

ARTICLE 8

SIGNS

PART 1

8-100

STATEMENT OF INTENT

It is the intent of this Article to control all signs and advertising displays to protect property values, to encourage the most appropriate use of land, to secure safety in the streets, to achieve a more desirable living environment, to protect and enhance the attractiveness of Fauquier County and ensure the safety and general welfare of the citizenry.

PART 2

8-200

DEFINITIONS

8-201

1. Animated Sign: Animated sign shall mean and include any sign or device to attract attention, all or part of which moves by any means including fluttering, rotating or otherwise moving devices, or is designed to be set in motion by movement of the atmosphere including but not limited to pennants, banners, flags, discs, propellers, regardless of whether said device has written message content. Also, an animated sign shall mean and include any flashing sign or device displaying flashing or intermittent light or lights of changing degrees of intensity, except a sign indicating time and/or temperature, with changes alternating on not less than a five-second cycle.
2. Arcade Sign: Any sign projecting from beneath the underside of any structural overhang or passageway (vehicular or pedestrian).
3. Area of a Sign: The area of a sign shall mean and include the area within rectangular lines inscribed around any or all words, symbols or pictorial elements on the face of a sign, provided that:
 - A. The area of a sign or any portion thereof having a distinctive or ornamental background shall include the area enclosed by such border, and the area enclosed therein.
 - B. The area of a sign or any portion thereof having a distinctive or ornamental background, which sets such background apart from a larger surface so that it forms an integral part or element of the sign, as distinguished from a functional part of the building exclusive of such sign, shall include the area of such background.

- C. The area of a freestanding sign or any portion thereof having a background which extends beyond the words, symbols or pictorial elements thereof shall include the area of such background.
 - D. If any portion of the words, symbols or pictorial elements of a sign extend beyond a border or background, the area of such sign shall be the area of a rectangle inscribed around it.
 - E. The area of a double-face sign, as herein defined shall be considered to be the area of one face only.
4. Banners: Banners are sections of vinyl or banner cloth used to create a lively atmosphere, promote special or seasonal times or events, and generally enhance a streetscape or parking area. Banners may be supported from street or parking area light poles using clamp-on brackets intended for that purpose.
 5. Billboard: Billboard shall mean any sign used as an outdoor display for the purpose of making anything known, the product, business or thing so advertised or displayed being remote from the site or property on which said sign is erected or displayed, excluding directional signs.
 6. Building Mounted Sign: Any sign attached to and deriving its major support from a building, including the following: Arcade sign, awning sign, canopy sign, cornice sign, marquee sign, parapet sign, plaque sign, projecting sign, roof sign, wall sign, and window sign.
 7. Canopy Sign: Any sign attached to a structure other than an awning, with frames attached to a building, projecting therefrom and carried by frame supported at grade level.
 8. Directional Sign: Directional sign shall mean any sign, the purpose of which is to indicate the location and direction to a place, object, project, product or business remote from the site or property on which such sign is erected or displayed.
 9. Double-Face Sign: Double-face sign shall mean any sign having two parallel planes or surfaces upon which advertising is displayed.
 10. Entrance Feature Sign: Any structural feature consisting of a name, logo, address, wall, retaining wall, fence, gate or combination thereof that is used as an entry feature on one or both sides of a public or private street into a development project or into a distinct land use component within a project.
 11. Freestanding Sign: Any sign supported by upright structural members or by braces on or in the ground and not attached to a building,

including the following: Bulletin board sign, outdoor advertising sign, pole or pylon sign, ground sign or a vehicle mounted sign.

12. Land Use/Section Identification Sign: Any sign that is used to help orient or direct visitors to particular sections or land use components of a larger project. A Land Use/Section Identification sign can either be an entrance orientation sign that graphically shows the various land use components or sections of the overall site to help in initial site orientation, or it can be a smaller directional sign within the overall project directing visitors to particular land use components or sections through graphic identification and signage.
13. Marquee Sign: Any sign or canopy or covered structure projecting from or extended from a building facade when such canopy or covered structure is supported by the building. This category should include signs mounted on a cantilever where there is no other structural purpose for the cantilever.
14. Monument Sign: A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.
15. Outdoor Advertising Sign: Any sign on which is portrayed information which directs attention to a business, commodity, service or entertainment not necessarily related to other uses existing or permitted on the lot upon which the sign is located.
16. Owner's Sign: Any sign that identifies an individual, partnership or corporation owning commercial or industrial space that is an individual business so identified by license. Each application by an owner for a sign permit will be accompanied where required by an approval from the property owners' association of the size and design of the sign requested.
17. Parapet Wall: Parapet wall shall mean the extension of the exterior enclosing walls of a building above the lowest point of the roof.
18. Pole Sign: Any freestanding sign greater than eight (8) feet in height.
19. Project Logo Sign: A sign that consists solely of a graphic logo for a company or a real estate project.
20. Projecting Sign: Any building sign which extends in excess of eighteen (18) inches beyond any vertical surface of the building which supports it.

21. Real Estate Sign: Real estate sign shall mean any sign advertising the sale, lease or future use of real estate, placed upon the property so advertised.
22. 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, or any sign attached to a parapet wall.
23. Safety Warning Sign: Any small sign applied on the outside of a utility equipment site or piece of utility equipment that provides safety warnings or emergency contact information.
24. Shopping Center: A contiguous group of a minimum of five (5) commercial enterprises comprising not less than 50,000 square feet gross floor area.
25. Shopping Center Sign: A freestanding sign identifying the name of the shopping center and the individual enterprises or their products, services or amusements.
26. 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 which (a) is used to announce, direct attention to, identify, advertise or otherwise make known anything; and, (b) is visible from a public right-of-way or from adjoining property.
27. Site History Sign: Any sign that describes the history of a particular property. The history may be composed of text and/or graphics that identify events, persons, or activities that occurred on or were associated with the property and that have a particular historic value.
28. Site Map Sign: Any sign that contains a map of the overall project or property identifying the various land use components by their project names. The purpose of a Site Map Sign is to orient a visitor to the overall project design and help in directing the visitor to his/her desired site destination. A Site Map Sign may also contain a directory of owner and tenant names and give their locations by street name and number or by other graphic codes.
29. Subdivision Sign: Any sign displayed for the purpose of advertising or identifying a housing development or division of land of ten (10) lots or dwelling units or more.
30. Suspended Sign: Any commercial sign suspended from a roof, overhang or covered structure projecting from or extending from a

building façade that may be cantilevered or supported, such as a sign suspended under a covered exterior walkway.

31. Temporary Sign: Any sign not permanently attached to a structure nor permanently mounted in the ground which can be transported to other locations. Such signs may include but not be limited to paper or poster signs, portable signs, sandwich signs or other moveable signs announcing or advertising weekly specials, real estate, directional signs, special services offered by a business establishment or the like.
32. Temporary Marketing Signs: Any non-permanent sign that is used for real estate marketing and is used at display models or on sites of individual properties for sale or lease.
33. Tenant: An individual, partnership or corporation renting, leasing or owning commercial or industrial space that is an individual business so identified by license. If the front footage is not directly computable for each tenant, then the landlord is responsible for distributing same among tenants. Each application by a tenant for a sign permit will be accompanied by a letter from the landlord authorizing the sign area requested.
34. Traffic Control Sign: Any sign that is intended to instruct or direct vehicle drivers, sports equipment operators or pedestrians in relation to traffic control safety. Traffic control signs may consist of standard Virginia Department of Transportation (VDOT) traffic control signs, or they may be custom-designed traffic control signs or sign supports that incorporate VDOT traffic control signs. Any custom-designed traffic control sign or support must receive VDOT approval prior to installation.
35. Tube Illumination: A tube sign is one with a light source supplied by neon or other gas in which the tube is bent to form letters, symbols or other shapes. Tube illumination is permitted for all establishments in the Commercial 1, 2, 3 zones, Commercial Village and Industrial 1 and 2 zones.
36. Wall Sign: Any sign attached to the wall of a building which does not project over eighteen (18) inches from the wall to which it is affixed.
37. Window Sign: Any sign attached to the glass area of a window or placed behind the glass of a window so that it can be read from out-of-doors.

PART 3

8-300

PERMITS

8-301

No sign shall be erected or displayed without a current and valid permit therefore having first been issued by the Zoning Administrator of Fauquier County, provided, however, that no such permit shall be required for:

1. Changing the bill of acts or features on marquees at movie theaters and theaters and similar approved signs which are specifically designed for use of replacement copy.
2. Signs of a constituted governmental body, including traffic signs and signals or similar regulatory devices, legal devices or warnings at railroad crossings.
3. Memorial tablets or signs and historic markers.
4. 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.
5. Signs which are within a ball park or other similar public or private recreational use and which cannot be seen from a public street or adjacent properties.
6. Flags, emblems or insignia of the United States, the Commonwealth of Virginia, Fauquier County, other counties and states, the United Nations Organization or similar organizations of which this nation is a member, the president or vice-president of the United States, religious groups, civic organizations and service clubs.
7. Small signs which post or display address numbers.
8. 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 a total area not to exceed two (2) square feet.
9. Small signs, each of which has a total area not exceeding two (2) square feet, placed by a public utility showing the location of underground facilities.
10. Seasonal displays and decorations not advertising a product, service or entertainment.

11. Freestanding signs or signs attached to fences at approximate eye level, no larger than four (4) square feet, warning the public against hunting, fishing, trespassing, dangerous animals and/or swimming.
12. Signs displayed on any farm by the owner or other operator thereof for the purpose of identifying such farm or advertising solely the products thereof. No single sign shall exceed twenty (20) square feet in area. The total area of all such signs shall not exceed forty (40) square feet. Only one sign allowed on each state road abutting the farm. Height limitation not to exceed ten (10) feet.
13. Any information or directional sign or historical marker erected by a public agency which may include signs displayed by a public agency for the purpose of giving directions and distances to commercial districts in which are located the following types of commercial facilities for the convenience of the traveling public: Restaurants, motels and establishment for the servicing of motor vehicles, provided, that no such sign shall give direction or distance to any specific business establishment.
14. Official notices or advertisements posted or displayed by or under the direction of any public or court officer in the performance of his official or directed duties or by trustees under deeds of trust, deeds of assignment or other similar instruments; provided, that all such signs shall be removed not later than ten (10) days after the last day of the period for which the same are required to be displayed in order to accomplish their purpose. The person responsible for erection of same is responsible for removal.
15. Political campaign signs not exceeding fifty (50) square feet in area may be erected on any privately owned lot or parcel. Each sign may not be erected more than ninety (90) days prior to the nomination, election or referendum which it proposes to advertise and shall be removed within fifteen (15) days after the announced results of that nomination, election or referendum.
16. Temporary signs not exceeding fifty (50) square feet in area announcing a campaign, drive or event of a civic, philanthropic, education or religious organization; provided, that the sponsoring organization shall ensure proper and prompt removal of such sign. Such sign may be maintained for a period not to exceed one (1) month. Height limitation not to exceed ten (10) feet. Registration with Zoning Office required.
17. Real estate signs advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed.

18. Construction signs which identify the architects, engineers, contractors and other individuals or firms involved with the construction, but not including any advertisement or any product, and signs announcing the character of the building enterprise or the purpose for which the building is intended, during the construction period. The signs shall be confined to the site of the construction and shall be removed within fourteen (14) days following completion of construction; in no case, however, shall such a sign be displayed for a period in excess of two (2) years.
19. Seasonal displays and decorations, for events such as religious holidays and the Fourth of July, not advertising a product, service or entertainment.

PART 4

8-400

APPLICATION FOR PERMITS

Application for a permit shall be made to the Zoning Administrator of Fauquier County on forms furnished by him. Each application shall be accompanied by plans showing the area of the sign or signs, the size and design proposed, the method of illumination, if any, the exact proposed location for such sign, and in the case of suspended or wall signs, the method of fastening such sign to its supporting structure. In any case where the applicant is not the owner (or owners) of the property on which a sign is to be erected, no permit shall be granted without the written consent of the owner (or owners) who shall also acknowledge in writing to be bound by the provisions of this Ordinance. More than one sign for the same business establishment may be included in one permit.

PART 5

8-500

FEE

A fee shall be paid prior to issuance of a sign permit in accordance with the existing fee schedule of Fauquier County, as established by the Board.

PART 6

8-600

PERMIT NUMBER

The permit number shall be indicated on each sign for which a permit is required by this section. Permits are not assignable or transferrable by the named permit holder.

PART 7

8-700

LIABILITY

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 8 **8-800** **REVOCAION OF PERMITS**

If a sign is not erected within six (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.

PART 9 **8-900** **SIGN RIGHTS AND PRIVILEGES
REVOCABLE**

All rights and privileges acquired under the provisions of this Article or any amendments thereto are revocable by the Zoning Administrator of Fauquier County for cause of whenever there is a violation of the Zoning Ordinance, and all sign permits shall so state.

PART 10 **8-1000** **PROHIBITED SIGNS**

1. No sign or other device which simulates any traffic control sign, light or device, or which is located in such a manner as to obstruct or interfere with free and clear vision on any public right-of-way, entrance way or parking area, or interfere with, mislead or confuse traffic on any public right-of-way, entrance way or parking areas shall be erected or maintained in any location where it prevents or impedes free ingress or egress through any door, window or fire escape route.
2. Except as provided in Article 10, no person shall erect or display any sign upon, or projecting over, any public street, highway, alley, sidewalk or other public right-of-way, except that wall signs may project eighteen (18) inches over public right-of-way unless such projection would cause hazard to pedestrian or vehicular traffic. Any sign erected or displayed in violation of this provision shall be immediately removed by the Zoning Administrator of Fauquier County or his authorized representative, except those signs which may lawfully be in existence at the time this Article is adopted, in which case they are subject to Article 10 of the Zoning Ordinance of Fauquier County.
3. Animated signs are prohibited.
4. Roof signs are prohibited except as specifically allowed herein and then only those which meet the following criteria:

- A. Such signs must be in the same plane with one exterior wall of the building and must adjoin the top of the wall; and
 - B. Such signs' maximum height must be not more than three (3) feet above the lowest point of the roof of the building; or
 - C. A roof sign may be erected on a parapet wall but only if such sign shall not extend more than three (3) feet above the lowest point of the roof of such building.
5. Billboards are prohibited.
 6. Freestanding signs in which the long dimension exceeds the short dimension by a ratio of 3:1 are prohibited, unless sign is less than four (4) feet in height and set back from the property line a minimum of fifteen (15) feet, in which case the ratio shall not exceed 20:1.
 7. No sign may be painted directly onto the exterior surface of any building.
 8. Any arrangement by exposed tubing or a series of lights in rows, strings, patterns or designs that outline or are affixed to any portion of a building or structure. This prohibition does not apply to exposed tubing or lights which are an integral part of an approved sign or sign structure; nor does this prohibition preclude those seasonal displays or decorations as permitted by the provisions of 8-301.19.
 9. Exterior neon signs are prohibited.

PART 11

8-1100

TEMPORARY SIGNS

8-1101

1. One temporary sign shall be allowed for a period not to exceed thirty (30) consecutive days; however, no temporary sign shall be allowed for more than sixty (60) days per year at any location.
2. If there are other existing sign types on a premises, the total maximum sign area permitted by this Ordinance may be increased by twenty-five (25) percent for temporary signs.
3. 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, the person responsible for its erection.

4. Temporary political signs shall in no case be erected more than ninety (90) days prior to an election or referendum and shall not remain erected for more than fifteen (15) days after the election. Persons responsible jointly or severally for the maintenance and removal of political signs are the candidates, spokesmen or campaign committees, the owner of the premises on which the signs are located, the person erecting the sign, and the person causing erection of the sign.
5. No temporary sign shall exceed fifty (50) square feet in area nor ten (10) feet in height.
6. Construction signs permitted without a permit shall be erected no more than five (5) days prior to the beginning of construction for which a valid building permit has been issued, shall be confined to the site of construction and shall be removed upon completion of the work.
7. Temporary signs announcing events sponsored by civic and other nonprofit organizations may be displayed for no longer than thirty (30) days. These signs are not to be deducted from the total allowable sign area of a premises. All signs must be removed within seven (7) days after the event. Persons responsible jointly or severally for the maintenance and removal of these signs are the club or organization officers, committee chairman or committee members, the owner of the premises on which the signs are located, the person erecting the sign, the person causing the erection of the sign.

PART 12

8-1200

NONCONFORMING SIGNS

Signs which are either nonconforming uses or are accessory uses to such nonconforming uses are set forth in Article 10 of this Ordinance and Title 15.2 of the 1950 Code of Virginia, as amended, as of the effective date of this Article shall continue to be lawful as nonconforming uses in accordance with such Article; provided, however, that in the event that the nonconforming uses become an unlawful use, then the subject sign shall be deemed to be an unlawful sign. However, nonconforming signs if damaged to more than one-half (1/2) of the appraised value may not be repaired or replaced; extent of damage to be determined by the Building Inspector. Anything in this Ordinance to the contrary notwithstanding the Board of Zoning Appeals shall have the authority upon application made therefore, to permit the repair, relocation or replacement of any nonconforming sign provided that said Board of Zoning Appeals shall make the following findings:

1. That the sign proposed to replace the existing nonconforming sign shall constitute no less than a 50% reduction in the nonconforming

square footage of the advertising face to the nonconforming sign; and no less than a 50% reduction in the nonconforming height; and in no case shall any other nonconforming feature of the replacement sign be increased; and

2. Any replacement sign shall be illuminated only by indirect and constant methods.
3. The authority of the Board of Zoning Appeals granted in Subsection A., above, shall apply only to the repair, relocation or replacement of nonconforming signs which are located on the site of the business being advertised or identified by such sign.
4. Any request for such repair, relocation or replacement shall be accompanied by sketches, diagrams and scale renderings deemed satisfactory to the Board of Zoning Appeals, as will accurately depict the location and size of the existing sign and similar information regarding the proposed sign.

PART 13

8-1300 REMOVAL OF SIGNS

8-1301

1. 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 that building or as a freestanding sign shall be removed within a period of sixty (60) days following the vacation of the premises by such business or occupation. If, after written notice from the Zoning Administrator, such signs are not removed within ten (10) days, the Zoning Administrator shall cause such removal and charge the cost to the owner of the premises.
2. The Zoning Administrator shall give written notice to the sign permittee to remove such sign within five (5) days when it is in violation of any provision of this Article (except nonconforming signs) and it shall be the duty of the sign permittee to remove it within that time or bear the cost for its removal by the Zoning Administrator or his authorized representative. The owner of the premises shall be responsible only in the event that the sign permittee's business is abandoned and/or tenant cannot be located by reasonable effort.
3. The Zoning Administrator or his authorized representative may remove and discard any sign erected in a public right-of-way in violation of any provision of this Article.

4. Any sign which becomes a safety hazard or which is not kept in good general condition and in a reasonable good state of repair and is not, after thirty (30) days written notice to the owner or permittee, put in a safe and good state of repair, is hereby declared a public and private nuisance and may be removed, obliterated or abated by the Zoning Administrator or his 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 removed or put in safe condition by him immediately. The County may collect the cost of such removal, obliteration or abatement from the owner or permittee.
5. Any written notice required of the Zoning Administrator shall be sent to the last known address of the addressee as appears in the tax records of Fauquier County.

PART 14

8-1400

**CONSERVATION, AGRICULTURE,
VILLAGE, RESIDENTIAL AND MOBILE
HOME ZONES**

8-1401

Only the following signs shall be permitted in Conservation, Agriculture, Village, Residential and Mobile Home Zones:

1. Home Occupation Signs: One sign, not exceeding two (2) square feet in area, not illuminated, for the purpose of indicating a home occupation which is permitted under the provisions of this Ordinance. Height not to exceed six (6) feet.
2. Church Bulletin Board. One church bulletin board, not exceeding thirty two (32) square feet in area, when erected or displayed on the property of the church; provided that when a church faces more than one street, one such church bulletin board may be erected or displayed on each street frontage with a maximum of fifty (50) square feet allowed on the property. Height not to exceed ten (10) feet.
3. Identification Signs:
 - A. Signage, not exceeding thirty two (32) square feet in area, for the purpose of showing the name and use of any lawful, non residential use within these districts for which other signage standards are not specifically set forth, when such signage is erected or displayed on the property. In addition to displaying name and use, signage for public uses and schools, whether public or private, may also display information about activities and announcements. Home occupations are not such uses qualifying under this subsection. One sign not exceeding two (2) square feet

in area shall be permitted for each single family home. Height not to exceed ten (10) feet.

- B. Notwithstanding the foregoing, farm supply establishments in Agriculture Districts may, by special permit, increase their signage up to one hundred and fifty (150) square feet, but no more than thirty-two (32) square feet per sign provided they: 1) are located with direct access to a rural principal arterial; and 2) require additional signage for commercial or safety reasons arising out of restricted visibility of the business. One such sign may be erected off premise, but within 100 feet, on property owned by the same entity in order to denote the entrance to the farm supply establishment.
 - C. Notwithstanding the limitations set forth in 3A, above, any Fire Station with existing signage exceeding the 32 square foot limit as of January 1, 2008, whether or not legally permitted by the County, shall be allowed the additional signage until January 1, 2013 except that all signage shall be brought into conformance at such time as any new sign for a fire station is permitted by the County for such fire station.
4. Subdivision Sign: One sign, not exceeding twelve (12) square feet in area, in each subdivision entrance for the purpose of advertising or identifying a housing development or subdivision, when erected or displayed on the property so advertised or identified in conformance with the required building setback line. The total area of all such signs shall not exceed twenty-four (24) square feet. Height not to exceed ten (10) feet.
 5. Contractor's Signs: One contractor's sign, not exceeding twelve (12) square feet in area, and one sign for each subcontractor, not exceeding four (4) square feet in area, when erected or displayed on the premises upon which building options are being conducted; provided that such signs shall be removed upon completion of work. Height of freestanding sign shall not exceed ten (10) feet for contractor's sign and six (6) feet for subcontractor.
 6. Real Estate Signs for Single Family Homes: One sign, not exceeding six (6) square feet nor six (6) feet in height, for the purpose of advertising the sale, lease or future sale of a single family home, when erected or displayed on the property so advertised. Sign area not to exceed twelve (12) square feet nor exceeding ten (10) feet in height, shall be permitted when such signs are set back at least fifty (50) feet from the front lot line.

7. Off-Street Parking Area or Lot Signs: One sign, not exceeding four (4) square feet in area, at each entrance and exit of an off-street parking area or lot and not conflicting with other provisions of this Article, when erected or displayed on such off-street parking area or lot. Sign shall be limited to indicating regulations in connection with the use of such parking area.
8. Multi-Family Dwelling Sign: Same as for subdivision. Multi-family includes apartments, townhouses, condominiums and other dwellings which are not single-family.
9. Farm Signs: Signs displayed on any farm by the owner or other operator thereof for the purpose of identifying such farm or advertising solely the products thereof. No single sign shall exceed thirty two (32) square feet in area. The total area of all such signs shall not exceed fifty (50) square feet. Height not to exceed ten (10) feet.
10. Lighting and Color for Residential Area Sign: No sign other than Commercial or Industrial may be illuminated by other than indirect lighting with the source thereof so shielded that it illuminates only the face of the sign. The background, border and lettering shall be limited to two colors. Colors shall not be vivid, iridescent or fluorescent.
11. Directional signs are prohibited except those limited to the sale or rental of real estate which shall be used only for the purpose of indicating the location of the property to be sold or rented and except those directional signs to indicate the location of a church or place of worship or hospital or similar medical institution or historical sites. Two such directional signs, not exceeding two (2) square feet in area, each six (6) feet tall, are allowed in every district, provided that the following conditions are met:
 - A. A statement from the owners of the property indicating the consent of the property owner to the erection of the sign shall be filed with the Zoning Administrator.
 - B. In the case of real estate directional signs, a statement from the individual erecting the sign as to the length of time (not exceeding ninety (90) days) that the sign will remain posted shall be filed with the Zoning Administrator.
12. In addition to A, and B above, a maximum of two (2) directional signs will be allowed per commercial or industrial establishment, including farms from which products are retailed directly to customers provided that:

- A. A special permit is obtained.
 - B. The establishment is not located on a primary highway.
 - C. The sign contains only the name of the establishment and a directional arrow. The BZA may grant a variance to the size limitation, not exceeding six (6) square feet in cases where two (2) square feet is not of sufficient size due to unusual sign location constraints or roadway configuration.
13. Temporary Signs: Temporary signs, not exceeding fifty (50) square feet in area, announcing a campaign, drive or event of a civic, philanthropic, education or religious organization; provided that the sponsoring organization shall ensure proper and prompt removal of such sign. Such sign may be maintained for a period not to exceed one (1) month. Height limitation not to exceed ten (10) feet. Registration with Zoning Office required.

PART 15

8-1500

COMMERCIAL ZONES AND INDUSTRIAL ZONES

8-1501

- 1. Total Sign Area:
 - A. In areas zoned as designated Villages: on properties housing only one (1) tenant, the total maximum allowable sign area will not exceed two (2) square feet of area for each of the first twenty-five (25) linear feet of building frontage. No total sign area, however, shall exceed seventy-five (75) square feet in area.
 - B. Outside areas zoned as designated Villages:
 - (1) On properties housing only one (1) tenant, the total maximum allowable sign area will not exceed two (2) square feet of area for each of the first fifty (50) linear feet of building frontage, plus one (1) square foot of sign area for each linear foot over fifty (50) linear feet of building frontage. No total sign area, however, shall exceed 150 square feet in area, except that additional signage, up to a maximum limit of 700 square feet per building with no more than 225 square feet of signage on a single building wall, may be authorized by special exception for any building over 100,000 square feet in size. Irrespective of the requirements of Section 8-201.3, such special exception may also authorize the calculation of channel letter signage based on the aggregate area of individual letters provided that such letters are not internally illuminated.

(2) On properties housing more than one (1) tenant, A or B above will apply to the frontage allocable to each tenant.

2. Permitted Signs:

A. Temporary signs.

B. Directional signs.

C. Roof signs.

D. Arcade signs.

E. Wall signs.

F. Building mounted signs.

G. Theater signs: Signs advertising the acts or features to be given in a movie theater or theater may be displayed on permanent frames erected on theater buildings; provided that the bottom of such frame erected flat against a wall may not be less than ten (10) feet above the sidewalk, alley or parking area; and provided further than when the area of such frame facing a street, alley or parking area does not exceed twenty-four (24) square feet and the area of all such frames facing such street, alley or parking area does not exceed forty-eight (48) square feet, the area of the signs displayed thereon shall not be included in determining the total area of signs erected or displayed.

H. Pole signs: Gasoline Service Station. All other provisions of this Article notwithstanding, each and every automobile gasoline service station shall be permitted to have one pole sign not to exceed twenty (20) feet in height. Whenever a pole sign is erected or maintained under this provision, no additional freestanding or pole sign of any type shall be permitted on the same premises. A permitted pole sign shall only display the principal trademark symbol, name or other identifying design and/or the words "gas" or "gasoline", and no other signs, identification or advertisements shall be erected thereon. Pole sign area shall not exceed fifty (50) square feet and shall be deducted from the total sign area permitted. No temporary signs nor any other form of advertising shall be maintained on any automobile service station premises with the exception of the following types which shall have the area of each deducted from the total sign area permitted in this subsection:

- (1) A building sign utilizing the trademark, symbol, name or other identifying design.
- (2) Temporary placards or posters displayed on the outside surface of gasoline pumps, advertising special products, grades of gasoline, oil or service.
- (3) One freestanding sign not to exceed ten (10) square feet for the purpose of displaying the price of fuel or other products or services. No part of said sign shall exceed three (3) feet in height; or four (4) feet in height if set back a minimum of ten (10) feet from the property line.

The following customary advertisements and identifications shall not be deducted from the sign area permitted in this Section:

- (4) A single sign identifying the name of the owner, a proprietor or manager, the address of the property and the telephone number, not to exceed a total area of two and one-half (2 1/2) square feet.
 - (5) Vending machines that dispense or offer for sale any products or services provided that such machines are grouped together in a permanent structure, enclosed on at least three (3) sides.
 - (6) Signs identifying the special functions of various service bays or areas may be erected on the building facade above the doorways, with the lowest portion of such signs being no lower than the highest point of doorways and containing no advertising.
 - (7) Temporary paper, cardboard or plastic show window signs.
- I. Tube Illuminated Sign: One such sign per establishment is allowed if displayed in the window and the size is restricted to a maximum of 4 square feet in size.

3. General Regulations:

- A. Building-mounted signs may be located anywhere on the surface of the building and may project not more than eighteen (18) inches therefrom; except, that signs may be projecting signs if they do not project into any minimum required yard or do not project beyond the street line nor nearer than two (2) feet from any curb line.

- B. No roof mounted sign shall extend more than two (2) feet above the lowest point of the roof, except, that where there is a structural or functional part of the building extending above the roof such as a parapet, chimney, mullion, mansard or other such architectural embellishment.
- C. Signs may be on the vertical face of a marquee but shall not project below the lower edge of the marquee. The bottom of the marquee sign shall be no less than ten (10) feet above a walkway or grade at any point. No part of the sign shall extend above the vertical marquee face, and no such sign shall exceed seven (7) feet in height.
- D. Canopy, Awning or Marquee: No entrance canopy or awning shall bear any advertisement, lettering or symbol other than the name of the owner or proprietor of the business and its street address. Marquees shall bear no structure weight of the building and shall support no structure, utility shed or other facility, except a sign of not more than three (3) feet in height identifying the premises by name, address or name of business may be erected above a marquee. When such additional sign is erected, the area shall be added to the area of the display surfaces of the marquee in determining the total sign area.
- E. The area of any sign hung, placed or displayed on a marquee, canopy or portico or any roof or parapet wall sign or any arcade sign or any projecting sign shall be included in determining the total area of signs erected or displayed under this section.
- F. The location of all freestanding signs, where permitted, in no instance shall project beyond any property line nor be within two (2) feet of the curb line of a service drive or travel lane or adjoining street.
- G. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet above ground level, including its supports.
- H. All signs shall have a minimum clearance of ten (10) feet above a walkway and fourteen (14) feet above a driveway or alley.
- I. 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. Temporary signs announcing events sponsored by civic and other nonprofit organizations may be displayed for no longer than thirty

(30) days. These signs are not to be deducted from the total allowable sign area of a premise.

J. Freestanding signs shall be permitted only as follows:

- (1) One for each street frontage shall be permitted for a shopping center which shall not exceed seventy-five (75) square feet for each sign.
- (2) One for each individual enterprise or group of enterprises not constituting a shopping center where the building is set back at least twenty-five (25) feet from the front lot line. A maximum of fifty (50) square feet will be permitted.
- (3) Freestanding signs as may be reasonably necessary to indicate "entrance" and "exit" to places of business shall be allowed provided that such sign shall not exceed two (2) square feet in area and provided that such signs include only the words "entrance" and "exit". Such sign shall not exceed three (3) feet above ground level.
- (4) One free standing sign shall be allowed in commercial and industrial zones not exceeding five feet by four feet in area for the purpose of identifying the use by name, address, use description and telephone number. The sign shall be located on the lot upon which the use is located or upon any lot which is adjacent to the lot upon which the use is located, provided that the adjacent lot is owned by the same owner of the lot upon which the use is located. Any sign located on an adjacent lot under the authority of this subsection shall be in lieu of any other sign permitted under this Section.

K. Service stations may be allowed one (1) additional square foot of sign on each gasoline pump for the purpose of identifying the specific product dispensed from that pump.

L. No sign other than the one indicated on the sign application shall be attached to a freestanding sign.

M. No portion of a freestanding sign shall be constructed to a height greater than twenty (20) feet above the grade level of the property on which the sign is erected. The lower edge of the sign face of a freestanding or pole sign shall be at least ten (10) feet above the grade level of the base of the sign if erected or maintained within fifteen (15) feet of the curb line of any roadway. No freestanding sign shall be nearer than two (2) feet to any building or other

structure and shall be set back from the side and rear property lines, the same as indicated in the zoning district in which located.

N. Real Estate, Contractors, Subcontractor and Directional Signs: Real estate, contractors, subcontractors and directional signs shall be permitted in any commercial/industrial zone subject to the following provisions:

(1) Real Estate Signs: One sign, not exceeding six (6) square feet nor six (6) feet in height, for the purpose of advertising the sale, lease or future use when erected or displayed on the property so advertised. Sign, with area not to exceed twelve (12) square feet, nor ten (10) feet in height, shall be permitted when such signs are set back at least fifty (50) feet from the front lot line.

(2) Contractor's and Subcontractor's Signs: One contractor's sign, not exceeding twelve (12) square feet in area, and one sign for each subcontractor, not exceeding four (4) square feet in area, when erected or displayed on the premises upon which building operations are being conducted; provided that such signs shall be removed upon completion of the work. Height of freestanding sign shall not exceed ten (10) feet for contractor's sign and six (6) feet for subcontractor.

(3) Directional Signs: Directional signs are prohibited except those limited to the sales or rental of real estate which shall be used only for the purpose of indicating the location of the property to be sold or rented and except those directional signs used to indicate the location of a church or place of worship or hospital or similar medical institution or historical sites. Two such directional signs, not exceeding two (2) square feet, each six (6) feet tall, are allowed in every district provided that the following conditions are met:

a. A statement from the owner(s) of the property indicating the consent of the property owner to the erection of the sign shall be filed with the Zoning Administrator.

b. In the case of real estate directional signs, a statement from the individual erecting the sign as to the length of time (not exceeding ninety (90) days) that the sign will remain posted shall be filed with the Zoning Administrator.

(4) In addition to (3)a. and (3)b. above, a maximum of two (2) directional signs will be allowed per commercial or industrial

establishment, including farms from which products are retailed directly to customers provided that:

- a. A special permit is obtained.
- b. The establishment is not located on a primary highway.
- c. The sign contains only the name of the establishment and a directional arrow.

O. Illumination Limitations:

- (1) The average illumination on the face or vertical surface of any sign shall not exceed 1 foot-candle.
- (2) A sign shall consist of light lettering, symbols and logo on an opaque or dark colored background only. Light sources internally illuminating signs shall be carefully located, aimed and shielded so that light is directed onto the message only. Shielding shall be accomplished with architectural elements and/or specific lighting components, such as shields or louvers within the sign. Lettering or symbols shall constitute no more than forty percent of the surface area of the sign.
- (3) Illuminated signs shall not be located within 50 feet of a residential or rural zoning district boundary. Illumination of any advertising sign in a commercial or industrial district located within three hundred (300) feet of any residential or rural district, 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.

8-1502

8-1502 SPECIAL EXCEPTIONS AND PERMITS

1. Notwithstanding any provisions of this Zoning Ordinance to the contrary, the Board of Supervisors may approve signs in the Commercial and Industrial Districts that are not in accordance with the standards set forth above in Section 8-1501 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, and by consideration of the following, provided, however, that the total permitted sign area not be increased by more than one hundred percent (100%) and that the total area for any one sign not exceed the allowable limits already set forth in Section 8-1501 for particular permitted sign types:

- A. The nature of the proposed use, including such factors as whether

the use is a destination or one that relies more on drive-by visibility; and

- B. The character of the existing area and the impact on the visual appearance of adjacent and nearby properties and rights-of-way, particularly entrances to the County from the interstate highways or surrounding jurisdictions, and the major streets leading from those entrances; and
 - C. Whether a unique situation exists, causing a need that is not recurring in nature; and
 - D. The area's designation in the County's Comprehensive Plan; and
 - 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.
2. Notwithstanding the foregoing, the amount, size, and type of signage in Commercial and Industrial Districts may be increased by special use permit in multiple use developments that are pedestrian friendly, and build upon urban design and architectural characteristics of small town Main Street. In issuing such permits, the decision maker shall take into consideration the location of the development, site specific needs for such signage, surrounding uses, the Comprehensive Plan, and good zoning practices, provided, however, that the permitted signage not increase by more than 100%.

PART 16

8-1600 PLANNED DEVELOPMENT MIXED USE DISTRICT (PDMU), PLANNED RESIDENTIAL DEVELOPMENT (PRD) AND PLANNED COMMERCIAL INDUSTRIAL DEVELOPMENT DISTRICT (PCID) ZONES

8-1601

Planned district zoning allows mixed land use types in one project. Planned districts may consist of large acreage sites that develop different land use sections simultaneously. Large planned sites may also be developed in multiple phases over a long time frame. Planned districts, especially large acreage planned projects, have different signage requirements than do single land use districts and small acreage sites developed at one time. Part 8-1600 provides separate standards for the different signage needs that PDMU-, PRD- and PCID-zoned, mixed land use districts require.

8-1602

The signage requirements of Part 8-1500 Commercial Zones and Industrial Zones apply, unless projects in PDMU, PRD and PCID planned districts meet the project requirements of Section 8-1603 and choose to have the requirements of Section 8-1600 apply to their projects. Signage requirements for PDMU, PRD and PCID planned districts that meet the requirements of Section 8-1603 and that elect to meet the signage requirements of Section 8-1600 are contained *only* in Part 8-1600.

8-1603

Signage Design Package Recommended:

- A. A Signage Design Package can be used for any project in a PDMU, PRD or PCID district that will have:
 - (1) multiple land use types;
 - (2) multiple development phases;
 - (3) "for sale" development sites for different land use types;
 - (4) the potential for individual sites to be purchased and developed before the overall PDMU, PRD or PCID project is fully developed;
 - (5) a permanent property owners' association, home owners' association, or a permanent design review committee that will approve architectural, design and landscaping proposals for improvements in the project prior to submittal for County approvals.
- B. Signage Design Packages, when used under Section 8-1600, must be included as part of the design guidelines in the property owners' association documents.
- C. A Signage Design Package will graphically present the size, shape and format for each type of sign that the applicant foresees for the project. All proposed sign formats will be dimensioned. Colors, type fonts, and construction materials to be used will be specified for all proposed signs.
- D. Upon approval of the Signage Design Package by the Planning Commission, all new signs within the boundaries of the PDMU, PRD or PCID project will adhere to the standards of the approved Signage Design Package.

- E. Custom-designed and constructed highway/street and traffic control signage may be approved as part of the Signage Design Package, provided that standard VDOT traffic sign sizes, shapes and colors are used. The cost of installation, long-term maintenance and replacement of custom-designed highway/street signage must be assumed by a property owners' association or similar organization that will remain in permanent existence. Two (2) unsigned, proposed agreements will be submitted. The first will be between Fauquier County and VDOT assigning maintenance responsibility for the signage to Fauquier County. The second proposed agreement would be between Fauquier County and the applicant or the permanent property owners' association. The second agreement will assign signage acquisition costs and permanent maintenance costs of the custom-designed traffic control signage to the property owner or to the permanent property owners' association. Signing of both agreements must occur before any custom-designed traffic control signs can be installed on the project site. Should the property owner or permanent property owners' association fail to maintain the approved, custom-designed traffic signs, the County can cancel the signed agreements after giving notice to do so, and the property owner or permanent property owners' association will, at its cost, be required to replace the special VDOT traffic signs then installed with standard VDOT traffic signs and supports.

8-1604

Permitted Types of Signs within a Signage Design Package:

- A. Temporary signs.
- B. Directional signs.
- C. Tenant signs.
- D. Owner's signs.
- E. Site map signs.
- F. Site history signs.
- G. Freestanding identification sign.
- H. Freestanding street address signs.
- I. Shopping center signs.
- J. Canopy signs.
- K. Suspended signs.
- L. Building mounted identification signs.
- M. Building mounted address signs.
- N. Entrance feature/identification signs.
- O. Land use/section area identification signs.
- P. Theater signs: Signs advertising the acts or features to be given in a theater may be displayed on permanent frames erected on the theater building; provided that the bottom of such frame erected flat against a wall may not be less than ten (10) feet above the sidewalk, alley or parking area; and provided further that when the

area of such frame facing a street, alley or parking area does not exceed twenty-four (24) square feet and the area of all such frames facing such street, alley or parking area does not exceed forty-eight (48) square feet.

- Q. Tube illuminated signs (in retail establishments only): One (1) such sign per retail establishment is allowed if displayed in the window and the size is restricted to a maximum of four (4) square feet in size.
- R. Street banners and seasonal displays: Street banners and seasonal displays depicting seasonal, logo, holiday, special events, graphic designs or color panels may be placed on street light poles or parking area light poles. Street banners must be removed or replaced by the property owner or Property Owners' Association when they become faded, tattered or when their support mountings are broken. Street banners must be placed at a height that allows for passage of commercial trucks. Banner sizes are limited to a maximum of 2' x 5'. The owner/installer is responsible for insuring the structural integrity of the supporting poles before street banners and seasonal displays are installed.
- S. Traffic control signs.
- T. Temporary marketing signs.
- U. Safety warning signs.
- V. Project logo signs.
- W. Real estate signs.
- X. Contractor and subcontractor signs.
- Y. Temporary paper, cardboard or plastic show window signs when mounted inside of retail windows.

8-1605

Area of a Sign for PDMU, PRD and PCID Districts:

- A. The area of a sign shall mean and include the area within rectangular lines inscribed around any and all words, symbols or pictorial elements on the face of a sign, provide that:
- B. The area of a sign or any portion thereof having a distinctive or ornamental background shall include the area enclosed by such border, and the area enclosed therein, except for Entrance Feature Signs into PDMU, PRD and PCID developments or land use sections within such developments, where background walls, retaining walls, or entry gate features on which signs are mounted will not be considered as being within the area of the sign. The area of the sign will be the area of a rectangle inscribed around the actual wording and/or logo.
- C. The area of a sign or any portion thereof on a building having a distinctive or ornamental background, which sets such background

apart from a larger surface so that it forms an integral part or element of the sign, as distinguished from a functional part of the building exclusive of such sign, shall include the area of such background.

- D. The area of a freestanding sign or any portion thereof having a background that extends beyond the words, symbols or pictorial elements thereof shall include the area of such background.
- E. If any portion of the words, symbols or pictorial elements of a sign extend beyond a border or background, the area of such sign shall be the area of a rectangle inscribed around the sign extension.
- F. The area of a double-face sign, as herein defined shall be considered to be the area of one face only.

8-1606

Maximum Sign Area in PDMU, PRD and PCID Districts:

- A. Fronting on one (1) or two (2) state highways: on commercial, industrial or retail properties housing only one (1) tenant, the total maximum allowable sign area will not exceed two (2) square feet of area for each of the first fifty (50) linear feet of building frontage, plus one (1) square foot of sign area for each linear foot over fifty (50) linear feet of building frontage. No total sign area, including the area of any freestanding sign, shall exceed 150 square feet in area.
- B. The same maximum allowable sign area of “A” above will also apply to any commercial, industrial or retail property housing more than one (1) tenant. No total sign area, including the area of any freestanding sign, shall exceed 150 square feet in area.

8-1607

General Regulations:

The following General Regulations shall apply in addition to the specifications contained in the approved Signage Design Package.

- A. Building-mounted signs may project not more than eighteen (18) inches therefrom; except, that signs may be projecting signs if they do not project into any minimum required yard or do not project beyond the street line nor nearer than two (2) feet from any curb line.

- B. Signs may be on the vertical face of a marquee but shall not project below the lower edge of the marquee. No part of the sign shall extend above the vertical marquee face.
- C. Canopy, Awning or Marquee: No entrance canopy or awning shall bear any advertisement, lettering or symbol other than the name of the business and its street address. Marquees shall bear no structural weight of the building and shall support no structure, utility shed or other facility.
- D. The location of all freestanding signs, where permitted, in no instance shall project beyond any property line nor be within two (2) feet of the curb line of a service drive or travel lane or adjoining street.
- E. All signs shall have a minimum clearance of eight-and-one-half (8.5) feet above a walkway and fourteen (14) feet above a street, driveway or alley used by truck traffic.
- F. Temporary signs announcing events sponsored by civic and other nonprofit organizations may be displayed for no longer than thirty (30) days.
- G. Double-Face Sign: Double-face signs are considered one (1) sign when used on a freestanding sign.
- H. Freestanding signs shall be permitted only as follows:
 - (1) one [1] for each street frontage, or
 - (2) one for each individual enterprise or group of enterprises not constituting a shopping center where the building is set back at least twenty-five [25] feet from the front lot line.
 - (3) Freestanding signs as may be reasonably necessary to indicate "entrance" and "exit" to places of business shall be allowed provided that such signs include only the words "entrance" and "exit". Such sign shall not exceed four [4] feet above ground level.
- I. No sign other than the one indicated on the sign application shall be attached to a freestanding sign.
- J. Lighting of signs shall be specified in the Signage Design Package or in the project Architectural Design Standards. Outdoor signage

lighting will conform to the performance standards of Article 9 of the Fauquier County Zoning Ordinance.

K. Real Estate, Contractors, Subcontractor and Directions Signs: Real estate, contractors, subcontractors and temporary directional signs shall be permitted subject to the following provisions:

(1) Real Estate Signs: One [1] sign per lot for the purpose of advertising the sale, lease or future use when erected or displayed on the lot or property so advertised. A sign shall not exceed six (6) square feet and must be set back at least six (6) feet from the property line. Sign area not to exceed thirty-two (32) square feet shall be permitted when such sign is set back at least fifty (50) feet from the property line. The design of real estate signs shall be described in the Signage Design Package. Real estate signs must be removed within five [5] days of the final sale or lease of the lot or property so advertised.

(2) General Contractor and Subcontractor Signs: One [1] general contractor's sign, not exceeding sixteen [16] square feet in area, and one [1] sign for each principal subcontractor, not exceeding six [6] square feet in area, when erected or displayed on the premises upon which building or site operations are being conducted. Height of freestanding signs for contractor and subcontractor signs shall be described in the Signage Design Package. The aggregate of the general contractor and subcontractor signs shall not exceed 32 square feet. All general contractor and subcontractor signs shall be removed upon completion of work.

(3) Directional Signs: Primary, Secondary and Minor directional signs are permitted as needed and when their designs are specified in the Signage Design Package. Directional signs can direct to subproject areas, streets, land use areas [such as a retail, residential or industrial sections], street numbers and individual tenants/property owners and can contain names, street numbers and directional arrows.

L. Signs for A Commercial Shopping Center: A commercial shopping center may have one (1) primary identification sign and secondary identification signs as needed located at alternate entrances to the shopping center. The designs of primary and secondary commercial shopping center signs shall be described in the Signage Design Package.

- (1) Primary Identification Sign: A commercial shopping center may have one (1) primary freestanding identification sign. The primary identification sign may contain the name of the center, address and the names of the major commercial tenants in the shopping center. The maximum size of a primary identification sign shall not exceed seventy-five (75) square feet, excluding any planter or retaining wall on which it is located.
- (2) Secondary Identification Signs: The size of secondary identification signs shall be as shown in the approved Signage Design Package. Only the name of the shopping center, street name and number and directional information may be on secondary identification signs. No names of tenants are allowed on secondary identification signs. The maximum size of a secondary identification signs shall not exceed forty-five (45) square feet, excluding any planter or retaining wall on which it is located.
- (3) Commercial Arcade, Building Mounted, Window, Canopy, Suspended, Marquee, Parapet Wall and Wall Signs: The design and sizes of commercial arcade, building mounted, window, canopy, suspended, marquee, parapet wall and wall signs to be allowed in a planned district shall be included and shown in the Signage Design Package.

M. Signs for Stand-Alone Commercial Buildings: No individual enterprise(s) located within or on the same lot as the principle use shall be permitted a separate freestanding sign. These enterprises are allowed building mounted signs only, sign area being based on linear building frontage. Commercial buildings in mixed-use districts that are designed as “stand-alone” commercial buildings on individual lots may have the following signage. The designs for signage for stand-alone buildings shall be described in the Signage Design Package.

- (1) Street Frontage Identification Signs: One (1) street front identification sign allowed per side of lot having street frontage. The sign may contain the name, address, logo and slogan of the commercial business(es). No individual street front identification sign shall exceed 50 square feet in area, excluding any planter beds or retaining walls on which it is located.
- (2) Building Wall Signs: One (1) building wall sign is allowed per side of building having street frontage. The total maximum allowable sign area for each wall sign will not exceed two (2) square feet of area for each of the first twenty-five (25) linear

feet of building frontage. No individual wall sign shall exceed fifty (50) square feet in area.

N. Residential Area Signs:

- (1) Entrance Features/Identification Signs: Separate residential areas may have entrance features/identification signs that contain the name of the residential community.
- (2) Directional Signs: Directional signs showing street names, street numbers and directional arrows may be used in residential areas.
- (3) Freestanding Identification Signs: Freestanding identification signs may be used to identify community features, such as a community center, picnic area or pool facility.
- (4) Real Estate Sales Signs: One (1) temporary real estate sale or lease sign may be placed in the front yard of units for sale or lease. The sign shall not exceed six (6) square feet in area nor six (6) feet in height. The sign area shall not exceed twelve (12) square feet in area nor exceed ten (10) feet in height when such sign is set back at least fifty (50) feet from the front property line. Temporary signs indicating “open house” may be used only on the day of an open house event and must be removed immediately upon ending of the event. Signs naming the model design and builder of model homes may be placed in the yards of model homes and remain until sales activities are completed for the models. No strings of flags or flashing lights are permitted as real estate signs. Small, temporary signs indicating that a lot is sold and providing the name, town and state address of the purchaser may be used when included as part of the Signage Design Package.

8-1608

Sign Formats Consistent with Signage Design Package: All project sign formats that are prepared under provisions of Section 8-1600 must be consistent with the colors, type font and materials as specified in the project Signage Design Package, except where the Signage Design Package allows for established corporate signage within an established sign format.

8-1609

Sign Colors:

- A. The Site Design Package will specify the proposed colors of project sign formats and the colored elements used to unify sign formats.

- B. Individual purchasers or lessees of project property will be able to use their own corporate colors for individual names and corporate logos within the sign size and color formats specified in the Site Design Package.

8-1610

Sign Type Fonts:

- A. The Site Design Package will specify the type fonts to be allowed on the project's various signs. Type font heights will be specified for the various types of project signs contained in the Site Design Package.
- B. Individual purchasers or lessees of project property will be able to use their own corporate type fonts for corporate names and corporate logos where such usage is allowed within the project site design formats. For example, the Coca-Cola script may be used within an established sign format that prescribes other type fonts for non-registered trademarks or names.

8-1611

Sign Materials:

- A. The Site Design Package will specify the types of materials proposed for construction or use on the project's various signs. Sign poles, supports, panels, attachments, lettering and visible base materials will be identified.
- B. Individual purchasers or lessees of project property may select sign materials for their individual signs where the Site Design Package so allows.

8-1612

Area of Signs:

- A. Viewing distances may vary extensively based on the size of streets, speed limits on adjacent streets, and the sizes of lots or buildings in PRD, PDMU or PCID project sites. The signage sizes specified and approved in the project Site Design Package will govern sign sizes within individual PRD-, PDMU- and PCID-zoned projects that meet the requirements of Section 8-1600.
- B. The Site Design Package will provide graphic scale comparisons of proposed signs with a normal human figure. Scale comparisons will

not be required for standard sized VDOT traffic control signs or safety warning signs.

- C. Individual purchasers or lessees installing their individual signs in accordance with the Site Design Package will be required to show scale comparisons when filing for a sign permit.

8-1613

Approval Process for Signage Design Package:

- A. Submittal: The Planning Commission is the approval agency for a Signage Design Package. An applicant shall submit a Signage Design Package for approval to the Planning Commission. The Signage Design Package shall be submitted with either the final site design for the first phase of development or prior to construction of the first phase of lot or site development. Approval of a Signage Design Package is required prior to construction or erection of any new site signage.
- B. Review: The Department of Community Development staff shall have sixty (60) days for review of the proposed Signage Design Package. The package can be sent back to the applicant for changes or modifications or it can be added to the next Planning Commission agenda for action. A changed or modified package that addresses the staff's comments and is resubmitted shall be added to the Planning Commission agenda within forty-five (45) days.
- C. Public Hearing Required: A public hearing on a Signage Design Package is required before Planning Commission approval in accord with Section 15.2-2204 of the Code of Virginia.
- D. Flexibility in Package Consideration: The legitimate signage needs for PDMU, PRD and PCID projects will vary with the mixture of uses, phasing plans and size of the project site.
- E. Planning Commission Actions: The Planning Commission can approve the Signage Design Package, reject the package, or recommend changes or modifications that will make it acceptable. If the Planning Commission recommends changes or modifications, the modified and resubmitted package will be placed on the next Planning Commission agenda for action that meets the time schedule for agenda item submittal. At the second meeting of the Planning Commission, the Commission may deny approval for any design package which fails to satisfy the requirements of this ordinance, or approve the design package and impose modification to lighting standards, and modifications to specified color and font type.

8-1614

Approval Process for Signs Submitted in Accordance with a Signage Design Package:

- A. Prior Property Owners' Association Approval: An applicant for a County sign permit in a PDMU-, PRD- or PCID-zoned project that has an approved Signage Design Package will first 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.
- B. Application for County Permits: Application for a permit shall be made to the Zoning Administrator of Fauquier County on forms furnished by that office. Each application shall be accompanied by plans showing the area of the sign or signs; the size and design proposed; the method of illumination, if any; the exact proposed location for such sign; and in the case of suspended or wall signs, the method of fastening such sign to its supporting structure. In any case where the applicant is not the owner (or owners) of the property on which a sign is to be erected, no permit shall be granted without the written consent of the owner (or owners), who shall also acknowledge in writing to be bound by the provisions of this Ordinance. More than one sign for the same business establishment or activity may be included in one permit.
- C. Proof of Prior Approval: The applicant for a County sign permit will submit written proof of the property owners' association approval to the County, along with the required application for the sign permit.
- D. County Sign Design Permit Approval: The County will review the property owners' association statement of approval, the approved project Signage Design Package, and the sign permit application information to insure conformity before issuing a Sign Design Permit.

8-1615

Amendments to an Approved Signage Design Package:

- A. The owner or a property owners' association may file to amend or add elements to an approved Signage Design Package. The purpose of amending the Package should be to refine the designs where necessary or desirable and/or to add new sign formats that are needed to meet new signage needs. Only the new or proposed amendments to the Signage Design Package shall be subject to review and approval.

- B. The applicant shall submit the required copies of the proposed Package amendments or additions, together with a copy of the approved Signage Design Package, for consideration and approval to the Department of Community Development. Department staff can administratively approve minor amendments and the addition of new sign elements that follow the approved signage format from the approved Signage Design Package.
- C. Major changes to approved signage formats, as defined by the Department staff, 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. Minor changes or additions to an approved Signage Design Package may be approved by the Director.
- D. Total redesign of an approved Signage Design Package shall not be considered an amendment but shall be treated as a new application for initial Signage Design Package approval and will require approval of the Planning Commission.

8-1616

Fee:

A fee shall be paid prior to issuance of a sign permit in accordance with the existing fee schedule of Fauquier County, as established by the Board. The sign permit and fee shall expire and a new permit and fee will be required if the permitted signage has not been erected within a one (1) year period from issuance of the permit. No permit or fee shall be necessary for erection or replacement of a required traffic control sign.

8-1617

Liability:

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.

8-1618

Revocation of Permits:

If an individual sign (or signs) is not erected within one (1) year following the issuance of a sign permit, said permit shall become null and void as to such sign or signs. Under no circumstances are permit fees refundable. All rights and privileges acquired under the provisions of this Article or any amendments thereto are revocable by the Zoning Administrator of Fauquier County for cause or whenever there is a violation of the Zoning Ordinance, and all sign permits shall so state.

8-1619

Temporary Signs:

- A. One temporary sign shall be allowed for a period not to exceed thirty (30) consecutive days.
- B. 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, the person responsible for its erection.
- C. No temporary political signs shall be permitted in public or private street rights-of-way or common areas owned by a property owners association. Temporary political signs are permitted only on fee simple owned property. Temporary political signs shall in no case be erected more than ninety (90) days prior to an election or referendum and shall not remain erected for more than fifteen (15) days after the election. Persons responsible jointly or severally for the maintenance and removal of political signs are the candidates, spokesmen or campaign committees, the owner of the premises on which the signs are located, the person erecting the sign, and the person causing erection of the sign.
- D. No temporary sign in a PDMU, PRD or PCID zone shall exceed thirty-two (32) square feet in area or eight (8) feet in height.
- E. Construction signs permitted in a PDMU, PRD or PCID zone and designed in accordance with designs specified in an approved Signage Design Package shall be erected no more than five (5) days prior to the beginning of construction for which a valid building or grading permit has been issued, shall be confined to the site of construction and shall be removed within 14 days of completion of construction.

- F. Temporary signs announcing events sponsored by civic and other nonprofit organizations may be displayed for no longer than thirty (30) days. These signs are not to be deducted from the allowable signage for a premises. All signs must be removed within seven (7) days after the event. Persons responsible jointly or severally for the maintenance and removal of these signs are the club or organization officers, committee chairman or committee members, the owner of the premises on which the signs are located, the person erecting the sign, the person causing the erection of the sign.
- G. No permanent sign may be painted directly onto the exterior surface of a building, except for street numbers on glass doors of commercial/retail businesses.
- H. 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 are prohibited. This prohibition does not apply to exposed tubing or lights that are an integral part of an approved sign or sign structure; nor does this prohibition preclude those seasonal displays or decorations for events, such as religious holidays and the Fourth of July, not advertising a product, service or entertainment.

8-1620

Removal of Signs:

- A. Whenever the use of a building or premise in a PDMU, PRD or PCID zone by a specified business or occupation is discontinued, signs pertaining to that business or occupation that were previously erected or displayed on that building or as a freestanding sign shall be removed within a period of twenty-one (21) days following the vacation of the premises by such business or occupation. If, after written notice from the Zoning Administrator, such signs are not removed within ten (10) days, the Zoning Administrator shall cause such removal and charge the cost to the owner of the premises.
- B. The Zoning Administrator shall give written notice to the sign permittee to remove such sign within five (5) days when it is in violation of any provision of this Article (except nonconforming signs). It shall be the duty of the sign permittee to remove it within that time or bear the cost for its removal by the Zoning Administrator or his authorized representative. The owner of the premises shall be responsible only in the event that the sign permittee's business is abandoned and/or tenant cannot be located by reasonable effort.

- C. The Zoning Administrator or his authorized representative may remove and discard any sign erected in a public right-of-way in violation of any provision of this Article.
- D. Any sign that becomes a safety hazard or that is not kept in good general condition and in a reasonably good state of repair and is not, after thirty (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. It may be removed, obliterated or abated by the Zoning Administrator or his authorized representative. Any sign that in the opinion of the Zoning Administrator constitutes an immediate or imminent danger to life or property may be removed or put in safe condition by him immediately. The County may collect the cost of such removal, obliteration or abatement from the owner or permittee.
- E. Any written notice required of the Zoning Administrator shall be sent to the last known address of the addressee as appears in the tax records of Fauquier County.

PART 17

8-1700 VARIANCES

Variations from the provisions of Article 8 of this Ordinance may be granted by the BZA in accordance with the standards and provisions for the granting of variances as set forth in Part 4 of Article 13 and Title 15.2, Code of Virginia.

PART 18

8-1800 SPECIAL PERMITS

In the event that a special permit or special exception is granted to an applicant, then in such event the BZA or Board shall determine the size and type of sign to be allowed taking into consideration the surrounding property uses and Comprehensive Plan; provided that such sign sizes shall not exceed the size of signs in the zoning district in which such is normally allowed.