

Chapter 19. Signs and Billboards

Part 1. SIGN REGULATIONS

§ 19-108. Temporary Signs.

[Ord. 867, 9/5/2006, § 108]

1. Temporary signs may be erected and maintained in accordance with the provisions contained in this section:
 - A. General Conditions.
 - (1) Permit Required. No person shall erect, construct, repair, alter or relocate within Ferguson Township any temporary sign, except real estate, temporary political, temporary construction, temporary agricultural, auction or garage/yard sale signs without first obtaining a permit from the Sign Officer as provided for in § 19-112 of this Part.
 - (2) Materials and Methods. The Sign Officer may impose as a condition of the issuance of a permit for temporary signs such requirements as to the material, manner of construction and method of erection of a sign as are reasonably necessary to assure the health, safety, welfare and convenience of the public.
 - (3) Illumination. Temporary signs may be illuminated, subject to § 19-104.
 - (4) Sign Types. Temporary signs shall be limited to non-projecting wall signs, attached ground signs or portable and wheeled signs defined herein.
 - B. Temporary Business Signs. Temporary business signs identifying a special, unique or limited activity, service, product or sale of limited duration shall be subject to the following:
 - (1) Number. There shall be not more than two permits for temporary business signs issued for the same premises within one calendar year. Each temporary business sign permit may be erected and maintained for a period not to exceed 30 days and shall be removed within three days of the termination of the activity, service, project or sale. Or, alternatively, a temporary business sign permit may be applied for a maximum of five times during one calendar year for the same premises; each permit shall be issued for a maximum of seven days. It is expressly stated that temporary business sign permits shall be issued under one method or the alternative and that the methods may not be used jointly or in combination during any one calendar year.
 - (2) Area.
 - (a) Residential Areas. In residential areas, temporary business signs shall not exceed two square feet in gross surface area for each exposed face not to exceed an aggregate gross surface area of four square feet.
 - (b) Nonresidential Areas. In nonresidential areas, temporary business signs 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.

- (3) Location. Temporary business signs shall be located only upon the zoning lot upon which the special, unique or limited activity, service, product or sale is to occur. Such signs may be located in any required yard setback, 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, provided the sign does not violate § 27-206, Subsection 1F, of the Ferguson Township Zoning Ordinance.
 - (4) Height.
 - (a) Residential Areas. In residential areas, temporary business signs shall not project higher than seven feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
 - (b) Nonresidential Areas. In nonresidential areas, temporary business signs 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.
- C. Temporary Construction Signs. Temporary construction signs identifying the parties involved in the construction to occur or occurring on the premises on which the sign is located shall be subject to the following:
- (1) Number. There shall not be more than one temporary, construction sign for each project or development, except that where a project or development abuts two or more streets, additional such signs, one oriented to each abutting street, shall be permitted.
 - (2) Area.
 - (a) Residential Areas. In residential areas, temporary construction signs shall not exceed 16 square feet in gross surface area for each exposed face, not exceeding an aggregate gross area of 32 square feet.
 - (b) Nonresidential Areas. In nonresidential areas, temporary construction signs shall not exceed 32 square feet in gross surface area for each exposed face, not exceeding an aggregate gross surface of 64 square feet.
 - (3) Location. Temporary construction signs shall be located only upon the premises upon which construction either is about to occur or is occurring. Such signs may be located in any required yard setback, 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; provided the sign does not violate § 27-206, Subsection 1F, of the Ferguson Township Zoning Ordinance.
 - (4) Height. Temporary construction signs 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.
 - (5) Special Conditions. Temporary construction signs shall be permitted only as accessory to an approved building permit for a project or development. Temporary construction signs may be erected and maintained for a period not earlier than 60 days prior to the commencement of construction of the project or development and must be removed prior to an occupancy permit being issued or if no occupancy permit is required, the sign shall be removed upon project completion.
- D. Temporary Event Signs. Temporary event signs announcing a campaign, drive, activity or event for commercial purposes shall be subject to the following:
- (1) Number, Area, Height and Location. The permitted number, area, height, location and

construction method of temporary event signs shall be determined by the Sign Officer with consideration given to the public intended purpose. In any event, no sign may exceed 16 square feet for each exposed surface or 32 square feet in gross surface area. Any temporary event sign shall not be permitted to extend over or onto a public right-of-way.

(2) Special Conditions.

(a) Timing. Temporary event signs may be erected and maintained for a period not to exceed 30 days prior to the date of which the campaign, drive, activity or event advertised is scheduled to occur and shall be removed within three days of the termination of such campaign, drive, activity or event.

(b) Limit on Number of Permits. No more than two permits for temporary event signs shall be issued for the same premises within one calendar year.

E. Temporary Real Estate Signs. Temporary real estate signs advertising the sale, lease or rent of the premises upon which such sign is located shall be subject to the following:

(1) Number. There shall be not more than one temporary real estate sign for each zoning lot except that where a lot abuts two or more streets, additional signs, one oriented to each abutting street, shall be permitted.

(2) Area.

(a) Residential Areas. In all residential areas, temporary real estate signs shall not exceed six square feet in gross surface area per sign face or 12 square feet total.

(b) Nonresidential Areas. In nonresidential areas, there may be one temporary real estate sign for the entire subdivision which shall not exceed 32 square feet in gross surface area for each exposed face, nor exceed an aggregate gross area of 64 square feet; or there may be one temporary real estate sign for each lot in the subdivision which shall not exceed six square feet in gross surface area.

(3) Location. Temporary real estate signs shall be located only upon the premises for sale, lease or rent. Such 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 zoning lot to a public roadway.

(4) Height. Temporary real estate signs 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.

(5) Special Conditions. Temporary real estate signs shall be removed within seven days of the sale or lease of the premises upon which the sign is located.

F. Temporary Yard or Garage Sale Signs. Temporary auction or garage/yard sale signs advertising the sale of items and the sales location shall be subject to the following:

(1) Number. There shall not be more than 10 temporary auction or garage/yard sale signs for each location of a sale.

(2) Area. In all zoning districts, no temporary auction or garage/yard sale sign shall exceed four square feet in size.

(3) Location. Temporary auction or garage/yard sale signs may not be located within the street or road right-of-way. No sign may be placed on a utility or municipality owned pole or structure. Any temporary auction or garage/yard sale sign shall be self-supported and shall not create a public hazard.

- (4) Height. Temporary auction or garage/yard sale signs shall not exceed 30 inches as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
 - (5) Special Conditions.
 - (a) Timing. Temporary auction garage/yard sale signs may be erected no sooner than seven days before the sale and must be removed no later than three days after the sale. No temporary auction or garage/yard sale sign shall remain erected longer than 10 days.
- G. Temporary Agricultural Signs. Temporary agricultural signs identifying the sale of agricultural products grown and produced on the premises upon which this sign is located shall be subject to the following:
- (1) Number. There shall not be more than four agricultural signs per premises.
 - (2) Area. Gross surface area shall not exceed five square feet for each exposed surface area nor an aggregate gross surface area of 10 square feet per sign.
 - (3) Location. A sign may be located in any required yard, but shall not extend over any lot line or within 15 feet of any point of vehicular access from a zoning lot to a public roadway.
 - (4) Height. A sign may not project higher than 10 feet as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
 - (5) Type. Signs shall be limited to signs and ground signs.
 - (6) Timing. Signs may be erected 14 days before the beginning of the sale of the product and must be removed within seven days after the sale of the product. Duration of the sign shall not exceed 90 days.
- H. Real Estate Development Sign. Real estate development signs listing the developer, the name of the development and a written or graphical listing of the lots for sale shall be subject to the following requirements:
- (1) Number. There shall not be more than one real estate development sign for each point of vehicular access to a development.
 - (2) Area. The real estate development sign shall not exceed 32 square feet of surface area per sign face.
 - (3) Location. Real estate 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.
 - (4) Height. Real estate development signs shall not project higher than 10 feet, as measured from grade level directly below the face of the sign or grade of the nearest adjacent roadway, whichever is higher.
 - (5) Special Conditions. Real estate development signs are permitted to be placed on the property upon the recording of the final approved plan. The real estate development sign must be removed upon the issuance of zoning permits for 90% of the units.