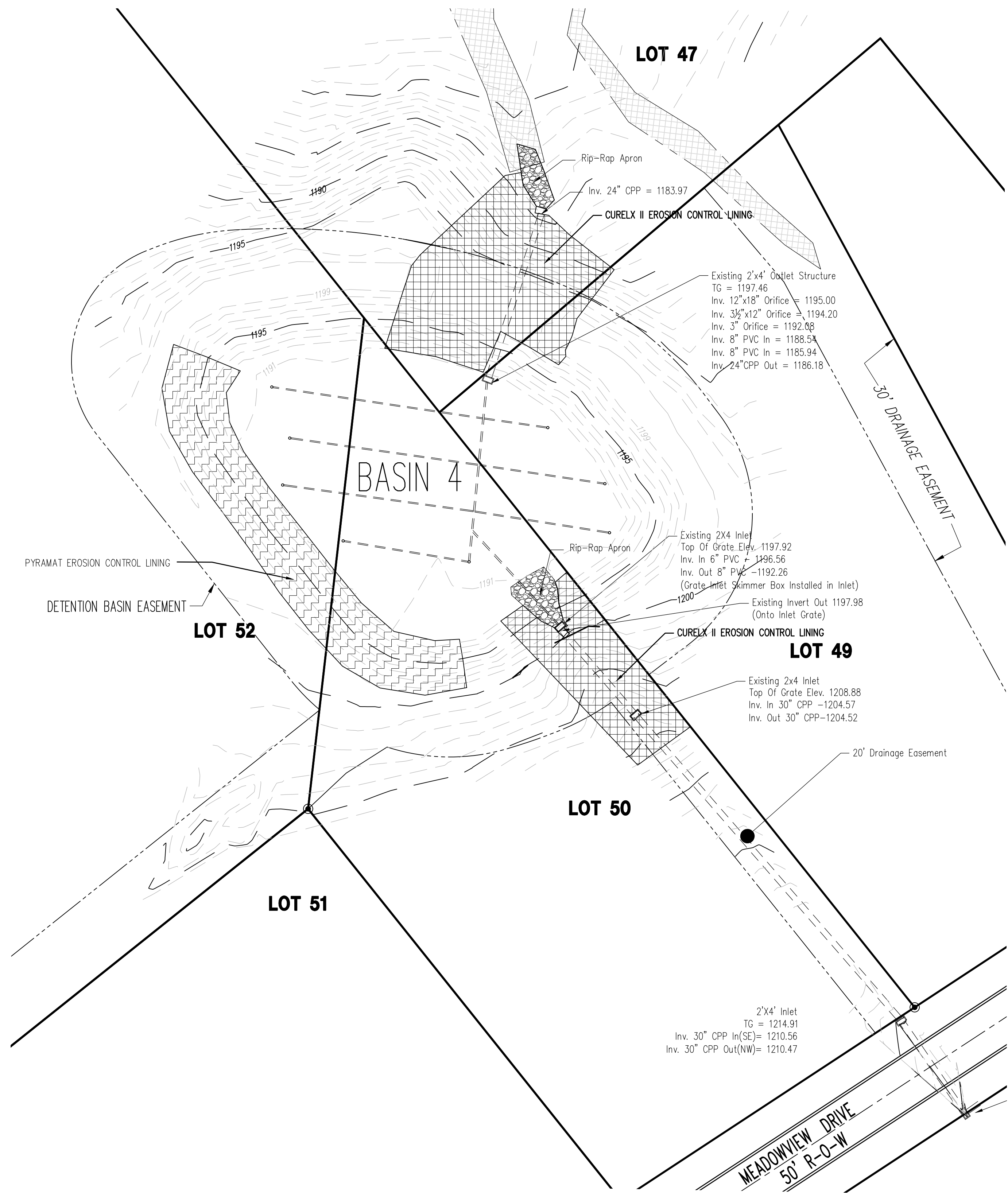
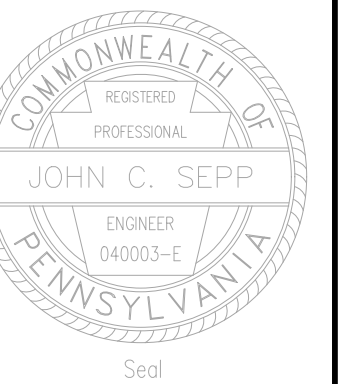
Designer: RRK
Draftsman: JJA
Proj Manager: JCS
Surveyor:
Perimeter Ok:
Book: Pg
Drive: P: Layout
Acad:

RRK
6-5-20 REVISED PER TWP COMMENTS
RRK
4-28-20 REVISED PER TWP COMMENTS
Date: Description
REVISIONS

THISTLEWOOD LOT 19
LAND DEVELOPMENT PLAN
FERGUSON TOWNSHIP CENTRE COUNTY PENNSYLVANIA

FLOOR PLANS & DETAILS

PROJECT NO.
15085
DATE
JANUARY 28, 2020
SCALE SHEET NO.
AS SHOWN 4 of 5



Designer	RRK
Draftsman	JJA
Proj Manager	JCS
Surveyor	
Perimeter Ok	
Book	Pg
Drawn P:	Layout
Acad	

Date	Description
6-5-20	REVISED PER TWP COMMENTS
4-28-20	REVISED PER TWP COMMENTS
	REVISIONS

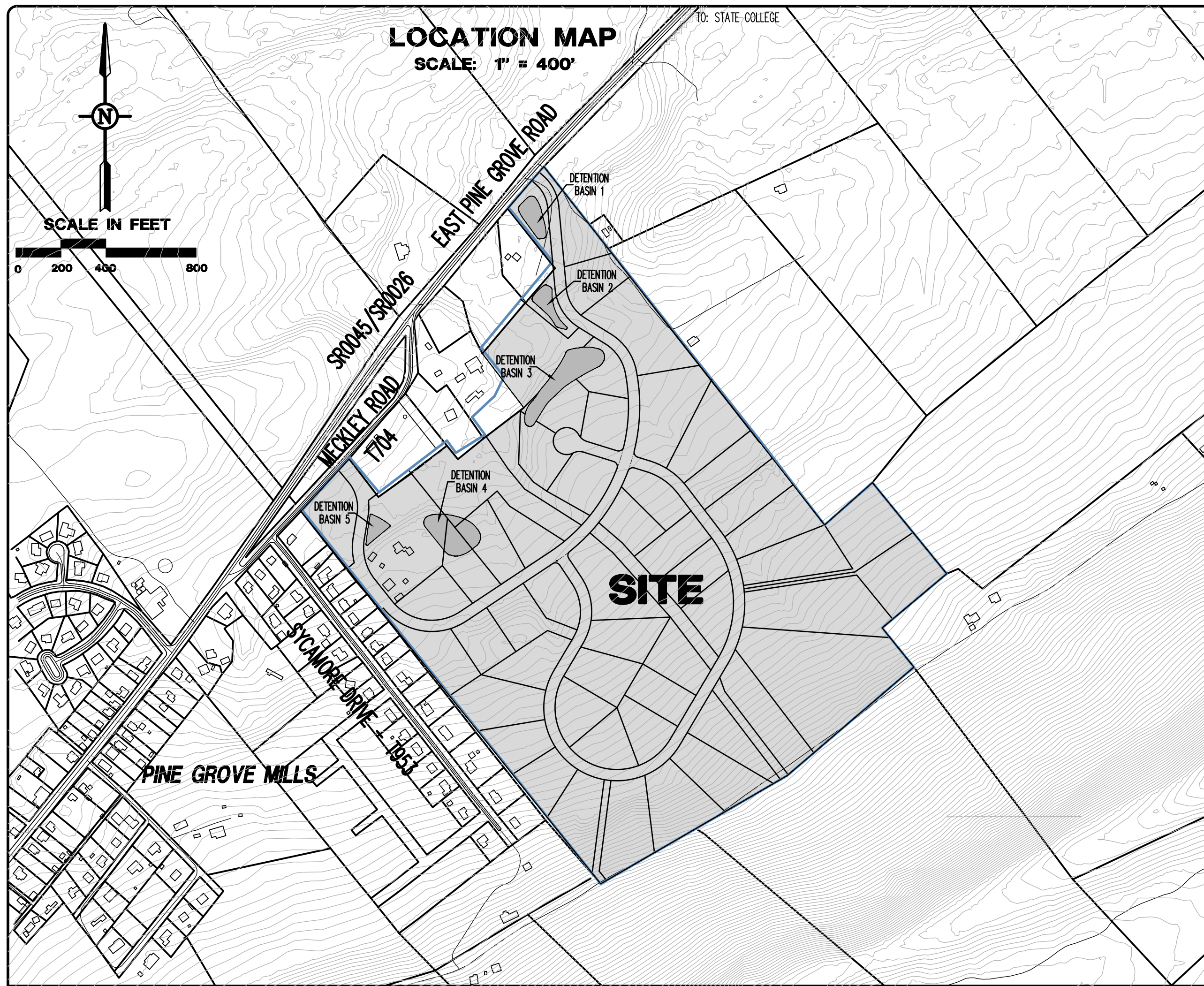
THISTLEWOOD
LOT 19

LAND DEVELOPMENT PLAN

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

STORMWATER
BASIN 4
MODIFICATIONS

PROJECT NO.	15085
DATE	JANUARY 28, 2020
SCALE	AS SHOWN
SHEET NO.	5 of 5



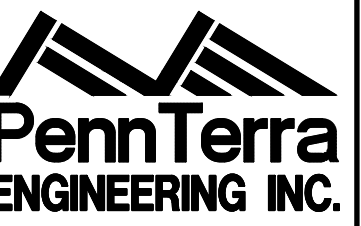
Notes:

- General Site Information:
 - Owner: Thistlewood Homeowners Association, 300 South Allen Street, State College, Pa. 16801.
Tax Map No.: 24-736-001
Record Book 2059 Page 869
 - Land is Zoned: (RR) (Rural Residential)
 - Land Use: Open Space / Stormwater Management
 - Total Number of Lots: 1 (One) - Open Space
 - Total Acreage: 7.20 Acres
- Contours shown are taken from aerial photography and supplemented with data collected in the field by PennTerra Engineering. Topography and elevations are based on USGS Datum.
- Stormwater management plans have been prepared per the Ferguson Township Stormwater Management Ordinance and the Stormwater Management Plan for Spring Creek Watershed.
- As-Built drawings have been prepared in accordance with the Ferguson Township Stormwater Management Ordinance, Article III, Section 5.2 for proposed stormwater facilities.
- For addition information, refer to:
 - Stormwater Management Plan, prepared by PennTerra Engineering, Inc., dated July 18, 2003, last revised January 15, 2004.
 - Soil Erosion and Sedimentation Control Plan, prepared by PennTerra Engineering, Inc., dated July 18, 2003.
- ACT 287 Utility Information:
All utility locations should be verified prior to any construction, utility information and locations should be considered approximate. Contractor shall notify PA One Call prior to any excavation.
 - Electric: West Penn Power Company 2800 E. College Ave., State College, PA 16801 - Phone: 814-231-5721
 - Telephone: Verizon - Facility Management Center 224 S. Allen Street, State College, PA 16801 - Phone: 814-231-6511
 - TV Cable: Comcast Communications 60 Decibel Road, State College, PA 16801 - Phone: 814-238-5050
 - Gas: Columbia Gas of Pennsylvania, Inc. 2550 Carolean Drive, State College, PA 16801 - Phone: 814-278-5840
 - Sanitary Sewer: University Area Joint Authority 1576 Spring Valley Road, State College, PA 16801 - Phone: 814-238-5361
 - Water: State College Borough Water Authority 1201 West Branch Road, State College, PA 16801 - Phone: 814-238-6766
- All pedestrian walkways, drainage easements and storm water detention facilities occupying lands designated as Common Open Space shall be maintained by the Thistlewood Homeowners Association.
- Ferguson Township shall have the uninterrupted right to access the property to inspect the Stormwater Facilities. The Township is not responsible for the inspection associated with maintenance and upkeep of the facilities.
- Conservation easements are shown around wetlands and waterway channels. These areas are to remain in their natural state. The developer or their representative will be responsible for the inspection and any encroachments into these areas, and any necessary repairs, until roadway construction and all necessary infrastructure has been complete. After the lots are sold, the Homeowner's Association will be responsible.
- The Homeowner's Association will own all areas shown as Open Space and be responsible for the maintenance.
- Any activity performed in an area defined as a Drainage or Conservation Easement will need approval from the Homeowner's Association and may require a permit from the department of Environmental resources.

STORMWATER FACILITIES MAINTENANCE PROGRAM:

All stormwater management facilities not contained in a Ferguson Township Right-Of-Way shall be owned and maintained by the Thistlewood Homeowners Association. The Thistlewood Homeowners Association will remain responsible for the maintenance of the detention basins & all stormwater facilities outside Township Right-of-Ways. The other facilities that will require maintenance are the inlets, storm sewer pipes, culverts, swales, and outlets.
All stormwater facilities should be inspected monthly or after any runoff producing rainfall, and maintained as follows:

- The inlets, storm sewer pipes, culverts and inlets and outlets shall be cleared of debris including leaves, sticks and grass clippings. The rip-rap aprons at the outlets of the pipes need to be inspected to ensure proper erosion protection. If erosion is occurring at these outlets, additional rip-rap should be added.
- The swales and detention basins shall be cleared of debris; vegetation is to be maintained to a height of six inches, and if any erosion is present the area is to be back-filled with topsoil, seeded and lined with erosion control lining if needed to ensure proper vegetation. The stone portions of the swales shall be inspected for erosion. The addition of rip-rap shall be done if needed to prevent erosion where stone has been displaced.
- The detention basin outlet structures and trash racks shall be kept clear of debris including leaves, sticks and grass clippings.
- The detention basin bottoms shall not be compacted by vehicular traffic. Sediments shall not be allowed to enter the detention basins after final stabilization. These measure are required to ensure the proper function of the infiltration systems of the detention basins either under drains or recharge.



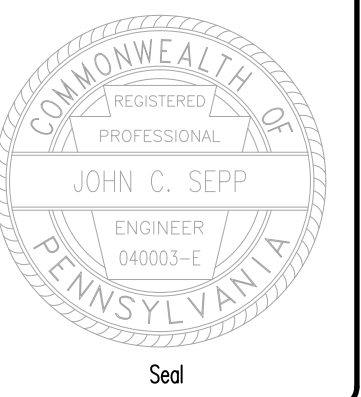
PennTerra ENGINEERING INC.
CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

LANCASTER REGION OFFICE:
3904 B ABEL DRIVE
COLUMBIA, PA 17512
PH: 717-522-5031
Fax: 717-522-5046

WWW.PENNTERRA.COM

COPYRIGHT 2020 BY THE ENGINEER
THE INFORMATION CONTAINED HEREON MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE LAWS OR STATUTES.

© PENNTERRA ENGINEERING 2020 ALL RIGHTS RESERVED



Designer _____
Draftsman _____ RRK
Proj. Manager _____ JCS
Surveyor _____ BRK
Perimeter Ck. _____ SHH
Book 323 Pg 1-55
Date P:\02\02208
Acad \02208-SWM SET-COVER.dwg

THISTLEWOOD

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

RECORD PLAN FOR STORMWATER FACILITIES

SIGNATURE PAGE AND NOTES

PROJECT NO.
S02208
DATE
JULY 2, 2020
SCALE SHEET NO.
N/A COVER

Owners Certification

Commonwealth of Pennsylvania
County of Centre
On this the _____ of _____, 20____,
_____, personally
appeared before me and certified that they were the owners of the
properties shown on this plan and acknowledge the same to be their act
and plan and designs, the same to be recorded as such, according to the
law.

witness my hand and seal, this date _____

Notary Public Commission Expires _____

Storm Water Facilities Acknowledgement

I, _____ the landowner,
acknowledge the Stormwater Management System is to be maintained
in accordance with the approved Ownership and Maintenance Program
and shall remain a permanent fixture which can be altered only after
approval of a revised plan by the Township of Ferguson.

Storm Water Certification

I, _____ hereby certify
that the Stormwater Management Plan meets all design standards
and criteria of the Ferguson Township Stormwater Management
Ordinance.

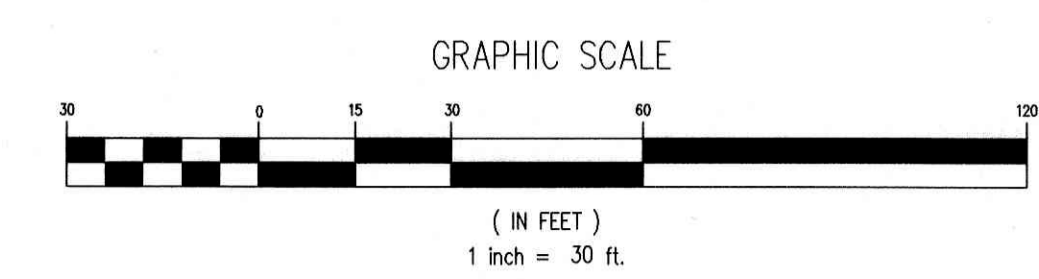
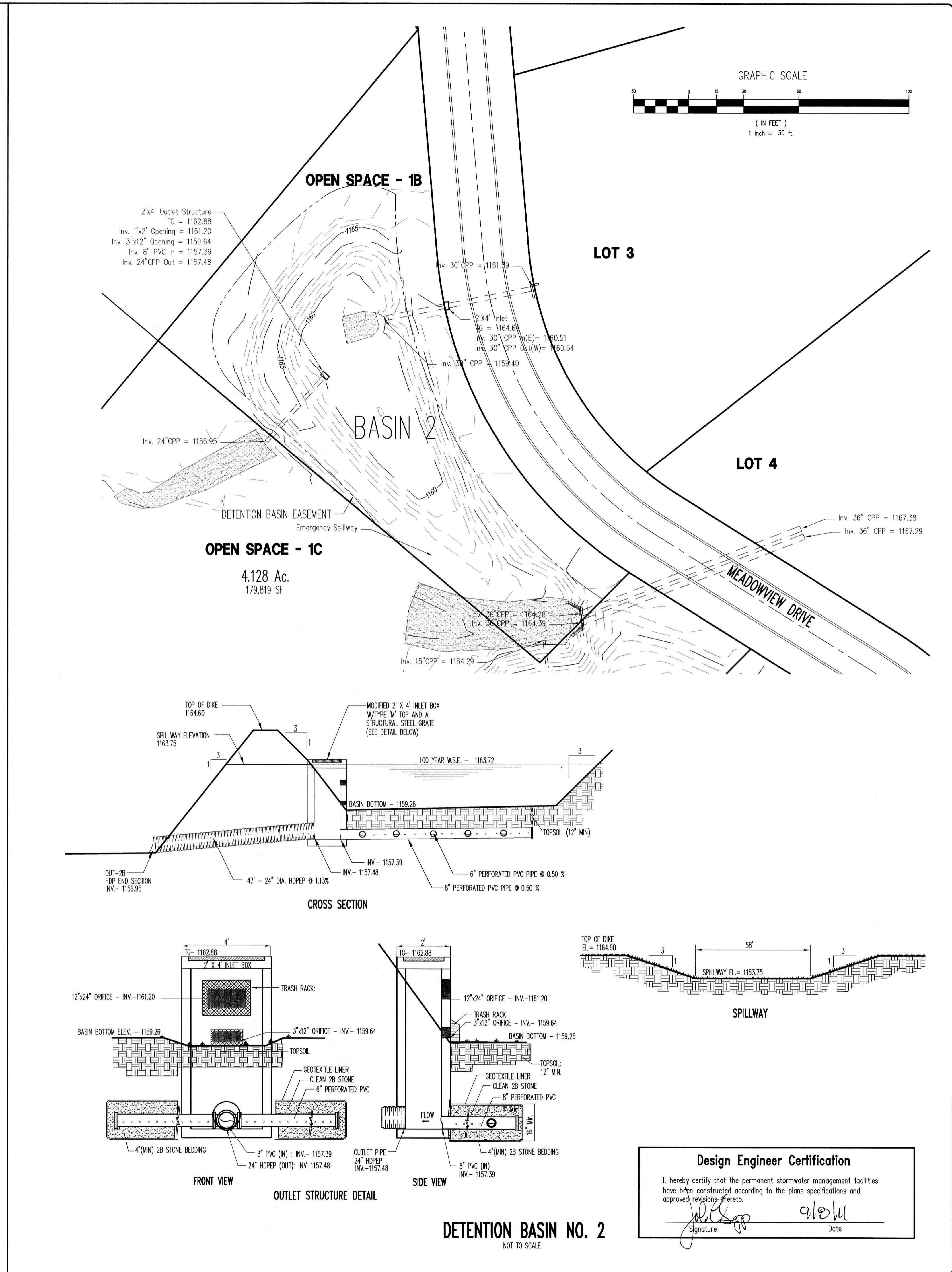
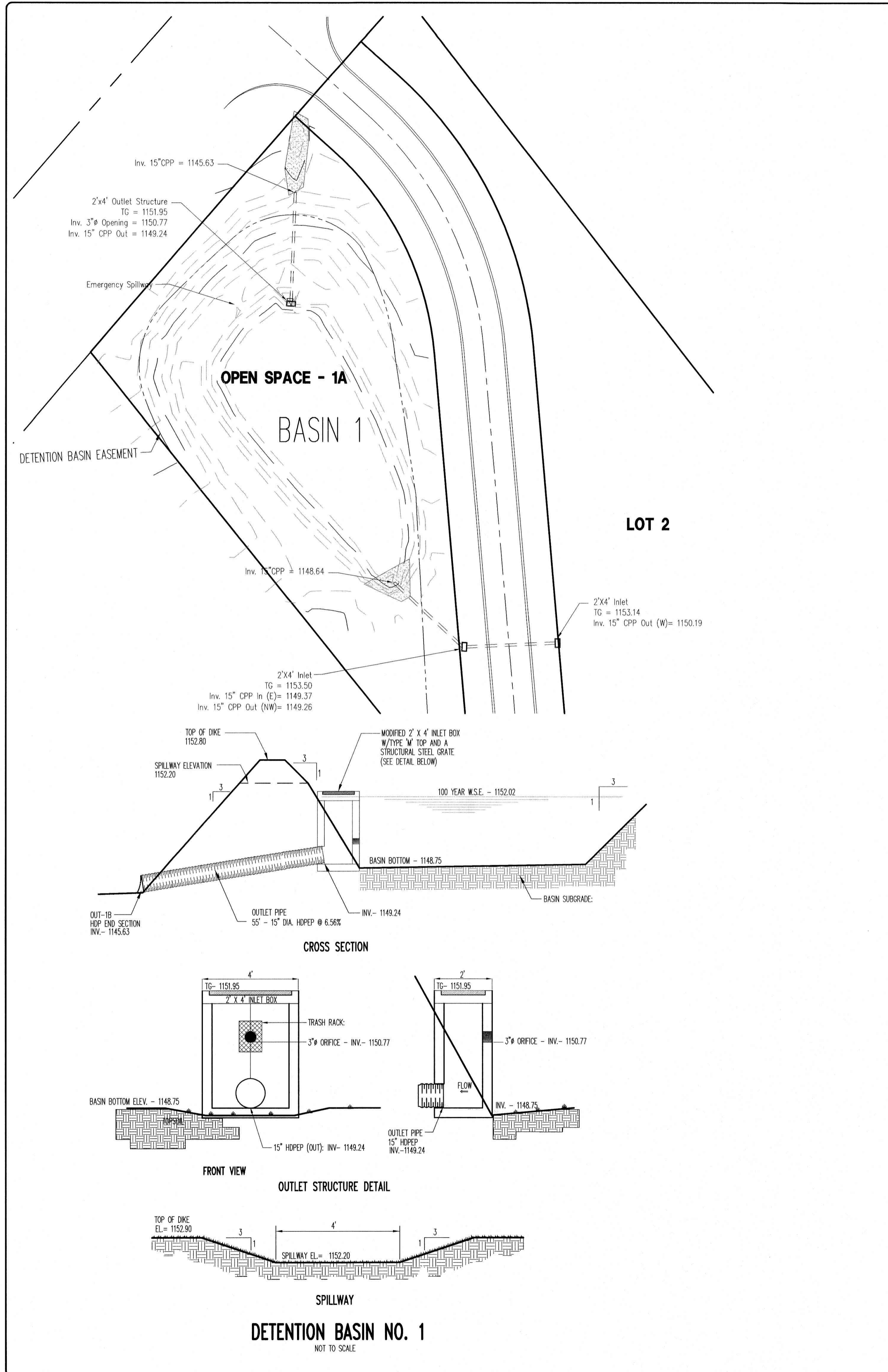
Municipal Storm Water Certification

I, _____ 20____
have reviewed the Stormwater Management Plan in accordance
with the design standards and criteria of the Ferguson Township
Stormwater Management Ordinance.

Recorder of Deeds

Recorded in the Office of the Recorder of Deeds at Centre County,
Pennsylvania, in Plat Book _____, Page _____ on this the
_____ day of _____, 20____.

Recorder of Deeds

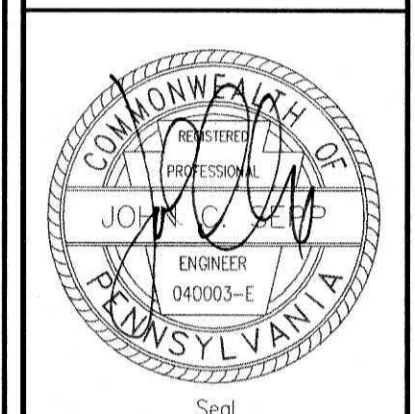


PennTerra
ENGINEERING INC.
CENTRAL PENNSYLVANIA
REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

CAPITAL REGION OFFICE:
4909 LOUISE DRIVE
SUITE 105
MECHANICSBURG, PA 17055
PH: 717-691-8050
Fax: 717-795-1718

WWW.PENNTERRA.COM

COPYRIGHT 2011 BY THE ENGINEER
THE INFORMATION CONTAINED HEREON MAY NOT
BE USED OR COPIED IN ANY MANNER WITHOUT
THE WRITTEN PERMISSION OF THE ENGINEER
EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE
LAWS OR STATUTES.
© PENNTERRA ENGINEERING 2011
ALL RIGHTS RESERVED



Designer: _____
Draftsman: JHN
Proj Manager: JCS
Surveyor: BRK
Perimeter Ck: _____
Book: 460 Pg: 12-13
Draw: P: Layout sheet 1
Acad: \dwg\11083 basin-final-ob.dwg

Date	Description

NO.	DESCRIPTION

THISTLEWOOD

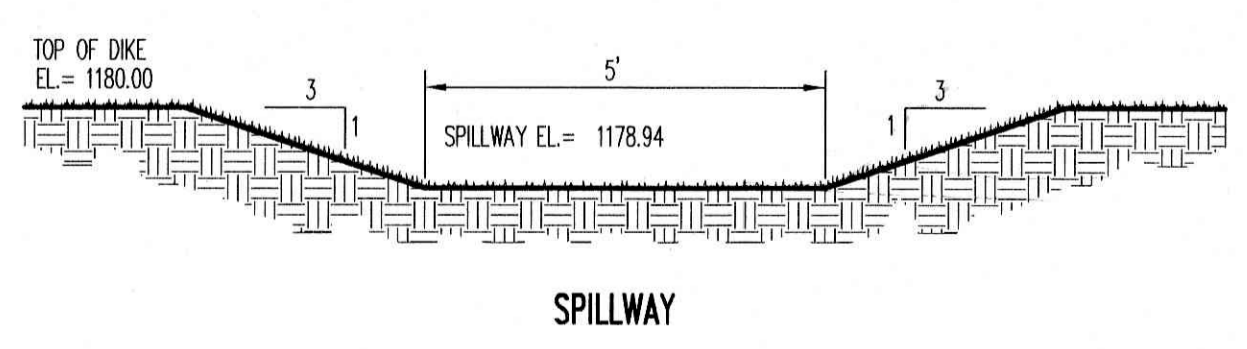
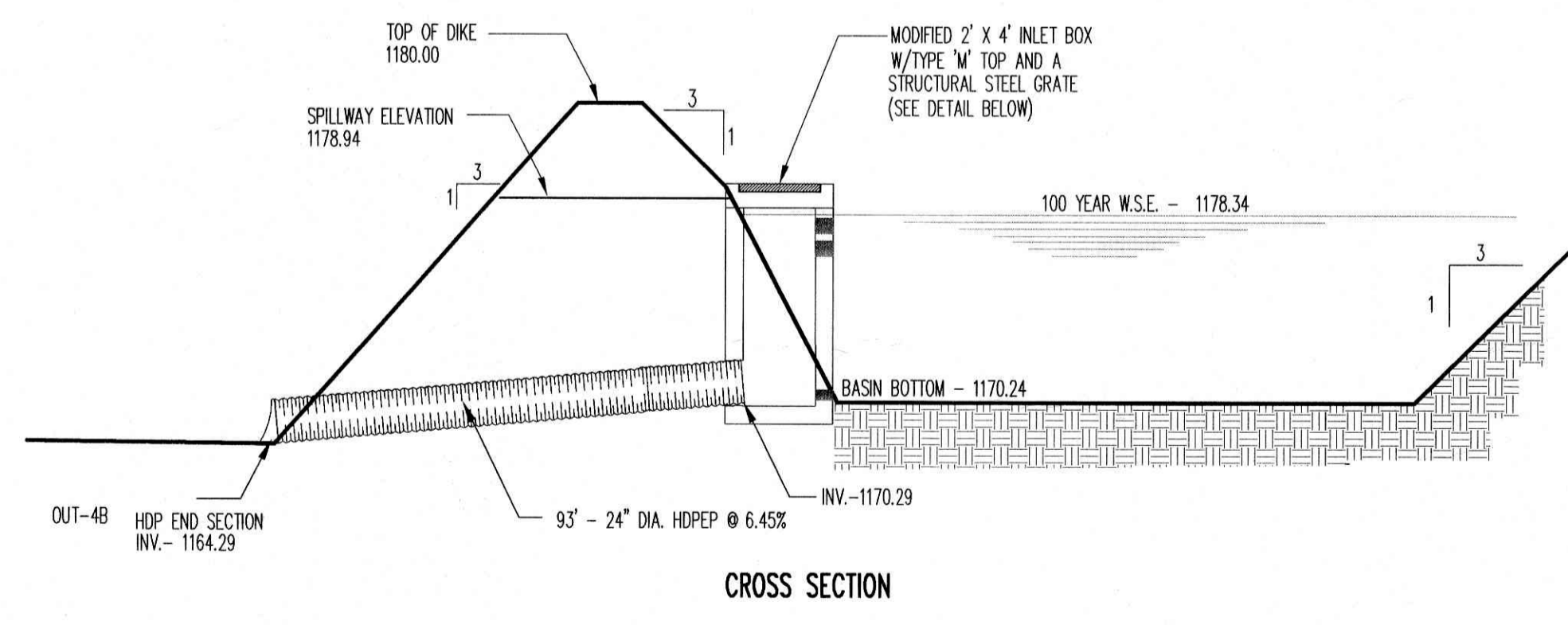
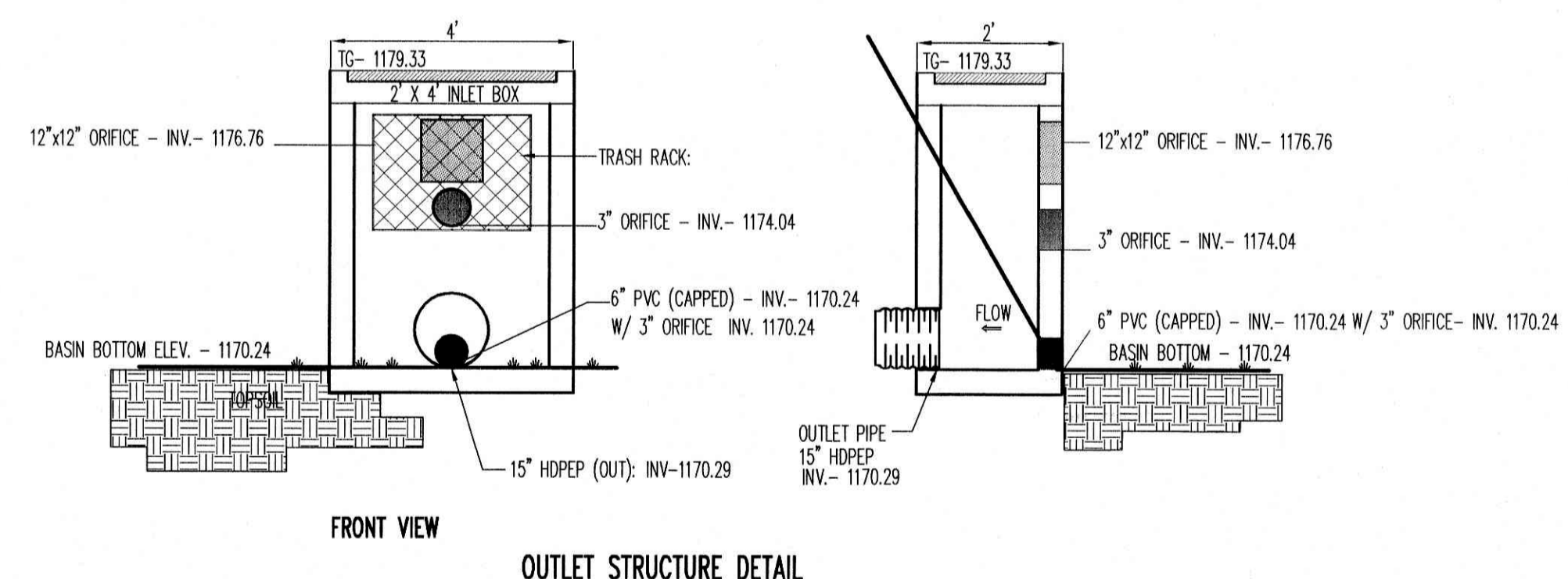
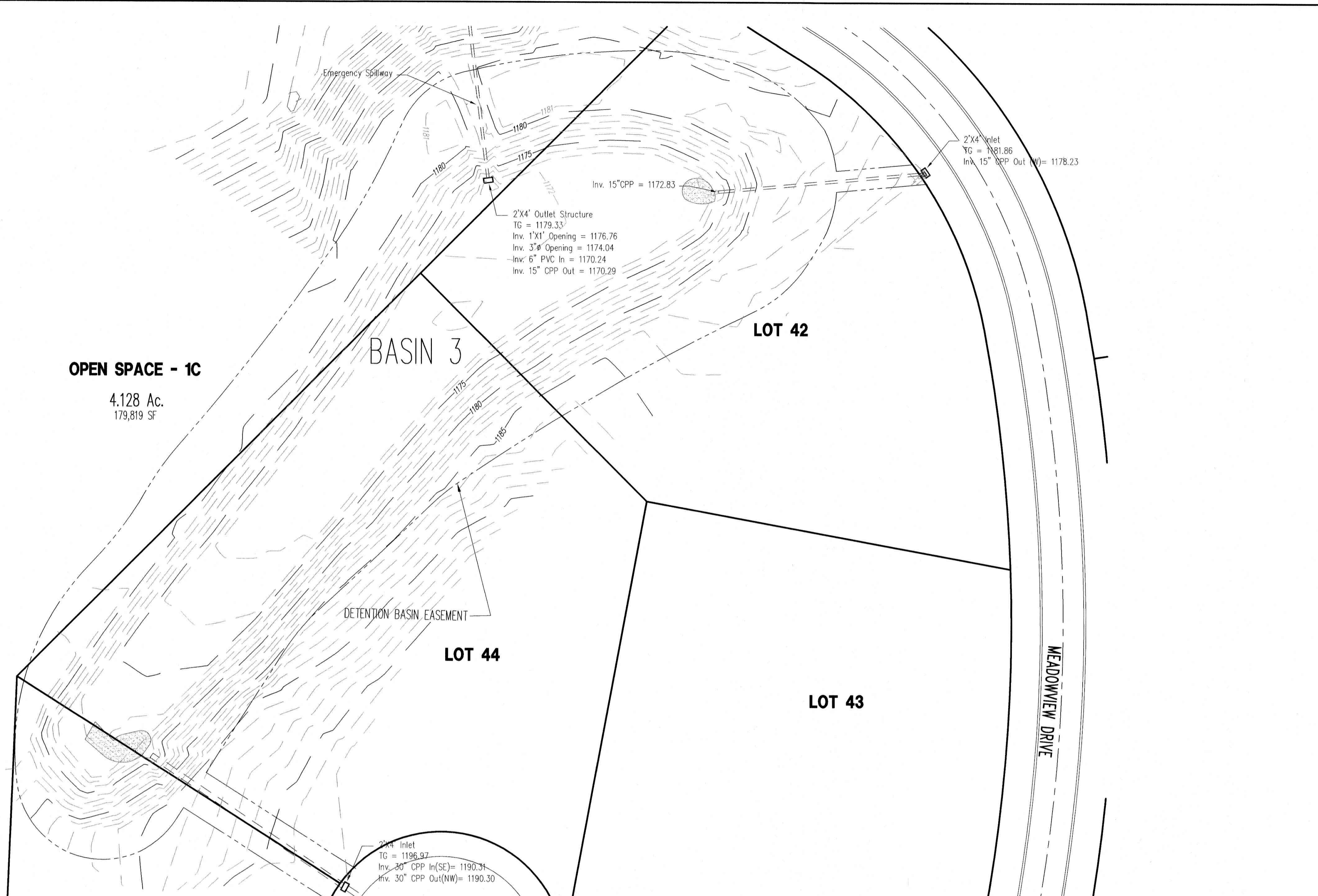
FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

**STORMWATER
AS-BUILT PLAN**
BASINS 1 & 2

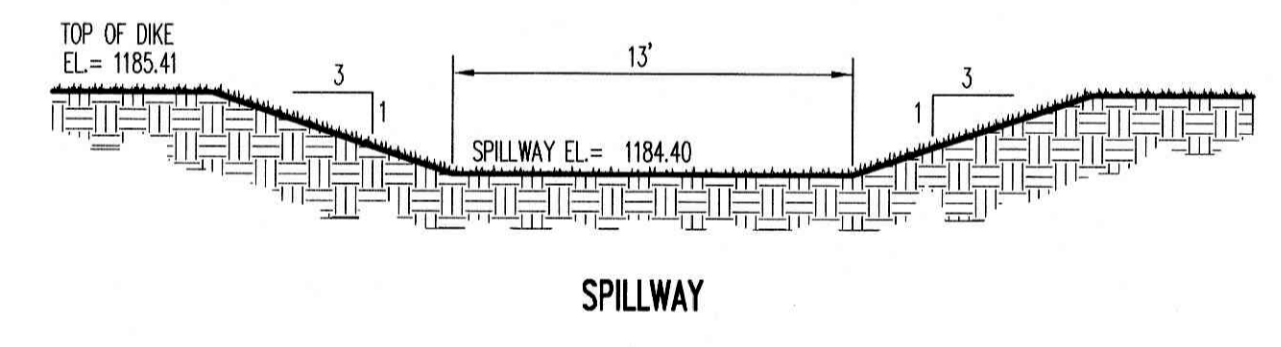
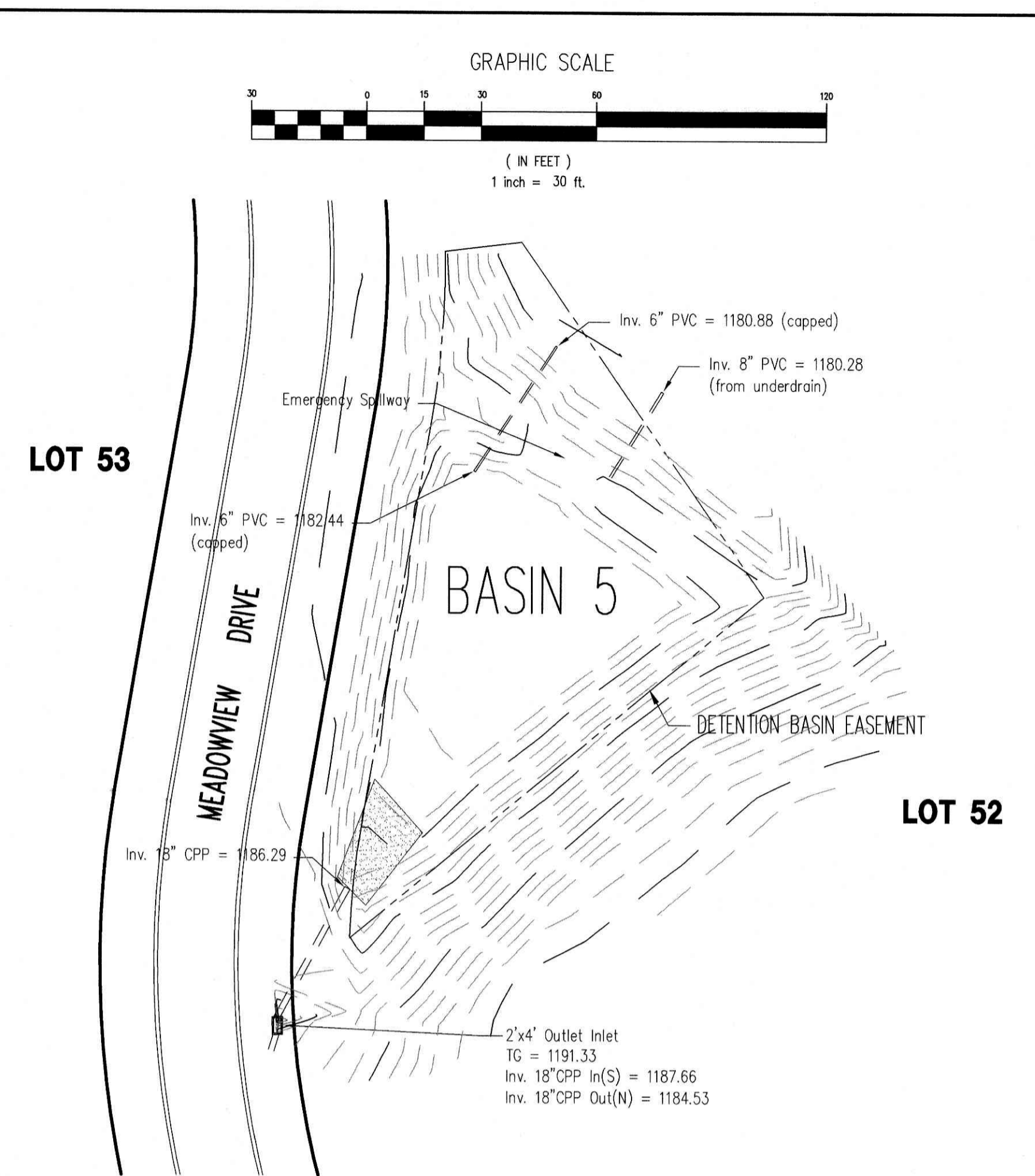
PROJECT NO.
11083
DATE
SEPTEMBER 8, 2011
SCALE SHEET NO.
AS SHOWN **1**

Design Engineer Certification
I, hereby certify that the permanent stormwater management facilities
have been constructed according to the plans specifications and
approved revisions hereto.
[Signature] *[Signature]*
Signature Date

P:\ddp\021111083\dwg\11083 basin-final-ob.dwg, 9/7/2011, 4:22:19 PM, P:\SC-TD2600\jcs



DETENTION BASIN NO. 3
NOT TO SCALE

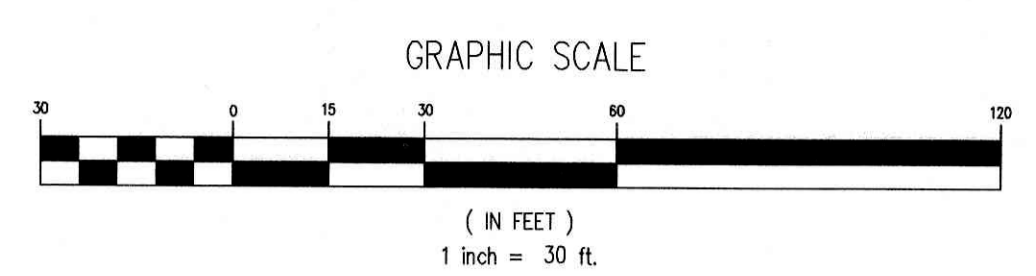


DETENTION BASIN NO. 5
NOT TO SCALE

Design Engineer Certification

I, hereby certify that the permanent stormwater management facilities have been constructed according to the plans specifications and approved revisions thereto.

Signature: *[Signature]* Date: 9/8/11

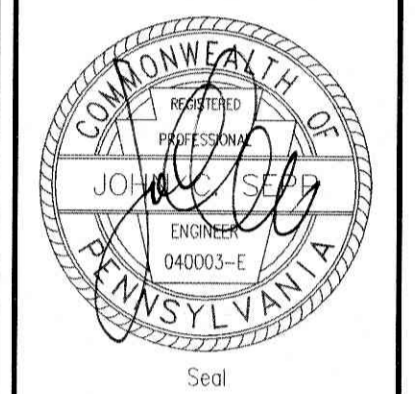


PennTerra ENGINEERING INC.
CENTRAL PENNSYLVANIA REGION OFFICE:
3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
Fax: 814-237-2308

CAPITAL REGION OFFICE:
4909 LOUISE DRIVE
SUITE 105
MECHANICSBURG, PA 17055
PH: 717-691-8050
Fax: 717-795-1718

WWW.PENNTERRA.COM

COPYRIGHT 2011 BY THE ENGINEER
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE LAWS OR STATUTES.
© PENNTERRA ENGINEERING 2011
ALL RIGHTS RESERVED



Designer	
Draftsman	JHN
Proj. Manager	JCS
Surveyor	BRK
Perimeter Ck.	
Book	460 Pg 12-13
Draw. P.	Layout sheet 2
Acad. Dwg.	\\11083\basin-final-ob.dwg

Date	Description

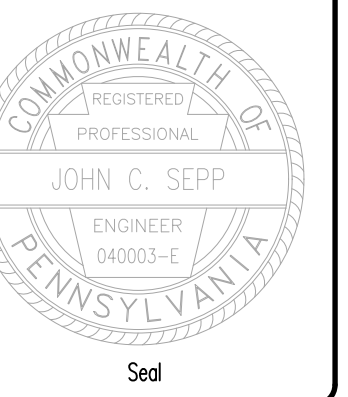
THISTLEWOOD

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

STORMWATER AS-BUILT PLAN BASINS 3 & 5

PROJECT NO.	11083
DATE	SEPTEMBER 8, 2011
SCALE	AS SHOWN
SHEET NO.	2

P:\Mdbro\2011\11083\dwg\11083 basin-final-ob.dwg, 9/7/2011, 4:22:38 PM, PFSCTD56500.pct



Designer	RRK
Draftsman	RRK
Proj Manager	JCS
Surveyor	BRK
Perimeter Ck.	STH
Book	323 Pg 1-55
Drawn	PV02102208
Acad	_02208-SWM SET-COVER.dwg

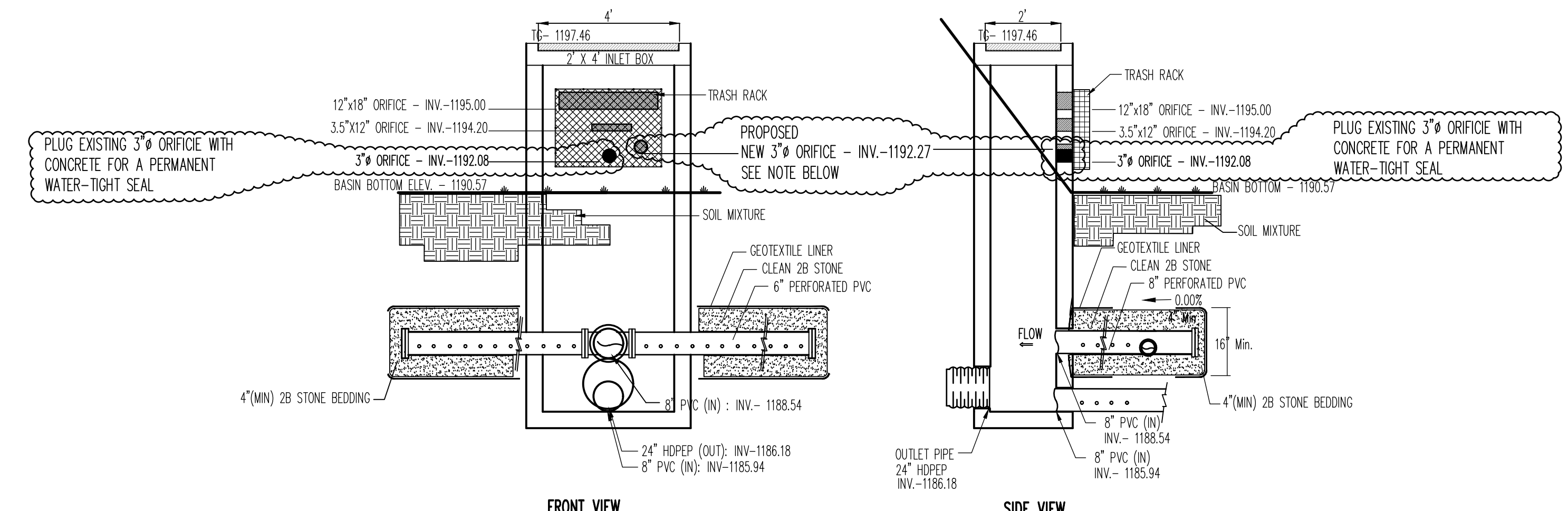
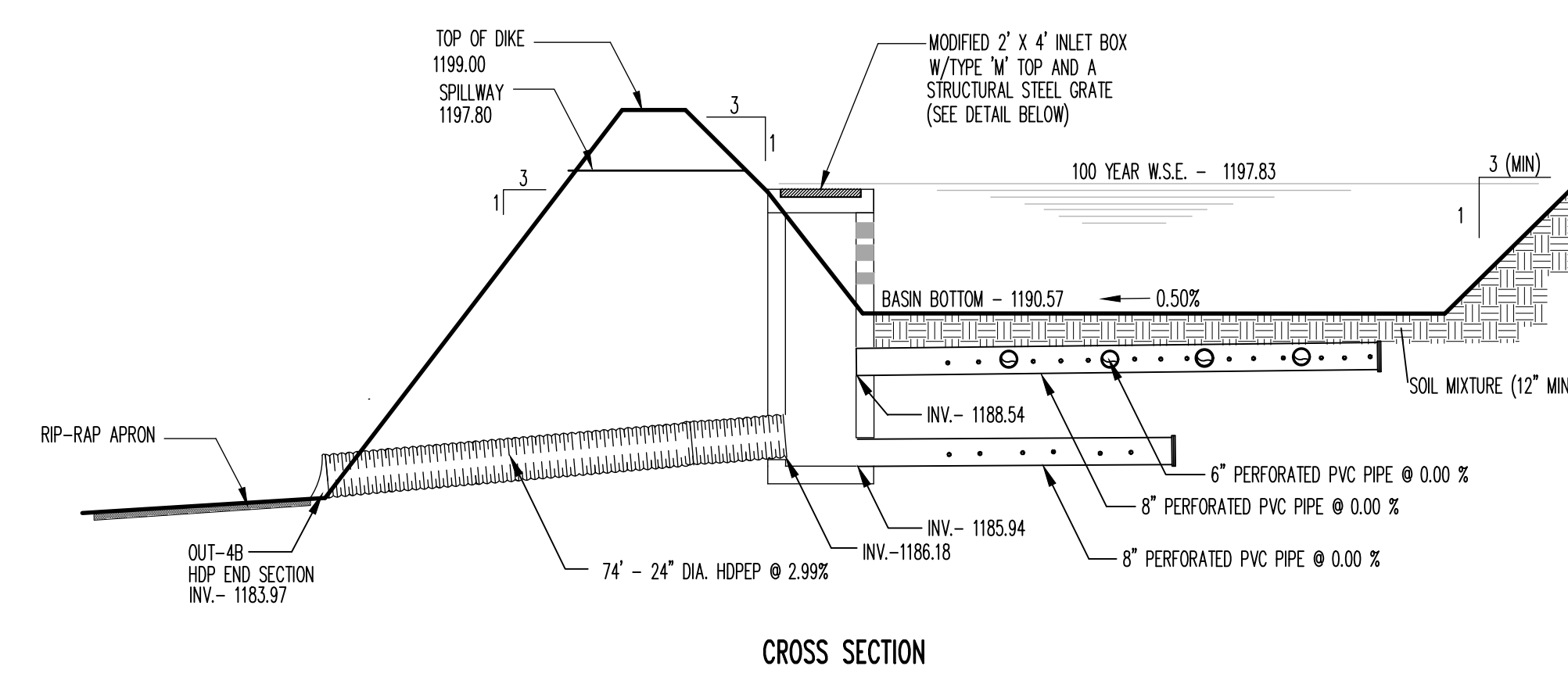
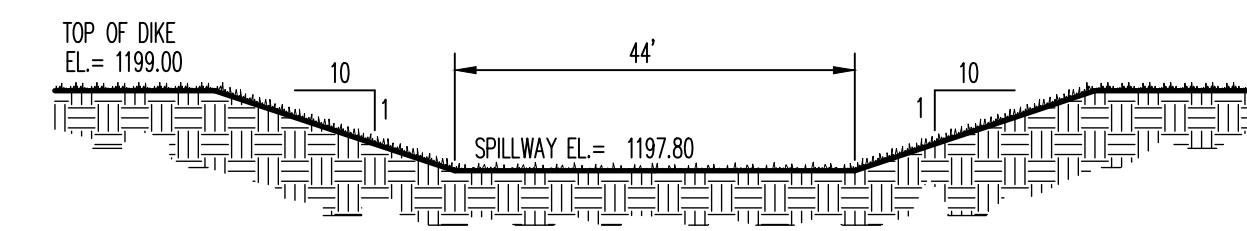
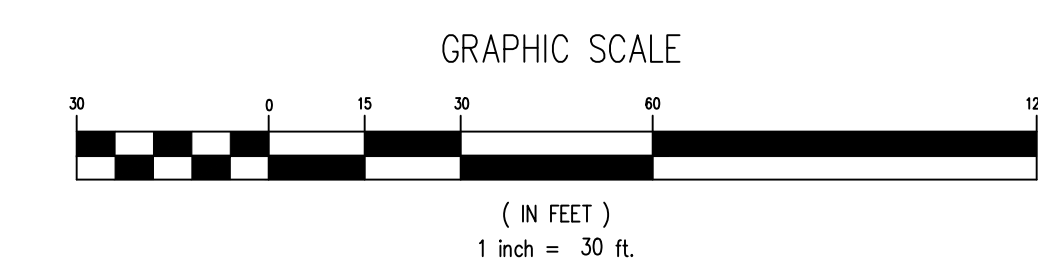
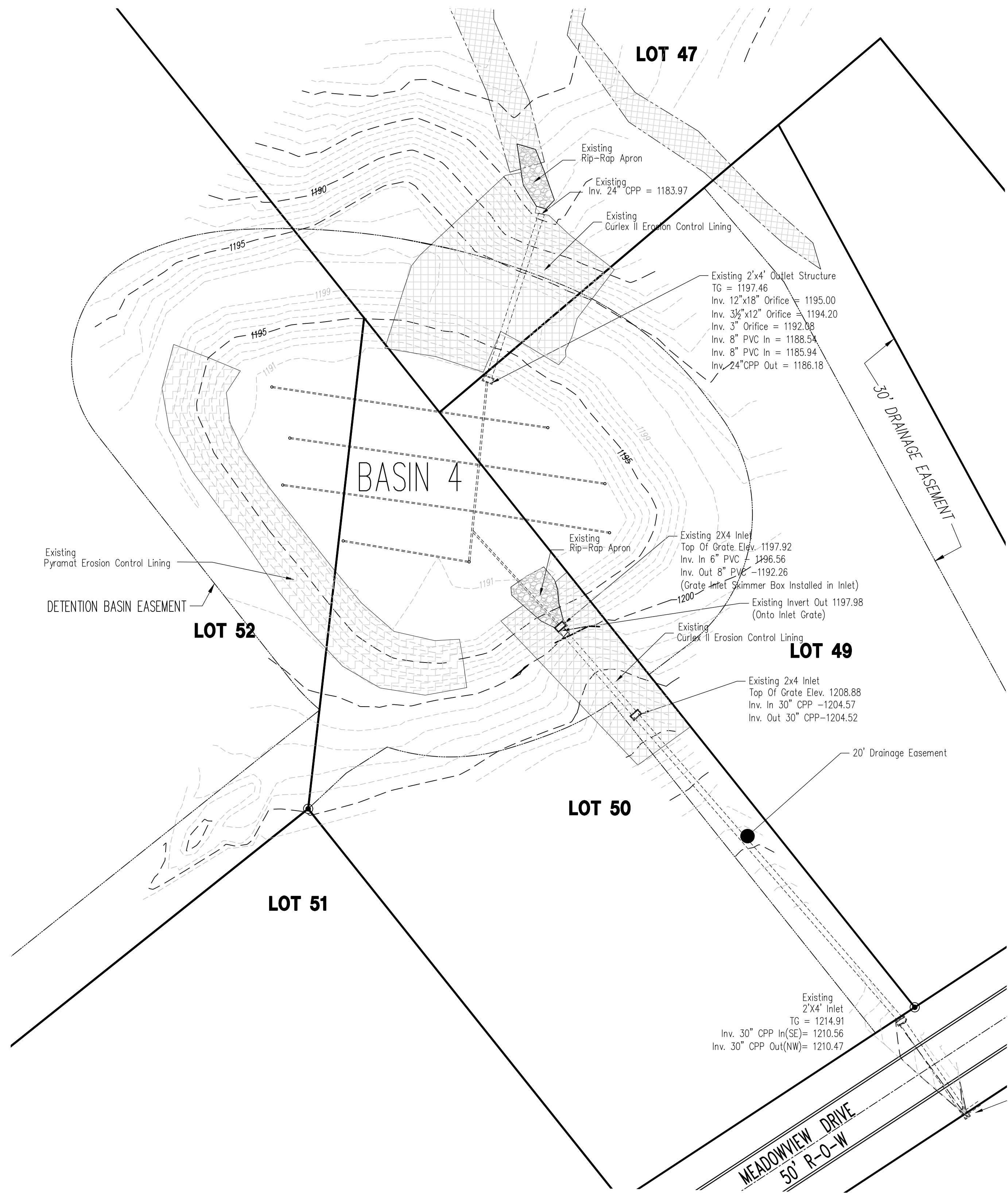
Date	Description
	REVISIONS

THISTLEWOOD

FERGUSON TOWNSHIP
CENTRE COUNTY
PENNSYLVANIA

STORMWATER AS-BUILT PLAN FOR BASIN 4 WITH A PROPOSED MODIFICATION

PROJECT NO.	S02208
DATE	JULY 2, 2020
SCALE	AS SHOWN
SHEET NO.	3



- NOTE: 1. THE DETENTION BASIN 4 INFORMATION SHOWN ON THIS PLAN BOTH IN PLAN VIEW AND SECTION VIEW ARE EXISTING AND PROVIDED PREVIOUSLY TO FERGUSON TOWNSHIP AS THE AS-BUILT CONDITION. THERE IS ONLY ONE PROPOSED CHANGE TO THIS STORMWATER DETENTION BASIN INFORMATION AND THAT IS FOR THE 3" ORIFICE. THE EXISTING 3" ORIFICE NEEDS TO BE PLUGGED AND A NEW 3" PROVIDED AT THE ABOVE REFERENCED ELEVATION.
2. HORIZONTAL PLACEMENT OF THE PROPOSED NEW 3" ORIFICE MUST ENSURE THERE IS 6" MINIMUM OF CONCRETE TO REMAIN BETWEEN ANY EXISTING OPENINGS IN THE CONCRETE OUTLET STRUCTURE AND THE NEW PROPOSED 3" OPENING.

Design Engineer Certification

I hereby certify that the permanent stormwater management facilities have been constructed according to the plan specifications and approved revisions thereto.

Signature _____ Date _____

**CHAPTER 19
SIGNS AND BILLBOARDS**

**PART 1
SIGN REGULATIONS**

- §19-101. **Applicability.**
- §19-102. **Purpose and Findings.**
- §19-103. **Definitions.**
- §19-104. **General Provisions.**
- §19-105. **Construction Specifications.**
- §19-106. **Prohibited Signs.**
- §19-107. **Exempt Signs.**
- §19-108. **Temporary Signs.**
- §19-109. **Permanent Sign Types By Use Table.**
- §19-110. **Residential Uses.**
- §19-111. **Commercial Uses.**
- §19-112. **Office, Industrial and Institutional Use Signs.**
- §19-113. **Permits.**
- §19-114. **Review of Existing Permanent Signs.**
- §19-115. **Nonconforming Signs.**
- §19-116. **Removal of Certain Signs.**
- §19-117. **Administration and Enforcement.**
- §19-118. **Violations and Penalties.**
- §19-119. **Severability.**

§19-101. Applicability.

Any sign erected, altered, or maintained after the effective date of this part shall conform to the following regulations.

§19-102. Findings and Purpose.

The purpose of this chapter is to encourage the effective use of signs as a means of communication in the Township, to maintain and enhance the aesthetic environment and the Township's ability to attract sources of economic development and growth; to improve pedestrian and traffic safety, to minimize the possible adverse effect of signs on nearby private property, to enable the fair and consistent enforcement of these sign restrictions, and protect the public health, safety, and general welfare by:

1. **Findings.** The Board of Supervisors finds:
 - a. Signs provide a vital function for the convenience of the public and for the efficient communication of commercial and noncommercial speech.
 - b. Unlike oral speech, signs may cause harm by virtue of the physical space they occupy by obstructing views, distracting motorists, displacing alternative uses of land, and endangering the safety of person or property. The Township has a substantial and compelling interest in all of the purposes set forth below and has a substantial and compelling interest in regulating signs in such a way that the harms caused by signs might be reduced and mitigated.
 - c. Signs are essential to the health and economic well-being of the Township by:
 - i. Facilitating consumer transactions and other commercial and industrial activities that allow businesses to be successful, which in turn provides employment and supports a stable tax base; and
 - ii. Providing information and directions for the safe and efficient travel of motor vehicles, bicycles, and pedestrians.
 - d. Signs have a strong visual impact on the character and aesthetic appearance of the Township.
 - i. They are a prominent part of the Township and, as such, can enhance or detract from the Township's image and character and facilitate or impede the creation of an attractive and harmonious environment in the Township.
 - ii. Their suitability or appropriateness helps to define the way in which the Township and neighborhoods within the Townships are perceived.
 - e. The visual environment and character of the Township are important factors for economic well-being because they influence the Township's appearance and land values.
 - f. The visual environment and character of the Township, as well as the orderly flow of traffic and safety of travel, are diminished when visual clutter results and the vision of motorists, bicyclists, and pedestrians is obstructed by the unrestricted proliferation and placement of signs, or from the improper maintenance of signs.
 - g. Regulation of the size, height, number, and spacing of signs throughout the Township is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the Township, to protect the public

investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blights, to provide an aesthetically appealing environment, to provide ample, meaningful opportunities for persons who desire to display information by means of a sign to have their information seen and understood, and to provide for the orderly and reasonable display of advertising and other messages for the benefit of all persons in the Township.

- h. For these reasons, the needs of individual citizens, property owners, and businesses to convey their commercial and noncommercial messages must be balanced against the goals of the Township to ensure the safety of its roads and pedestrian-ways, maintain its desired character, and preserve and enhance the property values of property owners and businesses. The provisions of this Chapter do not entirely eliminate all of the harm that may be created by the installation of display of signs. Instead, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harm caused by signs.
 - i. The provisions of this Chapter do not apply to every form and instance of visual speech that may be displayed within the Township. They are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth below.
 - j. The provisions this Chapter are neither intended nor designed to restrict or control signs for the purpose of promoting or stifling any messages and content that might appear on them.
2. **Purpose.** The purpose of this Chapter is to:
- a. Promote and protect the public health, safety, and welfare of those within the Township;
 - b. Promote the efficient use of signs as a means of communication;
 - c. Ensure that the right to free speech is protected;
 - d. Maintain and enhance a visual environment that allows the Township to attract sources of economic development and supports the economic well-being of the Township's businesses;
 - e. Protect and enhance the character, quality, and viability of the Township's development and neighborhoods;
 - f. Protect scenic views and avoid sign clutter;
 - g. Reduce the distractions, obstructions, and hazards to pedestrian, bicycle, and auto mobile traffic caused by the excessive number, size, height, illumination, movement, indiscriminate placement, overconcentration, or unsafe construction or maintenance of signs;
 - h. Reasonably accommodate:
 - i. The identification and advertising needs of businesses, institutions, and other entities; and
 - ii. The needs of persons moving through the public spaces of the Township to identify and locate destinations and find desired products and services;
 - i. Ensure signs are compatible with their surroundings, and minimize potential adverse effects on nearby properties;

- j. Enhance property values and business opportunities; and
- k. Enable efficient and consistent permitting and enforcement.

§19-103. Definitions.

Words and terms used in this part shall have the meanings given herein. Unless expressly stated otherwise, any pertinent word or term not part of this part but vital to the interpretation of this part shall be construed to have their legal definition, or in absence of a legal definition, their meaning as commonly accepted.

1. Words used in the present tense shall include the future tense;
2. Words used in the plural number shall include the singular and plural number, and the plural number shall include the singular number;
3. The words "shall" and "will" are mandatory and are not discretionary;
4. The word "may" is permissive;
5. The word "lot" shall include the words "place," "parcel," and "premises";
6. The word "building" means a structure, including any part thereof having a roof and used for shelter or enclosure for persons or property;
7. The phrase "used for" shall include the phrases "arranged for," "designed for," "intended for," "maintained for," or any other legal activity;
8. The word "person" shall include the words "individual," "corporation," "governmental agency," "trust," "estate," "partnership," "association," "venture," "joint venture," "participant," or any other legal activity;
9. As used in this part, the following terms shall have the meanings indicated;

ABANDONED SIGN—A sign which has not identified or advertised a current business, service, owner, product, or activity for a period of at least 90 days.

ADDRESS SIGN—A sign that designates the street number and/or street name for identification purposes, as designated by the United States Postal Service. (Also known as a "nameplate sign.")

AGRICULTURAL COMMODITY AND PRODUCT SIGN/FARMER'S MARKET SIGNS—Signs for items sold from an agricultural activity.

ANIMATED SIGN—A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical, or electronic means. Animated signs, which are differentiated from changeable signs as defined and regulated by this part, include the following types:

- A. **ENVIRONMENTALLY ACTIVATED**—Animated signs or devices motivated by wind, thermal changes, or other natural environmental input.
- B. **MECHANICALLY ACTIVATED**—Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.

C. **ELECTRICALLY ACTIVATED**—Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of stimulating movement through employment of the characteristics of one or both of the classifications noted below:

- 1) **FLASHING**—Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of non-illumination.
- 2) **PATTERNED ILLUSIONARY MOVEMENT**—Animated signs or animated portions of signs whose illumination is characterized by stimulated movement through alternate illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

ATTRACTION-BOARD SIGN—A permanent sign on which the information is changed periodically and identifies special, unique, limited activities, services, products, or sales or limited duration. Also included in this definition are “digital display signs,” “message center sign,” and “changeable-copy sign.”

AWNING—A cloth, plastic, or other nonstructural covering that projects from a wall for the purpose of shielding a doorway or window. An awning is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

AWNING SIGN—Any sign that is part of or attached to the surface of an awning.

BALLOON—A rubber sac inflated with air or helium and then sealed at the neck, used as a child’s toy or as a decoration.

BALLOON SIGN—A lighter-than-air, gas-filled balloon, tethered in a fixed location, which contains an advertisement message on its surface or attached to the balloon in any manner. This includes inflatable tube-like signs with forced air.

BANDIT SIGN—A sign tacked, nailed, posted, pasted, glued, or otherwise attached to objects such as, but not limited to, trees, poles, stakes, fences, public benches, streetlights, or other objects, or placed on any public property or in the public right-of-way or on any private property without the permission of the property owner. (Also known as a “snipe sign.”)

BANNER—Any cloth, bunting, plastic, paper, or similar nonrigid material attached to any structure, staff, pole, rope, wire, or framing which is anchored on two or more edges or at all four corners. Banners are temporary in nature and do not include flags.

BEACON LIGHTING—Any course of electric light, whether portable or fixed, the primary purpose of which is to cast a concentrated beam of light generally skyward as a means of attracting attention to its location rather than to illuminate any particular sign, structure, or other object.

BUILDING FRONTAGE—The portion of a lot boundary abutting a street.

CANOPY—A structure other than an awning made of fabric, metal, or other material that is supported by columns or posts affixed to the ground and may also be connected to a building.

CANOPY SIGN—Any sign that is part of or attached to a canopy.

CHANGEABLE-COPY SIGN—A sign or portion thereof on which the copy or symbols change, either automatically through electrical or electronic means, or manually through placement of letters or symbols on a panel mounted in or on a track system. The two types of changeable-copy signs are manual changeable-copy signs and electronic changeable-copy signs, which include: message center signs, digital displays, and tri-version boards.

CHANNEL-LETTER SIGN—A sign consisting of fabricated or formed three-dimensional letters, individually applied to a wall, which may accommodate a light source.

CLEARANCE—The distance above the walkway, or other surface, if specified, to the bottom edge of a sign. This term can also refer to a horizontal distance between two objects.

DIGITAL DISPLAY—The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include, but are not limited to, LCD, LED, or plasma displays.

DIRECTIONAL SIGN—Signs designed to provide direction to pedestrian and vehicular traffic into and out of, or within, a site.

ELECTRONIC MESSAGE CENTER—An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source.

EXTERNAL ILLUMINATION—See “illumination.”

FADE—A mode of message transition of an electronic message sign accomplished by varying the light intensity, where the first message gradually reduces intensity to the point of not being legible and the subsequent message gradually increases intensity to the point of legibility.

FESTOON LIGHTING—A type of illumination comprised of either a group of incandescent light bulbs hung or strung overhead or on a building or other structure, or light bulbs not shaded, hooded, or otherwise screened to prevent direct rays of light from shining on adjacent properties or rights-of-way.

FLAG—Any sign printed or painted on cloth, plastic, canvas, or other like material with distinctive colors, patterns, or symbols attached to a pole or staff and anchored along only on edge or supported or anchored at only two corners.

FLASHING SIGN—A sign whose artificial illumination is not kept constant in intensity at all times when in use and which exhibits changes in light, color, direction, or animation. This definition does not include electronic message center signs or digital displays that meet the requirements set forth herein.

FREESTANDING SIGN—A sign installed upon the ground directly or through a structure designed for the exclusive purpose of supporting the sign, and not attached to a building or other structure. The following are subtypes of freestanding signs:

- A. **GROUND SIGN**—A sign permanently affixed to the ground at its base, supported entirely by a base structure and not mounted on a pole or attached to any part of a building. (Also known as a "monument sign.")
- B. **POLE SIGN**—A freestanding sign permanently affixed to one or more masts, poles, or open braces that are secured permanently to the ground and have as their principal purpose support of the sign, such that there is a minimum of two vertical feet of open air under any portion of the bottom of the sign.

GAS ISLAND CANOPY SIGNS (WITH OR WITHOUT KIOSK)—Signs for canopies over gas islands which may advertise corporate logos, names, letters, and symbols.

GAS STATION CANOPY—A freestanding, open-air structure constructed for the purpose of shielding service station islands from the elements.

GOVERNMENT/REGULATORY SIGN—Any sign for the control of traffic, for identification purposes, street signs, warning signs, railroad crossing signs, and signs of public service companies indicating danger or construction which are erected by or at the order of a public officer, employee, or agent thereof in the discharge of official duties.

GROSS SURFACE AREA—The area of a sign face shall be computed by means of the smallest square, circle, rectangle, or triangle which encompasses the extreme limits of characters, lettering, illustrations, logos, ornamentations, or other figures, together with any material or color forming an integral part of the background of the display, that is used to differentiate the sign from the backdrop or structure against which it is placed. Where the sign has two or more faces, the area of all faces shall be included in determining the gross surface area. Where the sign consists of individual letters or symbols attached to a building or wall, the area shall be considered to be that of the smallest square, circle, rectangle or triangle which encompasses all of the letters and symbols. The gross surface area shall not include any supporting structures, framing, pole, covers or bracing which is incidental to the display/sign itself and does not bear any advertising copy.

GROUND SIGN—See "freestanding sign."

HALO ILLUMINATION—See "illumination."

HOLIDAY DECORATIONS—Signs or displays, including lighting, which are a nonpermanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons. (Also known as "seasonal decorations.")

ILLUMINATED SIGN—A sign with electrical equipment installed for illumination, either internally illuminated through its sign face by a light source contained inside the sign, or externally illuminated by a light source aimed at its surface.

ILLUMINATION—A source of any artificial or reflected light, either directly from a source of light incorporated into an object, structure, or sign, or indirectly from an artificial source.

- A. **EXTERNAL ILLUMINATION**—Artificial light located away from the sign, which lights the sign, the source of which may or may not be visible to persons viewing the sign from any street, sidewalk, or adjacent property.
- B. **INTERNAL ILLUMINATION**—A light source that is concealed or contained within the sign and becomes visible in darkness through a translucent surface. Message center signs, digital displays, and signs incorporating neon lighting shall not be considered internal illumination for the purposes of this part.
- C. **HALO ILLUMINATION**—A sign using a three-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect. (Also known as "back-lit illumination.")

INCIDENTAL SIGN—A sign that displays general site information, instructions, directives, or restrictions that are primarily oriented to pedestrians and motor vehicle operators who have entered a property from a public street. These signs shall not contain any commercial advertising.

INCIDENTAL WINDOW SIGN—Signs displayed in the window displaying information such as the business's hours of operation, credit institutions accepted, commercial and civic affiliations, and similar information. These signs shall be informational only and shall not contain a commercial message.

INFLATABLE SIGN—A sign that requires air pressure to maintain its shape, made of flexible fabric, tethered to the ground or structure.

INTERACTIVE SIGN—An electronic or animated sign that reacts to the behavior or electronic signals of motor vehicle drivers.

INTERNAL ILLUMINATION—See "illumination."

LEGIBILITY—The physical attributes of a sign that allow for an observer's differentiation of its letters, words, numbers, or graphics.

LOT—A designated parcel, tract, or area of land established by plat, subdivision, or otherwise permitted by law to be used, developed, or built upon as a single unit under single ownership or control.

MANUAL CHANGEABLE-COPY SIGN—A sign or portion thereof on which the copy or symbols are changed manually through placement or drawing of letters or symbols on a sign face.

MARQUEE—A permanent roof-like shelter constructed of durable material that is supported solely by the building to which it is attached, and projects from the building face. A marquee is generally located at the main entrance to a building. This term does not include a canopy or an awning.

MARQUEE SIGN—A sign attached to or hung from a marquee.

MECHANICAL MOVEMENT SIGN—A sign having parts that physically move rather than merely appear to move as might be found in a digital display. The physical movement may be activated electronically or by another means but shall not include wind-activated movement such as is used for banners or flags. Mechanical movement signs do not include digital signs that have changeable, programmable displays.

MEMORIAL SIGN—A memorial plaque or tablet, including grave markers or other remembrances of persons or events, which is not used for a commercial message.

MENU SIGN—A permanent sign attached to a building or structure for displaying the bill of fare available at a restaurant, or other use serving food, or beverages.

MESSAGE CENTER SIGN—A type of illuminated, changeable copy sign that consists of electronically changing alphanumeric text often used for gas price display signs and athletic scoreboards.

MESSAGE SEQUENCING—The spreading of one message across more than one sign structure.

MULTI-TENANT SIGN—A freestanding sign used to advertise businesses that occupy a shopping center or complex with multiple tenants.

MURAL—A hand-produced work of visual art which is tiled or painted by hand directly upon, or affixed to an exterior wall of a building, that otherwise doesn't meet the definition of "sign".

NEON SIGN—A sign illuminated by a neon tube, or other visible light-emitting gas tube, that is bent to form letters, symbols, or other graphics.

NIT—A photometric unit of measurement referring to luminance. One nit is equal to one cd/m² (candlepower per meter squared).

NONCONFORMING SIGN—A sign that was legally erected and maintained before the effective date of this part, or amendment thereto, that does not currently comply with sign regulations of the district in which it is located.

OFF-PREMISES SIGN—An outdoor sign whose message directs attention to a specific business, product, service, event/activity, commercial/noncommercial activity, or contains a noncommercial message about something that is not sold, produced, manufactured, furnished, or conducted on the premises upon which the sign is located. (Also known as a "third-party sign," "billboard," or "outdoor advertising.")

OFFICIAL TRAFFIC SIGN—Official highway route number signs, street name signs, directional signs, and other traffic signs erected and maintained on public highways and roads in the interest of public safety or for the regulation of traffic.

ON-PREMISES SIGN—A sign whose message and design relate to an individual business, profession, product, service, event, point of view, or other commercial or noncommercial activity sold, offered, or conducted on the same property where the sign is located.

PENNANT—A triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles intended to flap in the wind.

PERMANENT SIGN—A sign attached or affixed to a building, window or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

POLE SIGN—See "freestanding sign."

PORTABLE SIGN—A sign which is movable by a person without aid of a motor vehicle or other mechanical equipment.

- A. **SANDWICH-BOARD SIGN**—A type of freestanding, portable, temporary sign consisting of two faces connected and hinged and whose message is targeted to pedestrians. (Also known as an "A-frame sign.")
- B. **VEHICULAR SIGN**—A sign affixed to a vehicle in such a manner that the sign is used primarily as a stationary advertisement for the business on which the vehicle sits or is otherwise not incidental to the vehicle's primary purpose.

PRIVATE DRIVE SIGN—A sign indicating a street or drive which is not publicly owned and maintained to be used only for access by the occupants of the development and their guests.

PROJECTING SIGN—A building-mounted double-sided sign with the two faces generally perpendicular to the building wall, not to include signs located on a canopy, awning, or marquee. (Also known as "blade sign.")

PUBLIC SIGN—A sign erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossing, and identification signs for public facilities.

REFLECTIVE SIGN—A sign containing any material or device which has the effect of intensifying reflected light.

REVOLVING SIGN—A sign which revolves in a circular motion rather than remaining stationary on its supporting structure.

RIGHT-OF-WAY—A corridor of land set aside for use, in whole or in part, by a street or other public purpose.

ROOF SIGN—A building-mounted sign erected upon, against, or over the roof of a building.

SANDWICH-BOARD SIGN—See "portable sign."

SCOREBOARD—A sign contained within an athletic venue and intended solely to provide information to the attendees of an athletic event.

SCROLL—A mode of message transition on an electronic message sign in which the message appears to move vertically or horizontally across the display surface.

SECURITY SIGN—An on-premises sign regulating the use of the premises, such as a "no trespassing," "no hunting," or "no soliciting" sign. (Also known as a "warning sign.")

SHIELDED—The description of a luminaire from which no direct glare is visible at normal viewing angles by virtue of its being properly aimed, oriented, or located which is properly fitted with devices such as shields, barn doors, baffles, louvers, skirts, or visors.

SIGN—Any device, fixture, placard, or structure which uses any color, form, graphic, logo, illumination, symbol, or writing which advertises, announces the purpose of or identifies the purpose of a product, service, place, activity, person, institution, business, or solicitation to the public. Also included are any emblems, painting, flags, banners, pennants, or placards designed to advertise, identify, or convey information and any permanently installed or situated sign merchandise.

SIGN AREA—See "gross sign area."

SIGN HEIGHT—The distance from the existing ground elevation at the base of or immediately below the sign to the highest point of the sign structure.

SIGN OFFICER—The Sign Officer shall be the Ferguson Township Zoning Administrator.

SIGN SUPPORTING STRUCTURE—Poles, posts, walls, frames, brackets, or other supports holding a sign in place.

STOREFRONT—The exterior facade of a building housing a commercial use that is visible from a street, sidewalk, or other pedestrian way accessible to the public and containing the primary entrance to the commercial establishment.

STREAMERS—A display made of lightweight, flexible materials consisting of long, narrow, wavy strips, hung individually or in a series, with or without a logo or advertising message printed or painted on them and typically designed to move in the wind.

STREET POLE BANNER—A banner suspended above a public sidewalk and attached to a single street pole. These signs shall not contain any commercial advertising.

TEMPORARY SIGN—A temporary sign or display that is intended or constructed for display and generally constructed of lightweight materials and installed in a manner so as to be easily removed.

TOURIST-ORIENTED DIRECTIONAL SIGN (TOD), STATE RIGHT-OF-WAY—A 24-inch-by-72-inch or 16-inch-by-48-inch directional sign on blue or brown background that indicates the name of and gives directional guidance to the participant's location. These signs are located for individual participants, following PennDOT's TODs signage policy and are not part of a larger sign system. TOD signs are permitted in the state right-of-way.

TOURIST-ORIENTED DIRECTIONAL SIGN (TOD), TOWNSHIP RIGHT-OF-WAY—A sign that may include text, a symbol and directional arrow, not to exceed a total of six square feet. These smaller TOD signs are permitted within the Township right-of-way.

TRANSITION—A visual effect used on an electronic message sign to change from one message to another.

TRI-VISION BOARDS—An outdoor unit with a slatted face that allows three different copy messages to revolve at intermittent intervals.

VEHICULAR SIGN—See "portable sign."

VENDING MACHINE SIGN—A sign displayed on a vending machine indicating the name of the product being sold and/or the price of such product.

WALL SIGN—A building-mounted sign which is either attached to, displayed on, or painted on an exterior wall in a manner parallel with the wall surface which projects not more than 12 inches from that wall or surface. A sign installed on a false or mansard roof is also considered a wall sign. (Also known as: "fascia sign," "parallel wall sign," or "band sign.")

WARNING SIGN—See "security sign."

WINDOW SIGN—A sign which is painted on, applied to, or affixed to a window or door, or located within three feet of the interior of the window or door, and is legible and intended to be read from the exterior of the building.

YARD SIGN—A lightweight, temporary, freestanding sign that is generally installed in the ground on a wooden post or a thin frame made of metal.

ZONING HEARING BOARD—The Zoning Hearing Board of Ferguson Township.

ZONING ORDINANCE—The Zoning Ordinance of Ferguson Township (Chapter 27).

§19-104. General Provisions.

1. Basis on Which Signs Are Regulated. The display of signs in Ferguson Township is hereby regulated on the basis of the following factors:
 - A. Type of sign;
 - B. Area of the sign;
 - C. Height of the sign;
 - D. Location of the sign;
 - E. Number of signs permitted on a property.

2. Sign Illumination.

All sign illumination will comply with Ferguson Township's Lighting Ordinance §4-111.

- A. Illumination. Signs may be illuminated, unless specified otherwise herein, consistent with the following standards:
 - 1) Light Sources. Light sources to illuminate signs shall neither be visible from any street right-of-way, nor cause glare hazardous or distracting to pedestrians, vehicle drivers, or abutting properties.
 - 2) Detectable Light. No more than 0.2 footcandle of light shall be detectable at the boundary of any abutting property.

- B. Message Duration. The length of time each message may be displayed on an attraction-board sign shall be no less than 10 seconds.
- C. Types of Illumination. Where permitted, illumination may be:
 - 1) External. Externally illuminated signs, where permitted, are subject to the following regulations:
 - a) The source of the light must be concealed by translucent covers.
 - b) External illumination shall be by a steady, stationary light source, shielded and directed solely at the sign. The light source must be static in color.
 - 2) Internal. Internally illuminated signs, where permitted, are subject to the following regulations:
 - a) Internal illumination, including neon lighting, must be static in intensity and color.
 - b) Attraction-board signs are permitted in accordance with the regulations contained in Table 1:

**Table 1
PERMITTED TYPES OF ILLUMINATION BY USE.**

Use	Illumination Type				Brightness Limitation for Digital Displays and Message Centers	Motion Limitation	Site Limitation	
	Internal	Message Center Sign	External	Digital Display			Digital Display Signs as a Max % of Total Sign Area on Site	Message Center Signs as a Max % of Sign Area
Residential Agriculture and Rural	N	N ^{2*}	N ¹	N	N/A	N/A	N/A	N/A
Office and General Commercial	Y	Y	Y	Y	Daytime: 5,000 nits **Nighttime: 750 nits	10 Seconds	N/A	50%
Industrial/ IRD	Y	N*	Y	N	Daytime: 5,000 nits **Nighttime: 750 nits	10 Seconds	N/A	N/A
Off-premises ¹	N	N	Y	N	N/A	N/A	N/A	N/A
Temporary signs ¹	N	N	N	N	N/A	N/A	N/A	N/A
Portable signs ¹	N	N	N	N	N/A	N/A	N/A	N/A

1 Off-premises, temporary and portable signs are subject to the illumination regulations governing off-premises, temporary and portable signs, rather than the illumination standards governing the specific district where the sign is located.

2 Excludes signs located in parks or recreational facilities.

3 Excludes scoreboards located in parks or recreational facilities.

* Place of assembly sign permitted.

** United States Sign Council: 2016.

3. Attraction Boards. Subject to the following regulations, in addition to all other illumination requirements established in this section.
 - A. Sign Type. Attraction boards shall be attached to the freestanding sign.
 - B. Height. If the attraction board is separated from the main freestanding pole sign, the attraction board may not project higher than 15 feet as measured from grade level directly below the base of the sign or grade of the nearest adjacent roadway, whichever is higher. If the attraction board is separated from the main freestanding sign, it shall be serrated by a minimum of 12 inches from the main freestanding pole sign.
 - C. Area. Ten square feet per face.
 - D. Maximum Number. One sign per freestanding sign.
 - E. Message Display.
 - 1) No attraction-board sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
 - 2) The content of an attraction-board sign must transition by changing instantly (e.g., no fade-out or fade-in).
 - 3) Default Design. The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
 - 4) No attraction-board sign shall contain red electronic lettering.
 - F. Daylight Hours. During daylight hours between sunrise and sunset, luminance shall be no greater than 5,000 nits.
 - G. Other Times. At all other times, luminance shall be no greater than 750 nits.
 - H. Light-Sensing Device. Each sign must have a light-sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set here within.
 - I. Public Service Announcements. The owner of every attraction-board sign shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public, including, but not limited to, Amber alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
 - J. The owner of any attraction board shall arrange for a certification showing compliance with the brightness standards set forth herein by an independent contractor and provide the certification documentation to Ferguson Township as a condition precedent to the issuance of a sign permit.
4. Electrical Standards.
 - A. The electrical, solar, or battery supply to all exterior signs, whether to the sign itself or to lighting fixtures positioned to illuminate the sign, shall be provided by means of concealed cables. Electrical, solar, or battery supply to freestanding signs shall be provided by means of underground cables.

§19-105. Construction Specifications.

All permanent signs permitted by this part shall be constructed in accordance with the provisions of this section. When applicable, a building permit shall be obtained for sign construction.

1. Compliance with Applicable Codes. In addition to complying with the provisions of this part, all signs shall be constructed in accordance with the provisions of the International Building Code (Chapter 5, Part 1) and Electrical Code-of the Township of Ferguson (Chapter 5, Part 2), latest adopted edition.

§19-106. Prohibited Signs.

The following signs are unlawful and prohibited:

1. Signs within the Township right-of-way, except for governmental signs/regulatory signs and official traffic signs.
2. Abandoned signs.
3. Bandit signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this chapter.
4. Signs placed on or painted on a vehicle parked with the primary purpose of providing signage not otherwise allowed in this part.
5. Mechanical movement signs, including revolving signs.
6. Pennant strings and streamers, balloons and other gas-filled figures, except as a temporary sign.
7. Any signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals.
8. A-frame, or sandwich board, and sidewalk, or curb signs, except as a temporary sign.
9. Signs which emit smoke, visible vapors, particulate matter, sound, odor, or contain open flames.
10. Interactive signs.
11. Signs incorporating beacon or festoon lighting.
12. Roof signs.
13. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
14. Signs which are attached or otherwise affixed to trees or other living vegetation, except for security and warning signs.
15. Signs which are attached or otherwise affixed to a building and project more than 16 inches beyond the wall surface of such building to which the sign is attached or otherwise affixed.
16. Portable and Wheeled Signs, except as a temporary sign.

§19-107. Exempt Signs.

The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zoning district, provided such signs comply with the regulations in this section, and shall not be permitted in the right-of-way, except where noted in the section below.

1. For each roadway frontage on a parcel of land that is actively marketed for sale, lease, or rent.
 - A. Residential Uses.
 - i. Unlighted sign that does not exceed three (3) feet in height and four (4) square feet per face.

- ii. Signs shall be located on the property that is actively marketed and shall be removed within ten (10) days upon completion of the sale, letting or hiring, lease or rental of the subject property.
 - B. Commercial Uses.
 - i. Unlighted sign that does not exceed thirty two (32) square feet per face.
 - ii. Signs shall be located on the lot and shall be removed within ten (10) days upon completion of the sale, letting or hiring, lease or rental of the subject property.
- 2. Up to two signs stating address, number, and/or name of occupants of the premises and do not include any commercial advertising or other identification.
 - A. Residential Uses. Signs not to exceed three square feet per face.
 - B. Commercial Uses. Signs not to exceed five square feet per face.
- 3. Non-illuminated "No Trespassing" or other signs serving as notice from an owner or tenant to persons not on the premises that entry to the premises is prohibited or restricted in accordance with Title 75, Pa.C.S.A., the Pennsylvania Vehicle Code and its regulations, as set forth in Title 18, Pa.C.S.A., the Pennsylvania Crimes Code and its regulations.
 - A. Residential Uses. Signs not to exceed two square feet per face.
 - B. Commercial Uses. Maximum of one large sign per property, not to exceed five square feet per face. All other posted security and warning signs may not exceed two square feet per face.
- 4. Flags.
 - A. Location. Flags and flagpoles shall not be located within any right-of-way.
 - B. Height. Flags shall have a maximum height of 30 feet.
 - C. Number. No more than two flags per lot in residential districts, no more than three flags per lot in all other districts.
 - D. Size. Maximum flag size is 24 square feet per face in residential districts, 35 square feet per face in all other districts.
 - E. Flags Containing Commercial Messages. Flags containing commercial messages may be used as permitted freestanding or projecting signs, within districts that have commercial uses.
 - F. Noncommercial Messages. Flags up to three square feet per face containing noncommercial messages.
 - G. Noncommercial Signs. Flags, emblems, and insignia of political, professional, religious, educational, or fraternal organizations, providing that such flags, emblems, and insignia are displayed for noncommercial purposes.
- 5. Any sign required to be erected by Township, state or federal law.
- 6. Any sign consisting of a solid plate of bronze or similar corrosion-resistant metal and does not exceed four square feet per face.
 - A. Attached. A sign that is permanently attached to a building.
 - B. Freestanding. Installed in the ground below a tree, not to exceed two feet in height and the placement is not endangering the safety of person or property.
- 7. Any sign carved into masonry that is integral to a structure.

8. Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.
9. Incidental signs, including incidental window signs.
10. Parking lot directional and instructional signs.
 - A. Directional signs designating parking area entrances and exits limited to one sign for each entrance and/or exit and not exceeding four square feet per face for each exposed face. Parking lot directional signs shall not project higher than five feet in height, as measured from the established grade of the parking area to which such signs are accessory. These signs are limited to the name and logo of the business being directed to.
 - B. Instructional signs designating the conditions of use or identity of parking areas and not exceeding eight square feet per face for each exposed face nor exceeding an aggregate gross surface area of 16 square feet. Parking lot instruction signs shall not project higher than 10 feet for wall signs and seven feet for freestanding signs, as measured from the established grade of the parking area(s) to which such signs are accessory.
11. A mural or work of visual art that conforms with the following standards shall be exempt from regulation.
 - A. Mural of work of art that meets all of the following criteria:
 - i. Does not exceed 300 square feet,
 - ii. Contains less than three percent (3%) text,
 - iii. Be located on a commercial building at least fifty feet from an arterial street, and
 - iv. Remain intact for a minimum of two years.
12. Temporary signs in accordance with §19-108.
13. Signs which do not exceed 20 square feet per face or 40 square feet total, including century farm signs and farm preservation signs. Each farm may have a total of three signs: farm name, century farm sign, and preserved farm sign.
14. Signs placed on or affixed to the side of vehicles and/or trailers where the sign is incidental to the primary use of the vehicle or trailer. However, this is not in any way intended to permit signs placed on or affixed to vehicles and/or trailers which are parked on a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property, with the exception of self-propelled, licensed vehicles with no more than two axles where the vehicles are parked in the parking lot for the use which the vehicles serves. A sign affixed to the side of a vehicle may not exceed the limits of the side of the vehicle that it is affixed to. Signs affixed to or wrapped around public transportation vehicles are included.
15. Awning, canopy and marquee signs. Signs not exceeding an aggregate gross surface area of four square feet.
16. Signs erected for the limited time period of two weeks during a year in the AR Zoning District and on the grounds commonly used for the Agricultural Progress Days.
17. Signs erected on the perimeter of an organizational sponsored youth athletic field. Signs shall be one-sided with a maximum of 32 square feet per face. Sponsors advertising on scoreboards may not exceed 25% of the surface area of the score board.

The following exempt signs are permitted within the Township right-of-way:

18. Official traffic signs.
19. Government/regulatory, Public signs. Signs erected or required by government agencies or utilities, including traffic, utility, safety, railroad crossings, and identification or directional signs for public facilities.
20. Private drive signs. One sign per driveway entrance, not to exceed two square feet per face.
21. Tourist-orientated directional signs within Township right-of-way. TOD signs are not to exceed three signs per attraction/destination. A TOD sign may include text, symbol, and directional arrow; the total sign area of all three signs combined shall not exceed six square feet per face.
22. Tourist-orientated directional signs within state right-of-way. A 24-inch-by-72-inch or 16-inch-by-48-inch directional sign following PennDOT's TODs signage policy.
23. A sign no larger than two (2) square feet per face, advertising the sale of miscellaneous household goods, often held in the garage or yard of a residential dwelling.

§19-108. Temporary Sign Standards.

1. Temporary signs may be erected based upon the Temporary Signs Allowed by Use Type table. The types of temporary signs allowed for each use are identified in **Table 2: Temporary Signs Allowed by Use Type**. For each type of sign, the right-most column in Table 2 references the specific standards that apply to that type of sign.

**Table 2
TEMPORARY SIGNS ALLOWED BY USE TYPE.**

TYPE OF SIGN PERMITTED	NUMBER OF SIGNS PER BUSINESS	STANDARDS
ATTACHED COMMERCIAL USE SIGNS		
Banner	One (1)	§ 19-108.3.A.
Wall	One (1)*	§ 19-108.3.B.
Window	20% of façade area comprised of windows	§ 19-108.3.C.
<i>* If a property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional wall sign may be permitted so long as there is a minimum spacing of 200 feet between the two wall signs.</i>		
FREESTANDING COMMERCIAL USE SIGNS		
Inflatable and Balloon	N/A	§ 19-108.4.A.
Freestanding	One (1)**	§ 19-108.4.B.
Portable	Two (2)	§ 19-108.4.C.
<i>** If a property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional wall sign may be permitted so long as there is a minimum spacing of 200 feet between the two wall signs.</i>		
TYPE OF SIGN PERMITTED	NUMBER OF SIGNS PER LOT	STANDARDS
ATTACHED RESIDENTIAL USE SIGNS		
Wall	One (1)***	§ 19-108.5.A.
<i>*** One large temporary sign is permitted per residential use so long as the property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.</i>		
FREESTANDING RESIDENTIAL USE SIGNS		
Portable	Three (3)	§ 19-108.6.A.

- A. Temporary signs are non-illuminated and constructed from materials that do not degrade over the life of the sign.
- B. Temporary signs must be safely and securely fastened, mounted, and/or affixed to the ground to prevent damage to the sign, surrounding structures, and people, especially considering potentially adverse weather conditions.
- C. The placement of temporary signs must not interfere with pedestrian traffic, curb ramps, or access to buildings, driveways, fire escapes, or otherwise restrict access to, any parking spaces necessary to fulfill the requirements of §22-501C. Off-Street Parking and Loading Regulations.
- D. Temporary Construction Signs. All temporary construction signs are permitted at issuance of a Zoning Permit. All temporary construction signs will be removed from the construction site, no more than 30 days after an Occupancy Permit has been issued.

2. Removal

- A. Ferguson Township and/or the property owner may confiscate signs installed in violation of this chapter. Neither Ferguson Township nor the property owner are responsible for notifying sign owners of confiscation of an illegal sign.
 - B. Permission. The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.
 - C. Installation and Maintenance.
 - i. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and will be required to be removed by a Township official.
3. Standards for Temporary Attached Signs for Commercial Uses
- A. Banner Sign
 - i. One large temporary banner sign is permitted per business for all commercial uses. If a property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional banner sign may be permitted so long as there is a minimum spacing of 200 feet between the two banner signs.
 - ii. The temporary banner sign shall have a maximum area of 32 square feet per face.
 - iii. The temporary banner sign shall hang at a height no greater than 20 feet.
 - iv. A temporary banner sign shall be displayed no more than four times a year per business, for a period of time not to exceed 30 days.
 - B. Banner Sign across a State Highway
 - i. No banner sign shall be attached to any utility pole.
 - ii. No banner sign shall be erected in such a manner as to create an unsafe condition for motor vehicles, bicycles or pedestrian traffic.
 - iii. A banner across a State Highway is authorized by Title 67, Chapter 212, Section 212.7 only after obtaining written consent from the Pennsylvania Department of Transportation. The Traffic Engineering Manual (Pub 46) provides banner requirements, process and guidance for the Pennsylvania Department of Transportation when considering requests to install banners across State Highways.
 - C. Wall Sign
 - i. One large temporary wall sign is permitted per business for all commercial uses. If a property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional wall sign may be permitted so long as there is a minimum spacing of 200 feet between the two wall signs.
 - ii. The temporary wall sign shall have a maximum area of 16 square feet per face.
 - iii. A temporary wall sign shall be displayed no more than once a year per business, for a period of time not to exceed 30 days.
 - D. Window Sign
 - i. Each story of a building may have one window sign, not exceeding 20 percent of the total window area for the story the sign is being installed on.

- ii. A window sign shall not be illuminated by any source other than a source external to the sign.
- 4. Standards for Temporary Freestanding Signs for Commercial Uses
 - A. Inflatable and Balloon Signs.
 - i. Not project above the roof line or top of the building structure;
 - ii. Not to be designed to generate animation or movement;
 - iii. The placement must not interfere with pedestrian traffic, curb ramps, or access to buildings, driveways, or fire escapes; and
 - iv. Be displayed no more than four times a year per lot, for a period of time not to exceed seven days.
 - B. Freestanding Sign
 - i. One large temporary freestanding sign is permitted per business for all commercial uses. If a property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one additional freestanding sign may be permitted so long as there is a minimum spacing of 200 feet between the two freestanding signs.
 - ii. The temporary freestanding sign shall have a maximum area of 16 square feet per face.
 - iii. Large temporary signs that are freestanding shall have a maximum height of eight feet.
 - C. Portable Sign
 - i. Two signs are permitted per establishment/business.
 - ii. Sign area shall not exceed 9 square feet per face.
 - iii. The placement of the sign must not interfere with pedestrian traffic, curb ramps, or access to buildings, driveways, or fire escapes.
 - iv. The sign shall not be affixed, chained, anchored, or otherwise secured to any pole, tree, tree grate, fire hydrant, railing, or other structure.
 - v. The sign shall be permitted to be displayed during business hours and removed at close of business daily.
- 5. Standards for Temporary Attached Signs for Residential Uses
 - A. Wall Sign
 - i. One large temporary wall sign is permitted per residential use so long as the property is greater than two acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.
 - ii. The temporary wall sign shall have a maximum area of 32 square feet per face.
- 6. Standards for Temporary Freestanding Signs for Residential Uses
 - A. Portable Sign
 - i. Up to three portable signs having a sign area not exceeding 3 square feet per face are permitted per residential lot.
 - ii. A portable sign shall not exceed six feet in height.

§19-109. Permanent Sign Types By Use Table.

Table 3
PERMANENT SIGN TYPES BY USE.

TYPE OF SIGN PERMITTED	ATTACHED (A) / FREESTANDING (F)	STANDARDS
RESIDENTIAL USE SIGNS		
RESIDENTIAL		
Building Name & Address	A/F	§19-110.1.
Residential Development	F	§19-110.2.
Home Occupation	F	§19-110.3.
COMMERCIAL USE SIGNS		
COMMERCIAL		
Wall	A	§ 19-111.1.A.
Freestanding	F	§ 19-111.1.B.
Awning, Canopy & Marquee	A	§ 19-111.1.C.
Attraction Board	A to F	§ 19-111.1.D.
Billboards & Off-Premises	F	§ 19-111.1.E.
Window	A	§ 19-111.1.F.
SHOPPING CENTER SIGNS		
Wall	A	§ 19-111.2.A.
Freestanding	F	§ 19-111.2.B.
Awning, Canopy & Marquee	A	§ 19-111.2.C.
Attraction Board	F	§ 19-111.2.D.
AUTOMOBILE SERVICE STATION SIGNS		
Wall	A	§ 19-111.3.A.
Freestanding	F	§ 19-111.3.B.
Awning, Canopy & Marquee	A	§ 19-111.3.C.
Service Bay Identification	A	§ 19-111.3.D.
Service Island Identification	A/F	§ 19-111.3.E.
Convenience Store	A	§ 19-111.1./ § 19-111.3.E.
Gas Island Canopy	A	§ 19-111.3.G.
OFF-PREMISES DIRECTIONAL/DIRECTORY SIGNS	A/F	§ 19-111.4.
ADULT BUSINESS SIGNS		
Wall	A	§ 19-111.7.A.
AUTOMOBILE DEALERSHIP SIGNS		
Wall	A	§ 19-111.8.A.
Freestanding	F	§ 19-111.8.B.
Awning, Canopy & Marquee	A	§ 19-111.8.C.
Service Bay Identification	A	§ 19-111.8.D.

OFFICE, INDUSTRIAL AND INSTITUTIONAL USE SIGNS		
OFFICE, INDUSTRIAL AND INSTITUTIONAL SIGNS		
Wall	A	§ 19-112.1.A.
Freestanding	F	§ 19-112.1.B.
Awning, Canopy, & Marquee	A	§ 19-112.1.C.
Landscaped Ground	F	§ 19-112.1.D.
OFFICE & INDUSTRIAL PARK SIGNS	F	§ 19-112.2.
DIRECTORY SIGNS	A/F	§ 19-112.3.
OFF-PREMISES DIRECTIONAL/DIRECTORY SIGNS	A/F	§ 19-112.4.
INSTITUTIONAL ATTRACTION BOARDS	A/F	§ 19-112.5.

§19-110. Residential Uses.

For all residential uses, only the following signs are hereby permitted and then only accessory and incidental to a permitted or special use: (It shall be noted that all residential address labeling should be referred to Chapter 11, Housing, of the Ferguson Township Code.)

1. Building Name and Address Signs. Name and address signs of buildings containing six or more residential units indicating only the name of the building, the name of the development in which it is located, the management thereof and/or address of the premises shall be subject to the following:
 - A. Type. Building name and address signs may be either wall signs or freestanding signs.
 - B. Number. There shall not be more than one name and address sign for each building, except that, where a building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
 - C. Area. Building name and address signs shall not exceed four square feet per face, nor exceed an aggregate gross surface of eight feet.
 - D. Location. Building name and address signs shall not be located closer than 1/2 the minimum setback required for the zoning district in which the sign is to be erected or within 15 feet of any point of vehicular access from zoning lot to a public roadway, whichever is greater. The location and arrangement of all building name and address signs shall be subject to the review and approval of the Sign Officer.
 - E. Height. Building name and address signs shall not project higher than 15 feet for wall signs and seven feet for freestanding signs as measured from base of sign or building to which the sign is to be affixed or grade of the nearest adjacent roadway, whichever is higher.

2. Residential Development Signs. Residential development signs indicating only the name of the development and/or the address or location of the development shall be subject to the following:
 - A. Type. The residential development signs shall be freestanding signs.
 - B. Number. There shall not be more than two residential development signs for each point of vehicular access to a development.

- C. Area. Residential development signs shall not exceed 20 square feet per face. The total aggregate surface area shall not exceed 40 square feet for each point of vehicular access to a development.
 - D. Location. Residential development signs may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway. The location and arrangement of all residential development signs shall be subject to the review and approval of the Sign Officer.
 - E. Height. Residential development signs shall not project higher than seven feet as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.
3. Home Occupation Sign. Signs which indicate the name and address of a home occupation shall be subject to the following:
- A. Type. The home occupation sign shall be a freestanding sign.
 - B. Number. There shall not be more than one home occupation sign per house.
 - C. Area. The home occupation sign shall not exceed 5 square feet per face or 10 square feet gross aggregate sign area.
 - D. Location. The home occupation sign may be located on the lot but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway. The location of all home occupation signs shall be subject to the review and approval of the Sign Officer.
 - E. Height. Home occupation signs shall not project higher than five feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
 - F. Exempt Signs. Exempt signs as specified in § 19-107.
 - G. Temporary Signs. Temporary signs as specified in § 19-108.

§ 19-111. Commercial Uses.

For all commercial uses, only the following signs are hereby permitted and then only if accessory and incidental to a permitted or special use:

- 1. Commercial Use Signs. Commercial use signs, other than those subject to special conditions in later subsections of this section, shall be subject to the following:
 - A. Wall Signs.
 - 1. Number. There shall not be more than one wall sign for each principal building, except that, where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
 - 2. Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet per face, whichever is smaller. The gross surface area of a wall sign may be increased by 20%, except that the gross surface of the sign shall not exceed 64 square feet per face if such wall sign:

- a) Consists only of individual, outlined alphabetic, numeric and/or characters without background, except that provided by the building surface to which the sign is to be affixed.
 - b) If illuminated, such illumination is achieved through shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.
3. Location. A wall sign may be located on the outermost wall on any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed. The location and arrangement of all wall signs shall be subject to the review and approval of the Sign Officer.
 4. Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall which the sign is to be affixed, whichever is lower.
 5. Special Conditions. Where a principal building is devoted to two or more permitted uses, the following chart shall determine the size of the sign permitted per business:

Number of Businesses in Buildings	Maximum Square Feet Per Face Permitted per Business
1	64
2	32
3	24
4 or more	20

In this case, where there are two or more permitted uses within a building, it shall be the responsibility of the building owner to apply for and sign for the sign permit.

B. Freestanding Signs.

1. Number. There shall not be more than one freestanding signs for each lot, with the exception of a commercial property where the entrances are along an arterial street and two or more principal buildings exist on the lot. For a lot with two or more buildings on the lot, no more than two freestanding signs shall be permitted.
2. Corridor Overlay. If a parcel is located within the corridor overlay, two freestanding signs are permitted if the parcel has two or more principal buildings and where entrances are along an arterial street.
3. Area. The gross surface area of a freestanding sign shall not exceed 32 square feet per face, nor exceed an aggregate gross surface area of 64 square feet.
4. Location. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.

5. Height. A freestanding sign shall not project higher than 25 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay Ordinance.
- C. Awning, Canopy and Marquee Signs.
1. Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part, as specified in § 19-107.
 2. Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet or not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is affixed.
 3. Height. Any awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.
- D. Attraction Boards.
1. Type. Attraction boards shall be attached to the main freestanding sign.
 2. Number. Each lot with a retail/wholesale commercial use (except automobile dealerships and automobile service stations) may erect a single attraction board identifying special, unique, limited activities, services, products or sale of limited duration occurring on the retail/wholesale commercial lot or where the attraction board is to be located.
 3. Area. The gross surface area of a retail/wholesale commercial lot attraction board shall not exceed 10 square feet per face, nor exceed 20 square feet in aggregate gross surface area.
 4. Location. A retail/wholesale commercial premises attraction board may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
 5. Height. If the attraction board is separated from the main freestanding pole sign, the attraction board may not project higher than 15 feet as measured from grade level directly below the base of the sign or grade of the nearest adjacent roadway, whichever is higher. If the attraction board is separated from the main freestanding sign, it shall be separated by a minimum of 12 inches from the main freestanding pole sign.
- E. Billboards and Off-Premises Signs.
1. Number. One billboard or off-premises sign may be erected, constructed or maintained on any premises in a General Commercial Zoning District, provided the proposed billboard or off-premises sign shall meet the following criteria and be required to adhere to the following regulations. Any special exception granted shall meet the following criteria and be required to adhere to the following regulations.

2. Area. An off-premises sign or billboard shall not exceed 300 square feet per face, and each such sign shall have only one exposed face.
3. Spacing. An off-premises sign or billboard shall not be closer than 1,000 feet to another off-premises sign or billboard along the same side of any street or highway.
4. Spacing at Intersections. An off-premises sign or billboard shall not be located within 150 feet of any street intersection.
5. Location. An off-premises sign or billboard shall only be permitted in the General Commercial Zoning District only on lots which do not have a freestanding sign. The sign shall be located in accordance with the yard setbacks for structures in the General Commercial Zoning District. If a billboard is erected, no freestanding sign will be permitted.
6. Height. An off-premises sign or billboard shall not project higher than 22 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower.
7. Engineering Certification. Any applications for an off-premises sign or billboard shall be accompanied by certification under seal by a professional engineer that the existence of the off-premises sign or billboard, as proposed, shall not present a safety hazard

F. Window Sign

1. On any story of a building, the total sign area of window signs shall not exceed 20 percent of the façade area comprised of windows.
2. A window sign shall not be illuminated by any source other than a source external to the sign.

2. Shopping Center Signs.

A. Wall Signs.

1. Number. There shall not be more than one wall sign for each principal tenant or use contained in a shopping center, except that, where a tenant or use abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
2. Area. The gross surface area of a wall sign shall not exceed 10% of the tenant's or user's proportionate share of the building wall to which the sign is to be affixed or 50 square feet, whichever is smaller.
3. Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
4. Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.

B. Freestanding Signs.

1. Number. There shall not be more than one freestanding sign for each shopping center.

2. Area. The gross surface area of a freestanding sign shall not exceed a maximum of one square foot of gross aggregate surface area for each 1 1/2 linear feet of front footage of the lot, not to exceed 100 square feet per face, nor exceed 200 square feet of gross aggregate surface area.
3. Location. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.
4. Height. A freestanding sign shall not project higher than 25 feet as measured from grade level directly below the base of the sign or grade of the nearest adjacent roadway, whichever is lower. If the lot is located in the Corridor Overlay District, the height shall be controlled by the Corridor Overlay Ordinance and the regulations of the underlying zone.
5. Directory Signs. Each shopping center freestanding sign may include affixed directly to it a directory indicating only the names of the tenants of the shopping center in which the sign is to be located. The gross surface area of a directory shall not exceed 10 square feet per face, nor exceed an aggregate gross surface area of 20 square feet for each tenant located in the shopping center in which the sign is to be located.

C. Awning, Canopy and Marquee Signs.

1. Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of 24 square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part as specified in § 19-107.
2. Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
3. Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.

D. Attraction Board.

1. Type. Shopping center attraction boards shall be freestanding signs.
2. Number. Each shopping center may erect a single attraction board identifying special, unique, limited activities, services, products or sale of a limited duration occurring within the shopping center in which the attraction board is to be located.
3. Area. The gross surface area of a shopping center attraction board shall not exceed 50 square feet per face, nor exceed an aggregate gross surface area of 100 square feet.
4. Location. A shopping center attraction board may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.

5. Height. If the sign is separate from the main freestanding pole sign, a shopping center attraction board shall not project higher than 15 feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher. If the attraction board is part of and mounted on the main freestanding pole sign, the attraction sign shall be separated by a minimum of 12 inches from the main shopping center sign. If the lot is located in the Corridor Overlay District, the height shall be controlled by the Corridor Overlay Ordinance and the regulations of the underlying zoning district.
3. Automobile Service Station Signs. Automobile service station signs shall be subject to the following:
 - A. Wall Signs.
 1. Number. There shall not be more than one wall sign for each principal building, except that, where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
 2. Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall to which it is to be affixed or 64 square feet per face, whichever is smaller. The gross surface area of a wall sign may be increased by 20%, except that the gross surface area of the sign shall not exceed 64 square feet per face, if such wall sign:
 - a) Consists only of individual, outlined alphabetic, numeric and/or symbolic characters without background except that provided by the building surface to which the sign is to be affixed.
 - b) If illuminated, such illumination is achieved through shielded illumination, shielded silhouette lighting or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.
 - c) Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
 - d) Height. A wall sign shall not project higher than a parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.
 - B. Freestanding Signs.
 1. Number. There shall not be more than one freestanding sign for each lot.
 2. Area. The gross surface area of a freestanding sign shall not exceed 32 square feet per face, nor exceed an aggregate gross surface area of 64 square feet.
 3. Location. A freestanding sign may be located in any required yard but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.
 4. Height. A freestanding sign shall not project higher than 25 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District

when the height shall be controlled by the Corridor Overlay District and the regulations of the underlying zone.

- C. Awning, Canopy and Marquee Signs.
 - 1. Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part, as specified in § 19-107.
 - 2. Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
 - 3. Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed or 20 feet as measured from the base of the building wall to which the awning, canopy or marquee is to be affixed, whichever is lower.
- D. Service Bay Identification Signs. Service bay identification signs providing direction or instruction to:
 - 1. Type. All service bay identification signs shall be wall signs.
 - 2. Number. There shall not be more than one service bay identification sign for each service bay located on the premises.
 - 3. Area. The area of a service bay identification sign shall not exceed 10 square feet per face.
 - 4. Location. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
 - 5. Height. A service bay identification sign shall not project higher than a parapet line of a wall to which the sign is to be affixed, or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.
- E. Service Island Identification Signs. Service island identification signs indicating the type of service offered, the price of gasoline and other relevant information or direction to persons using the facility, but containing no advertising material of any kind, shall be subject to the following:
 - 1. Type. Service island identification signs may be either wall signs or freestanding signs.
 - 2. Number. There shall not be more than one service island or identification sign for each service or pump island on the premises.
 - 3. Location. Service island identification signs may be located on the outermost wall of any principal building, on the pumps or within the area of a service island.
 - 4. Area. The gross surface of a service island identification sign shall not exceed six (6) square feet per face, nor exceed an aggregate gross surface of 12 square feet.

5. Height. A service island identification sign shall not project higher than 15 feet, as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or grade of the nearest adjacent roadway, whichever is lower.
- F. Convenience Store Signs. Convenience store signs shall be subject to the following:
 1. A convenience store will be regulated by § 19-111.1 except that each convenience store with one or more service islands shall be regulated by the provisions of § 19-111.3.E and such election shall be included as part of this sign permit for that store.
- G. Gas Island Canopy Sign:
 1. Sign copy, corporate logos, graphics, etc., may be a maximum of 15% of one face of the canopy;
 2. Individual letters, logos or symbols may not exceed four feet in height and may not project out from the surface of canopy more than 18 inches, or project above or below the canopy. Digital gas prices are permitted.
4. Off-Premises Directional/Directory Signs. Off-premises directional/directory signs shall be subject to the following:
 - A. Type. Off-premises directional/directory signs may be either wall or freestanding signs.
 - B. Number. There shall not be more than one sign per permitted area. When two or more businesses require an off-premises directional/directory sign, all information shall be combined into one sign.
 - C. Area. The gross surface area of an off-premises directional/directory sign shall not exceed five square feet per face nor exceed an aggregate gross surface area of 10 square feet.
 - D. Location. An off-premises directional/directory sign shall be located at the roadway leading to the occupant's premises but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
 - E. Height. If the off-premises directional/directory sign is a freestanding sign, then it shall not project higher than 10 feet as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher. If the off-premises directional/directory sign is a wall sign, then it shall not project higher than the parapet line of the wall to which the sign is to be affixed, whichever is lower.
 - F. Special Conditions. Off-premises directional/directory signs are to be utilized only by businesses whose properties do not abut a public street.
5. Exempt Signs. Exempt signs as specified in § 19-107.
6. Temporary Signs. Temporary signs as specified in § 19-108.
7. Adult Business Signs.
 - A. Wall Signs.
 1. Number. There shall not be more than one wall sign for an adult business use.
 2. Area. The area of a wall sign shall not exceed 20 square feet per face.

3. Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
 4. Height. A wall sign shall not project higher than the lower of the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed.
- B. Adult businesses are not permitted to have freestanding, canopy, marquee, awning or directional signs.
8. Automobile Dealership Signs. Automobile dealership signs shall be subject to the following:
- A. Wall Signs.
1. Number. There shall be no more than one wall sign for each principal building, except that, where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
 2. Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet per face, whichever is smaller.
 3. Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed. The location and arrangement of all wall signs shall be subject to the review and approval of the Sign Officer.
 4. Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay Ordinance and the regulations of the underlying zoning district.
- B. Freestanding Signs.
1. Number.
 - a) Primary Freestanding Signs. There shall not be more than one principal freestanding sign for each automobile dealership.
 - b) Secondary Freestanding Signs. Secondary freestanding signs shall be permitted only if used for preowned automobiles and/or if two or more automotive product lines (automobile makes) are offered for sale on the premises. No more than two secondary freestanding signs shall be permitted.
 2. Area.
 - a) Primary Freestanding Signs. The gross surface area of primary freestanding signs shall not exceed 32 square feet per face, nor exceed an aggregate gross surface area of 64 square feet.
 - b) Secondary Freestanding Signs. The gross surface area of a secondary freestanding sign shall not exceed 24 square feet per face, nor exceed an aggregate gross surface area of 48 square feet.

3. Location. Primary and secondary freestanding signs may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.
 4. Height.
 - a) Primary Freestanding Signs. A primary freestanding sign shall not project higher than 25 feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay District and the regulations of the underlying zoning district.
 - b) Secondary Freestanding Signs. A secondary freestanding sign shall not project higher than 15 feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay District and the regulations of the underlying zoning district.
- C. Awning, Canopy and Marquee Signs.
1. Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four feet for each principal building. Awning, canopy or marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part.
 2. Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
 3. Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.
- D. Service Bay Identification Signs. Service bay identification signs providing direction or instruction to persons using the facility and containing no advertising material of any kind shall be subject to the following:
1. Type. All service bay identification signs shall be wall signs.
 2. Number. There shall not be more than one service bay identification sign for each service bay located on the premises.
 3. Area. The area of a service bay identification sign shall not exceed 10 square feet per face.
 4. Location. A service bay identification sign may be located on the outermost wall of any principal building adjacent to a service bay entrance, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
 5. Height. A service bay identification sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building to which the sign is to be affixed, whichever is lower.

§19-112. Office, Industrial and Institutional Use Signs.

For all office, industrial and institutional uses, only the following signs are hereby permitted and then only if accessory and incidental to a permitted or special use:

1. Office, Industrial, and Institutional Use Signs. Office, industrial and institutional use signs shall be subject to the following:
 - A. Wall Signs.
 1. Number. There shall not be more than one wall sign for each principal building, except where the building abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
 2. Area. The gross surface area of a wall sign shall not exceed 10% of the area of the building wall, including doors and windows, to which the sign is to be affixed or 64 square feet per face, whichever is smaller. The gross surface area of a wall sign may be increased by 20%, except that the gross surface area of the sign shall not exceed 64 square feet, if such wall sign:
 - a) Consists only of individual, outlined, alphabetic, numeric and/or symbolic characters without background, except provided by the building surface to which the sign is affixed.
 - b) If illuminated, such illumination is achieved through shielded illumination, shielded silhouette lighting or shielded spot lighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.
 3. Location. A wall sign may be located on the outermost wall of any principal building, but shall not project more than 16 inches from the wall to which the sign is to be affixed.
 4. Height. A wall sign shall not project higher than the parapet line of the wall to which the sign is to be affixed or 20 feet as measured from the base of the building wall to which the sign is to be affixed, whichever is lower.
 5. Special Conditions. Where a principal building is devoted to two or more permitted uses, the operator of each such use may install a wall sign upon his/her proportionate share of the building wall to which the sign is to be affixed. The maximum gross surface area of each such wall sign shall be not more than 24 square feet per face. The proportionate share is determined by calculating the area of the building wall, including doors and windows to which the sign is to be affixed, and applying such proportion to the total permitted wall sign aggregate gross surface area of the building.
 - B. Freestanding Signs.
 1. Number. There shall not be more than one freestanding sign for each lot.
 2. Area. The gross surface area of a freestanding sign shall not exceed 32 square feet per face, nor exceed an aggregate gross surface area of 64 square feet.

3. Location. A freestanding sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
4. Height. A freestanding sign shall not project higher than 25 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is lower, except in the Corridor Overlay District when the height shall be controlled by the Corridor Overlay District and the regulations of the underlying zoning district.

C. Awning, Canopy and Marquee Signs.

1. Number. There shall not be more than one awning, canopy or marquee sign exceeding an aggregate gross surface area of four square feet for each principal building. Awning, canopy and marquee signs which are four square feet or less in aggregate gross surface area are exempt from the provisions of this part as specified in § 19-107.
2. Area. The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but be limited to not more than 50% of the gross surface area of the smallest face of the awning, canopy or marquee to which such sign is to be affixed.
3. Location. A sign may be affixed to or located upon any awning, canopy or marquee.
4. Height. An awning, canopy or marquee sign shall not project higher than the top of the awning, canopy or marquee to which such sign is to be affixed.

D. Landscaped Ground Sign.

1. Number. There shall not be more than one landscaped ground sign for each lot.
2. Area. The minimum nonbuildable front yard area required for placement of a landscaped ground sign is 1/4 acre (10,890 square feet). The area of a landscaped freestanding sign shall not exceed 1,500 square feet per face. The front yard area is defined as the area between the two side lot lines, the road right-of-way, and the building front or parking lot, whichever is closer, extending the full length of the front lot line.
3. Location. A landscaped ground sign shall be located in the required front yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway. In addition, the landscaped ground sign shall not block the sight distance of persons ingressing or egressing from the site. The landscaped sign shall be located on a slope of not greater than three to one.
4. Height. Any material which is part of a landscaped ground sign (i.e., the name, logo or primary identifying feature) shall not project higher than three feet, as measured from average grade below the landscaped materials which make up the sign.

5. Grading. Proposed grading and/or mounding shall not be sloped greater than three to one and shall not extend higher than three feet from adjacent finished grades.
 6. Materials. The landscaped ground sign shall be constructed of plant material and related natural landscaping materials such as stone, mulch and landscape timbers. The landscaped ground sign shall be property maintained. Any plant material that is 25% dead or more shall be considered dead and must be replaced. Deciduous material shall be guaranteed to break dormancy if planted in the dormant season. Replacements shall be made during the first spring or fall planting season following the death of the plants. Replacements shall be of the same size and species as the original.
2. Office and Industrial Park Signs. Office and industrial park signs indicating only the name of the park and/or the address or location of the park shall be subject to the following:
 - A. Type. All office and industrial park signs shall be freestanding signs.
 - B. Number. There shall not be more than one office or industrial park sign for each point of vehicular access to an office or industrial park from an intersecting public roadway.
 - C. Area. The area of an office or industrial park sign shall not exceed 32 square feet per face, nor exceed an aggregate gross surface area of 64 square feet. Directory signs may not be attached to the office or industrial park freestanding sign.
 - D. Location. An office or industrial park sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
 - E. Height. An office or industrial park sign shall not project higher than seven feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
3. Directory Signs. Directory signs, which are in addition to the principal freestanding or wall signs, indicating only the name of the occupants of the premises on which the sign is to be located, but containing no advertising material of any kind, shall be subject to the following:
 - A. Type. Directory signs may be either wall signs or part of the primary freestanding sign for the lot.
 - B. Number. There shall not be more than one directory sign for each office, industrial and institutional building or complex under unified control consisting of two or more occupants. Directory signs shall not be permitted for single occupant office, industrial and institutional buildings and complexes.
 - C. Area. The area of a directory sign shall not exceed five square feet per face for each occupant located in the building or complex.
 - D. Location. A directory sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
 - E. Height. A directory sign shall not project higher than 10 feet as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.

4. Off-Premises Directional/Directory Signs. Off-premises directional/directory signs shall be subject to the following:
 - A. Type. Off-premises directional/directory signs may be either wall signs or freestanding signs.
 - B. Number. There shall not be more than one sign per business which does not have access to a public street. When two or more businesses require an off-premises directional/directory sign, all information shall be combined into one sign.
 - C. Area. The gross surface area of an off-premises directional/directory sign shall not exceed five square feet per face per business nor exceed an aggregate gross surface area for all businesses of 32 square feet per face or an aggregate gross surface area of 64 square feet.
 - D. Location. An off-premises directional/directory sign shall be located at the roadway leading to the occupant's premises but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway. The sign may be located within the private access right-of-way provided that all parties within interest in the private right-of-way waive their private interest in the encroachment of the sign. Further, if the private right-of-way ever becomes public, the off-premises directional sign shall be removed prior to the Township accepting the street.
 - E. Height. If the off-premises directional/directory sign is a freestanding sign, then it shall not project higher than 10 feet as measured from grade level directly below the face of the sign to the grade of the nearest adjacent roadway, whichever is higher. If the off-premises directional/directory sign is a wall sign, then it shall not project higher than the parapet line of the wall to which the sign is to be affixed, whichever is lower.
 - F. Special Conditions. Off-premises directional/directory signs are to be utilized only by a business whose property does not abut a public street.
5. Institutional Attraction Boards. Attraction boards displayed by civic, philanthropic, educational and religious organizations identifying activities, events and services involving the organization occupying the premises on which the attraction board is to be erected, but containing no commercial advertising material of any kind, shall be subject to the following:
 - A. Type. Institutional attraction boards may be either wall signs or freestanding signs. If it is a freestanding sign, it must be attached to the primary freestanding sign.
 - B. Number. There shall not be more than one institutional attraction board for each principal building.
 - C. Area. The gross surface area of an institutional attraction board shall not exceed 15 square feet per face, nor exceed an aggregate gross surface area of 30 square feet.
 - D. Location. An institutional attraction board may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from any zoning lot to a public roadway.
 - E. Height. An institutional attraction board shall not project higher than 15 feet as measured from grade level directly below the face of the sign or building to which the sign is to be affixed or the grade of the nearest adjacent roadway, whichever is higher.
 - F. Exempt Signs. Exempt signs as specified in § 19-107.

- G. Temporary Signs. Temporary signs as specified in § 19-108.
- 6. Exempt Signs. Exempt signs as specified in § 19-107.
- 7. Temporary Signs. Temporary signs as specified in § 19-108

§19-113. Permits.

1. Unless exempted in accordance with this section, any installation, erection, construction, alteration, or maintenance of a sign within Ferguson Township without first obtaining a sign permit from the Sign Officer and paying the required fee:
 - A. Exempt signs as specified in § 19-107.
 - B. Routine maintenance or changing of the parts or copy of a sign, provided that the maintenance or change of parts or copy does not alter the surface area, height, or otherwise render the sign nonconforming.
2. Permit Application. Applications for sign permits shall be submitted to the Sign Officer and shall contain or have attached thereto the following information:
 - A. The names, addresses and telephone numbers of the applicant, the owner of the property on which the sign is to be erected or affixed, the owner of the sign, and the person to be erecting or affixing the sign.
 - B. The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
 - C. A sketch plan of the property involved, showing accurate placement thereon of the proposed sign.
 - D. Two drawings of the plans and specifications of the sign to be erected or affixed and the method of construction and attachment to the building or in the ground. Such plans and specifications shall include details of dimensions, color, materials, and weight.
 - E. The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.
 - F. Such other information as the Sign Officer may require to determine full compliance with this and other applicable ordinances of the Township of Ferguson.
3. Issuance of Permits. Upon filing of an application for a sign permit, the Sign Officer shall examine the plans, specifications, and other submitted data, and the premises upon which the sign is proposed to be erected or affixed. If it appears that the proposed sign is in compliance with all the requirements of this part and in conformance with the Zoning Ordinance (Chapter 27) and other applicable ordinances of the Township of Ferguson and if the appropriate permit fee has been paid, the Sign Officer shall issue a permit for the proposed sign.
 - A. Except when a land development plan is required, in which case a land development plan shall be submitted in accordance with Chapter 22, all applications for zoning permits shall be granted or denied by the Sign Officer within 30 days from the date of receipt of the application and fees for such. The Sign Officer shall notify the applicant in writing of all action taken on the application for a zoning permit within said thirty-day period. If the application is denied, such notification shall specify the provisions of this part.

- B. If the work authorized under a sign permit has not been completed within 24 months after the date of issuance, the permit shall become null and void, unless otherwise extended by the Sign Officer for a single additional ninety-day period.
- 4. Permit Fees. Each sign required by this part requiring a sign permit shall pay a fee established by resolution by the Board of Supervisors of Ferguson Township.
- 5. Annual License Fee. An annual license fee for all signs, except exempt signs and residential development signs, shall be paid in accordance with a resolution setting forth the Township fee schedule. The Township fee schedule shall be adopted by resolution of the Ferguson Township Board of Supervisors.
- 6. Penalty Fee. If an annual sign permit renewal fee is paid later than 60 days of the date of the invoice requesting such payment, a penalty fee equal to 50% of the cost of the permit renewal fee shall be assessed.
- 7. Revocation of Permit. All rights and privileges acquired under the provisions of this part are mere licenses and, as such, are at any time revocable for just cause by the Ferguson Township Board of Supervisors. All permits issued pursuant to this section are hereby subject to this provision.

§19-114. Review of Existing Permanent Signs.

- 1. Annual Inspection. The Sign Officer, or his/her authorized representative, shall conduct, at a minimum, an annual inspection of all permanent signs being displayed in the Township of Ferguson on and after the effective date of this part (which signs are hereinafter called "existing permanent signs" for the purpose of identifying those existing permanent signs which are not in compliance with this part).
- 2. Requests for Inspection. Any person may file a written request with the Sign Officer requesting an inspection of one or more existing permanent signs as identified in the request. In each such instance, the Sign Officer shall promptly inspect such sign(s) to determine compliance with the provisions of this part. However, no existing permanent sign need be inspected more than two times annually. The Sign Officer shall make a written report indicating the findings of the inspection to both the owner of the inspected sign and to the person filing the request for inspection.
- 3. Complaints. Complaints filed with the Planning and Zoning Department will be acted on by the Sign Officer.
- 4. Notices of Violation. The Sign Officer shall notify, in writing, each owner of an existing permanent sign found to be in violation of any provision of this part pursuant to the inspections made under Subsections 1, 2 and 3. The notice shall specifically refer to each section of this part under which a violation has been found to exist and thereupon describe the features of the inspected sign found to be deficient. The notice shall specify whether the sign is a legal nonconforming sign or a nonconforming sign, as described in § 19-115 of this part.
- 5. Appeals. The owner of an existing permanent sign which has been the subject of the notice of violation as specified in Subsection 3 may appeal the notice by filing an appeal pursuant to § 19-117 of this part no later than 30 days after receipt of such notice of violation.

§ 19-115. Nonconforming Signs.

1. Nonconforming Signs. Any sign lawfully existing or under construction on the effective date of this part, which does not conform to one or more of the provisions of this part, may be continued in operation and maintained indefinitely as a legal nonconforming sign subject to compliance with the requirements of Subsection 2 of this section.
2. Maintenance and Repair of Nonconforming Signs. Normal maintenance of nonconforming signs, including, copying, necessary repairs, and incidental alterations which do not extend or intensify the nonconforming features of the sign, shall be permitted.
 - A. No enlargement or extension shall be made to legal nonconforming signs unless the enlargement or extension will result in the elimination of the nonconforming features of the sign.
 - B. Any changes to pre-existing nonconforming signs or sign structures may not be rebuilt to its original condition and must comply with the provisions of this title. Changes include change of location, orientation, size, height, use, removal, or destroyed by any means.

§19-116. Removal of Certain Signs.

1. Signs in Violation. If the Sign Officer shall find that any sign, displayed in violation of the Ordinance, he/she shall give written notice to the owner, agent, or person having the beneficial interest in the building or the premises on which such sign is located.
2. Abandoned Signs. Any sign, whether existing on or erected after the effective date of this part, which advertises a business no longer being conducted or a product no longer being offered for sale in or from the premises on which the sign is located, shall be removed within 90 days upon the cessation of such business or sale of such product by the owner, agent or person having beneficial interest in the building or premises on which such sign is located. If the Sign Officer shall find that any such sign advertising a business no longer being conducted or a product no longer being offered for sale in or from the premises on which the sign is located has not been removed from the premises on which the sign is located within 90 days upon the cessation of such business or sale of such product, he/she shall give written notice to the owner, agent or person having the beneficial interest in the building or premises on which such sign is located.
3. Unsafe Signs. Ferguson Township may remove or cause to be removed the sign at the expense of the owner and/or lessee in the event of the owner or the person or firm maintaining the sign has not complied with the terms of the notice within 30 days of the date of the notice. In the event of immediate danger, the Township may remove the sign immediately upon the issuance of notice to the owner, person, or firm maintaining the sign.

§19-117. Administration and Enforcement.

1. Enforcement Officer. The Sign Officer is hereby designated as the enforcement officer for this part. In furtherance of his/her authority as such enforcement officer, the Sign Officer shall have the following duties and powers:
 - A. Review and Issue Permits. Review all applications for sign permits and issue permits for those signs found to be in compliance with the provisions of this part.

- B. Conduct Inspections. Conduct an annual or more frequent inspection of all permanent signs displayed in the Township of Ferguson to ensure compliance with the provisions of this part.
 - C. Issue Notices of Violations. Issue notices of violation to the owner, agent or person having the beneficial interest in the building or the premises on which a sign is located which is found to be in violation of this part.
 - D. Cause Removal of Certain Signs. After due notice, cause the removal of certain signs which are found to be in noncompliance with one or more of the provisions of this part.
 - E. Administrative Interpretations. Render, when called to do so, administrative interpretations regarding the provisions of this part and their effect on the display of any sign located or to be located in the Township of Ferguson.
 - F. Maintenance of Records. Maintain all records necessary to the appropriate administration and enforcement of this part, including applications for variances and appeals.
 - G. Public Information. Provide and maintain a source of public information relative to all matters arising out of this part.
2. Zoning Hearing Board of Ferguson Township.
- A. Jurisdiction. The Zoning Hearing Board is hereby vested with the following jurisdiction and authority:
 - 1. Appeals. Hear all appeals from any order, requirement, decision, determination, or interpretation of the Sign Officer acting with the authority vested from this part and make written decisions for the disposition of such appeals.
 - 2. Variances. Hear all requests for variances from the provisions of this part and make written decisions for the granting or denial of such requests.
 - B. Appeals. An appeal may be taken to the Zoning Hearing Board by any person aggrieved by an order, requirement, decision, determination or interpretation by the Sign Officer acting within the authority of this part.
3. Petition for Appeal.
- A. Standing. An appeal shall be filed within 30 days after the alleged erroneous order, requirement, decision, determination, or interpretation.
 - B. Filing. An appeal shall be filed on the official Township sign variance appeal application form which includes the following:
 - 1. The name(s), address(es), and telephone number(s) of the petitioner(s), the owner(s) of the property on which the sign is to be erected or affixed, the owner(s) of the sign, and the person affixing the sign.
 - 2. A description of the appeal.
 - 3. Justification of the appeal.
 - 4. The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
 - 5. A site plan on the property involved, showing accurate placement thereon of the proposed sign.
 - 6. A drawing of the plans and specifications of the sign to be erected or affixed and method of construction and attachment of the building or in the ground. Such

plans and specifications shall include details of dimensions, materials, color, and weight.

7. The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.

8. Such other information as the Sign Officer may require to determine full compliance with this and other applicable ordinances of the Township of Ferguson.

C. Fees. Each appeal to the Zoning Hearing Board shall be accompanied by a fee as set by resolution of the Ferguson Township Board of Supervisors.

4. Transmittal of Record. The Sign Officer shall, at the time of filing an appeal, forthwith transmit to the Zoning Hearing Board all of the documents constituting a record upon which the action appealed was taken.

5. Effect of Appeal. An appeal shall stay all proceedings in furtherance of the action appealed from, unless the Sign Officer certifies to the Zoning Hearing Board, after the appeal has been filed with the Sign Officer, that by reason of the facts stated in the application, a stay would in his/her opinion cause imminent peril to life or property. In such case, the proceeding shall not be stayed unless a restraining order is issued by a court of record, and then only if due cause can be conclusively shown.

6. Zoning Hearing Board.

A. Timing. The Zoning Hearing Board shall hold a public hearing on an appeal within 60 days of its completed written form and hearing fee.

B. Attendance. The petitioner and Sign Officer and/or their authorized representative shall attend those meetings of the Zoning Hearing Board at which an appeal is to be heard.

7. Zoning Hearing Board Decision. Within 45 days after the close of the required public hearing of an appeal, the Zoning Hearing Board shall prepare and submit written findings of fact and conclusions of law to grant, deny, wholly or in part, or modify said appeal to the Board of Supervisors for final determination.

8. Effect of Zoning Hearing Board Denial. No appeal which has been denied, wholly or in part, by the Zoning Hearing Board, in accordance with the provisions established herein, may be resubmitted for a period of one year from date of said denial, except on grounds of new evidence or proof of changed conditions found to be valid by the Zoning Hearing Board.

9. Maintenance of Records. The Sign Officer shall maintain complete records of all findings of fact and conclusions of law of the Zoning Hearing Board relative to an appeal. All such records shall be open to the public for inspection.

10. Variances. It is the intent of this part to use variances only to relieve hardship. Specifically, variances are to be used to overcome some exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent an owner from displaying his/her sign as intended by this part. Such practical difficulty must be clearly exhibited and must be a result of an external influence; it may not be self-imposed.

A. Petition for Variance.

1. Standing. A petition for a variance from any provisions of this part may be made by any person having a proprietary interest in the sign for which such variance is requested.
 2. Filing. A variance request shall be filed in writing with the Sign Officer and shall include the following information:
 - a) The name(s), address(es), and telephone number(s) of the petitioner(s), the owner(s) of the property on which the sign is to be erected or affixed, the owner(s) of the sign, and the person affixing the sign.
 - b) A description of the requested variance.
 - c) Justification of the requested variance.
 - d) The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
 - e) A site plan of the property involved, showing accurate placement thereon of the proposed sign.
 - f) A drawing of the plans and specifications of the sign to be erected or affixed and method of construction and attachment of the building or in the ground. Such plans and specifications shall include details of dimensions, materials, color, and weight.
 - g) The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.
 - h) Such other information as the Sign Officer may require to determine full compliance with this and other applicable ordinances of the Township of Ferguson.
- B. Fees.** Each variance request to the Zoning Hearing Board shall be accompanied by a fee as set forth by the Board of Supervisors, which fee is to be paid at the time of filing of the variance request.
- C. Zoning Hearing Board.**
1. Timing. The Zoning Hearing Board shall hold a public hearing on a variance request within 60 days of its completed written filing.
 2. Attendance. The petitioner and Sign Officer and/or their authorized representative shall attend those meetings of the Zoning Hearing Board at which a variance is to be heard.
- D. Standards for Variances.** The Zoning Hearing Board may determine that a variance be granted when it shall be determined from evidence presented to the Zoning Hearing Board that the variance will not merely serve as a convenience to the petitioner, but is necessary to alleviate some demonstrable hardship or unusual practical difficulty and that the granting of the variance will not in any way be inconsistent with the intent, purpose, and objectives of this part.
- E. The Zoning Hearing Board's Decision.** Within 30 days after the close of the required public hearing of a requested variance from one or more of the provisions of this part, the Zoning Hearing Board shall prepare and submit written findings of fact and conclusions of law to grant, deny, wholly or in part, or modify said variance request.

§19-118. Violations and Penalties.

1. Failure to Obtain or Renew Sign Permit. Any person who erects, alters, or relocates within the Township of Ferguson any sign without first obtaining a sign permit or fails to renew such permit for an existing sign as specified in § 19-113 of this part shall be, upon conviction thereof in a proceeding commenced before a district justice pursuant to the Pennsylvania Rules of Criminal Procedures, sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day's continuance of a violation shall constitute a separate offense.
2. Display of Illegal Signs. Any person who displays a sign in the Township of Ferguson found to be in violation of one more of the provisions of this part, except for those legal nonconforming signs as specified in § 19-115, after receipt of written notice of such violation(s), shall, upon conviction thereof in a proceeding commenced before a district justice pursuant to the Pennsylvania Rules of Criminal Procedures, be sentenced to a fine of not less than \$100 nor more than \$1,000 plus costs and, in default of payment of said fine and costs, to a term of imprisonment not to exceed 90 days. Each day's continuance of a violation shall constitute a separate offense.
3. Other Remedies. In addition to all other remedies, the Township of Ferguson may institute any appropriate action or proceeding to prevent, restrain, correct, or abate any violation of this part.

§ 19-119 Severability.

If any word, sentence, section, chapter or any other provision or portion of this part or rules adopted hereunder is invalidated by any court in competent jurisdiction, the remaining words, sentences, sections, chapters, provisions, or portions will not be affected and will continue in full force and effect.

FERGUSON TOWNSHIP
§27-720 DOMESTIC CHICKENS AND DUCKS

Purpose.

The purpose of this section is to establish regulations for the keeping of chickens and ducks on residentially zoned properties of Ferguson Township. This section establishes standards and enforcement authority that ensure that domesticated chickens/or ducks do not adversely impact the neighborhood surrounding the property on which the chickens and/or ducks are kept

Definitions.

The following words, terms and phrases, when used in this Section, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Chicken—Common domestic fowl (*Gallus domesticus*) or its young.

Chicken Coop—Any fully enclosed and covered henhouse providing a predator-resistant shelter that is thoroughly ventilated, provides adequate sun and shade and all-season protection from the elements, designed to be easily accessed and cleaned where poultry and/or chickens live.

Chicken run—A covered, secure enclosure that allows chicken hens access to the outdoors.

Chicken tractor—A movable fully enclosed structure commonly used for pastured chicken hens that graze on fresh grass daily. The chicken tractor is moved every day or week as needed for the chicken hens to have fresh grass underneath them. Chicken tractors can be used as permanent or temporary housing for chicken hens and are considered a type of chicken coop.

Duck—Any breed of domestic duck of the Anatidae family, excluding swans and geese.

Hen—A female adult chicken.

Rooster—A male adult chicken.

Chicken runway—means a fully enclosed, fenced area connected to the coop.

Water source—A clean supply of water in a pond, wading pool, tub or other container that is large enough for a duck to fit its entire body in and deep enough to submerge its head.

Standards.

The keeping and raising of chickens and ducks shall be allowed on single family properties zoned, Rural Residential (RR), Single Family Residential (R1), Suburban Single Family Residential (R1B), Two Family Residential (R2), Planned Residential Development (PRD), Traditional Town Development (TTD), and Village (V). This Ordinance does not supersede restrictions or prohibitions within Home Owner Association (HOA) covenants.

1. Normal "agriculture" and/or "farming" practices found in the AR, RA or RR Zoning Districts shall be exempt from this section.
2. Chicken hens are permitted.
3. Roosters are prohibited.
4. Only non-flying duck species such as Pekins and Khaki Campbells are permitted.
5. Male and female ducks are permitted.

6. Chickens and ducks may be kept on the same lot and will not exceed a total maximum number of six (6) per lot, regardless of the number of dwelling units on the lot.
7. Chickens and ducks shall be confined at all times within a coop, pen or chicken run with access to an outside area.
8. The chicken and duck enclosures must be clean, dry, and odor free, and kept in a neat and sanitary condition such that the facility, chickens or ducks do not produce noise or odor that creates a nuisance for adjacent properties. The enclosures must provide adequate sun and shade, and be impermeable to rodents, wild birds, and predators, including dogs and cats. The enclosure must be covered with wire, aviary netting, or solid roofing.
9. All animal byproducts and waste must be collected and removed on a regular basis, allowing the storage of one sealed 20-gallon container. It is unlawful to spread or cause to be spread or deposited upon the ground or premises within the Township any chicken and/or duck manure and/or used bedding. All animal and byproducts that enter the Township's storm sewer is considered an illicit discharge by the Township's Stormwater Ordinance and the Township's Municipal Separate Storm Sewer Systems (MS4) Permit.
10. Chickens and ducks shall be kept for personal use only. No sales of eggs, chickens, chicks, slaughtered chicks or chickens, or fertilizer are allowed. Commercial slaughtering or butchering is prohibited unless it is done under the operation of an approved facility for the slaughtering of animals as regulated by the Pennsylvania Department of Agriculture.
11. Ducks must be provided with a clean water source large enough for the duck to fit its entire body and deep enough to submerge its head.
 - a. Chickens and ducks shall be within a coop or pen during non-daylight hours. The structure shall be enclosed on all sides and shall have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator and bird proof wire of less than one-inch openings. The use of scrap, waste board, sheet metal, or similar materials is prohibited. The coop and or pen must be well maintained.
 - b. Henhouses, coops, chicken tractors, pens, fenced areas or chicken runs shall not be calculated toward the allowed amount of accessory structures as may be defined by this ordinance and are not allowed in the front yard. Henhouses, chicken and duck coops, chicken , tractors, fenced areas or runs shall be allowed in both side and rear yards, however they shall not be placed or built within 10 feet of the side or rear property lines and are not allowed in the front yard.
 - c. Only one installation which can consist of a chicken or duck coop, fenced area and or run as a unit shall be allowed on each property. A chicken tractor may be temporarily relocated from the permanently installed unit. Provision must be made for the removal of chicken and duck waste.
 - d. The minimum chicken and duck coop size is three square feet per chicken or duck. The maximum structure shall be 144 sq. ft.
12. Chickens and ducks must be provided with access to feed and clean water at all times; such feed and water shall be unavailable to rodents and wild birds. All feed, and water and other items associated with domestic fowl shall be protected from infestation by rodents, wild birds and predators. Failure to keep water, feed and other items associated with domestic fowl in a clean and sanitary condition will constitute a violation of this section.

13. In addition, the henhouse or duck house, chicken coop, chicken tractor, fenced area or run and surrounding area must be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.
14. It shall be unlawful for the owner or owners of any domestic fowl to let the same run at large upon any of the common thoroughfares, sidewalks, passageways, play areas, parks, streets alleys or public highways, or any place where people congregate or walk, or upon any public or private property. Any domestic fowl not contained in a coop or pen shall be considered to be "at large".
15. Slaughtering or butchering of domestic fowl for personal consumption shall be permitted, provided that it is done wholly on the property where the domestic fowl are kept. Slaughtering or butchering shall be conducted only in an indoor location and any waste created from slaughtering or butchering shall be disposed of in a proper and sanitary manner.
16. A Zoning Permit and fee is required.
17. If a property owner abandons or vacates a domestic fowl coop, henhouse, chicken tractor, fenced area or run, the Township shall require the removal of the structure within 30 days.
18. Chickens or ducks not kept in compliance with this section shall be deemed a public nuisance. If the owner or custodian has not rectified the conditions by the date provided in any violation notice provided by the Township, the enforcement procedures of Chapter 27.906.C will be followed.