

ORDINANCE NO. 1097

AN ORDINANCE OF THE TOWNSHIP OF FERGUSON, CENTRE COUNTY, PENNSYLVANIA, AMENDING CHAPTER 22 SUBDIVISION AND LAND DEVELOPMENT, PART 5A DESIGN STANDARDS FOR DEVELOPMENT IN THE TERRACED STREETScape DISTRICT, BY REPEALING AND REPLACING IT IN ITS ENTIRETY; AND AMENDING SECTION 512 SIDEWALKS; AMENDING CHAPTER 27, ZONING, SECTION 201 ESTABLISHMENT AND PURPOSES OF ZONING DISTRICTS, SECTION 401 CORRIDOR OVERLAY DISTRICT REQUIREMENTS, SECTION 723 MOBILE RETAIL FOOD FACILITIES, and SECTION 1102 DEFINITIONS.

The Board of Supervisors of the Township of Ferguson hereby ordains:

Section 1. Chapter 22, Subdivision and Land Use, Part 5A, Design Standards for Development in the Terraced Streetscape (TS) District, is hereby repealed in its entirety and replaced with Chapter 22, Part 5A, Design Standards for Development in the West College Neighborhood (WCN) attached hereto as Exhibit "B".

Section 2. Chapter 22, Subdivision and Land Use, Section 512, Sidewalks, Subsection 1.B is hereby amended by removing the stricken text and adding the underlined text:

B. In the R-1, R1B, R-2, R-3, R-4, MPH, V, WCN, ~~TSD~~, TTD, and PRD Districts along both side of all streets.

Section 2. Chapter 27, Zoning, Section 201, Establishment and Purposes of Zoning Districts, Subsection B.(9) is hereby amended by removing the stricken text and adding the underlined text:

See also § 27-303, Traditional Town Development (TTD), and § 27-304, West College Neighborhood (WCN) Terraced Streetscape (TS) District.

Section 3. Chapter 27, Zoning, Section 401, Corridor Overlay District Requirements, Subsection 2.(a) is hereby amended by removing the stricken text and adding the underlined text:

From the intersection with Westerly Parkway to the intersection with West College Avenue, the Corridor Overlay District shall be a combination of property lines not to exceed a distance of 440 feet as measured from the center line of Blue Course Drive on each side, for a total of 880 feet. The Corridor Overlay District shall not overlap with the West College Neighborhood Terraced Streetscape Zoning District at the Blue Course Drive intersection with West College Avenue.

Section 4. Chapter 27, Zoning, Section 723, Mobile Retail Food Facilities, Subsection 1.A.(2) is hereby amended by removing the stricken text and adding the underlined text:


This permitted use is for the sale of food and nonalcoholic beverages between the hours of 7:00 a.m. to 11:00 p.m. in the Village (V), West College Neighborhood (WCN, Terraced Streetscape (TS), and Traditional Town Development (TTD) Zoning District.

Section 5. Chapter 27, Zoning, Section 1102, Definitions is hereby amended by adding the following text:

MOTEL A building intended primarily for transient or overnight occupancy divided into separate units within the same building, with or without public dining facilities, and characterized by direct access to every unit from an automobile parking space (includes motor hotels and motor inns).

Ordained and Enacted this 16th day of April, 2024.

TOWNSHIP OF FERGUSON

By: 
Lisa Strickland, Chair
Board of Supervisors

[SEAL]
ATTEST:

Centrice Martin, Secretary

Part 5A

**DESIGN STANDARDS FOR DEVELOPMENT IN THE WEST COLLEGE
NEIGHBORHOOD DISTRICT**

§ 22-5A01. Intent. [Ord. No. 1050, 11/18/2019]

1. The standards included in this Part 5A are intended to establish design guidelines for development activity in the area designated as the "West College Neighborhood Zoning District" on the Township's Official Zoning Map.
2. These guidelines are intended to aid the Township and property owners in making sensitive and appropriate decisions with regard to the built environment and quality of space within the district. Adherence to these design standards will ensure that the built environment is attractive and harmonious, with both other parts of the built environment and the natural environment. It will also promote vitality and a pedestrian focused area that is distinguishable in character from the surrounding area.
3. This Part 5A will serve as a guide to the Township but will not necessarily dictate the final outcome. Each project has unique circumstances that will be considered and result in the Township applying the standards on a project-by-project basis; ensuring that the character of individual structures observes the fundamental standards of quality anticipated within the district.
4. Specific goals include:
 - a To promote and improve the perception of the district.
 - b To protect the desired appearance of the district.
 - c To promote a sense of identity and place.
 - d To prioritize and encourage pedestrian activity.
 - e To convey a sense of human/pedestrian scale in common areas, streetscaped areas and public outdoor spaces.
 - f To ensure development practices within the district meet the expected standards.
 - g To attract a dynamic and diverse concentration of uses and to foster economic interaction among the mix of uses in the district.
 - h To ensure sustainability of the development.

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§ 22-5A02. Statutory Authority. [Ord. No. 1050, 11/18/2019]

1. Pursuant to § 708-A of the Pennsylvania Municipalities Planning Code,¹ the written and graphic design guidelines included herein are established to assist applicants in the preparation of land development plans within the West College Neighborhood Zoning District. The design guidelines take effect only when a project is initiated by a property owner or tenant to construct a new one. The guidelines do not require existing properties to initiate changes nor is there any deadline that forces existing properties into compliance or otherwise alters the nonconforming rights established in Chapter 27, § 27-803.
2. Property owners, tenants, developers and architects are encouraged to use these guidelines as a starting point for all projects within the West College Neighborhood District. These standards will assist them by providing a basic framework for planning of a project and serve as a reference as well as regulatory manual. The Township will apply these provisions in the review and approval of development proposals and in the issuance of permits as a measure of the observance of the goals and intent of the district.

§ 22-5A03. Context. [Ord. No. 1050, 11/18/2019]

Development projects within an urban or suburban setting are part of a larger context that requires that architects, developers, and approval authorities make decisions within the parameters of an established and diverse physical setting. Each project within the West College Neighborhood District will ultimately become part of the larger neighborhood fabric and environmental context: a sensitivity to the natural features of land, water and vegetation in the development project. Buildings within the district should therefore be planned with the utmost consideration for adjacent structures and properties while exhibiting compliance with the principal goals of the district and thoughtfulness for the overall quality of place and adherence to a sensitivity of natural resources.

§ 22-5A04. Density. [Ord. No. 1050, 11/18/2019]

The issue of proper density and compactness can be measured in several ways. Recommended densities, when enhanced by proper attention to articulation and detail and integrated with the planned streetscape design, will lend themselves to a more urban and vibrant neighborhood along the West College Avenue corridor.

§ 22-5A05. Streetscape Design Standards. [Ord. No. 1050, 11/18/2019]

1. West College Avenue is intended to be the center and focal point of the district. The corridor is conducive to density and mixed-use development and is intended to be accompanied by streetscape treatment that is pedestrian friendly and consistent with the following design requirements or any officially adopted streetscape plan:
 - A. Sidewalks shall be a minimum of 12 feet in depth from back of curb along West College Avenue.
 - (1) Sidewalks shall be scored in patterns that modulate the scale of the sidewalk and may include a variety of dimensional sizes including square, rectangular or diagonal patterns at the applicant's discretion and in keeping with the intent of the design standards.

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- (2) All score lines shall utilize a twice-tooled troweled edge on all pattern joints, including construction and expansion joints. In the case of stamped or colored concrete, this requirement may be modified at the discretion of the Board of Supervisors.
 - (3) All curbs, sidewalks, handicapped ramps and crosswalks shall be designed and constructed in accordance with the latest official version of the Americans with Disabilities Act.²
 - (4) All proposed sidewalks, curbs, crosswalks shall be designed and constructed in accordance with the provisions and specifications established by the Township and specified herein or in an officially adopted streetscape plan.
- B. A two-foot-wide minimum paver accent band shall be installed along the back of the curblines along all sidewalks on West College Avenue. Pavers may be traditional clay brick or pressed concrete. Color and pattern of the paver field may include various size pavers and colors at the discretion of the applicant, subject to approval by the Board of Supervisors.
- (1) Decorative brick, concrete pavers or pavement treatments shall be considered as an integrated feature to properties on gateway corners in the Township, the main entrance of buildings, public plazas, pedestrian access areas and public roads as noted.
 - (2) Street signs, regulatory signs, wayfinding signs, utility poles, streetlighting, utility appurtenances and traffic signal poles are to be placed within the paver accent band unless otherwise required by ordinance or upon review by the Township Engineer.
- C. Four-foot-wide by twenty-foot-long minimum, planter beds shall be incorporated parallel to the curblines adjacent to West College Avenue. Construction of these beds to function as rain gardens, in accordance with Township construction standards, is encouraged. Measurement shall be from outside edge to outside edge of planting area.
- (1) Planters shall be spaced 40 feet on center for the width of the proposed lot or length of the unit block where the site is located. The spacing and location may be adjusted dependent on site conditions, clear sight triangles and at the discretion of the Township Engineer and Board of Supervisors.
 - (2) Planters may intersect the two-foot side accent paver bands as noted above.
 - (3) Planters shall be curbed with brick or pavers to match adjacent paver accent band or other materials consistent with the architecture of the proposed project. Planter edge may include a decorative metal fencing garden edge to accent and highlight the planting area. The fencing may be part of the raised curb or independent thereof. In no case shall the fencing exceed 24 inches in height.

² . Editor's Note: See 42 U.S.C.A. § 12101.

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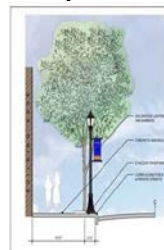
- (4) Planters shall be backfilled with CU-Structural Soil® or approved equal for the full length and width of the planter to a depth of three feet where feasible or otherwise directed by the Township Engineer.
- (5) Planter areas shall be planted with a non-invasive perennial, semi- or evergreen ground cover as a year-round base planting. Planters shall also incorporate seasonal plantings to provide four season visual interest. The applicant shall provide a list of proposed seasonal plantings to be provided and maintained by the property owner and/or tenant. These may include but are not limited to tulips, impatiens, petunias, mums and ornamental kale. The use of ornamental grasses, perennials, and ornamental shrubs is also encouraged.
- (6) To mitigate the negative impacts of heat island effects, a minimum of one street tree shall be planted in the center of each four-foot-by-twenty-foot accent planting bed. The selected species and sizing of tree shall be in accordance with Chapter 25, Trees. Shrub varieties shall be included in a landscaping and planting plan and subject to approval by the Township Arborist and Township Tree Commission.
- (7) The planting plan for the accent planting beds shall be prepared and sealed by a Pennsylvania registered landscape architect.
- (8) Where feasible, applicants are encouraged to utilize and incorporate planter areas into the project's overall stormwater management strategy as bioretention/water quality filter areas. The use of planter areas as a stormwater best management practice (BMP) will be subject to review and approval by the Township Engineer and must be consistent with the Township's overall stormwater management plan and objectives for improving water quality and reducing runoff volumes. Each planter containing large shade trees shall have a subterranean growing area of 720 cubic feet available to them.

D. Any building setback off the sidewalk shall be considered the front yard and will adhere to provisions specified herein or in an officially adopted streetscape plan.

- (1) Front yards shall be designed to keep with the goals and purpose of the design standards.
- (2) Front yards must be entirely planted in accordance except for in the following instances:
 - (a) To allow for pedestrian ingress or egress.
 - (b) To allow for patio areas provided by an active use on the ground floor of the building.
 - (c) To allow for publicly accessible site furnishings. On site furnishing must be provided for every 20 feet of lot frontage, with no site furnishing being further than 40 feet apart. Site furnishings may include art, benches, trash and recycling receptacles, bike racks, bus shelters and individual freestanding planters.
 - (1) Site furnishings shall be constructed of nonbiodegradable, vandal resistant materials such as cast iron, steel, aluminum, or recycled plastic components.

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- (2) Site furnishings shall be from a coordinated family of furnishings by the same manufacturer unless otherwise approved by the Township.
 - (3) Benches shall be a minimum of six feet in length and shall incorporate a center armrest.
 - (4) Trash receptacles shall be a minimum of thirty-two-gallon capacity and shall utilize the smallest possible semicovered top opening to prevent the deposition of large trash bags or household debris.
 - (5) Recycling receptacles shall be provided and incorporated consistent with Centre Region refuse and recycling requirements.
 - (6) Bus shelters may be incorporated subject to the review and approval of CATA. The style of shelter shall be consistent with the overall site furnishings palette.
- E. Lighting standards shall be used along the West College Avenue street edge, immediately adjacent to the proposed project site. The horizontal spacing of the light fixtures shall be consistent with meeting required light levels established by Township ordinance.
- F. Streetlights shall utilize decorative, fluted or tapered poles with decorative base covers to match the style of pole.
1. Poles shall be cast iron, steel or aluminum, painted black.
 2. Poles shall be located within the proposed paver accent band. Streetlight lamps shall incorporate night sky friendly, energy efficient, full cut-off optics. The use of LED technology is encouraged.
 3. Poles along West College Avenue shall incorporate brackets for upper and lower banner arms, to hang one banner, perpendicular to the street edge.
 4. Poles along West College Avenue shall include provisions for two planter arms, one on each side of the pole, parallel to the street edge.
 5. Poles along West College Avenue shall include provisions for one exterior rated duplex electrical outlet located immediately below the point of attachment between luminaire and pole.



2. Front Yards on streets other than West College are required to adhere to Section 1D, above, except that site furnishing must be provided in the front yard, not on the sidewalk.
3. Rear Yard buffers required in Chapter 27, §3F (3)(a) shall be composed of one canopy tree or evergreen tree and 15 shrubs per 35 linear feet of the lot line.
- 4.

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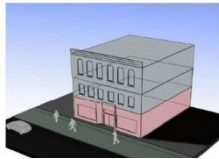
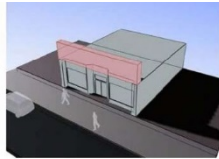
§ 22-5A06. Articulation of Facades. [Ord. No. 1050, 11/18/2019]

1. Buildings within the West College Neighborhood District shall provide articulated building facades to mitigate the impact of large scale buildings and increase the impact of small scale buildings.

A. Single story buildings shall be a minimum of 15 feet in height along West College Avenue. The use of a parapet or other aesthetic elements may be used to achieve this height.



- B. Larger buildings are required to subdivide the appearance of their facades and storefronts, as to make them seem to be smaller, individual buildings. Articulation by means of material difference, color difference, and vertical/ horizontal variation in alignment, recesses or projections are required to accomplish the appearance of individual facades.



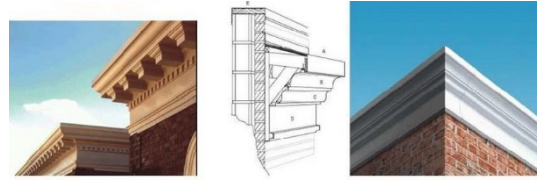
(1) The upper floors of multistory buildings are required to provide a differentiation of color or material to break up

the facade massing of the building exterior.

(2) Storefronts and facade treatment at ground level must be differentiated every 40 feet or less, to provide proper articulation at street level.

- C. The ground floor of any multistory building is required to be articulated from the stories above it. The appearance of a specialized and welcoming storefront, building entrance or any other pedestrian appropriate treatment is required to enhance the pedestrian street life generated in the district.

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- D. Multistory buildings are encouraged to be creative in their use of massing, articulation, and design. Developers of multistory buildings shall consider their appearance from multiple vantage points.

§ 22-5A07. Building Ground Floor design

1. Non-residential, community, and accessory residential uses (such as lobbies, mail rooms, gyms, and common spaces) at ground floor level are required to incorporate the following regulations.
 - A. Ground floor street wall depth, materiality, color, or other articulation shall vary once at least every 40 feet.
 - B. At least 50% of the ground floor street wall surface area, from sidewalk level to 12 feet or the second story, whichever is lower, shall be glazed with transparent materials.
 - C. Storefronts shall be constructed with durable finishes. Consideration must also be given to lighting strategies so that both the storefront and the interior space behind it are well lit, and easily seen.
 - D. Outdoor signage shall fit the character and proportion of the building and enhance the architecture. Signage shall be clearly visible without dominating the building facade or obscuring architectural details.
 - E. Benches and other moveable objects, such as bike racks or trash containers, shall be coordinated with the building entrance so as not to obstruct sidewalk traffic or diminish the appearance of the facade.
 - F. Awnings and/or vegetation may be utilized to add interest and aesthetic quality to the building and the streetscape. Awnings and canopies must be compatible with the building and windows in scale, proportion and color.

§ 22-5A08. Parking Structures. [Ord. No. 1050, 11/18/2019]

1. Maximum height of parking structures is 35 feet, not including any underground parking levels.
2. Parking structures and elevated parking decks within the district need to exhibit sensitivity to scale and massing. These structures also need to relate to pedestrian scale and attempt to

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integrate with other structures in the broader environment by way of articulation and material usage. A key objective shall be to disguise the structure's function as car storage through the use of screening elements, spandrel panels or glazing systems in conjunction with good facade design strategies.

A. Design strategies that include locating Stairwells and/or elevator towers on a corner or public accessway and shall be lighted. Lighting can also be employed to further enhance and accent the structure, providing a visual focal point at night.

(1) Material and/or color usage shall differentiate the ground and upper floors of the structure to improve the relationship with pedestrian scale and the streetscape.

(2) Facades shall avoid the appearance of support columns unless combined with a screening system. Use of masonry, composite panels or EIFS systems will lend a sense of permanence and evoke the image of a conventional building rather than an open deck.

(3) Metal or mesh screening systems can be used to obscure stored cars. These systems should also employ masonry or other suitable material so that the resulting facade does not appear out of character.



(4) Glazing or curtain wall systems can also be used to screen cars and achieve the look of a more conventional building. Window walls or windows set in a backup wall can be detailed to create a more uniform and interesting appearance to the overall structure while concealing its use for parking.

(5) Installation of green roofs can be used to:

- (a) Retain rainwater and, together with plants, return a portion of this water to the atmosphere through evaporation and transpiration (evapotranspiration).
- (b) Reduce and clean stormwater volume.

(c) Retain and delay runoff to ease stress on stormwater infrastructure and sewers.

B. Must be wrapped at ground level with retail or other activity-generating use(s) permitted in the district. Any portion of the ground floor that does not incorporate retail or activity-generating uses must provide additional landscaping to create a separation from pedestrian activity.

§ 22-5A09. Exterior Materials. [Ord. No. 1050, 11/18/2019]

1. Buildings designed with authentic materials in a manner that evidences craftsmanship and detail lend a sense of authenticity and permanence to the buildings themselves. Authentic and permanent materials on building exteriors will provide visual continuity and discernible character to the zoning district.

A. Authentic materials, such as brick, cast stone, limestone, concrete block and other conventional masonry products, should be used. Exterior finish systems and

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proprietary panel systems can be employed to the extent that they complement the material quality of the building and surrounding structures and are used in combination with more permanent/natural materials (a synthetic or EIFS clad building with a masonry base detail, for example).



§ 22-5A10. Color Selection. [Ord. No. 1050, 11/18/2019]

1. In general, it is recommended that the color palette selected for the building exterior not include exceptionally bright or overly colorful schemes. Subtle and complimentary color choices, such as more naturalistic or muted tones, are suggested. However, vibrant colors can be used for accent and trim.

A. Painted strips or pronounced patterns on wall surfaces or large surface areas of brilliant color shall be avoided.

§ 22-5A11. Signage. [Ord. No. 1050, 11/18/2019]

1. It is important that the nature of the signage employed by a business does not conflict with the character or goals of the district. Good sign design can both enhance the business and add a dimension of vibrancy and visual interest.

A. The following recommendations shall be considered:

- (1) Signs hung parallel to the business shall not overwhelm the storefront or architectural detail of the building.
- (2) Lighting shall not produce glare and automated signage shall not be permitted.
- (3) Signs should be designed to draw the attention of the pedestrian rather than motorists within the district. Projecting signage, hung perpendicular to the building, is recommended.
- (4) Graphics should be clear and legible. Limited text or company colors/ logos should be considered over a heavily stylized or cluttered and confusing sign face.



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§ 22-5A12. Lighting. [Ord. No. 1050, 11/18/2019]

1. The lighting of buildings, entryways, building surfaces or landscape within the district is desirable. Exterior lighting will enliven the district and add a sense of vibrancy as well as enhancing the safety of the area. The use of energy efficient luminaires or LED lighting is encouraged.
 - A. Commercial facades in the district should utilize lighting in a creative and innovative manner to highlight their business. However, visually distracting and automated signage or moving lighting shall not be permitted.
 - B. Lighting that produces glare or impedes the vision of motorists or pedestrian traffic is prohibited. Surface mounted lighting must have fixtures that are aimed directly at the targeted facade or surface area and away from traffic.