

NOTE: This document represents a complete re-write of Article 8, Signs. Only substantive changes are highlighted. Such changes proposed by the Sign Advisory Committee are shown in underscored blue. Similarly, those changes proposed by the Fauquier County Planning Commission are shown in underscored green. In addition, in some cases, substantive changes have also been highlighted with specific comments in the right margin.

**ARTICLE 8**

**SIGNS**

**PART 1**

**8-100**

**STATEMENT OF INTENT**

It is the intent of this Article to establish reasonable regulations to control all signs and advertising displays in order to promote the general health, safety and welfare by:

- Protecting and enhancing the county's existing character and identity consistent with the goals of the county's Comprehensive Plan, in a manner that acknowledges and reinforces the unique identities of the County's service districts relative to the rural areas with its villages.
- Supporting business activity, including enhancing the county's attractiveness to tourists and other visitors as a source of economic development.
- Improving vehicular and pedestrian safety by avoiding saturation and confusion in the field of vision that could result if signs were not regulated.

~~Protect property values, encourage use of land, achieve a more desirable living environment, protect and enhance the attractiveness of Fauquier County, and ensure the safety and general welfare of the citizenry while promoting business and economic development.~~

**Comment [ 1]:** The statement and intent section has been rewritten at the direction of the PC to emphasize the 3 key goals of the sign regulations.

**PART 2**

**8-200**

**SCOPE OF ARTICLE**

For purposes of this Article 8, a sign shall be defined as: Any writing, letter work or numeral, pictorial presentation, illumination, illustration or decoration, emblem, device, symbol or trademark, flag, banner or pennant, sculpture, or any other device, figure or similar character, including the structure on which such is located, that which is used to announce, direct attention to, identify, advertise or otherwise make known anything; and which is sufficiently visible and/or legible from a right-of-way or from an adjoining property.

This Article governs the erection and display of all signs in the County. It shall be unlawful to erect or display, on any building, structure or property any sign unless it is expressly authorized by, is in accordance with and, where applicable, a permit authorizing it has been obtained pursuant to the provisions contained herein.

PART 3

8-300 DEFINITIONS

1. Animated Sign: Animated sign shall mean and include any sign or device to attract attention, all or part of which moves by any means including fluttering, rotating or otherwise moving devices, or is designed to be set in motion by movement of the atmosphere including but not limited to pennants, banners, ~~flags~~, discs, propellers, and flags, except for those identified in Section 8-400.5 below, regardless of whether said device has written message content. Also, an animated sign shall mean and include any flashing sign or device displaying flashing or intermittent light or lights of changing degrees of intensity, and shall also include any electronically controlled changeable copy sign.
2. Awning Sign: A sign attached to or otherwise incorporated within an awning.
3. Billboard: A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
4. Building Mounted Sign: Any sign attached to and deriving its major support from a building, including any sign located on an awning, or any lettering or logos that are permanently affixed, etched or painted onto a window or door, but excluding projecting signs and temporary window signs.
5. Changeable Copy Sign: A sign or portion thereof designed to accommodate message changes composed of characters, letters or illustrations and that can be changed or rearranged either manually or electronically.
6. Construction Sign: A temporary sign erected on the premises on which construction is taking place displaying only the names of the architects, engineers, contractors, and the owners and financial supporters having a role with respect to the structure or project on site.
7. Directional Sign: An off-premise sign indicating the location and direction to a place, object, project, product or business remote from the property on which such sign is erected or displayed.
8. Freestanding Sign: Any sign not attached to a building, including signs incorporated into freestanding walls and fences as well as signs located on vehicles. Freestanding signs include both Pole signs and Monument signs.
9. Grand-Opening Sign: A type of temporary sign announcing the opening of a new business, including the re-opening of any existing business which has been closed for a period of at least one month. Transfer of ownership of a business shall not constitute a grand-opening for the purposes of the sign regulations if occurring more than once in a 12 month period.
10. Home Occupation Sign: A sign containing only indicating the name and/or occupation of a permitted home occupation use.

**Comment [ 2 ]:** New language added to clarify that moving text of an electronically controlled changeable copy sign is an animated sign.

**Comment [ 3 ]:** Newly defined.

**Comment [ 4 ]:** The existing ordinance does not explicitly address arcade and porch signs.

**Comment [ 5 ]:** Newly defined.

**Comment [ 6 ]:** Newly defined.

**Comment [h7]:** Newly defined. There was significant debate among the Planning Commission as to whether additional content, such as phone numbers or email addresses, should be included. After much debate, the provision stating "by appointment only" has been added.

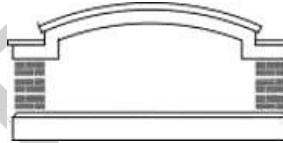
11. Illumination, back-lit: A light source that is externally located behind a sign to create a glow or outline around sign lettering and/or graphics.

12. Illumination, indirect: A light source that is separate from and external to the sign itself, which casts light onto the surface(s) of a sign from some distance.

13. Illumination, internal: A light source that is located within the interior of a sign, with no part of the lighting element visible, so that such light is emitted through the translucent surface(s) of a sign.

**Comment [KS8]:** These definitions were added by the Planning Commission.

14. Monument Sign: A freestanding sign no more than 8 ft. in height supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.



**Comment [ 9]:** Newly defined.

15. Multi-family Sign: An identification sign for a multi-family residential use displaying only the name and/or address of such use.

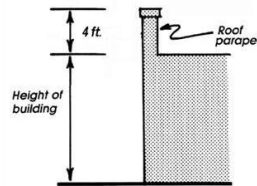
16. Multi-Use Lot: Any building or group of buildings on a single lot containing three or more non-residential tenants.

**Comment [ 10]:** Now called a "shopping center"

17. Non-conforming Sign: A sign lawfully erected and maintained prior to the adoption of this Ordinance that does not conform with the requirements of this Ordinance.

**Comment [ 11]:** Newly defined.

18. Parapet Wall: Parapet wall shall mean the extension of the exterior enclosing walls of a building above the lowest point of the roof.



~~18. Pole Sign: Any freestanding sign greater than 8 ft. in height.~~

19. Political Election Sign: A type of temporary sign announcing or supporting candidates or issues in connection with any local, state, or national election.

**Comment [ 12]:** Newly defined.

~~19. Portable Sign: A type of freestanding sign, such as a sandwich board sign, that is not permanently affixed to a structure or the ground and can be easily moved or relocated for reuse.~~

**Comment [ 13]:** Newly defined.

~~20. Prohibited Sign: Any sign identified in Section 8-500 below.~~

**Comment [ 14]:** Newly defined.

20. Projecting Sign: A sign attached to a building which extends in excess of 12 inches beyond any vertical surface of the building and which is generally usually located at right angles to the building or suspended from the underside of an arcade, porch or similar building feature.

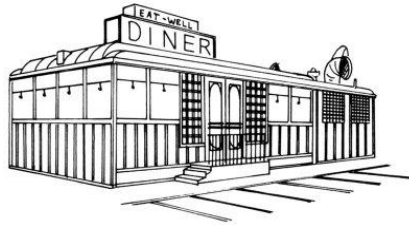


21. Real Estate Sign: A temporary sign advertising the sale, lease or future use of real estate, placed upon the property so advertised.

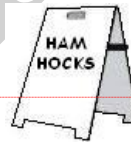
22. Real Estate Directional Sign: A temporary off-premise sign indicating the location and direction to a property advertised for sale or lease.

Comment [ 15]: Newly defined.

23. Roof Sign: Roof sign shall mean any sign or portion of a sign so erected or affixed to a building as to extend above the lowest point of the roof level of a building, including those signs painted on a roof, but excepting any sign attached to a parapet wall that does not extend above the edge of the parapet itself.



24. Sandwich Board Sign: A temporary advertising or business ground sign constructed in such a manner as to form an "A" or a tent-like shape.



Comment [ 16]: Newly defined.

25. Sign: Any writing, letter work or numeral, pictorial presentation, illustration or decoration, emblem, device, symbol or trademark, flag, banner or pennant, sculpture, or any other device, figure or similar character including the structure on which such is located, that which (a) is used to announce, direct attention to, identify, advertise or otherwise make known anything; and, (b) is visible from a right-of-way or from an adjoining property.

Comment [ 17]: Existing code states "public right-of-way"

26. Subdivision Sign: Any sign displayed for the purpose of ~~advertising or~~ identifying a housing development or division of land of 10 or more lots.

27. Temporary Sign: Any sign not permanently attached to a structure nor permanently mounted in the ground which can be moved. Such signs may include but shall not be limited to banners, paper or poster signs, portable signs, sandwich board signs, ~~vehicular~~ vehicle signs or other moveable signs.

28. Temporary Business or Activity Sign: A sign displayed for a seasonal or brief activity such as, but not limited to sales, specials, promotions, events, holidays, auctions, ~~business grand openings~~, etc.

29. Temporary Civic Sign: A sign displayed to advertise a civic event sponsored by a public agency, school, church, civic-fraternal organization or similar non-profit organizations.

30. Tenant: An individual, partnership or corporation renting, leasing or owning commercial or industrial space that is an individual business so identified by license.

31. Vacant Properties Property: Land that is not used for any purpose. Land proposed for development shall be considered vacant until such time as construction on the property commences under valid permits issued by the County.
32. Vehicle Sign: Any sign that is painted, mounted or otherwise affixed or incorporated into a vehicle, trailer, or semitrailer which identifies the a business, products, or services that are located on site or adjacent to any property, excluding bumper stickers and small identification signs not exceeding 4 square feet.
- ~~33. Wall Sign: Any sign permanently affixed to or painted on a wall of a building, excluding projecting signs and window signs.~~
33. Warning Sign: Any sign limited to a message of warning, danger or caution, or the prohibition of trespassing on the property on which such sign is located.
34. Window Sign: Any sign that is temporary in nature and is attached to the glass area of a window or placed behind the glass of a window within 3 feet, or located in such a manner so that it can only be read from out-of-doors.

Comment [ 18]: Newly defined.

Comment [ 19]: Newly defined.

Comment [ 20]: Newly defined.

PART 4

8-400 EXEMPTIONS

The following signs shall be exempt from the limitations in this Article 8 and shall be allowed without permits provided they violate no other provision of this Ordinance, and further provided that the total number of such signs posted on a lot is the minimum necessary to convey information as determined by the Zoning Administrator:

1. Signs of a constituted governmental body, including traffic signs and signals or similar regulatory devices, legal devices or warnings at railroad crossings.
2. Any memorial tablets or historic markers erected or sponsored by a public agency.
3. Signs required to be maintained by law or governmental order, rule or regulation.
4. Signs which cannot be seen from a right-of-way or an adjacent properties property.
5. ~~Flags~~ Non-commercial flags, Flags emblems or insignia, such as that of the United States, the Commonwealth of Virginia, Fauquier County, other counties and states, the United Nations Organization or similar organizations of which this nation is a member, the president or vice-president of the United States, religious groups, civic organizations, and service clubs, or similar organizations, provided further that no single flag shall exceed 50 sq. ft. in area and no single lot or business may display more than three such flags.

Comment [ 21]: 50 sq. ft. limitation on size of a flag added, as well as limit on 3 flags. Current ordinance has no such limits.

Comment [h22]: The Planning Commission wanted to include some provision limiting the height of the poles but these are exempt from all height regulations pursuant to Section 2-506 of the Ordinance.

6. Signs no more than ~~4~~ 2 sq. ft. in size which post or display address numbers ~~and/or signs no more than 4 sq. ft., and no more than 6 feet in height, identifying a farm or other place name.~~
7. Warning signs no more than 2 sq. ft. in size posted by a public utility on a property to identify the location of underground utilities.
8. Warning signs no more than 4 sq. ft. in size, such as “No Trespassing” or “Danger Signs.”
9. Signs no more than 2 sq. ft. in size identifying public conveniences such as public telephones, restrooms, etc., and service conveniences such as freight entrances, delivery entrances, etc.
10. Signs no more than 2 sq. ft. in area and 3 ft. in height indicating “entrance” or “exit” or “drive-through.” Such signs shall not include trade-names, logos or other advertising.
11. One sign, not exceeding 4 sq. ft. in area, at each entrance to an off-street parking area or lot, limited to indicating the regulations in connection with the use of such lot.
- ~~12. Graphics and images which are part of vending machines dispense or offer for sales products or services.~~
12. Any information or directional sign erected by a ~~public agency~~ local government or the Virginia Department of Transportation.
13. ~~Seasonal displays~~ Displays and decorations for events such as religious and national holidays, not advertising a product, service or entertainment.
14. Professional nameplates, not exceeding 1 sq. ft. in area, for the purpose of identifying individuals or businesses in a building. Such signs are limited to 1 per business and/or tenant, shall be building mounted and shall be located near the appropriate building entrance.
15. Signs hung underneath porch roofs or arcades, not to exceed 2 sq. ft. in area, for the purpose of identifying individuals or businesses in a building. Up to one such sign is allowed per business with a separate building entrance.

**Comment [ 23]:** 2 sq. ft. size limit added. Current language says “small”.

**Comment [h24]:** Moved to Section 8-605.

**PART 5**

**8-500**

**PROHIBITED SIGNS AND SIGN ELEMENTS**

The following signs and sign elements are specifically prohibited:

1. Any sign or other device which simulates any traffic control sign, light or device.
2. Any sign located in such a manner as to obstruct or interfere with free and clear vision and traffic circulation on any public right-of-way, entrance way or parking area.

**Comment [ 25]:** In addition to the specific substantive changes noted below: the prohibition against signs painted on a building wall has been removed.

3. Any sign erected or maintained in any location where it prevents or impedes free ingress or egress through any door, window or fire escape route.
4. Billboards, except those directional signs and temporary agricultural products signs specifically authorized herein.
5. Any animated sign, including any electronic changeable copy sign where any element of the sign changes more frequently than once in a 24 hour period. Time and temperature displays with changes alternating on not less than a five-second cycle, and gas price displays with changes to reflect price (but not gas types) are excluded from this prohibition.
6. Roof sign.
7. Any arrangement by exposed tubing or a series of lights in rows, strings, patterns or designs that outline or are affixed to any portion of a building or structure. This prohibition does not apply to exposed tubing or lights which are an integral part of an approved sign or sign structure; nor does this prohibition preclude those seasonal holiday displays or decorations as permitted by the provisions of 8-400-14 above.
8. Exterior signs using exposed neon, argon, or any similar gas to illuminate transparent or translucent tubing or other materials, except for those signs permitted in Sections 8-707 below and Appendix D.
9. Any vehicle sign parked within sight of a public or private street-a minimum front yard area, except the following:
  - A. where such Any vehicle sign that is temporarily parked at another business to actively receive or provide goods or services, such as to load or unload goods, provide on-site services, receive vehicle maintenance and repair, or obtain food, goods or services for the driver and passenger.
  - B. Any vehicle sign that is parked at its place of business in a side or rear yard area, and not within a front yard.
  - C. Any vehicle sign that is allowed pursuant to Sections 6-102.11 or 6-102.12 of this Ordinance.
10. Any sign attached to a tree or utility pole, whether on public or private property, except official notices or announcements as provided in this Article 8.
11. Any sign located in a right-of-way, other than a sign erected or approved by an authorized government agency the Virginia Department of Transportation, a sandwich board sign as authorized by Section 8-800, or an off-site subdivision sign as authorized by Section 8-1400 below.

**Comment [ 26]:** Because they would be classified as animated signs, electronic changeable copy signs are prohibited under the current ordinance, except to display time and temperature. The revised regulations add an exception for gas prices and also clarifies that a sign that does not change more than 24 hours is not considered animated.

**Comment [ 27]:** Current regulations refer only to neon. This has been clarified and neon is now allowed in the Commercial and Industrial Districts, subject to the limitations in the bonus provisions in Section 8-708.

**Comment [ 28]:** Under the existing regulations, signs on vehicles are not explicitly addressed by the provisions, but are effectively prohibited because they qualify as freestanding signs, temporary signs and/or animated signs and cannot meet those provisions. Also, company vehicles are to be stored in a screened area on property rather than parking spaces, and as such would not be visible or function as signs under the current ordinance where those regulations are adhered to. This language makes more explicit the prohibition of signage on vehicles. The advisory committee recommendation, shown in blue, allowing parking outside of the front yard is at odds with the other ZO provisions requiring screening of stored vehicles.

Planning Commission Draft: February 14, 2011

Signs shall only be permitted as set forth in this section, except that:

1. Signs within the Planned Residential Development (PRD), Planned Commercial Industrial Development (PCID) and Planned Development Mixed Use (PDMU) Zoning Districts may alternatively be authorized pursuant to the standards set forth in Section 8-1200 for a Signage Design Package.
2. Signs located within a Historic Area Overlay District (HA) are also subject to those limitations found in Section 4-304 of this Ordinance.
3. Signs located within the Mixed Use Special District – Bealeton Service District (MU-Bealeton) zoning district shall comply with the standards set forth in the County approved Signage Design Package required pursuant to Section 4-917 of this Ordinance, as required pursuant to an approved Code of Development.
4. Existing non-conforming signs shall be allowed to remain, be replaced and be improved pursuant to Section 8-1200.

8-601 Residential Uses:

Type of Sign	Permit Required?	<u>Within All Zoning Districts and Outside Service Districts</u>	
<b>PERMANENT SIGNS</b>			
1. <b>Subdivision Sign</b>	Yes	Any Subdivision containing at least 10 housing lots may have one subdivision sign per entrance into the subdivision, with the maximum size of an individual sign being 12 sq. ft. and a maximum height of 8 ft. Individual phases <u>or distinct neighborhoods</u> of large subdivisions shall be considered separate subdivisions for the purpose of this section if such phase contains at least 100 housing lots.	
2. <b>Multifamily Sign</b>	Yes	Any multifamily housing development containing <u>multiple one or more</u> buildings and at least 10 units may have one identification sign per entrance into the development, with the maximum size of an individual sign being 12 sq. ft. and a maximum height of 8 ft.  Multifamily uses located in commercial, <u>or industrial, or mixed-use or special</u> districts may also have building signs, with a maximum area of 1 sq. ft. of signage for every <u>1</u> linear foot of building frontage.	
3. <b>Home Occupation Sign</b>	Yes	One sign allowed per parcel approved for a home occupation, maximum 2 sq. ft. in area and maximum <u>6</u> 4 ft. in height. <u>Such sign shall only contain the name and/or occupation of such use and/or that language indicating that visits shall be by appointment only.</u>	
<u>EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.</u>			
<u>TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.</u>			

8-602 Agricultural Uses (Category 18):

Type of Sign	Permit Required?	<u>Within all Commercial and Industrial Zoning Districts except Commercial Village Within Service Districts</u>	<u>Within all Rural, Residential and the Commercial Village Districts Outside Service Districts</u>
<b>PERMANENT SIGNS</b>			
1. <b>Freestanding Sign:</b>	Yes	One sign not to exceed 40 sq. ft. in area and <u>45</u> 20 ft. in height, except as noted below.	One sign not to exceed 24 sq. ft. in area and 8 ft. in height, except as noted below.

**Comment [ 29]:** Today, subdivision signs are also limited to subdivisions of 10 lots or more and to a maximum size of 12 sq. ft. in area and 10 feet in height. Multiple signs at multiple exits are allowed, but the total maximum signage is 24 sq. ft., so if more than 2 subdivision signs are provided, they must be smaller than 12 sq. ft. each. The issue of what constitutes a "subdivision" within a large phased project is not addressed in also not addressed in the current regulations.

**Comment [ 30]:** Today, multifamily uses in residential districts are authorized a 12 sq. ft. sign no more than 10 feet in height at the entrance, with multiple signs allowed if there are multiple entrances, but in no case can the total of the freestanding signs exceed 24 sq. ft. No wall signs are authorized.  
Multifamily in commercial districts get a single 50 sq. ft. sign (shared with commercial uses on the same lot, if any). Any freestanding sign area is deducted from an overall sign budget for the use, which is calculated as 2 sq. ft. of signage for first 50 ft. of building frontage and 1 sq. ft. of signage for every additional foot of building frontage.

**Comment [KS31]:** There was significant debate among the Planning Commission as to whether additional content, such as phone numbers or email addresses, should be included. After much debate, the provision stating "by appointment only" has been added.

**Comment [ 32]:**  
Commercial and Industrial Districts:  
Today, each lot in the Commercial and Industrial districts has a sign budget based on building frontage (2 sq. ft. of signage for the first 50 feet, and 1 sq. ft. of signage for the remaining square feet, with a maximum of 150 sq. ft.). Up to 50 sq. ft. of the sign budget can be used for a freestanding sign up to 20 feet in height.  
Proposal reduces height of freestanding sign to 15 ft. Proposal reduces size of freestanding sign to 40 sq. ft., but allows an increase up to 60 sq. ft. for maximum 8' height monument sign meeting guidelines.  
Freestanding sign area no longer comes out of overall sign budget. But budget calculation changes from 2 sq. ft. for the first 50 feet of building frontage to 1 sq. ft.

**Comment [ 33]:**  
In CV:  
Current maximum sign area is 75 sq. ft. and maximum height is 20 feet.  
In RA, RC, Residential:  
Maximum height today for freestanding sign is 10 ft. A maximum of 50 sq. ft. is allowed for agricultural uses, and all other uses are limited to 32 sq. ft.; these numbers include both freestanding and building signs, with no freestanding agricultural sign without permits to exceed 20 sq. ft. and no other freestanding sign to exceed 32 sq. ft.  
Existing regulations include provision to allow Farm Supply Establishments to go to 150 sq. ft. in signage with Special Permit approval.

Planning Commission Draft: February 14, 2011

			<p><u>For Multi-Use Lots as defined herein, one sign not to exceed 60 sq. ft. in area and 20 ft. in height.</u></p> <p>Where a property has frontage on multiple streets, an additional sign is allowed along any street where the property has a minimum 200 ft. of frontage and an entrance.</p> <p><u>The maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</u></p> <ul style="list-style-type: none"> <li>• <u>Increase of 10 sq. ft. of area if the overall height is reduced to 15 feet.</u></li> <li>• <u>Increase of 20 sq. ft. of area if the sign is designed as a monument sign in accordance with the standards set forth in Appendix D of this Ordinance.</u></li> </ul>	<p>For Multi-Use Lots as defined herein, one sign not to exceed 32 sq. ft. in area and 8 ft. in height</p> <p><u>Where a property containing a minimum of 100 acres has more than one use and the uses do not share a common entrance, additional signs not to exceed 12 24 sq. ft. in area and 8 ft. in height are allowed per entrance when located more than 200 ft. apart.</u></p>
2.	<b>Building Sign:</b>	Yes	<p>Maximum 1 sq. ft. of area for each 1 linear ft. of building frontage, with a minimum of 30 sq. ft. and a maximum of 150 sq. ft. for each tenant.</p>	<p>Maximum 1 sq. ft. of area for each 1 linear ft. of building frontage, with a maximum of 32 sq. ft. in the rural and residential districts and a maximum of 50 sq. ft. in the CV District.</p>
3.	<b>Directional Signs (off-site)</b>	Yes	<p>Maximum of two signs per use, 2 sq. ft. per sign and 6 4 ft. in height with special permit approval pursuant to Article 5.</p>	
<b>EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.</b>				
<b>TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.</b>				

**8-603 Preschools, Primary Schools, Secondary Schools, Colleges, Places of Worship, Museums, Libraries, Fire Stations, Parks and Recreation Facilities, and Fairgrounds:**

Type of Sign	Permit Required?	<del>Within all Commercial and Industrial Zoning Districts except Commercial Village Within Service Districts</del>	<del>Within all Rural, Residential and the Commercial Village Districts Outside Service Districts</del>
<b>PERMANENT SIGNS</b>			
1. <b>Freestanding Sign:</b>	Yes	<p>One sign not to exceed 40 sq. ft. in area and 15 20 ft. in height, except as noted below.</p> <p><u>For Multi-Use Lots as defined herein, one sign not to exceed 60 sq. ft. in area and 20 ft. in height.</u></p> <p>Where a property has frontage on multiple streets, an additional such sign is allowed along any street where the property has a minimum 200 ft. of frontage and an entrance.</p> <p><u>The maximum square footage of freestanding signs may be increased subject to the following</u></p>	<p>One sign not to exceed 32 sq. ft. in area and 8 ft. in height, except as noted below.</p> <p>Where a property has frontage on multiple streets, an additional such sign is allowed along any street where the property has a minimum 200 ft. of frontage and an entrance.</p>

**Comment [ 34]:** Commercial and Industrial Districts:  
 Today, each lot in the Commercial and Industrial districts has a sign budget based on building frontage (2 sq. ft. of signage for the first 50 feet, and 1 sq. ft. of signage for the remaining square feet, with a maximum of 150 sq. ft.). Up to 50 sq. ft. of the sign budget can be used for a freestanding sign up to 20 feet in height.  
 Proposal reduces height of freestanding sign to 15 ft. Proposal reduces size of freestanding sign to 40 sq. ft., but allows an increase up to 60 sq. ft. for maximum 8' height monument sign meeting guidelines.  
 Freestanding sign area no longer comes out of overall sign budget. But budget calculation changes from 2 sq. ft. for the first 50 feet of building frontage to 1 sq. ft.

**Comment [ 35]:**  
 In CV District:  
 Current maximum sign area is 75 sq. ft. and maximum height is 20 feet.  
 In RA, RC, Residential Districts:  
 Maximum height today for freestanding sign is 10 ft. A maximum of 32 sq. ft. of signage is allowed for all uses other than churches; the 32 sq. ft. can be allocated to building or freestanding signs. Churches have the 32 sq. ft. allocation for building or freestanding signs, but may also have one changeable copy sign (i.e. "bulletin board") per frontage, with a maximum size of 32 sq. ft. for any one such sign and a maximum total of 50 sq. ft. for all such signs.  
 No use other than churches is allowed a Changeable Copy sign under existing regulations.  
 Fire houses are grandfathered with existing signs until 2013 under existing regulations.

			<p><u>bonus provisions:</u></p> <ul style="list-style-type: none"> <li>• <u>Increase of 10 sq. ft. of area if the overall height is reduced to 15 feet.</u></li> <li>• <u>Increase of 20 sq. ft. of area if the sign is designed as a monument sign in accordance with the standards set forth in Appendix D of this Ordinance.</u></li> </ul>	
2.	<b>Building Sign:</b>	Yes	Maximum 1 sq. ft. of area for each 1 linear foot of building frontage, with a minimum of 30 sq. ft. and a total sq. ft. not to exceed maximum of 150 sq. ft. for each tenant.	Maximum 1 sq. ft. for each 1 linear foot of building frontage up to a maximum of 32 sq.ft. <del>in the rural and residential districts and a maximum of 50 sq. ft. in the CV District.</del>
3.	<b>Directional Signs (off-site)</b>	Yes	Maximum of two signs per use, 2 sq. ft. per sign and <del>6 4 ft. in height.</del> <u>with special permit approval pursuant to Article 5 for all other uses.</u>	
<b>EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.</b>				
<b>TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.</b>				

**Comment [h36]:** Planning Commission recommends that churches satisfy the special permit requirement, similar to all other uses.

**8-604 All other Uses, including Commercial and Industrial Uses and Mixed Residential-Commercial Uses:**

Type of Sign	Permit Required?	<u>Within all Commercial and Industrial Zoning Districts except Commercial Village Within Service Districts</u>	<u>Within all Rural, Residential and the Commercial Village Districts Outside Service Districts</u>
<b>PERMANENT SIGNS</b>			
I. <b>Freestanding Sign:</b>	Yes	<p>Only allowed where buildings are set back a minimum <del>25</del> <u>15</u> ft. from the front property line; maximum one sign not to exceed 40 sq. ft. in area and 20 ft. in height, except as noted below.</p> <p><u>For Multi-Use Centers as defined herein, maximum one sign not to exceed 60 sq. ft. in area and <del>45</del> <u>20</u> ft. in height.</u></p> <p><u>Where a use is located on a property which has frontage on multiple streets, an additional sign is allowed along any street where the property has a minimum 200 ft. of frontage and an entrance.</u></p> <p><u>The maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</u></p> <ul style="list-style-type: none"> <li>• <u>Increase of 10 sq. ft. of area if the overall height is reduced to 15 feet.</u></li> <li>• <u>Increase of 20 sq. ft. of area if the sign is designed as a</u></li> </ul>	<p>Only allowed where buildings are set back a minimum of <del>25</del> <u>15</u> ft. from the front property line; maximum one sign not to exceed 32 sq. ft. in area and 8 ft. in height, except as noted below:</p> <p>In the Residential Zoning Districts, maximum of one sign not to exceed 4 sq. ft. in area and 6 ft. in height.</p> <p>In the CV Zoning District, maximum of one sign no more than <del>32</del> <u>24</u> sq. ft. in area and 8 ft. in height. <u>In addition, such sign is allowed for buildings located less than 15 ft. from the property line when designed in accordance with the bonus provisions set forth in Appendix D of this Ordinance.</u></p> <p>In the RA and RC Zoning Districts, <u>lots developed with more than one use which have frontage on more than one street may have an additional 32 sq. ft. sign along any street where the property has a minimum 200 ft. of frontage and an entrance.</u></p>

**Comment [ 37]:**  
Commercial and Industrial Districts, including CV: Maximum size of freestanding sign allowed today is 50 sq. ft. in area and 20 ft. in height, with increase up to 75 sq. ft. in area allowed for shopping center sign. Only one sign allowed per lot, except shopping centers with multiple street frontages are allowed one additional such sign for each street frontage. Freestanding sign today comes out of overall site sign budget calculated on building frontage (see Building Signs, below).  
RA, RC and Residential: Maximum size of freestanding sign is 32 sq. ft. and 10 ft. in height. Total signage is also 32 sq. ft., so no signage left for building sign if maximum freestanding sign is constructed. Sign content limited to name and use.

Planning Commission Draft: February 14, 2011

			<u>monument sign in accordance with the standards set forth in Appendix D of this Ordinance.</u>
2	<b>Projecting Signs</b>	Yes	Allowed where buildings are located within <del>25</del> <u>15</u> ft. of the front property line, <del>and only</del> or in lieu of any freestanding sign authorized above. One projecting sign shall be allowed per tenant not to exceed 12 sq. ft. in area for the first tenant, and <u>8 sq. ft. for all additional tenants having separate building entrances.</u>
3	<b>Building Signs:</b>	Yes	<p><u>Maximum of 1 sq. ft. of area for each 1 linear foot of building frontage, up to a maximum of 150 sq. ft.</u></p> <p>Where buildings house multiple tenants, frontage is calculated for each tenant separately, <u>with a minimum of 30 sq. ft. and a maximum of 150 sq. ft. for each tenant.</u></p> <p><u>However, in no instance shall the amount of allowable building signage be less than 30 sq. ft. for any one tenant.</u></p>
4	<b>Directional Signs (off-site)</b>	Yes	Maximum of two signs per use, 2 sq. ft. per sign and <del>6 ft.</del> <u>4 ft. in</u> height with special permit approval pursuant to Article 5.
<b>ADDITIONAL SIGNS ALLOWED FOR SPECIFIC USES</b>			
5.	<b>Gasoline Stations</b>	No	Additional 1 sq. ft. of signage allowed on each gasoline pump for purpose of identifying product dispensed.
		Yes	Additional 10 sq. ft. freestanding sign, maximum 4 ft. in height, for the purpose of displaying fuel price or other products for sale. <u>In lieu of having a separate freestanding sign for this purpose, such sign area may be incorporated into other freestanding signage allowed pursuant to Section 8-604.1 above.</u>
		Yes	Canopy signs- <del>Maximum a maximum of 15 sq. ft. in area on each side but not illuminated. The canopy structure itself shall not be designed with more than a single solid color and such panels shall not be illuminated.</del>
6.	<b>Vehicle Repair Uses</b>	Yes	Signs no more than 1 ft. in height identifying only the special functions of various service bays or areas when erected on the building above the doorways.
7.	<b>Theaters</b>	Yes	An additional 48 sq. ft. of building sign is allowed for theater uses for the purpose of advertising theater shows or acts; no individual sign shall exceed 24 sq. ft.
8.	<b>Shopping Multi-Use Lots and other developments with multiple buildings.</b>	Yes	As needed to direct the public to individual buildings and/or tenants, as determined by the Zoning Administrator. Maximum <del>size of</del> <u>12</u> sq. ft. in area and 4 ft. in height.
	<b>Vending Machines</b>	<b>No</b>	Graphics and images which are part of vending machines <del>which that</del> dispense or offer for sales products or services.
<b>EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.</b>			
<b>TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.</b>			

**Comment [ 38]:**  
Existing regulations, although they define a projecting sign, do not clearly authorize such signs. To extent allowed today, area would come out of a parcel's sign budget (see Building Signs, below).

**Comment [ 39]:**  
Commercial, and Industrial Districts, including CV: Amount of Building signage allowed today is based on building frontage, with 2 sq. ft. of signage authorized for the first 50 ft. of building frontage and an additional 1 sq. ft. of signage for each additional foot of frontage, with a maximum of 150 sq. ft. total in the Commercial and Industrial Districts and a maximum of 75 sq. ft. total signage in the CV Districts. Freestanding and projecting signs would be deducted from this signage allocation, as well as some special signs allowed for various uses, leaving the remainder to be utilized for building signs.  
RA, RC and Residential Districts:  
Any building signage for a use within these districts must come from the 32 sq. ft. total allocation of signage for the site (including a freestanding sign).

**Comment [ 40]:** Canopy signs currently come out of total sign budget based on building frontage.

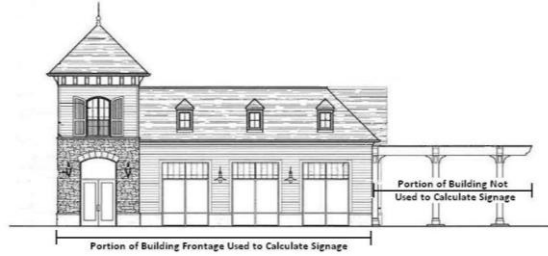
**Comment [ 41]:** Current ordinance does not provide for this type of sign.

**Comment [ 42]:** Currently, the signage on vending machines, and therefore vending machines, are only authorized for service stations and then only when inside a structure enclosed on three sides. The Planning Commission has further limited this provision by only allowing graphics on those machines in a service district.

**8-605 Vacant Properties:**

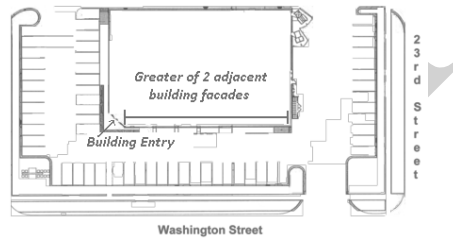
Signs on vacant properties shall be limited to directional signs, temporary real estate signs (on and off-site), construction signs, temporary civic signs, and ~~political~~ election signs, subject to the limitations for these signs set forth in Section 8-800 below.





- Building frontage shall be calculated along the face of the building where the main building-business entrance or entrances are located. For buildings with corner entrances, building frontage shall be calculated based on the greater of the two adjacent building facades.

**Comment [ 44]:** Building frontage is not defined in the existing ordinance, but has been interpreted to refer to the face of the building facing the street.



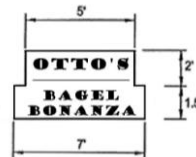
- Where a building has multiple tenant entrances, the building frontage shall be allocated amongst the tenants based on the frontage they occupy that tenant occupies. If the frontage is not directly computable for each tenant, then the landlord owner is responsible for distributing the frontage among tenants.



8-703

**Calculation of Sign Area**

The area of a sign shall mean and include the area within rectangular lines inscribed around the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of any or all words, representation, symbols or pictorial elements on the face of a sign, provided that:



- For building mounted signs, any distinctive, ornamental or illuminated background which is set apart from a larger surface so that it forms an integral part of the sign, as distinguished from a functional part of the building exclusive of the sign, shall be included in the area of the sign.

- The area of a double-faced freestanding or projecting sign shall be considered to be the area of one face if the faces are parallel to each other and attached back to back, with an interior space between the two faces of less than eighteen (18) 24 inches. In those cases where interior space is greater than eighteen (18) 24 inches, such space will be counted as a separate face regardless of whether it contains any words, representation, logo or other pictorial elements.

- The area of a freestanding sign shall include the frame and background around such sign, but shall not include the supporting structure or base, provided such structure and base do not exceed 40% of the entire sign area and further provided such structure and base does not in itself function as signage.

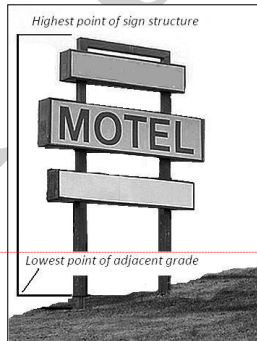


**Comment [ 45]:** The current ordinance contains no language limiting the size of the supporting structure or base.

8-704

### Sign Height

The height of a sign shall be measured from the lowest adjacent grade to the highest point on the sign or sign structure. Artificially increasing the height of the sign by berming or mounding dirt or other material at the sign base is prohibited. If the normal grade cannot be reasonably determined, sign height shall be calculated using the grade of the nearest point of a street or entrance into the property, whichever is lower, as the base elevation for the sign.



**Comment [ 46]:** This language is not currently in the ordinance, but by interpretation artificially created grade has not been allowed to be utilized in measuring height.

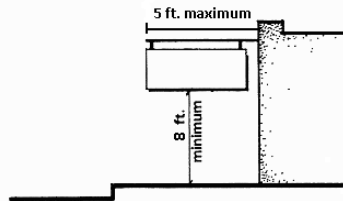
For purposes of this Article 8, sign height, as defined herein, applies only to freestanding and projecting signs.

8-705

### Sign and Lettering Dimensions

- Freestanding Sign: the long dimension shall not exceed the short dimension by a ratio of more than 3:1, unless sign is less than 4 ft. in height and set back from the property line a minimum of 15 ft., in which case the ratio shall not exceed 20:1.
- Projecting Sign: shall project no more than 3 5 ft. from the building wall, excluding all mounting hardware and/or framing.

**Comment [ 47]:** New provision as part of adding Projecting Signs to regulations.



~~3. No sign lettering shall exceed twenty four inches in height, provided, however, that the Zoning Administrator may approve a letter height of not more than 48 inches for one or more letters if the remaining letters are reduced to maintain overall scale.~~

**Comment [ 48]:** New provision proposed by staff and recommended for deletion by Advisory Committee.

8-706

**Sign Location**

1. No sign shall project over any public street, highway, alley, sidewalk or other public right-of-way except that wall signs and projecting signs may project up to 24 inches ~~over~~ into a public right-of-way, when allowed by the Virginia Department of Transportation, and unless such projection would cause hazard to pedestrian or vehicular traffic.
2. All signs shall be located as to provide a minimum clearance of ~~40~~ 8 feet above any pedestrian walkway and ~~44 ft.~~ 16 feet above any driveway or other vehicular travelway.
3. Freestanding signs:
  - A. Shall not project beyond any property line.
  - B. Shall not be located within 2 ft. of any building.
  - C. Shall not be located within 2 ft. of the curb line of a service drive or travel lane.
  - D. ~~Shall be set back a distance equal to the sign height from any side or rear property line or within 5 ft. of the front property line.~~
4. Building signs:
  - A. May be located anywhere on the surface of the building provided they do not project more than ~~12~~ 15 inches from the building.
  - B. ~~May be located on the vertical face of an awning provided they do not project above or below the lower edge of the awning, and that such signage is not illuminated.~~
  - C. ~~May not extend above the lowest point of the a roof, except, when on a parapet wall.~~

**Comment [ 49]:** Current regulations restrict signage entirely from required rear and side yards, and have no front setback requirement.

**Comment [ 50]:** Currently 18 inches.

**Comment [ 51]:** Content is currently limited to name of the owner or proprietor of the business and its address.

**Comment [ 52]:** Currently allowed to extend above the lowest point of the roof by up to 3 feet if attached to the building wall (rather than the roof) or a parapet wall.

8-707

**Color and Illumination Limitations**

1. General Standards for All Signs :
  - A. All illuminated signage shall meet the lighting performance standards of Section 9-1000.

**Comment [h53]:** This section has been completely amended by the Planning Commission. New regulations are based on 3 allowable types of illumination, as defined in Section 8-300.

- B. Lettering or symbols shall constitute no more than forty percent of the surface area of any sign.
  - C. The illumination of home occupation signs is prohibited in all zoning districts.
2. Additional Standards Within Service Districts:
- A. Internal, back-lit and indirect illumination is permitted.
  - B. Internally illuminated signs shall consist of lettering, symbols and/or logo on an opaque background to ensure that illumination is limited to such lettering, symbols and/or logo.
  - C. No illuminated sign shall be located within 50 ft. of a residential or rural zoning district boundary. Illumination of any advertising sign in a commercial or industrial district located within 300 ft. of any residential or rural district shall be extinguished between midnight and 7:00 a.m. except for any time during that period when the use is open for business.
  - D. No exposed neon may be utilized in signage except that:
    - a. Each business establishment may have up to two signs utilizing exposed neon, placed inside a window, and totaling no more than 4 sq. ft. in combined size, in conformance with the provisions found in Section 8-800.4.
    - b. Signs proposed within the Commercial and Industrial Districts may utilize neon, when such are in conformance with the bonus provisions found in Appendix D of this Ordinance.
3. Additional Standards Outside Service Districts:
- A. Back-lit and in-direct lighting are allowed in all areas outside of a service district; internal illumination is prohibited. However, commercial and industrial uses in the Rural and Residential Districts may have internally illuminated signs if granted by the Board of Zoning Appeals or the Board of Supervisors as part of Special Permit or Special Exception approval for the use.
  - B. Any sign illumination shall be extinguished between the hours of 12:00 midnight and 7:00 a.m. except for any time during that period when the use is open for business.
  - C. Sign colors shall not be vivid or fluorescent and the sign itself shall be dull in finish. The background, border and lettering shall be limited to two colors except that additional colors may be incorporated for logos.

**Comment [h54]:** New provision added by the Planning Commission.

**Comment [h55]:** This is an existing standard in the Zoning Ordinance, but the Advisory Committee disagrees with this recommendation.

**Comment [h56]:** The current Ordinance regulations only allow one such sign.

**Comment [h57]:** In the current Zoning Ordinance regulations, internally illuminated signs are allowed for Commercial and Industrial Uses.

## PART 8

### 8-800 TEMPORARY SIGNS

In addition to the permanent signage authorized under Section 8-600, temporary signage shall be allowed for all uses in all districts as set forth in the table below:

Planning Commission Draft: February 14, 2011

Type of Sign	Permit Required?	Within all Commercial and Industrial Zoning Districts except Commercial Village Within Service Districts	Within all Rural, Residential and the Commercial Village Districts Outside Service Districts
1. Real Estate Sign: (on-site)	No	One sign not to exceed 12 sq. ft. in area and 8 ft. in height.  Where a lot has frontage on multiple streets, an additional sign is allowed along any additional street where the property has a minimum 200 ft. of frontage.  <del>For In addition, for multi-family housing developments containing at least 20 units multiple buildings, additional one sign area up to not to exceed a maximum area of 32 48 sq. ft. in area and 8 ft. in height is permitted during the construction and initial marketing period for of the development but in no case longer than 2 years after construction is completed. Such signage shall be removed within 30 days following the issuance of a final Certificate of Occupancy. Such signage shall be removed after 75% of all available housing units have been sold.</del>	One sign not to exceed 6 sq. ft. in area and 8 4 ft. in height. However, the size may be increased to 12 sq. ft. in area if set back a minimum of 50 ft. from the front property line.  Where a lot has frontage on multiple streets, an additional sign is allowed along any street where the property has a minimum 200 ft. of frontage.
2. Real Estate Directional Sign: (off-site)	Yes	A maximum of 2 off-site signs, size not to exceed 2 sq. ft. each in area and 6 4 ft. in height are allowed with length of display time not to exceed 90 days per year.  For commercial developments containing multiple buildings, mixed use developments or multi-family housing developments that have frontage on an arterial or freeway but are accessed via adjoining roadways of a lower classification, 1 off-site sign not to exceed sign area up to a maximum area of 24 sq. ft. in area and 6 ft. in height is permitted for display during the construction of the development. Such signage shall be removed within 30 days following the issuance of a final Certificate of Occupancy. Such signage shall be removed after the final Certificate of Occupancy has been issued for commercial and mixed use developments, or 75% of all available housing units have been sold for multi-family housing developments.	
3. Construction Sign:	Yes/No	Up to 4 signs each a maximum of 4 sq. ft. in area and 6 4 ft. in height; alternatively, a single sign up to 24 32 sq. ft. in area and 8 6 ft. in height is allowed to cover collectively for all eligible entities. Signs may only be displayed only during period while work is being done on-site under a valid permit issued by the County, and in no case for a period to exceed two years shall be removed within 30 days following the issuance of a final Certificate of Occupancy.	
4. Window Signs	No	Maximum size sign is 4 sq. ft. and no No more than 25-30% of any individual window area on the ground floor may be covered with such signs.	No more than 15% of any individual window area on the ground floor may be covered with such signs.
5. Temporary Business/ Activity Sign:	Yes	A single building mounted sign not to exceed 24 sq. ft. in area, or 8 ft. in height for a period not to exceed 14 days, up to 6 times per year.  In addition, a single building mounted sign not to exceed 50 sq. ft. in area or 8 ft. in height is permitted to announce a grand-opening of a business for a 30 day period, as defined in Section 8-300.	
6. Temporary Agricultural Products Sign: (on-site)	No	A single sign not exceeding 12 sq. ft. in area and 8 ft. in height may be displayed by any farmer for the purpose of advertising agricultural products raised and sold on the subject property, provided Provided, however, such sign is only displayed during the days when such products are available for purchase, and further provided that no temporary business/activity signs as authorized by Section 8-800.6 8-800.5 above and no permanent freestanding sign as authorized by Section 8-602.1 have been permitted and/or installed on the property.	

**Comment [ 58]:**  
Current regulations allow a single sign on a property, maximum 6 sq. ft. in size and 6 ft in height, or 12 sq. ft. in size and 10 ft. in height if set back 50 feet.

**Comment [KS59]:** The Planning Commission wanted this section separated out by zoning district. In addition, the height is to be reduced to 4 ft. However, we need to clarify with them if this is for both the commercial and residential districts. I could make the argument to keep it 8 feet for commercial and have left it as such.

**Comment [ 60]:**  
Current regulations allow one contractor's sign of 12 sq. ft. in area and 10 ft. in height; additional signs allowed with 4 sq. ft. in area and 6 ft. in height.

**Comment [ 61]:** Currently, windows signs only allowed for Service Station use, with no limit on window convergence.

**Comment [ 62]:** Currently 2 signs allowed per year, maximum 30 days each, and each limited to a maximum of 50 sq. ft. in area and 10 ft. in height. No special provisions for grand-opening. Currently no permit required.

**Comment [ 63]:** In the current ordinance, a farmer has the option of installing 1) up to two 20 sq. ft. signs maximum 10 ft in height without permits or 2) up to 50 sq. ft. of total signage with any freestanding sign to no larger than 32 sq. ft. in area and 10 ft. in height. The amount of permanent signage now allowed for agricultural uses has been increased to 82 sq. ft., with a 24 sq. ft. area freestanding sign included in that amount.

7.	<u>Temporary Agricultural Products Sign: (off-site)</u>	Yes	<u>One sign not exceeding 6 sq. ft. in area and 4 ft. in height for the purpose of advertising agricultural products raised and sold on site; provided, however, that such sign is only displayed during the season when such products are available for purchase, up to 4 times per year, for a maximum of 30 days per allowable time.</u>
8.	<u>Sandwich Board Sign</u>	No	<u>Only allowed for eating establishments</u> A single sign not to exceed 6 sq. ft. in <u>size area</u> and 3 ft. in height is permitted for those <u>where buildings</u> <del>is</del> located within 25 ft. of the <u>front</u> property line. <u>Maximum one sign 6 sq. ft. in size and 3 ft. in height. May Such sign can</u> only be displayed during business hours in a location that does not impede pedestrian traffic.
9.	<u>Temporary Civic Sign</u>	Yes	<u>Sign One sign up to 50 32 sq. ft. in area and 8 ft. in height is</u> allowed to promote off-site civic, philanthropic, educational or religious activities <u>may be displayed up to up to 4 times per year, for a maximum of 30 days per year allowable time; only one such sign may be displayed at a time. Maximum height 10 ft.; except that no such sign located within a required front yard shall exceed 5 ft. in height.</u>
10.	<u>Political Election Signs</u>	No	Signs <u>are up to 50 sq. ft. in area</u> allowed if erected no more than 90 days before nomination/election and removed within 15 days of announced results. <u>Maximum height 10 ft.; except that no such sign located within a required front yard shall exceed 5 ft. in height.</u>

Comment [ 64]: Not currently allowed.

Comment [ 65]: The 5' height limit in the required front yard is new.

Comment [ 66]: Height limit added.

**PART 9**

**8-900 GENERAL STANDARDS FOR TEMPORARY SIGNS**

1. All temporary business/activity signs shall be attached to an existing building or structure; (not to include merchandise for sale). An exception to this prohibition may be granted for the Zoning Administrator for legally permitted uses which do not have a structure.
2. No temporary sign shall be illuminated.

Comment [ 67]: New provision. No regulations on placement of temporary signs in existing ordinance.

**PART 10**

**8-1000 PERMITS REQUIRED**

**8-1001**

**Sign Permit Required**

1. No sign identified in Part 6 or Part 8 of this Article as requiring a permit shall be erected or displayed without a current and valid sign permit issued by the Zoning Administrator of Fauquier County.
2. Application for a sign permit shall be made to the Zoning Administrator of Fauquier County on forms furnished by the County. Each application shall be accompanied by plans showing the area of the sign or signs, the size and design proposed, the method of illumination, if any, the exact proposed location for such sign, and in the case of suspended or wall signs, the method of fastening such sign to its supporting structure. In any case where the applicant is not the owner of the property on which a sign is to be erected, no permit shall be granted without the written consent of the owner who shall also acknowledge in writing to be bound by the provisions of this Ordinance. For temporary signs, the proposed time the sign is to be displayed shall be provided. More than one sign for the same business establishment may be included in one permit. A and a fee shall be paid upon application for a sign permit in accordance with the existing fee schedule of Fauquier County, as established by the Board of Supervisors.
3. The sign permit number shall be indicated on each sign for which a permit is required by this section. Permits are not assignable or transferable by the named permit holder.

3. If a sign is not erected within 6 months following the issuance of a sign permit, said permit shall become null and void as to such sign. Under no circumstances are permit fees refundable.
4. No permit shall be granted and no permit shall be valid unless and until the permit holder shall have signed an agreement to indemnify and save harmless Fauquier County from any and all loss or damage to property, or injury or death of any and all persons, and suits, claims, liabilities or demands of any kind whatsoever resulting directly or indirectly from the erection, use, maintenance, or alteration of any sign or other device authorized by such a permit.

**PART 11**

**8-1100 VIOLATIONS AND REMOVAL OF SIGNS**

**8-1101**

**Discontinuation of Use or Business**

Whenever the use of a building or premise by a specified business or occupation is discontinued for that business or occupation, signs pertaining to that business or occupation which were previously erected or displayed on such property that building or as a freestanding sign shall be removed as follows:

1. All temporary signs shall be removed within a period of 10 days following the vacation of the premises by such business or occupation.
2. Building mounted signs shall be refaced with blank panels or entirely removed within a period of 60 days following the vacation of the premises by such business or occupation.
3. For freestanding signs, including those displaying the names of multiple tenants, the faces of such signs shall be removed and replaced with blank paneling within a period of 60 days following the vacation of the premises by such business or occupation.

If such signs are not removed as prescribed herein, after written notice from the Zoning Administrator, such signs are not removed within 10 days, the Zoning Administrator, after written notice, may cause such removal and charge the cost to the owner of the premises.

**Comment [KS68]:** New provisions regarding the removal of abandoned signs.

**8-1102**

**Responsibility for Removal of Temporary Signs**

1. Temporary signs for events must be removed within 7 days after the event, or by the time-frame authorized on the permit, whichever occurs first.
2. Temporary Political election signs must be removed within 15 days of announced results.
3. All other temporary signs must be removed by the time-frame authorized ~~on~~ for the temporary sign permit.
4. Persons responsible jointly or severally for the removal of a temporary sign are the occupant of the premises on which it is located, the owner of the sign,

the owner of the premises on which the sign is located, ~~and/or~~ the person responsible for its erection. For ~~temporary~~ signs promoting ~~civic~~ events ~~by organizations~~, persons responsible also include the club or organization officers, committee chairman or committee members for the event.

**8-1103 Public Safety Hazard**

The Zoning Administrator or ~~his~~/her representative may remove any sign constructed or placed on a property in violation of Sections 8-500.2 or 3, ~~creating that creates~~ a public safety issue by simulating a traffic control device, ~~blocking blocks~~ vision clearances within or into and out of a property, ~~obstructing or interfering obstructs or interferes~~ with on-site circulation or traffic on ~~the~~ public streets, or ~~blocking or impeding blocks or impedes~~ free ingress and egress through any door, window or fire escape route.

**8-1104 Maintenance and Condition of Signs**

Any sign which becomes a safety hazard or which is not ~~generally~~ kept in ~~good general condition and in~~ a reasonable ~~good~~ state of ~~good~~ repair, and is not, after 30 days written notice to the owner or permittee, put in a safe and good state of repair, is hereby declared a public and private nuisance and may be removed, ~~obliterated~~ or abated by the Zoning Administrator or ~~his~~/her authorized representative. Any sign which in the opinion of the Zoning Administrator constitutes an immediate or imminent danger to life or property may be caused to be ~~immediately~~ removed or put in safe condition ~~by her immediately~~. The County may collect the cost of such removal, ~~obliteration~~ or abatement from the owner or permittee.

**8-1105 Signs in the Right-of-Way**

The Zoning Administrator or ~~his~~/her authorized representative may remove and discard any sign erected in a public right-of-way in violation of any provision of this Article, ~~as permitted by the Code of Virginia~~.

**8-1106 Other Violations of Article 8**

~~Except for non-conforming signs as identified in Part 12 below,~~ the Zoning Administrator shall give written notice to the sign permittee, where such permittee exists, and the property owner to remove ~~such any sign within 5 days~~ when it is in violation of any provision of this Article. ~~except non-conforming signs, and it~~ It shall be the duty of the sign permittee and owner to remove ~~it such sign~~ within ~~that the prescribed~~ time or bear the cost for its removal by the Zoning Administrator or ~~his~~/her authorized representative.

**8-1107 Notice**

Any written notice required of the Zoning Administrator under this section shall be sent to the last known address of the addressee as appears in the tax records of Fauquier County.

**PART 12**

**8-1200 NONCONFORMING SIGNS**

**Comment [ 69]:** Currently, owner only responsible if the tenant's business is abandoned "and/or the tenant cannot be located by reasonable effort."

Signs which are either nonconforming uses based on their height and/or sign area, or are accessory uses to such nonconforming uses as set forth in Article 10 of this Ordinance and Title 15.2 Code of Virginia, as amended, as of the effective date of this Article, shall continue to be lawful as nonconforming uses in accordance with such; provided, however, that in the event that the nonconforming uses become an unlawful use, then the subject sign shall be deemed to be an unlawful sign. The following regulations shall also govern all non-conforming signs:

1. A non-conforming sign shall not be enlarged or extended, and shall be maintained in good repair and condition.
2. The illumination of a previously non-illuminated non-conforming sign is prohibited. A non-conforming sign that is already illuminated shall not be permitted to be illuminated anew by any different means.
3. The copy of a non-conforming sign may be altered by re-facing the sign, provided the re-facing shall comply with the limitations of Section 8-707 as further limited by the illumination restrictions of 8-1200.2 above.
4. A non-conforming sign shall not be structurally altered; provided, however, that the Zoning Administrator may authorize a non-conforming sign to be structurally altered so that it is less non-conforming. In each instance that such alteration occurs, the non-conformity must be reduced by at least 25% until the height and/or sign areas are conforming.
5. A non-conforming sign shall not be moved to another location on the same lot or to any other lot; provided, however, that the Zoning Administrator may authorize such sign to be moved to a location that is less non-conforming and/or more in compliance with the intent of this Article 8.
6. A non-conforming sign without copy on its face(s) for a continuous period of 2 years shall lose its non-conforming status and must be removed by the owner of property on which the sign is located, following written notice to this effect by the Zoning Administrator.
7. A non-conforming sign that is damaged or destroyed to more than 50% of its appraised value may not be repaired or replaced; extent of damage to be determined by the Building Official. If the extent of damage is less than 50% of its appraised value, then such sign may be replaced or restored, provided that such work is completed within 2 years after the date of damage or destruction.

**Comment [h70]:** This provision represents the only substantive addition to the existing non-conforming sign provisions.

**Comment [h71]:** Currently, the Ordinance only allows the BZA to perform this function.

**PART 13**

**8-1300 PLANNED DEVELOPMENT MIXED USE (PDMU), PLANNED RESIDENTIAL DEVELOPMENT (PRD), AND PLANNED COMMERCIAL INDUSTRIAL (PCID) ZONING DISTRICTS**

**8-1301**

Planned district zoning allows mixed land use types in one project and often have different signage requirements than do single land use districts and small acreage sites developed at one time. Part 8-1200 provides an opportunity for the mixed use developments located in the PDMU, PRD, PCID and MU Districts to develop a Signage Design Package based on the standards set forth below. A Signage Design Package is not required in these districts, and where no such package has been

approved by the County for a development in the PDMU, PRD or PCID districts, signs shall be allowed in these districts pursuant to the prior provisions of this Article.

8-1302

**Limitations for a Signage Design Package**

1. No sign or sign element prohibited pursuant to Section 8-500 shall be allowed.
2. No Pole Sign shall exceed 60 sq. ft. in area or 15 ft. in height
3. No Monument sign shall exceed 90 sq. ft. in area or 8 ft. in height.
4. No freestanding sign shall be allowed for any building located within 25 ft. of the property line.
5. Individual freestanding signs shall not be allowed for uses where multiple buildings or uses are located on a lot.
6. No more than one-freestanding sign per lot shall be allowed for single use lots, and no more than one free-standing sign per frontage for multi-use lots.
7. No temporary sign shall exceed 32 sq. ft. in area or 8 ft. in height or be allowed for more than 30 days.
8. No off-site signage shall be authorized by a sign package outside the area covered by the Signage Design Package.
9. The locational limitations of 8-706 shall apply.
10. Color, font types and sizes, and materials shall be utilized to unify sign formats, with individual purchasers or leasees of project property able to use their own corporate colors or logos within the formats specified.

**Comment [ 72]:** The existing regulations have an extensive list of limitations, to include those now listed but also many more. These specific limitations have been eliminated (and would, instead, be negotiated as part of the approval process):  
Maximum 150 sq. ft. lot/tenant  
Maximum 50 sq. ft. size wall sign  
1 wall sign per building wall for single use building  
Freestanding sign limited to name/address/logo 75 sq. ft. and 45 sq. ft. maximum size for freestanding signs for shopping center (primary and secondary)  
Limits on size and timing for on-site real estate signs.  
New Limitations proposed:  
No pole sign exceeding 60 sq. ft. in area or 15 ft in height  
No monument sign exceeding 90 sq. ft. in area or 8 ft. in height.  
Application of the locational limitations of Section 8-706 (setbacks and clearances).

8-1303

**Required Elements of Signage Design Package Submission**

A Signage Design Package shall establish the size, height, number, type and character of signs permitted. These elements shall be graphically presented in the Sign Design Package, including graphic scale comparisons of proposed signs with a normal human figure. All proposed sign formats will be dimensioned. Colors, type fonts, and construction materials to be used will be specified for all proposed signs, including identification of sign poles, supports, panels, attachments, lettering and visible base materials.

**Comment [ 73]:** Existing regulations limit the types of signs allowed to the specific list shown below:  
-Temporary signs  
-Directional signs  
-Tenant signs  
-Owner's signs  
-Freestanding identification signs  
-Freestanding street address signs.  
-Shopping Center signs.  
-Canopy signs.  
-Suspended signs.  
-Building mounted identification signs.  
-Entrance feature/identification signs  
-Land use/section area identification sign.  
-Theater signs.  
-Tube illuminated signs.  
-Street banners and seasonal displays.  
-Traffic control signs.  
-Temporary marketing signs.  
-Safety warning signs.  
-Project logo signs.  
-Real estate signs.  
-Contractor and subcontractor signs.  
-Temporary window signs.

8-1304

**Additional Requirement for Property Owners Association**

Signage Design Packages, ~~when used under Section 8-1200,~~ must be included in the property owners' association documents.

8-1305

**Permitting Requirements**

1. No sign approved under a Signage Design Package shall be erected or displayed without a current and valid permit issued by the Zoning Administrator, except for the following types of temporary signs:
  - A. On-site real estate signs
  - B. Window signs
  - C. Sandwich Board signs
  - D. Political signs
2. An applicant for a sign permit that has an approved Signage Design Package shall obtain written approval from the property owners association that the proposed sign is in conformance with the approved Signage Design Package

before applying for a County sign permit; such approval shall be included in the permit submission.

8-1306

**Approval Process for Signage Design Package**

1. The Planning Commission is the approval authority for Signage Design Packages.
2. A public hearing, in accord with Section 15.2-2204 of the Code of Virginia, is required before Planning Commission approval of any Signage Design Package.
3. The Department of Community Development staff shall have 60 days for review of the proposed Signage Design Package prior to scheduling it for Public Hearing.
4. Planning Commission Actions: The Planning Commission can approve the Signage Design Package as submitted, deny approval of the Package for failure to meet minimum requirements of this ordinance or the standard set forth below, or approves the Package with modifications that will make it consistent with this ordinance and standard set forth below.

Standard for Approval of the Design Signage Package:

The proposed signage shall be in scale and harmonious with the proposed development and with the broader context of surrounding development, with signage located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned nature of the development and the purposes of architectural and urban design elements of the project.

Comment [ 74]: New standard proposed.

5. Procedures for Amendments to an Approved Signage Design Package
  - A. The Zoning Administrator can administratively approve minor changes and the addition of new sign elements that follow the approved signage format from the approved Signage Design Package.
  - B. Major changes to approved signage formats, as defined by the Zoning Administrator, or additions of a large number of new sign formats, will require approval of the Planning Commission. A public hearing on the amendments or additions to a previously approved Signage Design Package is required, following the process set forth above. Individual owners may not apply for amendments to a Signage Design Package unless the Property Owner's Association joins the application in support of the amendment.

PART 14

8-1400

**OFF-SITE SUBDIVISION SIGN**

Notwithstanding any other limitation of this section or of this Article related to off-site signs or signs in the right-of-way, the Zoning Administrator may approve an Administrative Permit authorizing a subdivision sign or a multi-family sign to be located on property owned by the County or the Virginia Department of Transportation (VDOT) where:

1. The property is located immediately adjacent to the subdivision [or multi-family residential use](#) and its entrance road.
2. The sign is set back from any sidewalk or edge of pavement and meets all clear zone requirements as required by VDOT, and does not violate any line of sight requirements as determined by the Zoning Administrator in consultation with VDOT.
3. The location of the sign would not conflict with use planned for the property by the County or VDOT.
4. The ~~subdivision's~~ [applicable](#) Homeowners Association or appropriate management agent has executed an agreement with the owner of the right-of-way related to the proper maintenance of the sign and property, and to remove the sign should the owner determine that the property is needed for a road, street or highway or any use connected with such road, street or highway.
5. The sign is a monument sign no greater than 4 ft. in height, and constructed of brick, concrete, stone, or other natural materials.

**PART 15**

**8-1500 SPECIAL EXCEPTIONS**

1. Notwithstanding any provisions of this Zoning Ordinance to the contrary, the Board of Supervisors may approve signs in the Commercial, Industrial [and Special](#) Districts that are not in accordance with the standards set forth ~~above in Section 8-1501 in Part 6 above~~ by approval of a Special Exception. In considering a request for such special exception, the Board may approve or deny the request in accordance with the general standards for Special Exceptions set forth in Section 5-006 [of this Ordinance](#), and by consideration of the following, provided, however, that the total permitted sign area not be increased by more than one hundred percent (100%) and that the total area for any one sign not exceed the allowable limits already set forth in ~~Section 8-1501 Part 6 above~~ for particular permitted sign types:
  - A. The nature of the proposed use, including such factors as whether the use is a destination or one that relies more on drive-by visibility; and
  - B. The character of the existing area and the impact on the visual appearance of adjacent and nearby properties and rights-of-way, particularly entrances to the County from the interstate highways or surrounding jurisdictions, and the major streets leading from those entrances; and
  - C. Whether a unique situation exists, causing a need that is not recurring in nature; and
  - D. The area's designation in the County's Comprehensive Plan; and

**Comment [ 75]:** The following provisions have been eliminated:

1. Provision allowing an increase in signage for Traditional Mixed Use development by approval of a special permit or special exception, taking into consideration the location of development, site specific needs for such signage, surrounding uses, the Comprehensive Plan and good zoning practices.
2. Provision allowing increase in signage to a maximum of 150 sq. ft. with no single sign exceeding 32 sq. ft. for a Farm Supply Establishment with approval of a special permit, when the business is on an arterial and taking into consideration the visibility of the business and safety issues.
3. Provision allowing increase in signage for Buildings Over 100,000 sq. ft. with approval of a special exception.

- E. The existence of a special visual obstruction or difficulty in locating the use, making the application of the general provisions of this section too restrictive.

DRAFT