

ORDINANCE NO. 1033

**AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA
REPEALING THE CODE OF ORDINANCES, CHAPTER 19, SIGNS AND BILLBOARDS AND
REPLACING IT WITH THE CHAPTER 19 SIGNS AND BILLBOARDS.**

PART 1: SIGN REGULATIONS

Section 1. Applicability

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

Section 2. Purpose & Intent

Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public. The intent of this chapter is to regulate all signs within the Township to ensure that they are appropriate for their respective uses; in keeping with the appearance of the affected property and surrounding environment; and to protect the public health, safety, and general welfare by:

1. Setting standards and providing uniform, scientifically-based controls that permit reasonable use of signs and preserve the character of the Township while regulating physical characteristics of signs in order to create content-neutral signage controls;
2. Prohibiting the erection of signs in such numbers, sizes, designs, illumination, and locations as may create a hazard to pedestrians and motorists;
3. Avoiding excessive conflicts from large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion;
4. Establishing a process for the review and approval of sign permit applications; and
5. To ensure that the constitutionally guaranteed right of free expression is protected.

Section 3. Definitions.

Words and terms used in this ordinance shall have the meanings given in this chapter. Unless expressly stated otherwise, any pertinent word or term not part of this ordinance but vital to the interpretation of this ordinance 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," and "occupied for";
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;

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 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 Ordinance, include the following types:

1. *Environmentally Activated:* Animated signs or devices motivated by wind, thermal changes, or other natural environmental input.
2. *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.
3. *Electrically Activated:* Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
 - A. *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.
 - B. *Patterned Illusionary Movement:* Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

Attraction Board: A permanent sign on which the information is changed periodically and identifies special, unique, limited activities, services, products, or sales of limited duration. Also included in this definition are Digital Display Sign, Message Center Sign, and Changeable Copy Signs.

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 painted on or applied to 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.

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.

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.

Banner: Any cloth, bunting, plastic, paper, or similar non-rigid 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 source 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-Vision 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) a group of incandescent light bulbs hung or strung overhead or on a building or other structure; or (b) 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 one 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 supported by structures or supports that are placed on, or anchored in the ground; and that is independent and detached from any building or other structure. The following are subtypes of freestanding signs:

1. *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*)
2. *Pole Sign:* A freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, uprights, or braces from the ground and not supported by a building or a base structure.

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 or 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 non-permanent installation celebrating national, state, and local holidays, religious or cultural holidays, or other holiday seasons. (Also known as *seasonal decorations*)

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.

1. *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.
2. *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 ordinance.
3. *Halo Illumination:* A sign using a 3-dimensional message, logo, etc., which is lit in such a way as to produce a halo effect. (Also known as *back-lit illumination*)

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.

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' 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 is an air-inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or structure and equipped with a portable blower motor that provides a constant flow of air into the device.

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.

Limited Duration Sign: A non-permanent sign that is displayed on private property for more than 30 days, but not intended to be displayed for an indefinite period.

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 structure, other than a roof or canopy that is, attached to, supported by, or projecting from a building and providing protection from the elements.

Marquee Sign: Any sign attached to a marquee for the purpose of identifying a use or product. If attached to a theater, performing arts center, cinema, or other similar use, it may also advertise films or productions.

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 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 (or mural sign): A large picture/image (including but not limited to painted art) which is painted, constructed, or affixed directly onto a vertical building wall, which may or may not contain text, logos, and/ or symbols.

Neon Sign: A sign illuminated by a neon tube, or other visible light-emanating 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 Ordinance, 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 non-commercial 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 non-commercial 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.

Personal Expression Sign: An on-premises sign that expresses an opinion, interest, position, or other non-commercial message.

Pole Sign: See "Freestanding Sign"

Political Sign: A temporary sign intended to advance a political statement, cause, or candidate for office.

Portable Sign: A sign designed to be transported or moved and not permanently attached to the ground, a building, or other structure.

1. *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 *A-frame sign*)
2. *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.

Right-of-Way: A corridor of land set aside for use, in whole or in part, by a street or other public purpose.

Real Estate Sign: A temporary sign advertising the sale, lease, or rental of the property or premises upon which it is located.

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.

Roof Sign: A building-mounted sign erected upon, against, or over the roof of a building.

Sandwich Board: 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 *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.

Snipe Sign: A sign tacked, nailed, posted, pasted, glued, or otherwise attached 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 *bandit sign*)

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 type of non-permanent sign located on private property that can be displayed up to a maximum of 30 consecutive days, two (2) times per year.

Tourist Oriented Directional Sign (TOD) State Right-of-Way: A 24" x 72" or 16" by 48" 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 TOD'S 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, symbol and directional arrow, no to exceed a total of six (6) 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. 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*)

Window Sign: Any sign that is applied, painted, or affixed to a window or placed inside a window,

within three (3) feet of the glass, facing the outside of the building and easily seen from the outside. Customary displays of merchandise or objects and material without lettering behind a store window are not considered signs.

Warning Sign: See "Security Sign".

Zoning Hearing Board: The Zoning Hearing Board of Ferguson Township.

Zoning Ordinance: The Zoning Ordinance of Ferguson Township [Chapter 27].

Section 4. 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. The type of sign;
- B. The area of the sign;
- C. The height of the sign;
- D. The location of the sign;
- E. Number of signs permitted on a property.

2. **Sign Illumination.**

- A. **Illumination.** Signs may be illuminated, unless specified otherwise herein, consistent with the following standards:

- I. *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 adjacent properties.
 - II. *Detectable light.* No more than 0.2 foot-candle of light shall be detectable at the boundary of any abutting property.
 - III. *Daylight Hours.* During daylight hours between sunrise and sunset, luminance shall be no greater than five thousand (5,000) nits.
 - IV. *Other Times.* At all other times, luminance shall be no greater than seven hundred fifty (750) nits.
 - V. *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.

- B. **Message Duration.** The length of time each message may be displayed on an Attraction Board sign shall be no less than ten (10) seconds.

- C. **Types of Illumination.** Where permitted, illumination may be:

- I. *External.* Externally illuminated signs, where permitted, are subject to the following regulations:
 - i. The source of the light must be concealed by translucent covers.
 - ii. 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. The color red is prohibited.
 - II. **Internal.** Internally illuminated signs, where permitted, are subject to the following regulations:
 - i. Internal illumination, including neon lighting, must be static in intensity and color. The color red is prohibited.
 - ii. Attraction Board signs are permitted in accordance with the regulations contained in Table 1:

Table 1.								
Table 1 provides detailed information about what types of illumination are permitted by each use.								
Use	Illumination Type				Brightness Limitation for Digital Displays and Message Centers	Motion Limitation	Site Limitation	
	Internal	Message Center Sign	External	Digital Display		Digital Displays and Message Centre Signs	Digital Display Signs as a Max % of Total Sign Area on Site.	Message Centre Signs as a Max % of Sign Area
Residential Agriculture & Rural	N	N^^*	N^	N	N/A	N/A	N/A	N/A
Office & 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^	N	N	Y	N	N/A	N/A	N/A	N/A
Temporary Signs^	N	N	N	N	N/A	N/A	N/A	N/A
Portable Signs^	N	N	N	N	N/A	N/A	N/A	N/A
^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.								
^^Excludes signs located in Parks or Recreational Facilities								
^^^Excludes scoreboards located in Parks or Recreational Facilities								
*Place of Assembly Signs 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 (10) square feet per side.

D. **Maximum Number.** One (1) sign per freestanding sign.

E. **Message Display.**

- I. No Attraction Board sign may contain text which flashes, pulsates, moves, or scrolls. Each complete message must fit on one screen.
- II. The content of an Attraction Board sign must transition by changing instantly (e.g., no fade-out or fade-in).
- III. Default Design. The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
- IV. No Attraction Board sign shall contain red electronic lettering.

F. **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.

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
- B. The owner of any illuminated sign 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.

Section 5. 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.

Section 6. Prohibited Signs.

The following signs are unlawful and prohibited:

1. Abandoned signs.
2. Snipe signs. Signs shall only be attached to utility poles in conformance with state and utility regulations and the requirements of this Chapter.
3. Vehicular signs. Signs placed on or painted on a vehicle parked with the primary purpose of providing signage not otherwise allowed in this Ordinance.
4. Mechanical movement signs, including revolving signs.
5. Pennant strings and streamers, balloons and other gas filled figures, except as a temporary sign.
6. Any signs that imitate, resemble, interfere with, or obstruct official traffic lights, signs, or signals.
7. "A" Frame or sandwich board and sidewalk, or curb signs, except as a temporary sign.

8. Signs which emit smoke, visible vapors, particulate matter, sound, odor, or contain open flames.
9. Signs within the Township right-of-way, except for governmental signs/regulatory signs and official traffic signs.
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 on Trees. Sign which are attached or otherwise affixed to trees or other living vegetation except for "Security & Warning Signs"
15. Projecting Signs: 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 to.
16. Portable and Wheeled Signs. (Except as a temporary sign)

Section 7. 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. **Holiday and seasonal decorations.**
2. **Address signs.** Up to two (2) signs stating address, number, and/or name of occupants of the premises and do not include any commercial advertising or other identification.
 - A. **Residential districts.** Signs not to exceed three (3) square feet in area per face.
 - B. **Non-residential districts.** Signs not to exceed five (5) square feet in area per face.
3. **Security and warning signs.** These limitations shall not apply to the posting of conventional "no trespassing" signs in accordance with state law.
 - A. **Residential districts.** Signs not to exceed two (2) square feet in area.
 - B. **Non-residential districts.** Maximum of one (1) large sign per property, not to exceed five (5) square feet in area. All other posted security and warning signs may not exceed two (2) square feet in area.
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 ft.
 - C. **Number.** No more than two (2) flags per lot in residential districts, no more than three (3) flags per lot in all other districts.
 - D. **Size.** Maximum flag size is 24 square feet in residential districts, 35 square feet 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 (3) square feet in area containing noncommercial messages are considered personal expression signs.

- G. **Noncommercial Signs.** Flags, emblems, and insignia of political, professional, religious, educational, or fraternal organization is providing that such flags, emblems, and insignia are displayed for noncommercial purposes.
5. **Legal notices.**
6. **Memorial Signs, etc.** Memorial signs, public monument, or historical identification sign including plaque signs up to three (3) square feet in area.
7. **Permanent Architectural Features.** Signs which are a permanent architectural feature of a building or structure, existing at the time of adoption of this ordinance.
8. **Signs advertising the variety of crops growing.** Signs advertising the variety of crop growing in a field. Such signs shall be removed after the growing season.
9. **Incidental signs.** 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 (4) square feet in gross surface area for each exposed face. Parking Lot directional signs shall not project higher than five (5) 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 identify of parking areas and not exceeding eight (8) square feet in gross surface area 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 (7) feet for freestanding signs, as measured from the established grade of the parking area(s) to which such signs are accessory.
11. **Art and Murals.** Art and murals, provided such signs do not contain any commercial messaging.
12. **Temporary Signs.** Temporary signs in accordance with Section 8.
13. **Development Review Notice Signs.** A sign which is posted on a property to notify the public of a pending subdivision, land development, site plan or PRD or Final Plan.
14. **Farm Identification Signs.** Signs which do not exceed 20 square feet of gross surface area per sign face or 40 square feet total, including Century Farm Signs and Farm Preservation Signs. Each farm may have a total of three (3) signs; Farm Name, Century Farm Sign; and Preserved Farm Sign.
15. **Signs on Vehicles.** Signs placed on or affixed to the side of vehicles and/or trailer 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.
16. **Awning, Canopy and Marquee Signs.** Signs not exceeding an aggregate gross surface area of four (4) square feet.
17. **Educational Agricultural Event Sign.** Signs erected for the limited time period of 2 weeks during a year in the AR Zoning District and on the grounds commonly used for the Agricultural Progress Days.

18. **Patron Advertising Signs.** Signs erected on the perimeter of an organizational sponsored youth athletic field. Signs shall be one (1) sided with a maximum of 32 square feet of gross aggregate surface area. Sponsors advertising on score boards may not exceed 25% of the surface area of the score board.
19. **Other Signs.** No Trespassing, No Hunting, No Fishing, No Dumping, No Parking, No Towing, and Other Similar Signs as set forth in 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, not exceeding two (2) square feet in gross surface area for each exposed face not exceeding an aggregate gross surface area of four (4) feet.
20. **Signs attached or affixed to exterior walls.** Plaques, nameplates, or memorial signs, directly attached or affixed to the exterior walls of a building, not exceeding four (4) square feet in aggregate gross surface area.
21. **Public Notices.** Official notices proposed by public official or employees in the performance of the offices or employee's duties.
22. **Daily Advertising Signs:** Temporary Signs advertising specials, sales, features, etc. that are permitted to be displayed during business hours and removed. These signs shall be A-frame/sandwich board-type signs, are geared toward pedestrians, shall not exceed 12 square feet per side, and shall be removed at the end of each business day.

The following Exempt Signs are permitted within the Township Right-of-Way:

23. **Official Traffic Signs.**
24. **Government/Regulatory Signs.**
25. **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.
26. **Private Drive Signs.** One (1) sign per driveway entrance, not to exceed two square feet in area.
27. **Tourist Orientated Directional Signs within Township Right-of-way:** TOD signs are not to exceed three (3) signs per attraction/destination. A TOD Sign may include text, symbol, and directional arrow, total sign area of all three (3) signs combined shall not exceed six (6) square feet.
28. **Tourist Orientated Directional Signs within State Right-of-way:** A 24" x 72" or 16" by 48" directional sign following PennDOT's TOD'S Signage Policy.
29. **Auction Signs and Yard/Garage Sale Signs.**

Section 8. Temporary Signs.

Temporary signs that comply with the requirements in this section shall not be included in the determination of the type, number, or area of signs allowed on a property.

1. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.
2. Size and Number.

A. Non-Residential Districts:

- I. ***Large Temporary Signs.*** One (1) large temporary sign is permitted per business in all non-residential districts. If a property is greater than two (2) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large temporary sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large temporary signs.

- i. Type:
 - a. Freestanding sign
 - b. Window sign
 - c. Wall sign
 - d. Banner
 - ii. Area:
 - a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet
 - b. Each large temporary banner shall have a maximum area of 32 square feet.
 - iii. Height:
 - a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet.
 - b. Banners shall hang at a height no greater than 20 feet.
 - II. *Small Temporary Signs.* In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property is greater than two (2) acres in size and has at least 400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.
 - i. Type:
 - a. Freestanding sign
 - b. Window sign
 - c. Wall sign
 - ii. Area: Each small temporary sign shall have a maximum area of six (6) square feet
 - iii. Height: Small temporary signs shall have a maximum height of six (6) feet
- B. Residential Districts:**
- I. *Large Temporary Signs.* One (1) large temporary sign is permitted per residential property so long as the property is greater than two (2) acres in size and has at least 400 feet of street frontage or has more than 10,000 square feet of floor area.
 - i. Type:
 - a. Freestanding sign
 - b. Window sign
 - c. Wall sign
 - d. Banner Sign
 - ii. Area:
 - a. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 square feet.
 - b. Each large temporary banner shall have a maximum area of 32 square feet.
 - iii. Height:
 - a. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet
 - b. Banners shall hang at a height of no greater than 24 feet.

II. *Small Temporary Signs.* One (1) small temporary sign is permitted per residential property.

i. Type:

- a. Freestanding Sign
- b. Window Sign
- c. Wall Sign

ii. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

iii. Height: Each small temporary sign shall have a maximum height of six (6) ft.

3. Duration and Removal:

A. **Temporary signs** may be displayed up to a maximum of 30 consecutive days, two (2) times per year.

B. **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.

C. **Permission.** The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.

D. 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.

E. **Illumination.** Illumination of any temporary sign is prohibited.

F. **Summary Table** for Temporary Signs.

Table 2.

	TEMPORARY SIGNS	
	Non-Residential Districts	Residential Districts
<i>Large Temporary Signs:</i> -Max area: 32 square feet for banners; 16 square feet for all other signs	<u>Number:</u> 1 per property. 2 if property is 2+ acres with 400+ feet of street frontage, or has >10,000 square feet of floor area. <u>Height:</u> Freestanding-(8 feet max) Banner- (24 feet max)	<u>Number:</u> 1 per property if property is 2+ acres with 400+ feet of street frontage or has >10,000 square feet of floor area. <u>Height:</u> Freestanding- (8 feet max) Banner- (20 feet max)
<i>Small temporary Signs:</i> -max area: 6 square feet	<u>Number:</u> 1 per property. 2 if property is 2+ acres with 400+ feet of street frontage, or has >10,000 square feet of floor area.	<u>Number:</u> 1 per property <u>Height:</u> (6 feet max)

Section 9. Sign Regulations Table. The Table has been prepared as a snapshot of the following regulations.

Table 3 (*see next page*)

Table 3.
Sign Regulations Table.
This information is a snapshot of the language that can also be found in Section 9 of the Sign and Billboards Ordinance

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)

Sign Type	Type	Number	Area	Location	Height ¹	Special Conditions	Corridor Overlay
Building Name & Address Sign Name and address signs of buildings containing six (6) 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:	Wall or Freestanding	1 per building or 1 sign oriented to each abutting street	4 square feet per side	15 minimum required setback in zoning district shall be 15 feet of any point of vehicular access from zoning lot to public roadway. ²	Wall Signs: 15 feet Maximum Freestanding Signs: 7 feet		
Residential Development Sign 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:	Freestanding	2 per point of vehicular access	20 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway. ³	7 feet		
Bed & Breakfast Sign Signs which indicate the name and address of a bed and breakfast that is not defined as a home occupation shall be subject to the following:	Freestanding	1 per lot	10 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway. ⁴	5 feet		

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:

Sign Type	Type	Number	Area	Location	Height ⁵	Special Conditions	Corridor Overlay										
Commercial Use Signs	Wall Signs	1 per principal building or 1 sign oriented to each abutting street	Not to exceed 10% of area of building wall or 64 square feet, whichever is smaller	Outermost wall on principal building. Shall not project 16 inches from the wall. ⁶	Parapet line of the wall or 20 feet as measured from the base of the building, whichever is lower.	<table> <tr> <th>No. of Business per Building</th> <th>Max Square Feet permitted per Business</th> </tr> <tr> <td>1</td> <td>64</td> </tr> <tr> <td>2</td> <td>32</td> </tr> <tr> <td>3</td> <td>24</td> </tr> <tr> <td>4 or more</td> <td>20</td> </tr> </table>	No. of Business per Building	Max Square Feet permitted per Business	1	64	2	32	3	24	4 or more	20	
No. of Business per Building	Max Square Feet permitted per Business																
1	64																
2	32																
3	24																
4 or more	20																

¹ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

² The location and arrangement of all building name and address signs shall be subject to the review and approval of the Sign Officer

³ The location and arrangement of all building name and address signs shall be subject to the review and approval of the Sign Officer

⁴ The location and arrangement of all building name and address signs shall be subject to the review and approval of the Sign Officer

⁵ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

⁶ The location and arrangement of all building name and address signs shall be subject to the review and approval of the Sign Officer

⁷ 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.

Sign Type	Type	Number	Area	Location	Height ⁸	Special Conditions	Corridor Overlay
Commercial Use Signs	Freestanding Signs	1 per lot. Or when entrance is along Arterial Street, 2 or more principal buildings exist, no more than 2 ground signs permitted	32 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway. ⁹	25 feet except Corridor Overlay - height is determined by Corridor Overlay Ordinance		2 freestanding signs permitted if parcel has 2 or more principal buildings and where entrances are along an arterial street
Commercial Use Signs	Awning/Canopy/Marquee Signs	1 per principal building not to exceed 4 square feet	24 square feet or 50% of gross surface area of smallest face.		Shall not project higher than top of awning, canopy, or marquee.		
Commercial Use Signs	Attraction Boards	1 Attached to main freestanding sign	10 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	Separate sign shall not exceed 15 feet. Attached sign shall be a minimum of 12 inches from the main freestanding sign		
Commercial Use Signs	Billboards/Off-Premises Signs	1 per lot ¹⁰ General Commercial Zoning District	300 square feet with one exposed face	General Commercial Zoning District on a lot that does not have a ground sign.	Not to exceed 22 feet	Shall not be closer than 1000' to another off-premises sign. Shall not be located within 150 feet of any street intersection. ¹¹ Engineering Certification required.	
Shopping Centre Signs							
Sign Type	Type	Number	Area	Location	Height ¹²	Special Conditions	Corridor Overlay
Shopping Center Signs	Wall Signs	Not more than 1 per each principal tenant. Except where a tenant abuts two more streets.	10% of portion of shared wall or 64 square feet, whichever is smaller	Outermost wall of principal building. Shall not project more than 16 inches from wall.	Shall not project higher than parapet line of wall. Or 20 feet as measured from the base of the building wall.		
Shopping Center Signs	Freestanding Signs	1 per shopping center	The gross surface area of a freestanding sign shall not exceed a maximum of one (1) square foot of gross aggregate surface area for each 1 1/2 linear foot of front footage of the lot not to exceed 100 square feet per sign face nor exceed 200 square feet of gross aggregate surface area	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	25 feet as measured from grade level direction under the sign	Directory Signs: attached to wall, not to exceed 20 square feet per tenant.	

⁸ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

⁹ The location and arrangement of all building name and address signs shall be subject to the review and approval of the Sign Officer

¹⁰ Billboards are Special Exceptions

¹¹ Any application shall be accompanied by certification under seal by a professional engineer that the existence of the off-premises signs or billboard, as proposed, shall not present a safety hazard.

¹² Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

Sign Type	Type	Number	Area	Location	Height ¹³	Special Conditions	Corridor Overlay
Shopping Center Signs	Awning/Canopy/Marquee Signs	1 per building	24 square feet or not more than 50% of the smallest face of the awning, canopy, or marquee.		Shall not project higher than the top of the awning, canopy or marquee.		
Shopping Center Signs	Attraction Boards/Freestanding Sign	1 per shopping center	50 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	If separate from main freestanding sign: 15 feet as measured from grade level or grade of nearest adjacent roadway. If mounted it 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
Automobile Service Station Signs							
Sign Type	Type	Number	Area	Location	Height ¹⁴	Special Conditions	Corridor Overlay
Automobile Service Station Signs	Wall Signs	1 per principal building. Unless building abuts two or more streets, then one sign per side abutting street	10% of area of building wall or 64 square feet, whichever is smaller. ¹⁵ Can be increased to 20% (not to exceed 64 square feet)	Outermost wall (shall not project more than 16 inches from wall)	Not higher than parapet line of wall or 20 feet, whichever is lower		
Automobile Service Station Signs	Freestanding Signs	1 per lot	32 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	25 feet		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
Automobile Service Station Signs	Awning, Canopy & Marquee Signs	1, not exceeding a total surface area of four square feet.	24 square feet or 50% of the smallest face, whichever is smaller.		Shall not project higher than the top of the awning, canopy or marquee. Or 20 feet		
Service Bay Identification Signs	Wall Signs	1 per service bay	Shall not exceed 10 square feet	Outermost wall of principal building, shall not project more than 16 inches from the wall.	Shall not project higher than the top of the awning, canopy or marquee. Or 20 feet		
Service Island Identification Signs	Wall or Freestanding	1 per service island or pump island	6 square feet per side	Outermost wall, on pump or within area of service island	Not to exceed 15'		
Off-premises Directional/Directory Signs	Wall or Freestanding	1 per permitted area. When two or more business require an off-premise sign, all information shall be combined into one sign.	5 square feet per side	Roadway leading to the premises, but not to exceed over property line or within 15 feet of any point of vehicular access.	Freestanding: shall not be higher than 10' Wall: shall not be higher than the parapet line of wall.	Off-premises directional/directory signs are to be utilized only by businesses whose properties do not abut a public street.	

¹³ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

¹⁴ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

¹⁵ If illuminated, such illumination is achieved through shielded illumination, shielded silhouette lighting or shielded spotlighting, but not any lighting where the light source is visible or exposed on the face or sides of the characters.

Adult Business Signs:							
Sign message shall be limited to written description of material of services available on the premises and may not include any graphic or pictorial depiction of material related to specific sexual activities or specific anatomical areas.							
Sign Type	Type	Number	Area	Location	Height ¹⁶	Special Conditions	Corridor Overlay
	Wall Sign	1 per business use	20 square feet	Outermost wall of principal building	Shall not project higher than parapet wall or 20 feet.	Not permitted to have ground, canopy, marquee, awning or directional signs	
Automobile Dealership Signs							
Sign Type	Type	Number	Area	Location	Height ¹⁷	Special Conditions	Corridor Overlay
	Wall Signs	1 per principal building. Unless building abuts two or more streets, then one sign per side abutting street	64 square feet of 10% of area of building wall	Outermost wall of principal building	Shall not project higher than parapet wall or 20 feet		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
	Freestanding Signs	Primary: 1 per automobile entrance Secondary: only if used for preowned cars or if two or more product lines are offered for sale on the premises.	Primary: 32 square feet per side Secondary: 24 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	Primary: 25 feet Secondary: 15 feet		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
	Awning/Canopy/Marquee Signs	1 exceeding 4 square feet per principal building. Signs 4 square feet or less are exempt	24 square feet or 50% the gross surface area of smallest face.		Shall not project higher than the top of the awning, canopy, or marquee.		
	Service Bay Identification Signs Wall	1 per bay	Shall not exceed 10 square feet	Outermost wall of principal building, shall not project more than 16" from wall	Shall not project higher than parapet wall or 20 feet		

¹⁶ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

¹⁷ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

Office, Industrial & Institutional 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.							
Sign Type	Type	Number	Area	Location	Height ¹⁸	Special Conditions	Corridor Overlay
	Wall Signs	1 per principal building. Unless building abuts two or more streets, then one sign per side abutting street.	10% of area of building wall or 64 square feet, whichever is smaller. ¹⁹ Can be increased to 10% (not to exceed 64 square feet).	Outermost wall of principal building, shall not project more than 16" from wall.	Shall not project higher than parapet wall or 20 feet.	If principal building contains two or more uses, each use may install a wall sign (24 square feet max). ²⁰ 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.	
	Freestanding Signs	1 per lot	32 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	Shall not project higher than 25 feet, measured from grade level or grade of nearest adjacent roadway.		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.
	Awning/Canopy/Marquee Signs	1 exceeding 4 square feet per principal building. Signs 4 square feet or less are exempt.	24 square feet or 50% of the area of the smallest face of awning, canopy, marquee.	Affixed to or located upon any awning, canopy, or marquee.	Not higher than the top of the awning, canopy or marquee.		
	Landscaped Ground Sign	1 per lot	The minimum nonbuildable front yard area required for placement of a landscaped ground sign is 1/4 acre (10,000 square feet). The gross surface area of a landscaped ground sign shall not 1,500 square feet. The front yard area is defined as the area between the two (2) 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.	Within required front yard. Not to extend over any lot line. Shall not block sight distance.	Shall not stand higher than 1 foot.	Shall not be sloped greater than three to one. Must be constructed of natural landscaping and plant material.	

¹⁸ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

¹⁹ 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. 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.

²⁰ 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.

Office and Industrial Park Signs							
Specific Sign Type	Type	Number	Area	Location	Height ²¹	Special Conditions	Corridor Overlay
Office and Industrial Park Signs	Freestanding	1 per point of vehicular access	32 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	Shall not stand higher than 7 feet as measured from grade level directly below face or grade of nearest adjacent roadway.		
Directory Signs	Wall or Freestanding	1 per office	5 square feet	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	Shall not stand higher than 10 feet as measured from grade level directly below face or grade of nearest adjacent roadway.		
Off-Premises Directional/Directory Signs	Wall or Freestanding	1 per business which does not have access to public street	32 square feet per side.	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.	Freestanding: 10 feet wall: shall not project higher than the parapet line of the wall.	When more than one business requires an off-premises sign, all information shall be combined on one sign.	
Institutional Attraction Boards	Wall or Freestanding	1 per principal building	15 square feet per side	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	Shall not stand higher than 15 feet as measured from grade level directly below face or grade of nearest adjacent roadway.		
Other Signs							
Sign Type	Type	Number	Area	Location	Height ²²	Special Conditions	
Agricultural Commodity & Product Signs/Farmer's Market Signs	Freestanding	1 per lot	6 square feet	Shall not extend over lot line. Shall not be 15 feet of any point of vehicular access from zoning lot to public roadway.	Shall not stand higher than 5 feet.		
Daily Advertising Signs	A-Frame/Sandwich Board	1 per business	6 square feet per side	Shall remain within 5 feet of building wall and shall not block any entrance/exit to business.	Shall not stand higher than 5 feet.	Shall be removed at the end of each business day.	
In addition to the requirements above and completely within the Sign and Billboard Ordinance, the regulations for Signs and Billboards within the Traditional Town Development (TTD) and Terraced Streetscape District (TSD) shall also be referred to and abided by regarding all signage.							

²¹ Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

²² Height shall be measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

Section 9. Residential Use.

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 (6) 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 (2) or more streets, additional such signs, one (1) oriented to each abutting street, shall be permitted.
 - C. **Area.** Building name and address signs shall not exceed four (4) square feet in gross surface area for exposed 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 (7) 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 of surface area per sign 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 (7) feet as measured from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.
3. **Bed and Breakfast Signs.** Signs which indicate the name and address of a bed and breakfast that is not defined as a home occupation shall be subject to the following:
 - A. **Type.** The bed and breakfast sign shall be a freestanding sign.
 - B. **Number.** There shall not be more than one bed and breakfast sign per lot.
 - C. **Area.** The bed and breakfast sign shall not exceed 10 square feet or surface area per sign face or 20 square feet gross aggregate sign area.
 - D. **Location.** The bed and breakfast 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. The location of all bed and breakfast signs shall be subject to the review and approval of the Sign Officer.

E. **Height.** Bed and breakfast signs shall not project higher than five (5) 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 Section 7

G. **Temporary Signs.** Temporary signs as specified in Section 8

Section 10. 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.**

- I. *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.
- II. *Area.* The gross surface area of a wall sign shall not exceed 10% of the area of the building wall, including doors, windows, to which the sign is to be affixed or 64 square feet, 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, if such wall sign:
 - i. 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.
 - ii. 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.
- III. *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.
- IV. *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.
- V. *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 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.

- I. *Number.* There shall not be more than one (1) freestanding signs for each lot, with the exception of a commercial property where the entrances are along an arterial street and two (2) or more principal buildings exist on the lot. For a lot with two (2) or more buildings on the lot, no more than two (2) freestanding signs shall be permitted.
- II. *Corridor Overlay.* If a parcel is located within the Corridor Overlay, two (2) freestanding signs are permitted if the parcel has two (2) or more principal buildings and where entrances are along an arterial street.
- III. *Area.* The gross surface area of a freestanding sign shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
- IV. *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.
- V. *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.

- I. *Number.* There shall not be more than one (1) awning, canopy or marquee sign exceeding an aggregate gross surface area of four (4) square feet for each principal building. Awning, canopy and marquee signs which are four (4) square feet or less in aggregate gross surface area are exempt from the provisions of this Part, as specified in Section 7.
- II. *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.
- III. *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.

- I. *Type.* Attraction boards shall be attached to the main freestanding sign.
- II. *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.
- III. *Area.* The gross surface area of a retail/wholesale commercial lot attraction board shall not exceed 10 square feet in gross surface area for each exposed face, nor exceed 20 square feet in aggregate gross surface area.
- IV. *Location.* A retail/wholesale commercial premise 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.
- V. *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.

- I. *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-premise 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.
- II. *Area.* An off-premises sign or billboard shall not exceed 300 square feet in surface area, and each such sign shall have only one (1) exposed face.
- III. *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.
- IV. *Spacing at Intersections.* An off-premises sign or billboard shall not be located within 150 feet of any street intersection.
- V. *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.
- VI. *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.
- VII. *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.

2. Shopping Center Signs.

A. Wall Signs.

- I. *Number.* There shall not be more than one (1) wall sign for each principal tenant or use contained in a shopping center except that where a tenant or use abuts two (2) or more streets, additional such signs, one oriented to each abutting street, shall be permitted. One (1) sign per business per year for not more than 30 days.
- II. *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 64 square feet, whichever is smaller.
- III. *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.
- IV. *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.

- I. *Number.* There shall not be more than one (1) freestanding sign for each shopping center.
- II. *Area.* The gross surface area of a freestanding sign shall not exceed a maximum of one (1) square foot of gross aggregate surface area for each 1 1/2 linear foot of front footage of the lot not to exceed 100 square feet per sign face nor exceed 200 square feet of gross aggregate surface area.
- III. *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.
- IV. *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.
- V. *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 for each exposed 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.

- I. *Number.* There shall not be more than one (1) 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 (4) square feet or less in aggregate gross surface area are exempt from the provisions of this Part as specified in Section 7.
- II. *Area.* The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but 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.
- III. *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.

- I. *Type.* Shopping center attraction boards shall be freestanding signs.
- II. *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.
- III. *Area.* The gross surface area of a shopping center attraction board shall not exceed 50 square feet in gross surface area for each exposed face, nor exceed an aggregate gross surface area of 100 square feet.
- IV. *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.
- V. *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.**

- I. *Number.* There shall not be more than one (1) wall sign for each principal building except that where the building abuts two (2) or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
- II. *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, 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:
 - i. 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.
 - ii. 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.
 - iii. *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.
 - iv. *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.**

- I. *Number.* There shall not be more than one (1) freestanding sign for each lot.
- II. *Area.* The gross surface area of a freestanding sign shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
- III. *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.
- IV. *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.**

- I. *Number.* There shall not be more than one (1) awning, canopy or marquee sign exceeding an aggregate gross surface area of four (4) 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 Section 7.

- II. *Area.* The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but 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.
 - III. *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:
- I. *Type.* All service bay identification signs shall be wall signs.
 - II. *Number.* There shall not be more than one (1) service bay identification sign for each service bay located on the premises.
 - III. *Area.* The gross surface area of a service bay identification sign shall not exceed 10 square feet.
 - IV. *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.
 - V. *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:
- I. *Type.* Service island identification signs may be either wall signs or freestanding signs.
 - II. *Number.* There shall not be more than one (1) service island or identification sign for each service or pump island on the premises.
 - III. *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.
 - IV. *Area.* The gross surface of a service island identification sign shall not exceed six square feet for each exposed face, nor exceed an aggregate gross surface of 12 square feet.
 - V. *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:
- I. A convenience store will be regulated by paragraph. A, except that each convenience store with one or more service islands shall be regulated by the provisions of paragraph .C (5) and such election shall be included as part of this sign permit for that store.
- G. **Gas Island Canopy Sign:**
- I. Sign copy, corporate logos, graphics, etc., may be a maximum of fifteen (15%) percent of one face of the canopy;

- II. Individual letters, logos or symbols may not exceed four feet in height and may not project out from the surface of canopy more than eighteen (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 (1) 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 (5) square feet for each exposed 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 Section 7.
6. **Temporary Signs.** Temporary signs as specified in Section 8.
7. **Adult Business Signs.**
 - A. **Wall Signs.**
 - I. *Number.* There shall not be more than one (1) wall sign for an adult business use.
 - II. *Area.* The gross surface area of a wall sign shall not exceed 20 square feet.
 - III. *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.
 - IV. *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.**
 - I. *Number.* There shall be no more than one (1) wall sign for each principal building except that where the building abuts two (2) or more streets, additional such signs, one (1) oriented to each abutting street, shall be permitted.
 - II. *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, whichever is smaller.

- III. *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.
- IV. *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.

- I. *Number.*
 - i. *Primary Freestanding Signs.* There shall not be more than one (1) principal freestanding sign for each automobile dealership.
 - ii. *Secondary Freestanding Signs.* Secondary freestanding signs shall be permitted only if used for preowned automobiles and/or if two (2) or more automotive product lines (automobile makes) are offered for sale on the premises. No more than two (2) secondary freestanding signs shall be permitted.
- II. *Area.*
 - i. *Primary Freestanding Signs.* The gross surface area of primary freestanding sign shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
 - ii. *Secondary Freestanding Signs.* The gross surface area of a secondary freestanding sign shall not exceed 24 square feet for each exposed face, nor exceed an aggregate gross surface area of 48 square feet.
- III. *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.
- IV. *Height.*
 - i. *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.
 - ii. *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.

- I. *Number.* There shall not be more than one (1) awning, canopy or marquee sign exceeding an aggregate gross surface area of four (4) 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.

- II. *Area.* The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but 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.
 - III. *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:
- I. *Type.* All service bay identification signs shall be wall signs.
 - II. *Number.* There shall not be more than one (1) service bay identification sign for each service bay located on the premises.
 - III. *Area.* The gross surface area of a service bay identification sign shall not exceed 10 square feet.
 - IV. *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.
 - V. *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.

Section 11. 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.

- I. *Number.* There shall not be more than one (1) wall sign for each principal building except where the building abuts two (2) or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
- II. *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, 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:
 - i. 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.
 - ii. 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.
- III. *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.
- IV. *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.

- V. *Special Conditions.* Where a principal building is devoted to two (2) 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. 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.

- I. *Number.* There shall not be more than one (1) freestanding sign for each lot.
- II. *Area.* The gross surface area of a freestanding sign shall not exceed 32 square feet for each exposed face, nor exceed an aggregate gross surface area of 64 square feet.
- III. *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.
- IV. *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.

- I. *Number.* There shall not be more than one (1) awning, canopy or marquee sign exceeding an aggregate gross surface area of four (4) 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 Section 7.
- II. *Area.* The gross surface area of an awning, canopy or marquee sign shall not exceed 24 square feet, but 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.
- III. *Location.* A sign may be affixed to or located upon any awning, canopy or marquee.
- IV. *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.

- I. *Number.* There shall not be more than one (1) landscaped ground sign for each lot.
- II. *Area.* The minimum nonbuildable front yard area required for placement of a landscaped ground sign is 1/4 acre (10,890 square feet). The gross surface area of a landscaped freestanding sign shall not 1,500 square feet. The front yard area is defined as the area between the two (2) 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.
- III. *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.

- IV. *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.
- V. *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.
- VI. *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 properly 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 (1) 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 gross surface area of an office or industrial park sign shall not exceed 32 square feet in gross surface area for each exposed 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 (7) feet as measured from grade level directly below the face of the sign or grade of 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 (1) directory sign for each office, industrial and institutional building or complex under unified control consisting of two (2) or more occupants. Directory signs shall not be permitted for single occupant office, industrial and institutional buildings and complexes.
- C. **Area.** The aggregate gross surface area of a directory sign shall not exceed five (5) square feet 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 (1) sign per business which does not have access to a public street. When two (2) 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 (5) square feet for each exposed face per business nor exceed an aggregate gross surface area for all businesses of 32 square feet per sign 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 with an 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 (1) institutional attraction board for each principal building.
 - C. **Area.** The gross surface area of an institutional attraction board shall not exceed 15 square feet for each exposed 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 Section 7.
 - G. **Temporary Signs.** Temporary signs as specified in Section 8.
6. **Exempt Signs.** Exempt signs as specified in Section 7

7. **Temporary Signs.** Temporary signs as specified in Section 8

Section 12. Permits.

1. **Permits Required.** Except for the following, no person may erect, alter, or relocate within Ferguson Township any sign without first obtaining a sign permit from the Sign Officer and paying the required fee:
 - A. Exempt signs as specified in Section 7.
 - B. Real estate, temporary construction, temporary political, temporary event, auction, garage/yard sale signs, personal expression signs, or daily advertising signs.
 - C. 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 (2) 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 freestanding. 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 30-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 90-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.

Section 13. 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 (2) 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. **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 and 2. 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 Section 14 of this Part.
4. **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 Section 14 of this Part no later than 30 days after receipt of such notice of violation.

Section 14. 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 changing, copying, necessary repairs, and incidental alterations which do not extend or intensify the nonconforming features of the sign, shall be permitted. However, no enlargement or extension shall be made to legal nonconforming sign unless the enlargement or extension will result in the elimination of the nonconforming features of the sign. If a nonconforming sign is removed or destroyed by any means the sign may not be rebuilt to its original condition and may not continue to be displayed.

Section 15. 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 of the person or firm maintaining the sign has not complied with the terms of the notice within thirty (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.

Section 16. 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:
 - I. *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.
 - II. *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:
 - I. 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.
 - II. A description of the appeal.
 - III. Justification of the appeal.
 - IV. The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
 - V. A site plan on the property involved, showing accurate placement thereon of the proposed sign.
 - VI. 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 freestanding. Such plans and specifications shall include details of dimensions, materials, color, and weight.
 - VII. The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.
 - VIII. 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.

- I. *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.
- II. *Filing.* A variance request shall be filed in writing with the Sign Officer and shall include the following information:
 - i. 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.
 - ii. A description of the requested variance.
 - iii. Justification of the requested variance.
 - iv. The location of the building, structure, or zoning lot on which the sign is to be erected or affixed.
 - v. A site plan of the property involved, showing accurate placement thereon of the proposed sign.
 - vi. 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.
 - vii. The written consent of the owner of the building, structure, or property on which the sign is to be erected or affixed.
 - viii. 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.

- I. *Timing.* The Zoning Hearing Board shall hold a public hearing on a variance request within 60 days of its completed written filing.
- II. *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.

Section 17. 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 Section 16 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 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 Section 16, 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 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.

Section 18. Severability Clause:

If any word, sentence, section, chapter or any other provision or portion of this Ordinance 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.

ORDAINED and ENACTED this 5th day of June, 2017

TOWNSHIP OF FERGUSON

By: 
Steve Miller, Chairman
Board of Supervisors

[SEAL]

ATTEST:

By: 
David G. Pribulka, Secretary