

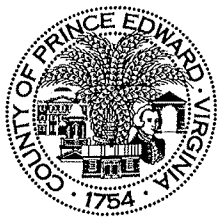


PRINCE EDWARD COUNTY
PLANNING COMMISSION
April 15, 2014

A G E N D A

- 7:30 p.m.
1. The Chairman will call the April meeting to order.
 2. Approval of Minutes: February 18, 2014 at 7:30 p.m. 1
 3. Amendment to Zoning Ordinance - Signs 9
 4. Review of Board of Supervisors Actions 91
 5. Old Business
 6. New Business

Next Meeting: May 20, 2014 at 7:30 p.m.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: April 15, 2014
Item No.: 2
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: MINUTES

Summary:

Meeting minutes are attached for your review and approval.

Attachments:

Minutes of February 18, 2014 at 7:30 p.m.

Recommendation:

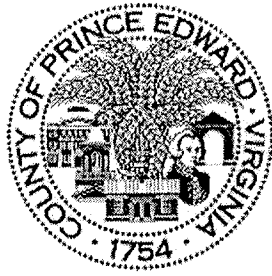
Approve attached minutes.

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____



Prince Edward County Planning Commission
Meeting Minutes
February 18, 2014
7:30 pm

Members Present: William Porterfield, Chairman Chris Mason, Vice Chairman
Donald Gilliam Preston L. Hunt
Robert "Bobby" Jones Jack Leatherwood
W. Parker Terry John Townsend
Cannon Watson Mark Jenkins

Staff Present: Wade Bartlett, County Administrator

The February 18, 2014 meeting was called to order at 7:30 p.m. by County Administrator W.W. Bartlett.

Selection of Planning Commission Chairman:

He called for nominations for the position of the Chairman of the Planning Commission. Commissioner Jones nominated Commissioner William Porterfield; Commissioner Watson seconded the motion. Mr. Bartlett called for any further nominations. Commissioner Leatherwood moved to close the nominations; the motion carried:

Aye: Mark Jenkins Nay: None
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Abstain: W. W. Porterfield

Mr. Bartlett turned the meeting over to Chairman Porterfield.

Selection of Planning Commission Vice-Chairman:

Chairman Porterfield called for nominations for the position of Vice-Chairman. Commissioner Watson nominated Commissioner Mason. Chairman Porterfield called for any additional nominations. Commissioner Jones moved to close the nominations; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Abstain: Chris Mason

There were no changes made to the position of Secretary, which will remain as the Planning Director or designee.

Set Day, Time and Place of Regular Meetings:

Chairman Porterfield called for suggestions regarding the day, time and place for regular meetings. Chairman Porterfield made a motion to maintain the meetings on the third Tuesday of each month at 7:30 p.m.; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Adoption of Commission Bylaws:

Chairman Porterfield called for any proposed amendments to the Bylaws. There being none, Commissioner Jones moved to adopt the Planning Commission Bylaws as they stand; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Approval of Minutes: December 17, 2013:

There being no changes or corrections made known, Chairman Porterfield declared the December 17, 2013 meeting minutes approved as circulated.

Public Hearing: Comprehensive Plan

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering recommendation to the Board of Supervisors regarding proposed amendments to the Comprehensive Plan, as required by Section 15.2-2230 of the Code of Virginia. Proposed amendments include grammatical corrections, changes to Chapter IV to update demographic data, and changes to Chapter V regarding transportation.

Chairman Porterfield opened the public hearing. The Commissioners discussed several items for clarification and corrections; Chairman Porterfield stated he would forward the necessary changes to Mr. Andre Gilliam for final correction.

Chairman Porterfield called for public comment. There being none, he closed the public hearing.

Commissioner Jones made a motion to recommend the draft Comprehensive Plan to the Board of Supervisors with the necessary typographical corrections and corrections as outlined; the motion carried:

Aye: Mark Jenkins
Donald Gilliam
Preston C. Hunt
Robert M. Jones
Clifford Jack Leatherwood
Chris Mason
W. W. Porterfield
W. Parker Terry, Jr.
John Townsend, III
Cannon Watson

Nay: None

Public Hearing: Amendments to County's Zoning Ordinance

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering amendments to the County's Zoning Ordinance. Amendments include adding additional uses in most

zoning districts that are allowed uses, requiring minimum setback requirements for accessory structures in the Agricultural Conservation (A-1) District and the Agricultural Residential (A-2) District, and amending Section 4-300.11 to allow pervious paving materials as a special condition for off-street parking.

Chairman Porterfield opened the public hearing.

Chairman Porterfield reviewed the proposed amendments and the individual land uses that were missed when writing the ordinance. Discussion followed on corrections and clarifications.

Commissioner Mason requested further clarification regarding "truck yard" definition. Mr. Bartlett stated the amendment for "truck yard" was done with Tharpe Trucking.

Chairman Porterfield suggested the inclusion of "Truck Yard, Commercial" with Agricultural with a Special Use Permit.

Discussion followed regarding the classification of "halfway house."

Chairman Porterfield called for public comment. There being none, he closed the public hearing.

Chairman Porterfield made a motion to approve the Zoning Ordinance to the Board of Supervisors with the edits and typographical errors corrected as discussed; the motion carried:

Aye:	Mark Jenkins	Nay:	None
	Donald Gilliam		
	Preston C. Hunt		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	W. W. Porterfield		
	W. Parker Terry, Jr.		
	John Townsend, III		
	Cannon Watson		

Public Hearing: Special Use Permit – Dr. Stephenson & Elesia Bynum

This is the time and date advertised for a Public Hearing to receive citizen input prior to considering a request for a special use permit to erect a radio tower measuring approximately 100 feet on Tax Map Parcel 68-A-13 located at 132 Bynum Lane, Rice, Virginia.

Chairman Porterfield opened the public hearing.

Dr. Stephenson Bynum stated he has received FCC permission to build the proposed FM radio station, which will be a Christian station, and will operate 24 hours a day, seven days a week. Other organizations will be broadcast via satellite when the Bynums are not broadcasting. He stated they own the lot and the right of way. It will be on the 94.1 MHz frequency.

Chairman Porterfield questioned any possible interference with other stations. Dr. Bynum stated there will be no interference; the direction of the antenna is horizontal while WFLO, which is the nearest, is vertical which will prevent the frequencies crossing.

Discussion followed on the proposed height of the tower and potential County use on the tower. Mr. Bartlett stated the FM tower is not large enough and is too light to be used to host emergency service equipment.

Discussion followed on the provision for removal after the purpose for the tower is done; Chairman Porterfield stated tower removal is covered in the Zoning Ordinance.

Mr. A. Pierre Jackson spoke in support of Dr. Bynum and the proposed tower.

Chairman Porterfield questioned the proposed station programming. Dr. Bynum stated broadcasting will be of Judeo Christian values and Christian music; other stations will broadcast via satellite from Israel, Africa, Asia and Europe and share the love of Jesus.

Commissioner Townsend questioned the range of the station. Dr. Bynum stated it will cover approximately 20 miles radius. He added that he is interested in being updated on programs the Commission and the Board of Supervisors present in order to broadcast the information to the community.

Chairman Porterfield called for further public comment. There being none, he closed the public hearing.

Commissioner Jones made a motion to approve recommendation to the Board of Supervisors of the erection of the FM tower with the conditions as indicated in the request; the motion carried:

Aye:	Mark Jenkins	Nay:	None
	Donald Gilliam		
	Preston C. Hunt		
	Robert M. Jones		
	Clifford Jack Leatherwood		
	Chris Mason		
	W. W. Porterfield		
	W. Parker Terry, Jr.		
	John Townsend, III		
	Cannon Watson		

Review of Board of Supervisors Actions

Mr. Bartlett reviewed the Board of Supervisors Actions, stating the Board of Supervisors concurred with the Planning Commission's recommendation to approve a special use permit for both cell tower requests.

Mr. Bartlett reported the Board also approved the request to operate a retail sales/convenience store use at 18 County Shop Road. The Board approved all conditions recommended by the Planning Commission. In addition, they added two more – No operations were to occur 280 feet beyond the existing split rail fence, and the Farm Stand / Farmers Market use could only operate from April 1 through November 1. The applicant also volunteered to revise the plot plan to eliminate the southernmost line of parking and Farm Stand pole buildings and remove the proposed new retail space, which has already been removed from the property.

The Board approved the amendment to the Zoning Ordinance concerning the requirement of cell tower

companies to provide space on the cell towers for the county's emergency services equipment. The new language to Section 30199.13 (C) 11 is as follows:

11. Local Government Access – Owners of towers shall provide the County Co-location opportunities without compensation as a community benefit to improve radio communication for County departments and emergency services, provided it does not conflict with the co-location requirements of this section.

Mr. Bartlett stated this language is used by Halifax County and closely resembles that in Mecklenburg County, and was recommended by Verizon. It was felt it would be best to place specific requirements during the special use process and be placed in the contract, as each cell tower and the County's needs associated with each tower will be unique to that site and tower.

Old Business

(None)

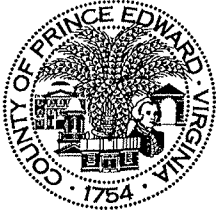
Information and Discussion Items

Commissioner Mason stated his telephone number on the updated contact list is incorrect; it should be "392" instead of "395."

Chairman Porterfield welcomed the newest member of the Commission, Mark Jenkins.

Chairman Porterfield declared the meeting adjourned at 8:18 p.m.

Next Meeting: March 18, 2014 at 7:30 p.m.



**County of Prince Edward
Planning Commission
Agenda Summary**

Meeting Date: April 15, 2014
Item No.: 3
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: SIGN ORDINANCE

Summary:

Attached is a draft of a new section in the County's Zoning Ordinance. The new section is Sec 3-104 and refers to signs and the placement of signs.

This is a continuation of a process that was disrupted by the changes in personnel in the planning department.

The proposal attempts to:

- 1. List the type of signs which are allowed by right in the various zoning districts and the type which would be allowed after obtaining a special use permit.
- 2. Place restrictions on the height, and size of various signs.
- 3. Control the use of neon and illuminated signs.
- 4. Place controls on temporary signs.

The attachments are merely for advisory purposes and educational purposes.

Attachments:

- 1. Draft zoning amendment
- 2. Bedford County Sign Ordinance
- 3. Botetourt County Sign Ordinance
- 4. Fauquier County Sign Ordinance

Recommendation:

The Planning Commission will wish to discuss an amendment to the County zoning ordinance as it pertains to signs.

Motion _____ Porterfield _____ Hunt _____ Jones _____
Second _____ Mason _____ Gilliam _____ Watson _____
Townsend _____ Leatherwood _____ Terry _____

ARTICLE III USE AND DESIGN STANDARDS

SEC. 3-104 SIGNS AND SIGN PLACEMENT

In general it is expected that an identifying sign will be associated with any commercial activity, and such signs are a permitted use within the design standards indicated in this section. Some types of signs require more detailed specification, and those are indicated as requiring a special-use permit. These regulations apply to all signs and their appurtenances that are visible from the outside of buildings. No sign shall be permitted which is not accessory to the business conducted on the property. These standards do not attempt to censure the written or depicted copy on any permitted sign. In addition, public service noncommercial signs and markers such as highway signs and historical markers are necessary or desirable in numerous locations, and the placement of those is not regulated by this section. Specific terms used in this section are defined in Section 6-100.

Sec. 3-104.1 Sign Placement

- 1. No sign may be placed within *the right -of-way of* a highway or street, other than duly authorized governmental signs.
- 2. No sign may be placed off the immediate platted lot of the business or civic use without a special use permit.
- 3. No sign may be placed so as to impair vision at an intersection or sharp highway curve.
- 4. Temporary signs such as event signs or political signs must be removed within 14 days of the event or election.
- 5. *All signs shall be maintained in good condition at all times. Any business closing operations must remove its signs within 12 months. The pedestal of any sign may not be wood unless it is clad with vinyl or metal or painted.*
- 6. *No sign shall be painted on or attached to any trees, rocks, fence posts, utility poles, or similar structures or objects.*
- 7. *The light from any illuminated sign shall be so directed, shaded, or shielded that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor interfere with the safe vision of operators of moving vehicles. Light shall not be permitted to shine or reflect on or into any residential structure.*

Sec. 3-104.3 Signs Permitted in All Districts

(Distribute samples of permitted and prohibited signs for review and discussion) (American FLAG)

(Discuss the combination of signs in locations where multiple business operations exist)

Sec. 3-104.5 Signs: Agricultural Conservation District

The Agricultural Conservation District encourages agricultural, forestry, very low density residential development, and related uses. It is not desirable to erect numerous signs in the pastoral setting provided in the Agricultural Conservation District.

For any commercial activity by right or by special-use permit in the Agricultural Conservation District, sign uses are:

Permitted-

1. No more than two of the following may be used for a single business location
2. Monument signs not exceeding 4 feet in height and 8 feet in width (*or* 24 sf in size), not more than one per business operation.
32. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one per business operation.
43. Projecting signs not exceeding 40 square feet, not more than one per business operation.
54. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.
65. Temporary real-estate or construction signs. (Limit Quantity of Real-Estate to 2?)
6. No more than two of the above may be used for a single business location.

Special use-

1. Illuminated signs.
2. Banner signs. (Timeline for display)
3. Animated, or electronic, or air-filled signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 12 feet. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

In addition, civic-use signs such as those for community organizations or churches may be placed under the same conditions as the commercial signs above. (Residential signs? Such as main entrances to subdivision)

Sec. 3-104.73.2 Signs: Agricultural Residential District

This district is intended to be the location of most new residential development in the County. Agricultural, forestry and related uses are also allowed within A2 Districts. Residential development and related uses are also encouraged as.

For any commercial activity by right or by special-use permit in the Agricultural Residential District, sign uses are:

Permitted--

1. No more than two of the following may be used for a single business location
2. Monument signs not exceeding 4 feet in height and 32? SF in area 8 feet in width, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet.
32. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one per business operation.
43. Projecting signs not exceeding 25 square feet, not more than one per business operation.
54. Temporary real-estate or construction signs. (Limit Quantity of Real-Estate to ??)
65. No more than two of the above may be used for a single business location.

Special use--

1. Illuminated signs.
2. Banner signs. (Timeline for display of temporary signs)
3. *Pole signs. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to. (Should Pole Signs be allowed in A2? If so would a maximum height be easier to regulate than a height higher than the building?)*

In addition, civic-use signs such as those for community organizations or churches may be placed under the same conditions as the commercial signs above.

Sec. 3-104.93.3 Signs: Other Residential Districts (R1, R2, R3)

Bedford County Sign Ordinance

location of certain buffer yards to be reduced or eliminated. The zoning administrator shall require additional landscaping and/or screening within the remaining buffer yards, or elsewhere on the site.

- (F) No landscaping or screening shall be required which in the opinion of the zoning administrator interferes with traffic safety, or which violates the provisions of Section 30-100-8 of this ordinance.

SEC. 30-93 SIGNS

Sec. 30-93-1 Purpose

- (A) These regulations are intended to define, permit, and control the use of signs. They have been established by the board of supervisors to achieve the following community goals and objectives:

1. Protect the health, safety, and welfare of the public.
2. Promote the economic growth of Bedford County by creating a community image that is conducive to attracting new business and industrial development.
3. Distribute equitably the privilege of using the public environs to communicate private information.
4. Permit reasonable legibility and effectiveness of signs and to prevent their over-concentration, improper placement and excessive height, bulk, density, and area.
5. Promote the safety of persons and property by requiring that signs not create a hazard due to collapse, fire, decay, or abandonment.
6. Ensure that signs do not obstruct fire-fighting efforts, and do not create traffic hazards by confusing or distracting motorists or by impairing drivers' ability to see pedestrians, obstacles, or other vehicles or to read traffic signs.
7. Provide for the reasonable advertising of business and civic products and services, with recognition of the effects of signage on the character of the community.
8. Control visual clutter, and encourage high professional standards in sign design and display.
9. Establish clear procedures for the administration and enforcement of this ordinance.

Sec. 30-93-2 Permitted Signs

- (A) Any sign displayed in Bedford County shall comply with:

1. All provisions of the Bedford County Zoning Ordinance; and,

- 2. All applicable provisions of the Uniform Statewide Building Code and all amendments thereto; and
 - 3. All state and federal regulations pertaining to the display of signage.
- (B) If any two or more sections of the above referenced regulations are in conflict, the provision that provides the most restrictive standard shall apply.

Sec. 30-93-3 Exempted Signs

(A) The following signs shall be exempted from regulation, and may be displayed within Bedford County without obtaining a sign permit. However, an electrical permit shall be required for any sign requiring or incorporating electrical service:

- 1. Official traffic signs or similar regulatory devices owned, erected and maintained by a duly constituted governmental body.
- 2. Signs required to be displayed or maintained by law or governmental order, rule, or regulation.
- 3. Memorial tablets or signs, provided they are displayed by a public or quasi-public agency.
- 4. Directional signs provided that each such sign does not exceed five square feet per sign, and no such sign shall contain any advertising matter.
- 5. Street address signs, not exceeding 10 square feet in size.
- 6. Non-illuminated signs, not more than three square feet in area warning trespassers or announcing property as posted.
- 7. Signs displayed on a truck, bus, or other vehicle while in use in the normal conduct or business. This section shall not be interpreted to permit the parking for display purposes a vehicle to which a sign is attached or the use of such a vehicle as a portable sign.
- 8. Flags and insignias of any government except when displayed in connection with commercial purposes.
- 9. On-premises real estate signs in residential or agricultural zoning districts not exceeding five square feet in area, or on-premises real estate signs in commercial or industrial zoning districts not exceeding 16 square feet in area. On-premises real estate signs larger than these exempted allowances may be installed as temporary signs in accordance with Section 30-93-8(B).
- 10. Clocks that display time and temperature through the use of mechanical means or the controlled display of lights, provided these devices do not display any other message.
- 11. Political campaign signs provided that they are located outside of the public right-of-way, are a maximum of 32 square feet, and are placed 45 days prior to an election and removed within 10 days after the campaign.

- 12. Signs displayed between Thanksgiving and Christmas associated with the sale of Christmas trees and wreaths.
- 13. Signs on the inside of establishments, except those signs specified in Sections 30-93-4(A)5, and 7, which shall not be excluded.
- 14. On-premises agricultural signs associated with the seasonal and/or incidental sale of such products on property where the primary land use is residential or agricultural, provided such signs do not exceed 16 square feet in area.
- 15. Signs that are displayed by or promote civic, religious, educational, or charitable organizations or causes, provided such signs are displayed no longer than 30 days per calendar year.
- 16. Gateway signs are exempt provided the total area of the sign does not exceed 32 square feet. The height of the sign shall be limited to 10 feet.

Sec. 30-93-4 Prohibited Signs

(A) The following signs are prohibited within Bedford County:

- 1. Any sign that due to its size, location, color, or illumination obscures a sign displayed by a public authority for the purpose of giving traffic or safety instructions or directions.
- 2. Any sign that contains or consist of pennants, ribbons, spinners, or other similar moving devices.
- 3. Any sign, except an official public notice, which is nailed, tacked, posted, or in any other manner attached to any utility pole, or structure supporting wire, cable, or pipe; or to public property of any description.
- 4. Any sign located within a public right-of-way, except for signs displayed by a duly constituted governmental authority.
- 5. Flashing or revolving lights, or beacons intended to direct attention to a location, building or service, or any similar device otherwise displayed that imitates by its design or use, emergency service vehicles or equipment.
- 6. Any sign that simulates an official traffic sign or signal, and which contains the words "STOP", "GO", "SLOW", "CAUTION", "DANGER", "WARNING", or similar words.
- 7. Any sign or portion thereof that rotates, or otherwise moves through the use of electrical or wind power. This prohibition does not include the changing of messages on electronic message boards.
- 8. Signs advertising activities or products that are illegal under federal, state, or county law.
- 9. Any sign that obstructs any building door, window, or other means of egress.

10. Any electrical sign that does not display the UL, ETL, CSA, or ULC label, unless such sign is constructed, installed, and inspected in accordance with Section 30-93-9(B).
11. Signs or sign structures that are erected on, or extend over, a piece of property without the expressed written permission of the property owner or the owner's agent.
12. Any sign that due to its size, location, or height obstructs the vision of motorists or pedestrians at any intersection, or similarly obstructs the vision of motorists entering a public right-of-way from private property.

Sec. 30-93-5 Sign Permits

- (A) Except as provided in Section 30-93-3, no sign may be erected or displayed in Bedford County without an approved sign permit. Applications for a sign permit may be obtained from the Bedford County department of planning. Signs that are not visible from a public right-of-way do not have to conform to the provisions of Section 30-93-13, District Regulations, and the square footage of such signs shall not be included when calculating allowable signage on a lot.
- (B) Any owner of a parcel of land upon which a sign is to be displayed, or any authorized agent of such owner may apply for a sign permit.
- (C) Every application for a sign permit shall include a sketch of the property indicating the lot frontage. The application shall also include the square footage of all existing signs on the property, and the area, size, structure, design, location, lighting, and materials for the proposed signs. In addition, the zoning administrator may require that the application contain any other information that is necessary to ensure compliance with, or effectively administer, these regulations.
- (D) A non-refundable sign permit fee is due and payable with the filing of a sign permit application. More than one sign on one building or group of buildings located on the same parcel of land may be included on one application provided that all such signs be applied for at one time. A single temporary sign permit may be used for more than one temporary sign of for up to four 30-day display periods per calendar year, provided the temporary signs requested are for the same business.
- (E) After the issuance of an approved sign permit, the applicant may install and display any such sign or signs approved. Once installed, the zoning administrator may inspect the sign(s) for conformance with the approved sign permit and this ordinance. If the displayed sign(s), due to size, location, height, or number do not conform to the information on the approved sign permit, or the applicable standards of this ordinance, the zoning administrator shall notify the applicant in accordance with Section 30-21.
- (F) Any sign permit issued shall be null and void if any sign for which the permit was issued is not installed in accordance with the permit within 6 months of the date the permit was approved.
- (G) Maintenance, repair, or restoration of nonconforming signs shall be in accordance with Section 30-93-11. If the value of such work exceeds 50 percent of its replacement value, it shall only be authorized after the approval of a sign permit application.

Sec. 30-93-6 Measurement of Sign Area and Distances

- (A) Sign area shall be calculated as follows:
1. The area of a suspended, attached, or projecting sign, where the letters, numerals, or symbols are on a sign surface which is hung or affixed to a structure, shall be the total area of the hung or affixed surface.
 2. The area of an attached sign where the sign consists of words, symbols, or numerals painted on or affixed to a wall, fence, or other building element shall be the entire area within a continuous perimeter enclosing the extreme limits of each word, group of words, symbol, numeral, groups of symbols, or group of numerals, where the symbols or numbers are meant to be read as a unit.
 3. The area of a freestanding sign shall be the total area of all surfaces (excluding poles or other support structures) visible from the public right-of-way. For double or multi-faced signs, only the area of surfaces visible at any one time, at any one point on the public right-of-way shall be measured when calculating sign area.
 4. The area of monument-type freestanding signs shall be determined by (1) the size of the copy area, (2) visual breaks in the structural components of the sign, and/or (3) variation in the monuments color scheme.
 5. For the purpose of computing sign area, only one side of a "V-Type", or double-faced sign shall be considered.
- (B) The minimum separation between freestanding signs shall be the shortest distance between two signs, measured in a straight line.
- (C) In situations where these criteria do not provide guidance in determining sign area or minimum separation, the zoning administrator shall make the determination.

Sec. 30-93-7 Calculation of Allowable Sign Area on Corner Lots

- (A) On corner lots, the front shall be either (a) the side fronting the street providing major access, or (b) the side which the main entrance of the structure faces. In situations where neither of these methods clearly distinguishes the front, the zoning administrator shall make a determination.
- (B) For commercial or industrial uses, the front shall not be a primarily residential street.
- (C) On corner lots where a building or buildings face more than one street, sign area shall be allowed for front lineal footage as indicated in the district regulations, and for one half the side street frontage, provided:
1. The side street does not front on a primarily residential area;
 2. Sign area as determined by each frontage is placed only on the frontage from which it is determined.

Sec. 30-93-8 Temporary Signs

- (A) Any persons wishing to display a temporary sign must apply for a sign permit pursuant to Section 30-93-5. Except as provided in subsections (B) and (C) below, pertaining to real estate and construction signs, temporary signs shall comply with the following standards:
1. Each business or use on a lot shall be allowed to display a temporary sign a maximum of 4 times per calendar year (each time shall not exceed 30 days). No business may display temporary signage for more than 120 days per calendar year. Businesses that wish to display temporary signage in excess of these provisions may apply for a permanent sign permit which shall be evaluated against the applicable district standards.
 2. Only one portable sign may be displayed on a lot or at a shopping center, at any one time. Any portable sign display shall have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater.
 3. No business or establishment shall display more than two temporary signs simultaneously and the total square footage of any temporary signs displayed at one time shall not exceed 60 square feet.
- (B) Real estate signs greater than 16 square feet in commercial or industrial zoning districts or greater than 5 square feet in agricultural or residential zoning districts may be installed on a lot provided that each such sign does not exceed 96 square feet in area, and has a minimum sign setback of 15 feet from any public right-of-way. All real estate signs must be removed within 14 days after the property has been sold or leased.
- (C) On premises construction signs may be installed on active construction sites. No construction sign shall exceed 96 square feet in area. Any such sign must have a minimum sign setback of 15 feet from any public right-of-way. All construction signs must be removed from a construction site prior to the issuance of a certificate of zoning for the building or project.

(Ord. 07.08.02)**Sec. 30-93-9 Illuminated Signs**

- (A) Signs may be illuminated either through the use of backlighting or direct lighting provided the following standards are met:
1. Information on any illumination proposed as part of a sign must be provided by the applicant on the sign permit application.
 2. No light from any illuminated sign shall cause direct glare into or upon any building other than the building to which the sign is related.
 3. No light from any illuminated sign shall cause direct glare on to any adjoining piece of property, or any adjoining right-of-way.
- (B) Any sign containing electrical components shall conform to current UL, ETL, CSA, or ULC standards and display a label from one of these recognized testing labs; or as an alternative, shall be designed and constructed to standards that would allow one of the above referenced

labels to be affixed and thereafter inspected by Bedford County to insure compliance with these standards.

Sec. 30-93-10 Projecting and Suspended Signs

- (A) No projecting or suspended sign shall extend more than 6 feet from any wall or other structure to which it is affixed, nor shall any such sign have a setback of less than 15 feet from the nearest public right-of-way.
- (B) The bottom edge of any projecting or suspended sign must be at least 7 feet above the ground if located above any publicly accessible walkway or driveway.
- (C) No projecting or suspended sign shall project or suspend over an adjoining lot, without the expressed written consent of the adjoining property owner.

Sec. 30-93-11 Nonconforming Signs

- (A) Any sign which was lawfully in existence at the time of the effective date of this ordinance which does not conform to the provisions herein, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign and may remain except as qualified in subsection (C), below. No nonconforming sign shall be enlarged, extended, or altered in any manner; except a sign head may be changed so long as the new head is equal to, or reduced in height, sign area, and/or projection, and so long as the sign is not changed from an on-premises sign to an off-premises sign. A nonconforming shopping center sign or nonconforming business sign may be reconstructed if it is reduced by 30%.
- (B) The addition of lighting or illumination to a nonconforming sign, shall constitute an expansion of a nonconforming structure, and shall not be permitted under these regulations.
- (C) Nonconforming signs may remain, provided they are kept in good repair, except for the following:
 1. A nonconforming sign which is destroyed or damaged to the extent 50 percent of its replacement value shall not be altered, replaced, or reinstalled unless it is in conformance with these sign regulations. If the damage or destruction is 50 percent or less of its replacement value, the sign may be restored within 90 days of the damage or destruction, but shall not be enlarged in any manner.
 2. A nonconforming on-premises sign shall be removed if the structure or use to which it is accessory is destroyed or demolished to the extent exceeding 50 percent of the principal structure's value.
 3. Whenever a change of zoning occurs by petition of the owner, contract purchaser with the owner's consent, or the owner's agent upon a lot which contains a nonconforming on-premises sign, such sign shall not be permitted without being modified in such a manner as to be in full compliance with these sign regulations.

(Ord. of 09.13.04)

Sec. 30-93-12 Damaged or Neglected Signs

The chief code enforcement officer of Bedford County shall have the authority to order the removal, without compensation, or any sign or sign structure that due to neglect or damage poses a clear danger to health, safety, and welfare of the public.

Sec. 30-93-13 District Regulations

(A) AP Zoning District

1. Lots within an AP district shall be allowed a maximum signage allocation not to exceed one-quarter (.25) square foot of sign area per 1 lineal foot of lot frontage.

2. The following signs shall be allowed in the AP district subject to the regulations contained herein:

Business Signs Each permitted business shall be allowed a maximum of 50 square feet of sign area, provided that the total signage on the lot does not exceed the allowable maximum as defined in (1) above. Businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of 25 square feet of signage.

Identification Signs A maximum of 30 square feet shall be allowed per sign.

Home Occupation Signs A maximum of 2 square feet shall be allowed per home occupation, or group of home occupations within one home.

Historic Site Signs A maximum of 15 square feet shall be allowed per sign.

Temporary Signs Temporary signs shall be allowed in accordance with Section 30-93-8.

3. No freestanding sign shall be allowed on any lot having less than 200 feet of lot frontage. No freestanding sign shall be located within 15 feet of any other freestanding sign on an adjacent or adjoining lot.
4. Any freestanding sign erected must have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater.
5. No freestanding sign shall exceed 15 feet in height.
6. No establishment shall be allowed more than 4 signs.

(B) AR, R-1, R-2, R-3, R-4, and R-MH Zoning District Regulations

1. Lots within AR, R-1, R-2, R-3, R-4, and R-MH districts shall be allowed a maximum signage allocation not to exceed one-quarter (.25) square foot of sign area per 1 lineal foot of lot frontage.
2. The following signs shall be allowed in the AR, R-1, R-2, R-3, R-4, and R-MH districts subject to the following regulations contained herein:

Business Signs Each permitted business in a residential district shall be allowed a maximum of 30 square feet of sign area, provided that the total signage on the lot does not exceed the allowable maximum as defined in (1) above. Businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of 25 square feet of signage.

Identification Signs A maximum of 30 square feet shall be allowed per use.

Historic Site Signs A maximum of 15 square feet shall be allowed per sign.

Temporary Signs Temporary signs shall be allowed in accordance with Section 30-93-8, except that portable signs shall be prohibited.

- 3. No freestanding business sign shall be allowed on any lot having less than 200 feet of lot frontage. No freestanding sign shall be located within 15 feet of any freestanding sign on an adjacent or adjoining lot.
- 4. Any freestanding sign erected must have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater.
- 5. No freestanding sign shall exceed 10 feet in height.
- 6. No establishment shall be allowed more than 2 signs.

(C) AV Village Center and NC Neighborhood Commercial District Regulations

- 1. Lots within AV and NC districts shall be allowed a maximum signage allocation not to exceed one (1) square foot of sign area per 1 lineal foot of lot frontage.
- 2. The following signs shall be allowed in AV and NC districts subject to the regulations contained herein:

Business Signs Each permitted business in AV and NC districts shall be allowed a maximum of 400 square feet of sign area, provided that the total signage on the lot does not exceed the allowable maximum as defined in (1) above. Businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of 25 square feet of signage.

Identification Signs Identification signs shall be subject to the same regulations as business signs within this district.

Historic Site Signs A maximum of 15 square feet shall be allowed per sign.

Temporary Signs Temporary signs shall be allowed in accordance with Section 30-93-8.

- 3. No on-premises freestanding sign shall be allowed on any lot having less than 100 feet of lot frontage. No freestanding sign shall be located within 15 feet of any other freestanding sign on an adjacent or adjoining lot.

- 4. Any freestanding sign erected must have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater.
- 5. No freestanding sign shall exceed 15 feet in height.
- 6. No establishment shall be allowed more than four signs.

(D) C-1 Office District Regulations

- 1. Lots within a C-1 district shall be allowed a maximum signage allocation not to exceed one-half (.5) square foot of signs area per 1 linear foot of lot frontage.
- 2. The following signs shall be allowed in the C-1 Office District subject to the regulations contained herein:

Business Signs Each permitted business in a C-1 district shall be allowed a maximum of 500 square feet of sign area, provided that the total signage on the lot does not exceed the allowable maximum as defined in (1) above. Businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of 25 square feet of signage.

Identification Signs Identification signs shall be subject to the same regulations as business signs within this district.

Historic Site Signs A maximum of 15 square feet shall be allowed per sign.

Temporary Signs Temporary signs shall be allowed in accordance with Section 30-93-8.

- 3. No on-premises freestanding sign shall be allowed on any lot having less than 100 feet of lot frontage. No freestanding sign shall be located within 15 feet of any other freestanding sign on an adjacent or adjoining lot.
- 4. Any freestanding sign erected must have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater.
- 5. No freestanding sign shall exceed 15 feet in height.
- 6. No establishment shall be allowed more than four signs.

(E) C-2 General Commercial District Regulations

- 1. Lots within a C-2 district shall be allowed a maximum signage allocation not to exceed one and one-half (1.5) square feet of sign area per 1 linear foot of lot frontage.
- 2. The following signs shall be allowed in the C-2 General Commercial District subject to the regulations contained herein:

Business Signs Each permitted business in a C-2 district shall be allowed a maximum of 500 square feet of sign area, provided that the total signage on the lot does not exceed the allowable maximum as defined in (1) above. Businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of 25 square feet of signage.

Identification Signs Identification signs shall be subject to the same regulations as business signs within this district.

Historic Site Signs A maximum of 15 square feet shall be allowed per sign.

Temporary Signs Temporary signs shall be allowed in accordance with Section 30-93-8.

- 3. No on-premises freestanding sign shall be allowed on any lot having less than 100 feet of lot frontage. No freestanding sign shall be located within 15 feet of any other freestanding sign on an adjacent or adjoining lot.
- 4. Any freestanding sign erected must have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater.
- 5. No freestanding sign shall exceed 25 feet in height.
- 6. No establishment shall be allowed more than five signs.

(F) I-1 and I-2 Industrial Zoning District Regulations

- 1. Lots within I-1 and I-2 districts shall be allowed a maximum signage allocation not to exceed one and one-half (1.5) square feet of sign area per 1 linear foot of lot frontage.
- 2. The following signs shall be allowed in the I-1 and I-2 districts subject to the regulations contained herein:

Business Signs Each permitted business in an industrial zoning district shall be allowed a maximum of 300 square feet of sign area, provided that the total signage on the lot does not exceed the allowable maximum as defined in (1) above. Businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of 25 square feet of signage.

Identification Signs Identification signs shall be subject to the same regulations as business signs within this district.

Historic Site Signs A maximum of 15 square feet shall be allowed per sign.

Temporary Signs Temporary signs shall be allowed in accordance with Section 30-93-8.

- 3. No on-premises freestanding sign shall be allowed on any lot having less than 100 feet of lot frontage. No freestanding sign shall be located within 15 feet of any other freestanding sign on an adjacent or adjoining lot.
- 4. Any freestanding sign erected must have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater.
- 5. No freestanding sign shall exceed 25 feet in height.
- 6. No establishment shall be allowed more than five signs.

(Ord. 06.14.99)

Sec. 30-93-14 Special Signage Districts and Regulations

(A) **Off-Premises Signs** Off-premises signs shall be allowed in the C-2, I-1, and I-2 Districts provided the following location and design standards are met:

- 1. No off-premises sign shall be located within a 500 foot radius of an existing off-premises sign, or an off-premises sign for which a valid permit has been obtained, but has not yet been erected.
- 2. No off-premises sign shall be located within 200 feet of any residential zoning district, public square, park, school, library, or religious assembly property.
- 3. No off-premises sign shall be allowed to be installed on any roof structure, nor shall any such sign exceed 35 feet in height above the abutting road.
- 4. Side by side, double, and multi-decker off-premises signs shall not be permitted.
- 5. Any off-premises sign must have a minimum sign setback of 40 feet from the centerline of any public right-of-way, or 15 feet from any front property line, whichever is greater. Any off-premises signs shall have a minimum side and/or rear yard setback of 15 feet.
- 6. The maximum size of any off-premises sign on a lot shall be 378 square feet plus 10 percent for embellishments.
- 7. There shall be allowed only one (1) sign face pointing in each direction. Multiple-tiered signs shall be prohibited.

(B) **Shopping Centers** Within shopping center square footage that existed prior to the adoption of this ordinance, new or existing businesses may modify or replace their existing attached signs provided the area of the modified or new signage is equal to or less than the original displayed signage. Modifications to freestanding signs shall be in accordance with the district regulations.

In addition, notwithstanding the provisions of Section 30-93-13(E)2, within enclosed shopping centers exceeding two hundred fifty thousand (250,000) gross floor area, businesses that request sign permits for lots that meet or exceed their allowable sign allocation shall be allowed a maximum of one hundred (100) square feet of signage, provided the business has a

minimum gross floor area of 32,000 square feet and the sign displayed shall be located a minimum of 300 feet from the closest public right-of-way.

- (C) **Planned Development** A signage plan shall be submitted as part of any proposal for a Planned Residential Development (PRD), Planned Commercial Development (PCD), or Planned Industrial Development (PID) as authorized elsewhere in this ordinance. The signage plan shall be part of the required preliminary development plan. All signage plans shall be of sufficient detail to allow the commission and board to judge the compatibility of the proposed signage with the character of the proposed PRD, PCD, or PID. At a minimum, all signage plans shall provide information on the general size, location, style, color, and materials of all signs proposed. In evaluating the PRD, PCD, or PID proposal, the commission and board shall consider the appropriateness of the proposed signage plan in relation to the character of the proposed development, and the surrounding area.
- (D) **Airport Overlay District** The allowable height of signs within any established Airport Overlay District shall be governed by the height restriction for that district, or the height restriction imposed by the applicable district regulation, whichever is more restrictive.
- (E) **Lots without Public Street Frontage** Lots without public street frontage that existed upon the effective date of this ordinance shall be allowed signage based upon the applicable district regulations as provided for in Section 30-93-13 of this ordinance. Permitted signage shall be calculated based upon the frontage width of the lot that parallels the nearest public street.
- (F) **Neighborhood Identification Signs** Signs giving the place name of a neighborhood established as a distinctive area by custom and/or usage and is recognized throughout the local jurisdiction shall be allowed in all zoning districts. Such signs shall meet the following criteria:
1. Sign height shall not be greater than 10 feet.
 2. Sign area shall not exceed 32 square feet.
 3. Sign structure shall not exceed 80 square feet.
 4. Civic, social, and/or service organization logos may be displayed within the sign structure. The area of each organizational sign shall not exceed 4 square feet and this area must be incorporated into the overall square footage for the sign area (32 square feet).
 5. The display area of the place name shall not be greater than 8 square feet.
 6. All signs shall be constructed of or have a border constructed of wood, brick, masonry, or other materials approved by the zoning administrator.
 7. Illumination of neighborhood signs are permitted, however, lighting shall be such that reflection towards the road is minimized. Neon lighting shall be prohibited. Flashing lights of any kind are prohibited.

Sec. 30-93-15 Variances

Requests for variances to these sign regulations shall follow the procedures outlined in Section 30-24 of the zoning ordinance. The board of zoning appeals, in considering any

variance request, shall follow the guidelines of this section, and Section 15.2-2309 of the Code of Virginia, (1950), as amended. The power to grant variances does not extend to an economic hardship related to the cost, size or location of a new sign, or to the convenience of an applicant, nor should it be extended to the convenience of regional or national businesses which propose to use a standard sign when it does not conform to the provisions of this section.

SEC. 30-94 EXTERIOR LIGHTING

- (A) The following exterior lighting standards shall apply to all uses and developments requiring a site development plan pursuant to Sec. 30-90 of this ordinance.
1. All exterior lighting fixtures shall be designed, located, and arranged so as not to direct glare on adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5 foot candles.
 2. All lighting fixtures on canopy structures shall be recessed.
 3. Standard NEMA dusk-to-dawn lights shall be installed with a shield. Shields shall also be installed on street lights, lights in parking lots, and on any lighting in residential areas. Any other lighting type shall be approved by the zoning administrator.
 4. Parking lot light poles, canopy structures, and other similar structures in commercial and industrial areas shall not exceed 25' in height.
- (B) All exterior lighting fixtures within residential zoning districts shall be designed, located, and arranged so as not to direct glare on adjoining streets or residential properties. The lighting intensity at adjoining residential properties shall not exceed 0.5 foot candles.

(Ord. of 03.07.05)

SEC. 30-100 MISCELLANEOUS

Sec. 30-100-1 Plot Plans

A plot plan shall be submitted, prior to the approval of a zoning permit, for any new or expanded use or development not requiring a site development plan or a concept plan. Plot plans shall be legibly drawn and shall clearly indicate the area, shape and dimensions of the property proposed for development. All existing easements, natural water courses, and existing and proposed improvements shall also be shown on the plan. The plan shall clearly indicate the minimum distances between existing and proposed uses and all property lines. Proposed access to the property shall also be shown.

Sec. 30-100-2 Yard, Setback, Height, and Distance Between Buildings Requirements

- (A) The lot area and yards required for any use or structure shall be permanently maintained, and shall not be counted as the required lot area for any other use or structure.
- (B) Required yards shall remain free of all uses or structures except for the following:

No commercial uses are allowed in these districts; (Gasoline Station and Convenience Store by SUP) accordingly, no commercial signs are allowed. However, civic-use signs such as those for community organizations, schools, or churches may be placed under the same conditions as those for the Agricultural Residential District in Sec. 3-103.2.

Large residential signs may be permitted at the main entrances to a subdivision, planned unit or multi-family development. One sign may be permitted on either side of the entrance if such sign is on private property. Signs shall not exceed 16? SF in size. Sign should be an identification sign only, limited to the name of development on site.

Sec. 3-104.113.4 Signs: General Commercial District

For any commercial activity by right or by special-use permit in the General Commercial District, sign uses are:

Permitted-

1. No more than two of the above may be used for a single business location.
2. Monument signs not exceeding 4 feet in height and 8 feet in width, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet
3. 2. Storefront signs not exceeding 6 feet in height and 24 feet in width, not more than one per business operation.
43. Projecting signs not exceeding 60 square feet, not more than one per business operation.
54. Pole signs not exceeding 40 square feet placed with the bottom no more than 8 6 feet from the ground, not more than one per business operation. Signs exceeding 20' in height or the height of the building, whichever is less, require a Special Use Permit.
65. Temporary real-estate or construction signs. (Limit Quantity of Real-Estate to 2?)
6. No more than two of the above may be used for a single business location.
7. Directory Signs may be utilized by a commercial complex subject to the same size requirements as monument or pole signs with each occupant being entitled to one directory panel.

Special use-

1. Illuminated signs.

2. Banner signs. (Timeline for display of temporary signs)
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet or the height of the building, whichever is less. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

In addition, civic-use signs such as those for community organizations or churches may be placed under the same conditions as the commercial signs above. (Place this in the section about all permitted signs since it is repeated in each district)

Sec. 3-104.133.5 Signs: General Industrial District

For any commercial activity by right or by special-use permit in the General Industrial District, sign uses are:

Permitted—

1. No more than two of the above may be used for a single business location.
2. Monument signs not exceeding 4 feet in height and 8 feet in width, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet.
32. Storefront signs not exceeding 6 feet in height and 24 feet in width, not more than one per business operation.
43. Projecting signs not exceeding 60 square feet, not more than one per business operation.
54. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.
65. Temporary real-estate or construction signs. (Limit Quantity of Real-Estate to 2?)
6. No more than two of the above may be used for a single business location.

Special use—

1. Illuminated signs.
2. Banner signs. (Timeline for display?)

3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

In addition, civic-use signs such as those for community organizations may be placed under the same conditions as the commercial signs above.

Sec. 3-104.153.6 Signs: College Residential District

No commercial activity is permitted in the College Residential District, but acceptable sign uses for the college or other civic-use activity are:

Permitted-

1. Monument signs not exceeding 4 feet in height and 16 feet in width.
2. Pole signs not exceeding 40 square feet placed with the bottom no more than 4 feet from the ground.
3. Temporary real-estate or construction signs. (Limit Quantity of Real-Estate to ??)

Special use-

1. Illuminated signs.
2. Banner signs. (Timeline for display of temporary signs)
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a maximum height more than 6 feet higher than the college building it relates to.

Moved Sign Placement to beginning of section.

Sec. 3-103.7 Sign Placement

1. No sign may be placed within a highway or street right-of-way.
2. No sign may be placed off the immediate platted lot of the business or civic use without a special use permit.

3. No sign may be placed so as to impair vision at an intersection or sharp highway curve.
4. Temporary signs such as event signs or political signs must be removed within 14 days of the event or election.
5. Any business closing operations must remove its signs within 12 months.

Questions:

- § Protect visibility at intersections: no signs above 2' and below 8' and within 150' of the intersection...
- § A lot of repetitive language shared among multiple districts. Would it make reference and enforcement more streamlined to generate three TYPES instead of delineating by zoning district? E.g. residential / commercial - industrial / college residential
- § Storefront - should there be a calculation such as: the area of any single sign shall not exceed ten percent of the area of the exterior wall to which it is attached; or one SF for each linear foot of building frontage occupied by the tenant using the sign - whichever results in the smaller sign.
- § Storefront windows - no more than 25% of the glass area can be covered by signs. (This is recommended by emergency response personnel to provide sight into building) Area of window signs shall not exceed twenty-five percent of the window area.
- § What about free-standing signs? E.g. the framed signs that advertise an oil change... or a tripod type or a mobile trailer free-standing sign (e.g. mattress sale today only)... (Must be set back min 20' from property lines?)

Botetourt County Sign Ordinance

Revised Sign Ordinance

10/22/2013

Botetourt County Development Services/Planning & Zoning

Chapter 25

ZONING*

* * *

Article IV. Supplemental Regulations

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DIVISION 2. SIGNS

* * *

Sec. 25-461. General Provisions.

(a) *Statement of Intent.* It is the intent of this Division that the regulation of the location, size, placement and certain features of signs placed for exterior observance is necessary to enable the public to locate goods, services and facilities without difficulty or confusion, to prevent wasteful use of natural resources in competition among businesses for attention, to protect public safety by preventing hazards to life and property and to ensure the continued attractiveness of the county and protect the property values of its citizens. It is further determined that signs which may lawfully be erected and maintained under the provisions of this Division are consistent with customary usage and that signs which may not lawfully be erected or maintained under the provisions of this Division are not consistent with customary usage, and are an abuse thereof and are an unwarranted invasion of the rights of legitimate business interests and of the public. Signs are accessory uses to be associated with principal uses.

(b) *Permits Required; Exceptions to Permits.* All signs excepting those identified as not requiring a permit below shall be the subject of a permit issued by the zZoning aAdministrator or designee in accord with Section 25-463.

(c) *Permit Not Required.* The following types of signs do not require a sign permit.

- (1) Signs of a duly constituted governmental body, including traffic or similar regulatory devices, legal devices or warnings for railroad crossings.
- (2) Memorial tablets or signs, including historical markers.
- (3) Signs required to be maintained by law or governmental order, rule or regulation. ~~with a total surface area not exceeding ten (10) square feet on any lot or parcel.~~
- (4) Signs which are within a ballpark or other similar ~~private~~ recreational use facility and which cannot be seen from a public street or adjacent properties.

a. Scoreboards within a ballpark or other similar recreational use facility utilized only for game or practice purposes and used for the specific lengths of time of the game or practice.

- (5) Flags or emblems of a civic, philanthropic, educational or religious organization, temporary in nature, and American or Virginia State flags.
- ~~(6) Political signs, provided they are temporary in nature.~~
- (6) ~~(7)~~ Small signs displayed for the direction or convenience of the public, including signs which identify restrooms, location of public telephones, freight entrances or the like, with an aggregate total surface area not exceeding six (6) square feet ~~per sign~~ on any lot or parcel.
- (7) ~~(8)~~ Signs placed by a public utility showing the location of underground facilities.
- (8) ~~(9)~~ Signs directing traffic on private property, but bearing no advertising matter. Such signs shall not exceed six (6) square feet in aggregate surface area and three (3) feet in height above the grade and not exceed four (4) signs per lot.
- (8) ~~(10)~~ Signs on private property advertising yard or garage sales, provided such signs are not displayed more than three (3) days prior to the event and removed immediately after the posted sale date. Such signs shall not exceed three (3) feet in height above the grade and shall not exceed four (4) signs per lot.
- (9) ~~(11)~~ Freestanding signs or signs attached to a structure ~~or tree~~, no more than one and one-half (1½) square feet in area, to warn the public against hunting, fishing, trespassing, dangerous animals, swimming, skating, the existence of danger, when placed on the periphery of the property or location where the warning is necessary.
 - ~~(12) Legal devices or warnings at railroad crossings.~~
- (10) ~~(13)~~ The changing of messages on marquees, bulletin boards, directories and the repair of an existing permitted conforming sign, provided there is no increase in the total square feet of the sign area.
- (11) Neon, LED or other non-incandescent lighted signs reading "OPEN" attached to or directly applied onto the window of a business not exceeding three (3) square feet in area. One such sign per business shall be exempt from permitting.
- (12) ~~(14)~~ The following temporary signs:
 - a. One (1) developer, owner, builder, financing institution or contractor's sign per street frontage to a job site, no more than twelve (12) square feet in area, located on the property on which the work is being done only for the duration of the work.

- b. One (1) real estate sign per street frontage lot, advertising the sale, rental or lease of the premises, or part of the premises on which the sign is displayed, no more than twelve (12) square feet in area.
- c. Official notices or advertisements posted or displayed by or under the direction of any public or court officer in the performance of official or directed duties; provided, that all such signs shall be removed no more than fifteen (15) days after their purpose has been accomplished.
- d. Political signs on any privately owned lot or parcel, provided they
 - (i) are erected or constructed in accordance with the structural and safety requirements of the building code, if applicable,
 - (ii) are not in the public right-of-way or within the sight distance triangle at a road intersection,
 - (iii) do not obstruct vehicular or pedestrian travel, and
 - (iv) do not obstruct the view of the number for a building assigned pursuant to the property numbering and street naming system from the public or private street or access area on which the property is located.

~~Political campaign signs, no more than twelve (12) square feet in area, on any privately owned lot or parcel. Each sign shall be erected no more than sixty (60) days prior to the nomination, election or referendum it purports to advertise and shall be removed no more than fifteen (15) days after the announced results of that nomination, election or referendum.~~

- e. Temporary signs, on any privately owned lot or parcel, no more than twelve (12) square feet, announcing a campaign drive or an event of a civic, philanthropic, educational or religious organization; ~~provided, provided, they are displayed for no longer than thirty (30) days and removed on the 31st day. that the sponsoring organization shall ensure proper and prompt removal of such sign within fifteen (15) days after drive or event.~~
- f. Temporary signs, on any privately owned lot or parcel, no more than twelve (12) square feet in area, featuring such announcements as "Coming Soon", "Grand Opening," "Under New Management" or "Going Out of Business"; provided, they are displayed for no longer than thirty (30) days and removed on the 31st day.
- g. Interior window signs advertising weekly specials or special services offered for a limited time by a business establishment and then promptly removed.
- h. Flags reading "Open" or "Open for Business" not exceeding fifteen (15) square feet and attached to a structure other than the ground. Flags displaying words or

emblems advertising goods or services shall not be exempt.

(d) *Prohibited Signs*. All signs not specifically permitted are prohibited, including, but not limited to, the following:

- (1) Flashing signs, including flashing signs inside a window which are visible from the outside of the building; but not including time and temperature signs.
- ~~(2)~~ Any signs painted directly on the surface of any wall in any district.
- ~~(2)~~ ~~(3)~~ Portable signs.
- ~~(3)~~ ~~(4)~~ Any sign displayed on a stationary vehicle when said vehicle is used primarily for the purpose of and serving the function of a mobile or portable sign.
- ~~(4)~~ ~~(5)~~ Outdoor advertising (billboards) signs.
- ~~(5)~~ ~~(6)~~ Any moving (including animated) or sound producing sign ~~intended to attract attention~~ regardless of whether or not the sign has a written message content, of which all or any part of the sign moves by any means, including rotating, fluttering, or set in motion by movement of the atmosphere, but does not include the hands of a clock operating as such.
- ~~(6)~~ ~~(7)~~ Any sign that violates any provisions of any law of the Commonwealth of Virginia relating to outdoor advertising.
- ~~(7)~~ ~~(8)~~ Any sign or banner in or across public right-of-way, unless specifically approved by the Zoning Administrator and VDOT.
- ~~(8)~~ ~~(9)~~ Roof top signs.
- ~~(9)~~ ~~(10)~~ Any sign that uses the word "stop" or "danger" or otherwise presents or implies the need or requirement to stop or cautions of the existence of danger or which is a copy of, imitation of or which for any reason is likely to be confused with any sign displayed or authorized by a public authority.
- ~~(10)~~ ~~(11)~~ Any nonshielded illumination of a sign within two hundred (200) feet of an A-1, AR, RR, FC, R-1, R-2, R-3, PUD or TND district.
- ~~(11)~~ ~~(12)~~ Illuminated tubing or strings of lights solely for the purpose of illumination, except when displayed as decorations during the months of November through January or decorative lighting for restaurants. This includes any lighting arrangement which outlines any portion or structure by exposed tubing or strings of light.
- ~~(12)~~ ~~(13)~~ Any sign that violates any provision of the Botetourt County Code, Buildings

and Structures or the Virginia Uniform Statewide Building Code.

- (13) (14) Any sign that is attached to a tree, except official notices or announcements as provided in Section 25-461.
- (14) (15) Any sign that is attached to a utility pole, rock, curbstone, sidewalk, lamppost, hydrant, bridge, highway marker or other signs, except official notices or announcements as provided in Section 25-463.
- (15) (16) Any sign that projects beyond a lot line.
- (16) (17) Any sign that overhangs and has a minimum clearance of less than ten (10) feet above a walkway or fifteen (15) feet above a driveway, alley or travel lane.
- (17) (18) Any sign erected to a height higher than the maximum building height allowed in the respective Zoning District.
- (18) (19) Any sign which projects more than four (4) feet from the building to which it is attached, or extends above the roof line.
- (19) (20) Searchlights or other lights independent of an exempt or permitted sign, the function of which is to attract attention, except as provided in Section 25-461(11).

(e) *Measurements of Sign Area, Allowable Sign Area.*

- (1) Measurements of sign area: The area of a sign shall be that contained within the outside measurement of the perimeter of the display area of the sign, the total area of which is in the smallest square or squares, rectangle or rectangles, triangle or triangles which will contain the entire sign including ~~lighting but excluding supports or sign background~~ whether lighted or not. The area of a sign with two (2) sign faces shall be computed according to the following:
 - a. If the sign faces are separated by an interior angle of forty-five (45) degrees or greater, all faces shall be included in computing the area of the sign. If the sign faces are separated by an interior angle that is less than forty-five (45) degrees, the area of one face shall be used when the two (2) faces are equal in area. The area of the larger face shall be used when the two (2) faces are unequal in area.
 - b. If the sign faces are parallel to one another, the area of one (1) face shall be used when the interior distance or space between the two (2) faces is eighteen (18) inches or less. The area of all faces shall be used when the interior distance or space between the two (2) faces is greater than eighteen (18)

inches.

- c. Determination of Monument sign area. The surface area of the largest face of the structure will determine the total square footage of the monument sign. This calculation will exclude the first eighteen (18") inches of the base, provided it does not include any sign copy.

- (2) Measurement of allowable sign area: Supports, uprights or structure on which any sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are designed in such a way as to form an integral background of the display; except, however, when a sign is placed on a fence, wall, planter, or other similar structure that is designed to serve a separate purpose other than to support the sign, the entire area of such structure shall not be computed. In such cases, the sign area shall be computed in accordance with the preceding provisions.

In instances where there are multiple two or more tenants or users on a property and/or within the Shopping Center (SC) Zoning District, each tenant is allotted a one (1) square foot to one (1) linear foot ratio of signage. For example, 50 (fifty) linear foot of building frontage equates to a 50 (fifty) square foot sign up to the maximum aggregate of one hundred (100) square feet. For a multiple tenant (two or more) building, the landlord or owner of the building must submit to the Zoning Administrator a signage plan for the exterior of the building. ~~or in a building, allowable sign area for all parties shall not exceed the maximum sign area computed as if there were a single tenant or user, plus ten (10) percent of that area per each additional tenant.~~

- (f) *Measurement of Setback.* All required setbacks shall be measured as the distance in feet from the street right-of-way.

- (g) *Measurement of Height— Calculation of freestanding sign height.*

- (1) Where the sign location lies below the road elevation nearest to it, the sign height shall be measured from the road grade of the nearest travel lane to the top of the highest attached component of the sign structure.
- (2) Where the sign location lies above the road elevation nearest to it, the sign height shall be measured from the normal finished grade of the site to the top of the highest attached component of the sign or structure. Artificially increasing the height of the sign by berming or mounding dirt or other material at the sign base shall be prohibited. In case where normal grade cannot reasonably be determined, sign height shall be computed on the assumption that the elevation of the normal grade at the base of the sign is equal to the elevation of the nearest point of the crown of a public street or the grade of the land at the principal entrance to the principal structure on the premises, whichever is lower. If the land is uneven, an average

elevation will be used at the base of the sign. Signs on penthouses, cooling towers or other rooftop appendages are prohibited.

(h) *Maintenance and Removal.*

(1) All signs shall be constructed in compliance with the Virginia Uniform Statewide Building Code.

(2) All signs and components thereof shall be maintained in good repair and in a safe, neat and clean condition.

(3) The Zoning Administrator and/or ~~Building~~ Official may cause to have removed or repaired immediately without written notice any sign which, in the Zoning Administrator and/or ~~Building~~ Official's opinion, has become insecure, in danger of falling, or otherwise unsafe, and, as such, presents an immediate threat to the safety of the public. If such action is necessary to render a sign safe, the cost of such emergency removal or repair shall be at the expense of the owner or lessee thereof.

(4) Any sign which is or has been erected illegally shall be removed by the owner, agent or person having the beneficial use of the building, structure or lot upon which such sign may be found. Such removal shall be accomplished within thirty (30) days of such cessation. Upon failure to comply within the time specified, the Zoning Administrator is hereby authorized to have such sign and/or sign structure removed. The owner shall reimburse the county for any expense incident to such removal.

(5) Any sign and/or sign structure now or hereafter existing in any district, which sign no longer advertises a bona fide business conducted, product sold or activity or campaign being conducted, or is located on property which becomes vacant and is unoccupied, or is otherwise obsolete, shall be removed by the owner, agent or person having the beneficial use of the building, structure or lot upon which such sign may be found. Such removal shall be accomplished within sixty (60) days of such cessation, and if such removal is not completed within that time period, the Zoning Administrator shall give fifteen (15) days' written notice to remove it. Upon failure to comply with this notice, the Zoning Administrator may initiate such action as may be necessary to gain compliance with this provision. The owner shall reimburse the county for any expense incurred for such removal.

(i) *Nonconforming Signs.*

(1) No nonconforming sign shall be enlarged nor be worded so as to advertise or identify any use other than that in effect at the time it became a nonconforming sign.

(2) Signs lawfully existing on the effective date of this chapter or prior ordinances, which do not conform to the provisions of this chapter, and signs which are accessory to a nonconforming use shall be deemed to be nonconforming signs and may remain except as qualified below. Such signs shall not be enlarged, extended

or structurally reconstructed or altered in any manner, except a sign face may be changed so long as the new face is equal to or reduced in height and/or sign area. The burden of establishing nonconforming status of signs and of the physical characteristics/location of such signs shall be that of the owner of the property. Upon notice from the Zoning Administrator, a property owner shall submit verification that sign(s) lawfully existed at time of erection. Failure to provide such verification shall be cause for order to remove sign(s) or bring sign(s) into conformance with current ordinance.

- (3) Nothing in this Section shall be deemed to prevent keeping in good repair a nonconforming sign; provided, however, that no nonconforming sign which has been declared by the building official to be unsafe because of its physical condition, as provided for in this chapter, shall be repaired, rebuilt or restored unless such repair or restoration will result in a sign which conforms to all applicable regulations.
- (4) No nonconforming sign shall be moved for any distance on the same lot or to any other lot unless such change in location will make the sign conform to the provisions of this article.
- (5) If a nonconforming sign is removed, the subsequent erection of a sign shall be in accordance with the provisions of this article.
- (6) A nonconforming sign that is destroyed or damaged by any casualty to an extent not exceeding fifty (50) percent of its appraised value may be restored within sixty (60) days after such destruction or damage but shall not be enlarged in any manner.

If such sign is so destroyed or damaged to an extent exceeding fifty (50) percent, it shall not be reconstructed except for a sign which would be in accordance with the provisions of this article. It shall be incumbent upon the applicant to supply the zoning administrator with any necessary information needed in order to determine if the replacement value constitutes the sign being brought into conformity with existing regulations.
- (7) A nonconforming sign which is changed to or replaced by a conforming sign shall no longer be deemed nonconforming, and thereafter such sign shall be in accordance with the provisions of this article.
- (8) A nonconforming sign shall be subject to the removal provisions of Article V, Division 4. In addition, a nonconforming sign shall be removed if the structure to which it is accessory is demolished or destroyed to an extent exceeding fifty (50) percent of its appraised value.
- (9) The ownership of the sign or the property on which the sign is located shall not, in and of itself, affect the status of a non-conforming sign.

(j) *Conflicting Regulations.* The regulations of this division are not intended to interfere with, abrogate or annul any law of the state relating to outdoor advertising. Where any provision of this division imposes restrictions different from those imposed by the state, whichever provisions are more restrictive or impose higher standards shall control.
(Res. of 1-1-02, § 4-201)

Sec. 25-462. Sign Standards and Regulations by use and district.

(a) *In General.* All new signs and all existing signs which are replaced, reconstructed, extended or structurally altered shall comply with the following use standards unless the building size, location or orientation may result in a circumstance which is not adequately addressed in this Section and may necessitate a modification to the Standards provided herein. Any such modification must demonstrate to the satisfaction of the Zoning Administrator that compliance with the stated purpose and intent of these sign regulations will not be compromised. Except for business and general advertising signs or unless otherwise provided, these regulations shall be interpreted to permit one (1) sign for each permitted use on the lot or premises. For business and general advertising signs, these regulations shall be interpreted as the maximum aggregate area of such signs permitted on the lot or premises subject to the following requirements:

No more than one (1) permanent freestanding sign shall be erected on any one (1) lot or premises with the possible exception of shopping centers, and unless otherwise permitted in the ordinance.

Unless expressly permitted elsewhere in this Ordinance, in no instance shall the following square footage maximums be exceeded –

For properties within the A1, FC Districts: 50 square feet

For properties within the RR/AR, R-1, R-2, R-3 Districts: 30 square feet

For properties within the B-1, B-2, B-3 Districts: 120 square feet

For properties within the M-1, M-2 and M-3 Districts: 150 square feet

Where two (2) or more individual businesses share a common lot or premises it is the responsibility of the property owner to allocate sign sizes in conformance with the maximum aggregate area requirements provided herein.

Due to the unique nature of a SC, PUD, or a TND, POP or PIP involving various configurations of mixed uses, the signs permitted in these Zoning Districts a PUD or TND shall be submitted as part of the overall development plan at the time of application for such use. The Planning Commission shall review the proposed regulations in regard to square footage, number of signs, architectural design, lighting, landscaping, height and setback, and other sign requirements.

The Planning Commission shall then make recommendation to the Board of Supervisors in regard to approval or denial of such sign regulations. The Botetourt County Board of

Supervisors shall review the Planning Commission's recommendation and shall approve, deny, or refer this matter back to the Planning Commission for further consideration.

Where more stringent sign requirements are approved as part of a special exception, acceptance of a proffer, or other historic-district overlay approval, the more stringent requirement shall apply.

(b) *Lighting and Landscaping.* All lighting for signs shall conform with the requirements for outdoor lighting in Article IV, Division 5 of this Chapter.

(c) *Setback.* No sign shall be placed within a required side yard, common open space or within ten (10) feet of an adjacent property line or public right-of-way unless a different requirement is specified in other sections of this chapter. No sign shall be placed in a manner to create a visual barrier or hazard to traffic.

(d) *Sight Triangles.* No sign, except for authorized traffic signs, shall be erected at the intersection of any street in such a manner as to create a traffic hazard by obstructing vision between heights of two and one-half (2 1/2) and eight (8) feet; or at any location where it may interfere with, obstruct the view of or be confused with any authorized traffic sign.

~~(e) *Temporary signs.* Temporary signs shall not be used to advertise wholesale or retail specials, services or like information. Such signs shall be displayed no longer than the duration of the special event, plus two (2) weeks before it begins.~~

(e) (f) *Permitted Sign Standards s-by-districts.*

1. Bulletin Boards

One (1) bulletin board, not exceeding twenty (20) square feet in area, is permitted when erected or displayed on the property of the permitted use. However, permitted uses with more than one (1) road frontage may erect or display one (1) additional bulletin board on each road frontage with a maximum area of forty (40) square feet permitted on the property. Height shall not ~~to~~ exceed ten (10) feet and a minimum setback of fifteen (15) feet.

2. Directional/Location

~~Small signs displayed for the direction or convenience of the public, including signs which identify restrooms, location of public telephones, freight entrances or the like, with an aggregate total surface area not exceeding six (6) square feet per sign on any lot or parcel~~

2. Directory

Signs identifying shopping centers with multiple tenants shall be limited to one (1) freestanding sign, either single or double faced, per street frontage, each not to exceed fifty (50) square feet. ~~Each establishment within the shopping center is~~

~~permitted one (1) wall mounted identification sign not to exceed twenty (20) square feet, which shall not be painted directly on any wall, and no sign shall exceed fifteen (15) feet in height.~~

3. Electronic Message Board/L.E.D.

Electronic Message Board signs may be permitted for Institutional Uses, see Article VI for definition, by Special Exception Permit in any Botetourt County Zoning District subject to the procedural and substantive requirements of the Zoning Ordinance for a Special Exception. Electronic Message Board/L.E.D. signs may additionally be approved for mixed use developments as part of a rezoning process and approved by the Planning Commission and Board of Supervisors within the SC, PUD, TND, POP or PIP Zoning Districts. Existing mixed use developments, with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public and recreation, within these Zoning Districts may submit a request for Special Exception Permit approval if Electronic Message Board signage is desired. Signs identifying mixed use developments with multiple tenants in above mentioned Zoning Districts shall be limited to one (1) freestanding directory sign per development, which may utilize electronic message displays approved by either Special Exception Permit or Rezoning by the Board of Supervisors, either single or double faced.

The Planning Commission and Board of Supervisors shall consider the following in its determination of Electronic Message Board signs:

- a. An electronic message board must not have any appearance of motion, flashing, blinking, jeweled lighting effects, animation or shimmering.
- b. An electronic message board may consist only of alphabetic or numeric characters on a plain background and may not include any graphic, pictorial, or photographic images except for business logos that have copyright protection and the message may be changed no more than every eight (8) seconds.
- c. When the display of an electronic message board changes, it must change as rapidly as is technologically practicable with no phasing, rolling, fading, scrolling, flashing, blending or other transition.
- d. The primary message display area may have a maximum of three (3) lines of characters with a maximum of forty-five (45) characters per line including all letters, numbers and spaces.
- e. Electronic message display boards must be incorporated into a monument style sign architecturally designed to be compatible and complimentary to the building

or project it serves and the area occupied by the message on an electronic message board may comprise no more than fifty (50) percent of the surface area of the permitted signage but in no instance shall the display surface area exceed thirty two (32) square feet.

- f. The highest point of any electronic message board may not exceed a height of seven (7) feet.
- g. Only one (1) electronic message board with at most two (2) sides is permitted on lots with one hundred (100) feet or more of VDOT maintained road frontage.
- h. Such signs shall be equipped with a working dimmer control device capable of automatically reducing the illumination to the required sunset-to-sunrise level of five hundred (500) candelas.
- i. Should the electronic message boards be visible from any residential use property, the sign must be turned off between 10 p.m. and 6 a.m. daily.
- j. Electronic message boards must be maintained in full working condition and not allowed to be partially or fully inoperative.
- k. Video displays or audio speakers on or electronically connected to such signs shall not be permitted.
- l. All electrical connections to electronic message board signs must be underground.
- m. Electronic message board signs must maintain a 1,000 foot setback from any local or national historic landmark or district boundary and the Fincastle town boundary line unless otherwise approved by Special Exception Permit.
- n. Electronic message boards are subject to all other regulations of the Ordinance.

4. Farm

The maximum aggregate of all such signs shall be thirty (30) square feet and the maximum number of signs shall be three (3). Height of sign shall not exceed ten (10) feet and minimum setback shall be fifteen (15) feet.

5. Freestanding Monument

Signs shall not exceed ten (10) feet in height and a minimum setback of fifteen (15) feet. Maximum aggregate size of a freestanding monument sign shall be one (1)

square foot per five (5) linear feet of street frontage, up to a maximum size of sixty (60) square feet.

6. Freestanding Ground Sign

Signs shall have a maximum height of seven (7) feet with a maximum aggregate of one (1) square foot per five (5) linear feet of street frontage, up to a maximum size of forty (40) square feet. There shall be no more than thirty (30) inches clearance from the bottom of the sign to the ground below. A Freestanding Monument sign and a Freestanding Ground Sign at the same location is not permitted.

7. Home Occupation

A home occupation or home business shall be permitted one (1) sign not to exceed two (2) square feet. Height of sign shall not exceed six (6) feet and the minimum setback shall be five (5) feet.

~~Residential and Business Identification Signs. One (1) identification sign shall be permitted not to exceed thirty (30) square feet. Height of sign shall not exceed fifteen (15) feet and minimum setback shall be fifteen (15) feet.~~

~~For individual single family dwellings, duplexes, and townhouses, one (1) sign not to exceed two (2) square feet. Height not to exceed five (5) feet and a minimum setback of ten (10) feet. For multifamily dwelling, and townhouse complexes, one (1) sign, not to exceed twenty (20) square feet, height not to exceed ten (10) feet and a minimum setback of fifteen (15) feet. For churches, schools, public parks, and semi-public uses, two (2) signs not to exceed a maximum aggregate of sixty (60) square feet.~~

8. Kiosk

A Kiosk maximum height shall be ten (10) feet; maximum size sixty (60) square feet inclusive of all sign faces of the kiosk. Kiosk lighting may only be by external illumination. Kiosk signs must have a three hundred (300) foot separation from other kiosk signs and may only be utilized in developments when ten (10) or more businesses are located in the development.

9. Neon

Continuously lit neon sign located within the window storefront not to exceed a maximum of one (1) in number and not to exceed a maximum aggregate of five (5) square feet.

10. Freestanding Pole/Pole Mounted

~~Only one (1) freestanding sign shall be permitted per lot or parcel and the maximum aggregate square footage for such sign shall not exceed fifty (50) square feet. If a monument sign is used and landscaped, the fifty (50) square feet may be increased to sixty (60) square feet. Lots or parcels located within one-quarter mile of an exit or entrance ramp of Interstate 81, and visible from the center of the right-of-way at Interstate 81 shall be permitted one (1) freestanding pole sign with a maximum square footage of one hundred fifty (150) square feet and a height of thirty-five (35) feet, in addition to their maximum allowable sign area and number of signs, but no other freestanding signs shall be permitted.~~

11. Projecting Wall Mounted Sign

One (1) square foot per linear foot of storefront on which the sign is to be attached, up to twelve (12) square feet. Maximum one (1) sign per every eighteen (18) feet of storefront. Buildings located on a corner shall be permitted one (1) per street frontage. Projecting Wall Mounted sign shall have a seven foot six inch (7'6") clearance from the bottom of the sign to the pavement below and the angle of projection must be ninety (90) degrees. Projection limited to four (4) feet or less from the building to which it is attached.

12. Subdivision

One (1) subdivision sign not to exceed twenty-four (24) square feet, height not to exceed six (6) feet and minimum setback shall be ten (10) feet. One (1) such sign shall be permitted for each entrance on a state maintained road; however, the sign location must be on a lot or part of a lot that is part of the subdivision being identified.

13. Temporary

- a. Banners: Any person wishing to display a banner must apply for a sign permit pursuant to this Chapter. Except for real estate and construction signs, banners shall comply with the following standards:
 1. Each business on a lot shall be allowed to display one (1) banner at any time during the calendar year. Each business wishing to display a banner must apply for a sign permit. Sign permits shall expire at the end of each calendar year.
 2. In commercial and industrial zoning districts, the total square footage of any banner shall not exceed a maximum of thirty (30) square feet. The square footage of banner shall be figured into the maximum aggregate square footage per business per zoning district. In all other zoning districts, the total square footage of any temporary sign shall not exceed sixteen (16) square feet. Only one (1) sign, including banners, may be freestanding at any given time on the lot with a setback of fifteen (15) feet

from the right –of –way. Banners may not be used in conjunction with Electronic Message Board signs.

- b. Construction: One (1) developer, owner, builder, financing institution or contractor's sign per street frontage to a job site, no more than twelve (12) square feet in area, located on the property on which the work is being done only for the duration of the work.
- c. Real Estate: The maximum aggregate of all real estate signs shall be twenty (20) square feet for lots of ten (10) acres or less, for lots greater than ten (10) acres, the Zoning Administrator may allow the overall aggregate to be increased to thirty-two (32) square feet and the maximum number of signs shall be two (2). Height of sign shall not exceed eight (8) feet and minimum setback shall be ten (10) feet.

14. Wall/Marquee

No wall sign shall cover, cross or otherwise hide columns, belt courses or other decorative architectural features of a building, including balconies. Wall signs are permitted for one (1) square foot per linear foot of building frontage on which the sign or signs are to be attached, up to a maximum aggregate of one hundred (100) square feet.

15. Window

Window signs, whether permanent or temporary, shall be limited to twenty-five percent (25%) of the total square footage of window area, inclusive of all windows on the storefront façade or sixteen (16) square feet, whichever is less.

16. Non Conforming Uses

For nonconforming commercial uses or child care centers, one (1) sign not to exceed six (6) square feet in area with no illumination may be permitted. Such signs shall be mounted flat against the wall of the principal building or more than twenty (20) feet from the front lot lines or more than ten (10) feet from the side or rear lot lines.

- (1) Agricultural. Signs permitted in the agricultural district A-1 and forest conservation district FC.

• Bulletin board: One (1) bulletin board, not exceeding twenty (20) square feet in area, when erected or displayed on the property of the permitted use. However, permitted uses with more than one (1) road frontage may erect or display one (1) additional bulletin board on each road frontage with a maximum area of forty (40) square feet permitted on the property. Height not to exceed ten (10) feet and a minimum setback of fifteen (15) feet.

• ~~Business signs and farm signs:~~ The maximum aggregate of all such signs shall be thirty (30) square feet and the maximum number of signs shall be three (3). Height of sign shall not exceed ten (10) feet and minimum setback shall be fifteen (15) feet.

• ~~Home occupation, home business, and rural home business signs:~~ Shall be permitted one (1) sign not to exceed two (2) square feet. Height of sign shall not exceed six (6) feet and the minimum setback shall be five (5) feet.

• ~~Identification sign:~~ One (1) identification sign shall be permitted not to exceed thirty (30) square feet. Height of sign shall not exceed fifteen (15) feet and minimum setback shall be fifteen (15) feet.

• ~~Real estate sign:~~ The maximum aggregate of all real estate signs shall be twenty (20) square feet for lots of ten (10) acres or less, for lots greater than ten (10) acres, the zoning administrator may allow the overall aggregate to be increased to thirty-two (32) square feet and the maximum number of signs shall be two (2). Height of sign shall not exceed eight (8) feet and minimum setback shall be ten (10) feet.

• ~~Temporary sign:~~ The maximum aggregate of all temporary signs shall be twenty (20) square feet and the maximum number of signs shall be two (2). Height of sign shall not exceed eight (8) feet and the minimum setback shall be fifteen (15) feet.

• ~~Subdivision sign:~~ One (1) subdivision sign not to exceed twenty-four (24) square feet, height not to exceed six (6) feet and minimum setback shall be ten (10) feet. One (1) such sign shall be permitted for each entrance on a state maintained road; however, the sign location must be on a lot or part of a lot that is part of the subdivision being identified.

(2) Residential. Signs permitted in the residential district RR, R-1, residential district R-2, residential district R-3, PUD and TND districts.

• ~~Bulletin board:~~ One (1) bulletin board, not exceeding twenty (20) square feet in area, when erected or displayed on the property of the permitted use. Height not to exceed ten (10) feet and a minimum setback of fifteen (15) feet.

• ~~Home occupation sign and home business sign:~~ A home occupation or home business shall be permitted one (1) sign not to exceed two (2) square feet. Height of sign shall not exceed six (6) feet and the minimum setback shall be five (5) feet.

• ~~Identification sign:~~ For individual single family dwellings, duplexes, and townhouses, one (1) sign not to exceed two (2) square feet. Height not to exceed five (5) feet and a minimum setback of ten (10) feet. For multifamily dwelling, and townhouse complexes, one (1) sign, not to exceed twenty (20) square feet, height not to exceed ten (10) feet and a minimum setback of fifteen (15) feet. For churches, schools, public parks, and semi-public uses, two (2) signs not to exceed a maximum aggregate of sixty (60) square feet.

• ~~Freestanding signs shall be of a monument design and shall not exceed ten (10) feet in height and a minimum setback of fifteen (15) feet.~~

• ~~Real estate sign: One (1) sign not exceeding six (6) square feet. Height shall not exceed five (5) feet and a minimum setback of five (5) feet.~~

• ~~Temporary sign: One (1) sign not exceeding ten (10) square feet. Height of the sign shall not exceed six (6) feet and a minimum setback shall be fifteen (15) feet.~~

• ~~Subdivision sign: One (1) subdivision sign not to exceed twenty-four (24) square feet, height not to exceed six (6) feet and minimum setback shall be ten (10) feet. One (1) such sign shall be permitted for each entrance on a state maintained road; however, the sign location must be on a lot or part of a lot that is part of the subdivision being identified.~~

(3) Commercial. Signs permitted in the business district B-1, business district B-2, business district B-3, shopping center SC and planned office park POP.

• ~~*Bulletin board:* One (1) bulletin board not exceeding twenty (20) square feet in area. Height shall not exceed ten (10) feet and minimum setback shall be ten (10) feet.~~

• ~~*Business sign:* The maximum aggregate of all business signs shall be one hundred twenty (120) square feet and the maximum number of signs shall be three (3). The height of the sign shall not exceed ten (10) feet in association with a one-story building or fifteen (15) feet for a two-story or taller building; and the minimum setback shall be fifteen (15) feet.~~

• ~~Only one (1) freestanding sign shall be permitted per lot or parcel and the maximum aggregate square footage for such sign shall not exceed fifty (50) square feet. If a monument sign is used and landscaped, the fifty (50) square feet may be increased to sixty (60) square feet. Lots or parcels located within one-quarter mile of an exit or entrance ramp of Interstate 81, and visible from the center of the right-of-way at Interstate 81 shall be permitted one (1) freestanding sign with a maximum square footage of one hundred fifty (150) square feet and a height of thirty-five (35) feet, in addition to their maximum allowable sign area and number of signs, but no other freestanding signs.~~

• ~~*Temporary sign:* One (1) temporary sign not to exceed twenty (20) square feet may be placed on each parcel or lot. The height shall not exceed ten (10) feet and the setback shall be a minimum of fifteen (15) feet. Such sign may be maintained for a period not to exceed one (1) month during each twelve (12) months. After expiration of the one (1) month period, the temporary sign shall be removed from the premises or otherwise rendered not visible from a public vantage point.~~

• ~~*Real estate sign:* Two (2) signs not exceeding an aggregate of twenty (20) square feet. Height of sign shall not exceed ten (10) feet and minimum setback shall be ten (10) feet. Upon the sale of the property, the signs shall be removed within ten (10) days.~~

• ~~*Directory Sign:* Signs identifying shopping centers with multiple tenants shall be limited to one (1) freestanding sign, either single or double faced, per street frontage, each not to exceed fifty (50) square feet. Each establishment within the shopping center is permitted one (1) wall mounted identification sign not to exceed twenty (20) square feet, which shall not be painted directly on any wall, and no sign shall exceed fifteen (15) feet in height.~~

(4) Industrial. Signs permitted in the industrial M-1, M-2, M-3, and PIP districts.

~~• *Business signs:* The maximum aggregate of all business signs shall be one hundred fifty (150) square feet and the maximum number of signs shall be three (3). The height of the sign shall not exceed ten (10) feet in association with a one-story building or fifteen (15) feet for a two-story or taller building; and the minimum setback shall be fifteen (15) feet.~~

~~• *Identification signs:* The maximum square footage shall be fifty (50) square feet and the maximum number of freestanding signs shall be one (1). The height of the sign shall not exceed thirty (30) feet and the minimum setback shall be fifteen (15) feet.~~

~~• *Real estate signs:* One sign not exceeding an aggregate of thirty-two (32) square feet. Height shall not exceed ten (10) feet and the minimum setback shall be ten (10) feet. Upon the sale of the property, the sign shall be removed within ten (10) days.~~

~~• *Temporary signs:* Two (2) signs not exceeding a maximum aggregate of forty (40) square feet. The height shall not exceed ten (10) feet.~~

~~• *Directory signs:* Signs identifying industrial sites with multiple tenants shall be limited to one (1) freestanding sign, either single or double faced, per street frontage, each not to exceed fifty (50) square feet. Each establishment within the site is permitted one (1) wall mounted identification sign not to exceed twenty (20) square feet, which shall not be painted directly on any wall, and no sign shall exceed fifteen (15) feet in height.~~

(Res. of 1-1-02, § 4-202; Res. No. 03-06-14, 6-17-03; Res. No. 03-06-14, 6-17-03)

Sec. 25-463. Administration.

- (a) *Permit Requirements.* Except as otherwise provided herein, no sign shall be erected, altered, refaced or relocated unless a sign permit has been approved by the Zoning Administrator or designee.
- (b) *Application.* Applications for sign permits shall be made to the Department of Development Services Planning and Zoning Office, and upon approval of the sign permit the applicant shall affix a copy of the sign permit to an application for a building permit. The application shall contain the identification and address of the property on which the sign is to be erected; the name and address of the sign owner and of the sign erector; drawings showing the design, dimensions and location on the building/site of the sign; and such other pertinent information as the zoning administrator may require to ensure compliance with the provisions of this chapter and other applicable ordinances of the county. The Building Official will then review the building permit application and process same in accordance with the uniform statewide building code and the provisions of this division.
- (c) *Permit Expiration.* A sign permit shall expire and become null and void if the sign is

not erected within a period of twelve (12) months from the date of the permit. In the event the sign is not erected within the twelve (12) month period, an application for extension of an additional six (6) month period may be made to the Zoning Administrator. Such an extension may be granted if the proposed sign is in accordance with current applicable regulations. If the proposed sign is not in accordance, the application for an extension shall be denied.

~~(d) *Special permits.* The BZA may grant a special permit to allow an increase in the height of a sign where, in its opinion, the provisions of this article would cause a hardship by virtue of topography. The purpose of such a permit shall be to allow as much, but not more, visibility as the sign would have if located on level ground.~~

The BZA or the Board of Supervisors, as part of an approving action for a special exception permit, may impose stricter sign requirements as a condition of approval.

Unless otherwise specified, variances from the provisions of this division shall be determined by the BZA by statutory rule or by applications for variances to the provisions of this chapter; however, signs specifically prohibited under section 25-461 shall not be considered by that body for variances.

d) Variances. Requests for variances to these sign regulations shall follow the procedures outlined in Section 25-551 of the Zoning Ordinance. The Board of Zoning Appeals, in considering any variance request, shall follow the guidelines of this Section, and Section 15.2-2309 of the Code of Virginia, (1950), as amended. The power to grant variances does not extend to an economic hardship related to the cost, size or location of a new sign, or to the convenience of an applicant, nor should it be extended to the convenience of regional or national businesses which propose to use a standard sign when it does not conform to the provisions of this Section.

~~(e) *Issuance.* Sign permits shall be issued by the Zoning Administrator or designee.~~

~~(f) *Fee.* A fee, as established according to Article V, shall be paid prior to the issuance of a sign permit. Under no circumstances are permit fees refundable.~~

~~(g) *Permit number.* Any sign erected under permit shall indicate in the lower right hand corner of the sign the number of the permit. The permit number shall be so affixed that it is legible from the ground.~~

~~(g) *(h) Violation.* Any person who violates any of the provisions of this division shall be deemed guilty of a Class 4 misdemeanor.~~

~~(h) *(i) Definitions.* Definitions of the words, terms and phrases used in this Division shall have the meanings ascribed to them in Article VI of this chapter.~~

(Res. of 1-1-02, § 4-203)
Secs. 25-464--25-470. Reserved.

Article VI. Definitions

Candela: The International System unit of luminous intensity; that is, power emitted by a light source in a particular direction, weighted by the luminosity function (a standardized model of the sensitivity of the human eye to different wavelengths). A standardized candle emits light with a luminous intensity of one (1) candela. If emission in any direction is blocked by an opaque barrier, the emission would still be approximately one (1) candela in the directions that are not obscured.

Electronic Message Boards: A sign display or device that changes message copy on the sign by means of light emitting diodes (LED), fiber optics light bulbs, liquid crystal display or other illumination devices within the display area.

Institutional Uses: A nonprofit, religious, or public use such as a religious building, library, public or private school, hospital or government-owned or operated building, structure or land used for public purpose.

LED: Light-emitting diode; a semiconductor that gives out light when an electric current is applied to it.

Non-Incandescent Light: Light emitting device operating as a result of being heated to a high temperature, a bright glow.

Sign: Any device or display of any letters, words, numerals, figures, emblems, pictures, trademark, symbol, flag, banner, pennant or any parts or combinations thereof, by any means whereby such are made visible for the purpose of making anything known, whether such display be made on, attached to or as a part of a structure, surface or any natural object, which display is visible beyond the boundaries of the parcel of land on which the same is made. A display of less than one (1) square foot in area bearing only property numbers, postal box numbers, names of occupants of premises or other identification of premises not having commercial purpose is excluded from this definition. Detailed definitions of sign types and related terms are contained in detailed sign regulations at Article IV, Division 2, ~~to a residential subdivision, apartment or townhouse complex, and identifying same.~~ The following words, terms and phrases pertaining to signs, when used in this chapter, shall have the meanings ascribed to them:

Banner: Cloth, paper, ~~balloons~~ or material of any kind intended to attract attention to a service, product, sale, grand opening or similar on the same parcel where the activity is occurring or service is available. Governmental flags or symbolic flags of religious, charitable, public or non-profit organizations shall not be considered to be banners.

Marquee: A permanent structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.

Moving (animated): Signs which involve the use of motion, rotation, or the appearance of motion.

Sign, bulletin board: A sign presenting the name, time or date of meetings and related information concerning a civic or religious organization.

Sign, business: A sign which directs attention to a business, profession, product, service or activity conducted, sold or offered on the premises where such sign is located.

Sign, construction: A temporary sign identifying those engaged in construction of any building site.

Sign, direction/location sign: A sign displayed for the direction or convenience of the public identifying restrooms, entrances, exits and so forth indicating the direction to which attention is called giving the name and approximate location only of the business or service.

Sign, directory: A sign on which the names and locations of occupants or the uses of a building or group of buildings is given along with a location of the business or service.

Sign, double faced: A sign with two (2) faces parallel to each other and containing an identical message and not located more than twenty-four (24) inches from each other or being a V-shaped sign with the interior angle of the two (2) faces not exceeding ninety (90) degrees.

Sign, farm: A sign erected or maintained on any farm by the owner or tenant of such farm and relating solely to farm or horticultural produce, livestock or services sold, produced, manufactured or furnished on such farm.

Sign, flashing: A sign on which artificial light is not kept constant in intensity at all times when in use. Illuminated signs which indicate public service information, such as time, date, temperature, weather, shall not be considered flashing signs.

Sign, freestanding monument: Any nonmovable sign supported by a fence, retaining wall, or by upright structural members or braces on or in the ground and not attached to nor printed on a building.

Sign, freestanding ground mounted: Any sign which is supported by structures or supports in or upon the ground and independent of any support from any building, not a pole sign.

Sign, home occupation: A home occupation sign directs attention to a home occupation on the premises, but which home occupation is clearly a secondary use of the dwelling.

Sign, business identification: A sign which identifies or otherwise describes the name, ownership or location of the lot or parcel of land upon which it is situated.

Sign, residential identification: A sign which identifies or otherwise describes the name, ownership or location of the lot or parcel of land for individual single family dwellings, duplexes and townhouse complexes.

Sign, Kiosk: A three (3) or more sided freestanding structure located within a pedestrian circulation area in commercial districts and used for the posting of notices and locational information but not for commercial advertising.

Sign, Neon: Signs made of continuous luminous tubes containing neon or other inert gases that glow brightly when high voltage is applied.

Sign, marquee: A sign attached to and made a part of a marquee or any similar projections from a building, with changeable, fixed or both types of lettering in use.

Sign, monument: A freestanding ground mounted sign built on grade and attached to a continuous structural base, which base shall be no less than half the width of the message portion of the sign and shall be permanently affixed to the ground. Monument signs shall not include freestanding signs supported by poles.

Sign, outdoor advertising (includes billboards): Any off-premises sign.

Sign, Projecting Wall Mounted: Any sign, other than a wall or marquee sign, which is permanently affixed to a building and is supported only by the wall on which it is mounted.

Sign, freestanding pole or pole-mounted: A sign that is mounted on one (1) or more freestanding poles or similar columnar supports with greater than 30 inches of clearance from the ground to the bottom of the sign.

Sign, portable: Any sign not permanently affixed to the ground nor to a structure, including any sign attached to or displayed on a vehicle that is used for the expressed purpose of advertising a business establishment, product, service, or entertainment. Any such vehicle shall, without limitation, be considered to be used for the express purpose of advertising if it fails to display current license plates, inspection sticker, municipal decal or if evidence of paid-to-date local taxes can not be made available. ~~Portable signs may be used only as temporary signs, as defined in this section.~~

Sign, projecting: Any sign, other than a wall, awning or marquee sign, which is affixed to a building.

Sign, real estate: Any sign which is used to offer property or structures for sale, lease or rent and located on the premises being offered.

Sign, residential: A sign which identifies the name of a residential project. The message content shall be limited to the name of the subdivision.

Sign, rooftop: 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.

Sign, temporary: Any sign not permanently attached to a structure nor permanently mounted in the ground, which can be transported to other locations, except political signs. Such signs may include, but are not limited to, paper or poster signs, ~~portable signs~~ or other moveable signs, which may announce or advertise seasonal or other brief activity such as weekly specials, special services offered for a limited time by a business establishment, summer camps, fairs, auctions, sale of property or other similar temporary or non-recurring offers or

notices. A temporary sign shall not remain on the property for more than ninety (90) days in any one (1) calendar year, with the exception of signs advertising the sale of the property on which the sign is placed.

Sign, wall: Any sign attached to a wall or painted on or against a surface of a structure that is designed and used for human occupancy, which sign displays only one advertising surface and which extends not more than eighteen (18) inches from the wall.

Sign, window: Any sign attached to or applied directly on to the inside or outside surface of a window or any sign visible from a public right-of-way through a window but no more than two (2) feet from the window surface.

Fauquier County Sign Ordinance



SIGN PERMIT

Permit # _____

Division of Zoning, Permitting & Inspections
 Fauquier County Department of Community Development
 29 Ashby Street, Suite 310, Warrenton, Virginia 20186

Building Phone: 540-422-8230
 Zoning Phone: 540-422-8220
 Facsimile: 540-422-8231

In addition to the information required to be provided on this form, the following information shall be submitted with each application for a sign permit:

1. Drawings showing the proposed location of signs on buildings.
2. For freestanding signs, a site layout showing the proposed location of the sign.
3. Detailed sign drawings, to scale, showing dimensions, height, colors, lighting.

PROPERTY INFORMATION:

Property Identification Number: _____ Address: _____

BUSINESS INFORMATION:

Is this sign for a business? No Yes

If yes, name of business: _____ County Business License Number: _____

INFORMATION ON SIGN COMPANY:

Sign Company: _____ Contact Person: _____ Telephone: _____

INFORMATION ON PROPOSED SIGN(S): (Attach Additional Sheets if Necessary)

	Type of Proposed Sign:	Sign Dimensions	Area of Sign	Sign Colors	Illumination
#1	<input type="checkbox"/> Freestanding _____ height <input type="checkbox"/> Building Mounted <input type="checkbox"/> Other _____			Background _____ Letters/Logo _____	<input type="checkbox"/> None <input type="checkbox"/> Interior-Cabinet <input type="checkbox"/> Interior-Letters Only <input type="checkbox"/> Indirect <input type="checkbox"/> Other _____
#2	<input type="checkbox"/> Freestanding _____ height <input type="checkbox"/> Building Mounted <input type="checkbox"/> Other _____			Background _____ Letters/Logo _____	<input type="checkbox"/> None <input type="checkbox"/> Interior-Cabinet <input type="checkbox"/> Interior-Letters Only <input type="checkbox"/> Indirect <input type="checkbox"/> Other _____
#3	<input type="checkbox"/> Freestanding _____ height <input type="checkbox"/> Building Mounted <input type="checkbox"/> Other _____			Background _____ Letters/Logo _____	<input type="checkbox"/> None <input type="checkbox"/> Interior-Cabinet <input type="checkbox"/> Interior-Letters Only <input type="checkbox"/> Indirect <input type="checkbox"/> Other _____
#4	<input type="checkbox"/> Freestanding _____ height <input type="checkbox"/> Building Mounted <input type="checkbox"/> Other _____			Background _____ Letters/Logo _____	<input type="checkbox"/> None <input type="checkbox"/> Interior-Cabinet <input type="checkbox"/> Interior-Letters Only <input type="checkbox"/> Indirect <input type="checkbox"/> Other _____
#5	<input type="checkbox"/> Freestanding _____ height <input type="checkbox"/> Building Mounted <input type="checkbox"/> Other _____			Background _____ Letters/Logo _____	<input type="checkbox"/> None <input type="checkbox"/> Interior-Cabinet <input type="checkbox"/> Interior-Letters Only <input type="checkbox"/> Indirect <input type="checkbox"/> Other _____

INFORMATION ON BUILDINGS AND EXISTING SIGNS ON PROPERTY (Attach additional sheets if necessary)

Building frontage: _____ [This is the length of the building side that faces the street.]
 If the Building has multiple tenants, provide the length of the building frontage occupied by business for which the sign is sought: _____

Provide Information about all other signs on the property: (Attach additional sheets, if necessary)		Free-standing?	Building Mounted	Area (Sq. Ft.)	Business Name
	1	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	2	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	3	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	4	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	5	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	6	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	7	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	8	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	9	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	10	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	11	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____
	12	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____

APPLICANT'S INFORMATION AND SIGNATURE:

Name: _____

Address: _____

Phone: _____

Email: _____

Signature _____

Date _____

THIS SECTION IS FOR ZONING STAFF USE ONLY:

Zoning Designation: _____

Notes:

Building Frontage: _____
 Total Signage Allowed on Property: _____
 Total Signage Existing on Property: _____
 Remainder Before Proposed Sign: _____
 Size of Proposed Sign: _____
 Remainder for Property: _____

Approved Denied

Signature _____ / Date _____

ARTICLE 8

SIGNS

PART 1

8-100

STATEMENT OF INTENT

Signs constitute a separate and distinct accessory use of the land upon which they are located and, therefore, affect the use of adjacent streets, sidewalks, and other public places as well as adjacent private places. Recognizing that signage is an important part of a community's appearance and can be a community asset, all signs should be created and maintained in a manner that enhances the dissemination of information while maintaining the underlying character of a particular area. To this end, appropriate sign design and limitations become critical in recognition that rural, residential, village, commercial and industrial zoned areas are distinct, and a particular sign type that is appropriate for one area may not be appropriate for another.

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

- Protecting and enhancing the character and identity of Fauquier County, in a manner that is consistent with the goals of the Fauquier County Comprehensive Plan; such as that it acknowledges and reinforces the individuality of each service district relative to the rural areas and villages that surround them.
- 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.

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 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.

1. **Animated Sign**: A sign or device, all or part of which changes and/or moves by any means including fluttering, rotating, flashing or sequential lights, or by otherwise moving and/or automated devices, or is designed to be set in motion by movement of the atmosphere including but not limited to balloons, pennants, banners, discs, propellers, and flags, except for those identified in Section 8-400.5 below, regardless of whether said device has written message content. An animated sign shall include any sign that displays flashing or intermittent light or lights of changing degrees of intensity, including those signs that present on a fixed display screen graphics and/or text in a progression of frames that change and/or move, or give the illusion thereof, such as an electronically controlled message board.
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. **Election Sign**: A type of temporary sign announcing or supporting candidates or issues in connection with any local, state, or national election.
9. **Freestanding Sign**: Any sign not attached to a building, including signs incorporated into freestanding walls and fences.
10. **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.
11. **Home Occupation Sign**: A sign indicating the name and/or occupation of a permitted home occupation use.

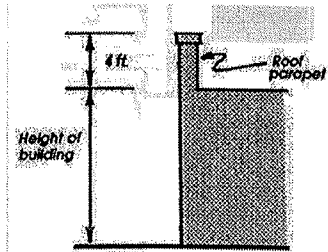
- 12. **Illumination, indirect:** A light source that is separate from and external to the sign itself, which casts light onto the surface(s) of a sign from some distance.
- 13. **Illumination, internal:** A light source that is located within the interior of a sign, with no part of the lighting element visible, so that such light is emitted through the translucent surface(s) of a sign.
- 14. **Illumination, reverse-lit:** A light source that is located behind a sign to create a glow or outline around sign lettering and/or graphics.

15. **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.

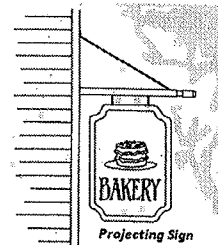


- 16. **Multi-Family Sign:** An identification sign for a multi-family residential use displaying only the name and/or address of such use.
- 17. **Multi-Use Lot:** Any building or group of buildings on a single lot containing three or more non-residential tenants.
- 18. **Non-conforming Sign:** A sign lawfully erected and maintained prior to the adoption of this Ordinance that does not conform with the requirements of this Ordinance.

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

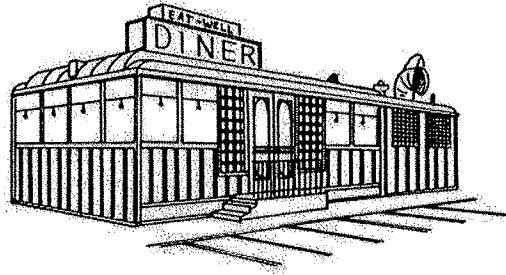


20. **Projecting Sign:** A sign attached to a building which extends in excess of 12 inches beyond any vertical surface of the building and which is usually located at right angles to the building.



- 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.

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.



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 (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.
26. **Subdivision Sign:** Any sign displayed for the purpose of 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, excluding vehicle signs as defined herein. Such signs may include but shall not be limited to banners, paper or poster signs, and 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, 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 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 a business, product, or service, excluding bumper stickers and small identification signs not exceeding 12 square feet total for the entire vehicle, trailer or semitrailer.

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 unit or placed behind the glass of a window unit within 3 feet, or located in such a manner so that it can only be read from out-of-doors.

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:

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 property.
5. 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, 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.
6. Signs no more than 4 sq. ft. in size which post or display address numbers and/or signs no more than 16 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."
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. Any information or directional sign erected by a local government or the Virginia Department of Transportation.
13. Displays and decorations for events such as religious and national holidays, not advertising a product, service or entertainment.
14. Professional nameplates, not exceeding 2 sq. ft. in area, for the purpose of identifying individuals or businesses operating in a building. Such signs are limited to one 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 operating in a building. Up to one such sign is allowed per business and/or tenant with a separate building entrance.

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.
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 and any other off-site sign, except those directional signs and temporary agricultural products signs specifically authorized herein in Section 8-800.
5. Any animated sign, including those signs in which any part of the sign and/or its displayed content changes and/or moves, or gives the illusion thereof, more frequently than once in a 24 hour period. Time and temperature displays with changes alternating between the time of day and the outside air temperature only 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 holiday displays or decorations as permitted by the provisions of 8-400 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 Section 8-707 below.
9. Any vehicle sign parked within sight of a public or private street is prohibited, except the following:
 - A. Any vehicle sign that is parked 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 and located within a designated parking space, excluding those located on an inoperable vehicle or semi-trailer.
 - C. Any vehicle sign that is allowed pursuant to Section 6-102 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 the Virginia Department of Transportation, a sandwich board sign as authorized by Section 8-800, or an off-site sign as authorized by Section 8-1400 below.

PART 6

8-600

PERMITTED SIGNS

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) Districts may alternatively be authorized pursuant to the standards set forth in Section 8-1300 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) shall comply with the standards set forth in 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?	Within and Outside Service Districts
PERMANENT SIGNS			
1.	Subdivision Sign	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 or distinct neighborhoods of large subdivisions shall be considered separate subdivisions for the purpose of this section if such phase contains at least 100 housing lots.
2.	Multi-family Sign	Yes	Any multi-family housing development containing one or more 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, industrial, or special districts may also have building signs, with a maximum area of 1 sq. ft. of signage for every 1 linear foot of building frontage.
3.	Home Occupation Sign	Yes	One sign allowed per parcel approved for a home occupation, maximum 2 sq. ft. in area and maximum 4 ft. in height. 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.
EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.			
TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.			

8-602 Agricultural Uses (Category 18):

	Type of Sign	Permit Required?	Within Service Districts	Outside Service Districts
PERMANENT SIGNS				
1.	Freestanding Sign:	Yes	<p>One sign not to exceed 35 sq. ft. in area and 16 ft. in height, except as noted below.</p> <p>For Multi-Use Lots as defined herein, one sign not to exceed 50 sq. ft. in area and 16 ft. in height.</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>The maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</p> <ul style="list-style-type: none"> • Increase of 5 sq. ft. of area if the overall height is reduced to 12 feet. • Increase of 10 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. 	<p>One sign not to exceed 32 sq. ft. in area and 8 ft. in height, except as noted below.</p> <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>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 sq. ft. in area and 8 ft., in height are allowed per entrance when located more than 200 ft. apart.</p> <p>The maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</p> <ul style="list-style-type: none"> • Increase of 8 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.

2.	Building Sign:	Yes	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.	Maximum 1 sq. ft. of area for each 1 linear ft. of building frontage, with a maximum of 32 sq. ft.
3.	Directional Signs (off-site)	Yes	Maximum of two signs per street and no more than four signs total per use, 2 sq. ft. per sign and 4 ft. in height with special permit approval pursuant to Article 5.	
EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.				
TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.				

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?	Within Service Districts	Outside Service Districts
PERMANENT SIGNS				
1.	Freestanding Sign:	Yes	<p>One sign not to exceed 35 sq. ft. in area and 16 ft. in height, except as noted below.</p> <p>For Multi-Use Lots as defined herein, one sign not to exceed 50 sq. ft. in area and 16 ft. in height.</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>The maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</p> <ul style="list-style-type: none"> • Increase of 5 sq. ft. of area if the overall height is reduced to 12 feet. • Increase of 10 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. 	<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> <p>The maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</p> <ul style="list-style-type: none"> • Increase of 8 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.
2.	Building Sign:	Yes	Maximum 1 sq. ft. of area for each 1 linear foot of building frontage, with a minimum of 30 sq. ft. and a 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.
3.	Directional Signs (off-site)	Yes	Maximum of two signs per street and no more than four signs total per use, 2 sq. ft. per sign and 4 ft. in height, with special permit approval pursuant to Article 5.	
EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.				
TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.				

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

	Type of Sign	Permit Required?	Within Service Districts	Outside Service Districts
PERMANENT SIGNS				
1.	Freestanding Sign:	Yes	<p>Only allowed where buildings are set back a minimum 15 ft. from the front property line; maximum one sign not to exceed 35 sq. ft. in area and 16 ft. in height, except as noted below.</p> <p>For Multi-Use Lots as defined herein, one sign not to exceed 50 sq. ft. in area and 16 ft. in height.</p> <p>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.</p> <p>The maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</p> <ul style="list-style-type: none"> • Increase of 5 sq. ft. of area if the overall height is reduced to 12 feet. • Increase of 10 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. 	<p>Only allowed where buildings are set back a minimum of 15 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 24 sq. ft. in area and 8 ft. in height. 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.</p> <p>In the RA and RC Zoning Districts, 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.</p> <p>In all Commercial and Industrial Zoning Districts, except for the CV District, the maximum square footage of freestanding signs may be increased subject to the following bonus provisions:</p> <ul style="list-style-type: none"> • Increase of 8 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.
2.	Projecting Signs	Yes	Allowed where buildings are located within 15 ft. of the front property line, 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 8 sq. ft. for each additional tenant having separate building entrances.	
3.	Building Signs:	Yes	<p>Maximum of 1 sq. ft. of area for each 1 linear foot of building frontage, up to a maximum of 150 sq. ft.</p> <p>Where buildings house multiple tenants, frontage is calculated for each tenant separately, with a minimum of 30 sq. ft. and a maximum of 150 sq. ft. for each tenant.</p>	<p>Maximum of 1 sq. ft. of area for each 1 linear foot of building frontage up to a maximum of 32 sq. ft., except as noted below for Residential Districts.</p> <p>In the Residential Districts, a maximum of 8 sq. ft. of area but only in accordance with the bonus provisions found in Appendix D of this Ordinance.</p>
4.	Directional Signs (off-site)	Yes	Maximum of two signs per street and no more than four signs total per use, 2 sq. ft. per sign and 4 ft. in height with special permit approval pursuant to Article 5.	

ADDITIONAL SIGNS ALLOWED FOR SPECIFIC USES			
5.	Gasoline Stations	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. 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.
		Yes	Canopy signs 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.
6.	Vehicle Repair Uses	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.	Theaters	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.	Multi-Use Lots and other developments with multiple buildings.	Yes	As needed to direct the public to individual buildings and/or tenants, as determined by the Zoning Administrator. Maximum of 12 sq. ft. in area and 4 ft. in height.
9.	Vending Machines	No	Graphics and images which are part of vending machines that dispenses or offers for sale products or services.
EXEMPT SIGNS AS SET FORTH IN SECTION 8-400.			
TEMPORARY SIGNS AS SET FORTH IN SECTION 8-800.			

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 election signs, subject to the limitations for these signs set forth in Section 8-800 below.

PART 7

8-700

GENERAL REGULATIONS

All signs authorized by Section 8-600 shall comply with the general regulations set forth in this section, except that:

1. Signs within the PRD, PCID and PDMU Districts may alternatively be authorized pursuant to the standards set forth in Section 8-1300 for a Sign Design Package.
2. Signs located within a Historic Area Overlay District (HA) are also subject to those limitations found in Section 4-304.15 of this Ordinance.
3. Signs located within the MU-Bealeton District shall comply with the standards set forth in 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.

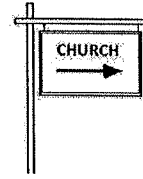
8-701

Sign Content

1. Signs shall be limited to identifying or advertising the property, the individual enterprise, the products, services or the entertainment available on

the same property where the sign is located, except as explicitly authorized for off-site directional signs.

2. Off-site directional signs shall contain only the name and/or logo of the establishment and a directional arrow unless additional content is authorized by the Board of Zoning Appeals (BZA) as part of a special permit approval.



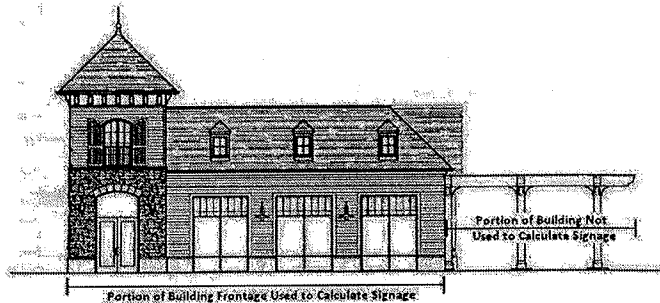
3. If a sign is shared by multiple users or tenants, the owner of the property is responsible for determining the allocation of sign area among tenants.
4. Each by-right sign authorized herein may contain any non-commercial content in lieu of, or in addition to, any commercial content.

8-702

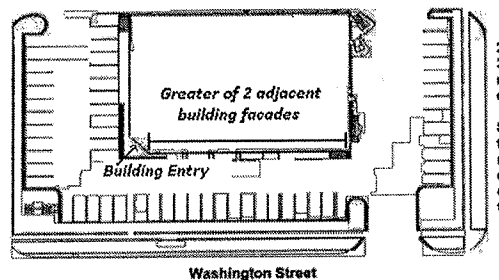
Calculation of Building Frontage

For the purpose of these sign regulations, building frontage shall be calculated as follows:

1. Only primary building structures shall be utilized for calculating building frontage. Architectural appurtenances such as canopies, porticos, porches or similar building features shall not be included for purposes of calculating building frontage.

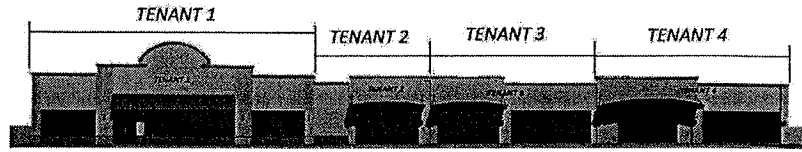


2. Building frontage shall be calculated along the face of the building where the main business entrance or entrances are located. For buildings with corner entrances, building frontage shall be calculated based on the greater of the two adjacent building facades.



3. Where a building has multiple tenant entrances, the building frontage shall be allocated amongst the tenants based on the frontage that tenant occupies. If

the frontage is not directly computable for each tenant, then the 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 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:

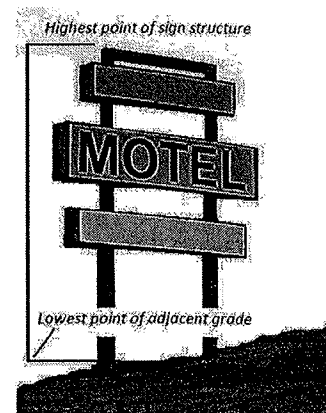


1. For building mounted signs, any distinctive, ornamental or illuminated background or architectural appurtenance which is set apart from the façade of a primary building so that it forms an integral part of a sign, as distinguished from a functional part of the building exclusive of the sign, shall be included in the area of the sign. This shall include building design elements such as curtain walls or similar decorative veneers and/or screens that are attached to the façade of a primary building structure.
2. 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 24 inches. In those cases where interior space is greater than 24 inches, such space will be counted as a separate face regardless of whether it contains any words, representation, logo or other pictorial elements.
3. 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 does not exceed 40% of the entire sign area and further provided such structure and base does not in itself function as signage.

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.

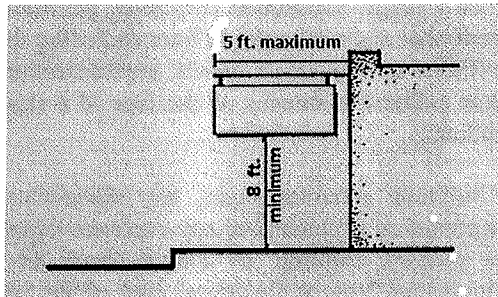


For purposes of this Article 8, sign height, as defined herein, applies only to freestanding and projecting signs.

8-705

Sign and Lettering Dimensions

1. 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.
2. Projecting Sign: shall project no more than 5 ft. from the building wall.



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 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 8 feet above any walkway and 16 ft. above any driveway or other vehicular travel way.
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 minimum of 5 ft. from any front property line and a distance equal to the height of the sign from any side or rear property line.
4. Building signs:
 - A. May be located anywhere on the surface of the building provided they do not project more than 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 a roof, except, when on 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.

B. The illumination of home occupation signs is prohibited in all zoning districts.

2. Additional Standards Within Service Districts:

A. Internal, indirect, and reverse-lit illumination is permitted.

B. Internally illuminated signs shall consist of lettering, symbols and/or logo on a dark colored background to ensure that illumination is predominantly limited to such lettering, symbols and/or logo. However, this provision shall not apply to changeable copy signs or the changeable copy portion of any permitted sign.

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 non-residential use may have up to two (2) 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.

3. Additional Standards Outside Service Districts:

A. Indirect illumination is allowed in all areas outside of a service district; both internal and reverse lit illumination is prohibited.

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 fluorescent.

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:

	Type of Sign	Permit Required?	Within Service Districts	Outside Service Districts
1.	Real Estate Sign: (on-site)	No	<p>One sign not to exceed 6 sq. ft. in area and 4 ft. in height. However, if such sign is set back a minimum of 50 ft. from the front property line, then the size may be increased to 12 sq. ft. in area with a 6 foot maximum height. 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.</p> <p>In addition, for multi-family housing developments containing multiple buildings, one sign not to exceed 32 sq. ft. in area and 8 ft. in height is permitted. Such signage shall be removed after 75% of all available housing units have been sold.</p>	
2.	Real Estate Directional Sign: (off-site)	Yes	<p>A maximum of 2 off-site signs, size not to exceed 2 sq. ft. in area and 4 ft. in height with length of display time not to exceed 90 days per year.</p> <p>In addition, for residential developments containing more than 100 dwelling units, up to 2 additional off-site signs are allowed, size not to exceed 12 sq. ft. in area and 4 ft. in height. Provided, however, that both signs cannot be located on the same road and that such signage shall be removed after 75% of all available housing units have been sold.</p> <p>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 24 sq. ft. in area and 6 ft. in height is permitted. 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.</p>	
3.	Construction Sign:	No	<p>Up to 4 signs each a maximum of 4 sq. ft. in area and 4 ft. in height; alternatively, a single sign up to 32 sq. ft. in area and 6 ft. in height is allowed collectively for all eligible entities. Signs may only be displayed while work is being done on-site under a valid permit issued by the County, and shall be removed within 30 days following the issuance of a final Certificate of Occupancy.</p>	
4.	Window Signs	No	No more than 30% of the area of any individual window unit on the ground floor may be covered with such signs.	No more than 15% of the area of any individual window unit on the ground floor may be covered with such signs.
5.	Temporary Business/Activity Sign:	Yes	<p>A single building mounted sign not to exceed 24 sq. ft. in area, for a period not to exceed 14 days, up to 6 times per year.</p> <p>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.</p>	
6.	Temporary Agricultural Products Sign:(on-site)	No	<p>A single sign not exceeding 12 sq. ft. in area and 8 ft. in height for the purpose of advertising agricultural products sold on the subject property. Provided, however, such sign is only displayed during the days when such products are available for purchase and that no temporary business/activity signs as authorized by Section 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.</p>	

7.	Temporary Agricultural Products Sign: (off-site)	Yes	One sign not exceeding 6 sq. ft. in area and 4 ft. in height for the purpose of advertising local agricultural products offered for sale 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.
8.	Sandwich Board Sign	No	A single sign not to exceed 6 sq. ft. in area and 3 ft. in height is permitted. Such sign can only be displayed during business hours within twenty-five (25) feet of the building and in a location that does not impede pedestrian or vehicular traffic.
9.	Temporary Civic Sign	Yes	One sign up to 32 sq. ft. in area and 8 ft. in height is allowed to promote off-site civic, philanthropic, educational or religious activities up to 4 times per year, for a maximum of 30 days per allowable time; only one such sign may be displayed at a time.
10.	Election Signs	No	Signs are allowed if erected no more than 90 days before nomination/election and removed within 15 days of announced results.

PART 9

8-900 GENERAL STANDARDS FOR TEMPORARY SIGNS

1. All temporary business/activity signs shall be attached to an existing building 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.

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.
2. Application for a sign permit shall be made to the Zoning Administrator 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. For temporary signs, the proposed time the sign is to be displayed shall also be provided. More than one sign for the same business establishment may be included in one permit.

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. In addition, 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. Furthermore, an expedited permit review process has been established for applicants that design signage consistent with those examples provided in Appendix D and fulfill the standards contained therein for those specified sign types.

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 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, the Zoning Administrator, after written notice, may cause such removal and charge the cost to the owner of the premises.

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 election signs must be removed within 15 days of announced results.
3. All other temporary signs must be removed by the time-frame authorized for the temporary sign.
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, 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, that creates a public safety issue by simulating a traffic control device, blocks vision clearances within or into and out of a property, obstructs or interferes with on-site circulation or traffic on public streets, or 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 a reasonable 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 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. The County may collect the cost of such removal 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

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 any sign when it is in violation of any provision of this Article. It shall be the duty of the sign permittee and owner to remove such sign within 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 NON-CONFORMING SIGNS

Signs which are either non-conforming uses based on their height and/or sign area, or are accessory uses to such non-conforming 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 non-conforming uses in accordance with such; provided, however, that in the event that the non-conforming 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 color and illumination limitations of Section 8-707 and, as applicable, the 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, any 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. Apart from all of the above, the Zoning Administrator may allow, by administrative permit, the continuation of legally non-conforming signs for those existing non-residential uses located outside of a service district on property zoned to any Commercial or Industrial zoning district, except for the Commercial Village (CV) District. Such existing, legally permitted signage may be relocated, structurally altered or entirely replaced subject to the following:
 - A. For legally non-conforming building signs, the amount of non-conforming sign area shall be reduced by 25% or, alternatively, any previously approved building signs that utilized internal or reverse-lit illumination shall be converted to indirect illumination when relocated, structurally altered or replaced anew.
 - B. For legally non-conforming freestanding signs, the amount of non-conforming height shall be reduced by 5 feet or, alternatively, any previously approved freestanding signs that utilized internal or reverse-lit illumination shall be converted to indirect illumination when relocated, structurally altered or replaced anew.
7. 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.
8. 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.

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 lessees of project property able to use their own corporate colors or logos within the formats specified.

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.

8-1304 Additional Requirements for Property Owners' Association

Signage Design Packages 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.

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 FREESTANDING 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 freestanding sign otherwise allowed by Part 6 of this ordinance to be located on property owned by the County or the Virginia Department of Transportation (VDOT) where:

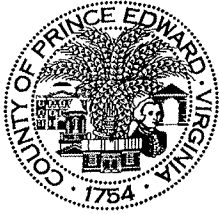
1. The property is located immediately adjacent to the use and its entrance road.
2. The sign is set back from any sidewalk or edge of pavement and meets all clear zone requirements as required by VDOT, and does not violate any line of sight requirements as determined by the Zoning Administrator in consultation with VDOT.
3. The location of the sign would not conflict with use planned for the property by the County or VDOT.
4. The applicable property owner, property owners' 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. Where located on VDOT property, VDOT has approved the sign.

PART 15

8-1500 VARIANCES & SPECIAL EXCEPTIONS

1. Variances from the provisions of this Article 8 may be granted by the Board of Zoning Appeals in accordance with standards and provisions for the granting thereof, as set forth in Part 4, Article 13, of the Zoning Ordinance and Title 15.2 of the Code of Virginia.
2. 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 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%), the total area for any one sign not exceed the allowable limits already set forth in Part 6 above for particular permitted sign types, and that such approval shall permit only those sign types that are allowed within a particular district as set forth in Part 6 above:
 - 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
- 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.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: April 15, 2014
Item No.: 4
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: REVIEW OF BOARD OF SUPERVISORS ACTIONS

Summary:

During the March 11, 2014 meeting of the Board of Supervisors the Board:

1. Amended the Ordinance creating the Granite Falls Community Development Authority.
2. Approved the Special Use Permit application of Dr. Bynum to erect a radio tower.
3. Approved the amendments to the Comprehensive Plan.
4. Approved the amendments to the County Zoning Ordinance.

During the April 8, 2014 meeting of the Board of Supervisors the Board:

1. The Board did not approve an ordinance placing restrictions on hunting.
2. The Board approved the County administrating the Storm water program.

Attachments:

Recommendation:

No action required.

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____

Addendum

Sec. 3-103 Signs and Sign Placement

In general it is expected that an identifying sign will be associated with any commercial activity, and such signs are a permitted use within the design standards indicated in this section. Some types of signs require more detailed specification, and those are indicated as requiring a special-use permit. In addition, noncommercial signs and markers such as highway signs and historical markers are necessary or desirable in numerous locations, and the placement of those is not regulated by this section. Specific terms used in this section are defined in Section 6-100.

Sec. 3-103.1 Signs: Agricultural Conservation District

For any commercial activity by right or by special-use permit in the Agricultural Conservation District, sign uses are:

Permitted—

1. Monument signs not exceeding 4 feet in height and 8 feet in width, not more than one per business operation.
2. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 40 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.
5. Temporary real-estate or construction signs.
6. No more than two of the above may be used for a single business location.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 12 feet. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

In addition, civic-use signs such as those for community organizations or churches may be placed under the same conditions as the commercial signs above.

Sec. 3-103.2 Signs: Agricultural Residential District

For any commercial activity by right or by special-use permit in the Agricultural Residential District, sign uses are:

Permitted—

1. Monument signs not exceeding 4 feet in height and 8 feet in width, not more than one per business operation.
2. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one

per business operation.

3. Projecting signs not exceeding 25 square feet, not more than one per business operation.
4. Temporary real-estate or construction signs.
5. No more than two of the above may be used for a single business location.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Pole signs. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

In addition, civic-use signs such as those for community organizations or churches may be placed under the same conditions as the commercial signs above.

Sec. 3-103.3 Signs: Other Residential Districts (R1, R2, R3)

No commercial uses are allowed in these districts; accordingly, no commercial signs are allowed. However, civic-use signs such as those for community organizations or churches may be placed under the same conditions as those for the Agricultural Residential District in Sec. 3-103.2.

Sec. 3-103.4 Signs: General Commercial District

For any commercial activity by right or by special-use permit in the General Commercial District, sign uses are:

Permitted—

1. Monument signs not exceeding 4 feet in height and 8 feet in width, not more than one per business operation.
2. Storefront signs not exceeding 6 feet in height and 24 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 60 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.
5. Temporary real-estate or construction signs.
6. No more than two of the above may be used for a single business location.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a

maximum height more than 6 feet higher than the business building it relates to.

In addition, civic-use signs such as those for community organizations or churches may be placed under the same conditions as the commercial signs above.

Sec. 3-103.5 Signs: General Industrial District

For any commercial activity by right or by special-use permit in the General Industrial District, sign uses are:

Permitted—

1. Monument signs not exceeding 4 feet in height and 8 feet in width, not more than one per business operation.
2. Storefront signs not exceeding 6 feet in height and 24 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 60 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.
5. Temporary real-estate or construction signs.
6. No more than two of the above may be used for a single business location.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

In addition, civic-use signs such as those for community organizations may be placed under the same conditions as the commercial signs above.

Sec. 3-103.6 Signs: College Residential District

No commercial activity is permitted in the College Residential District, but acceptable sign uses for the college or other civic-use activity are:

Permitted—

1. Monument signs not exceeding 4 feet in height and 16 feet in width.
2. Pole signs not exceeding 40 square feet placed with the bottom no more than 4 feet from the ground.
3. Temporary real-estate or construction signs.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a maximum height more than 6 feet higher than the college building it relates to.

Sec. 3-103.7 Signs: Highway Corridor Overlay Area

Signs are permitted as designated in the underlying zoning district, but for commercial activities within the corridor overlay the following sign uses apply:

Permitted—

1. Monument signs not exceeding 4 feet in height and 8 feet in width, not more than one per business operation. When more than one business is located in a single building, a single monument sign not exceeding 8 feet in height and 10 feet in width, listing all businesses, must be erected in addition to individual business signs as below.
2. Storefront signs not exceeding 6 feet in height and 24 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 60 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.
5. Temporary real-estate or construction signs.
6. Automobile service stations may have a free-standing sign of not more than 20 square feet to indicate fuel prices; both sides of the sign may be used.
7. No more than two of the signs indicated in 1-4 above may be used for a single business location.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

Sec. 3-103.8 Sign Placement

1. No sign may be placed within a highway or street right-of-way.
2. No sign may be placed off the immediate platted lot of the business or civic use without a special use permit.

3. No sign may be placed so as to impair vision at an intersection or sharp highway curve.
4. Temporary signs such as event signs or political signs must be removed within 14 days of the event or election.
5. Any business closing operations must remove its signs within 12 months.