

POPULAR SIGN TOPICS by ZONING PROVISION

- Par. 3D of Sect. 12-103 - Real Estate signs
- Par. 3E of Sect. 12-103 - Garage & yard sale signs
- Par. 3G of Sect. 12-103 - Banner signs
- Par. 3F of Sect. 12-103 - Construction signs
- Sect. 12-104 - Prohibit signs
- Sect. 12-105 - Sign measurements
- Sect. 12-106 - Calculating allowable sign area
- Sect. 12-201 - Signs for Residential, Single Family Uses
- Sect. 12-202 - Sign for Residential, Multiple Family Uses
- Sect. 12-203 - Signs for Commercial Uses
- Sect. 12-207 - Signs for Industrial Uses
- Par. 2B of Sect. 12-208 - signs for Churches or Places of Worship
- More sign related information is detailed in Article 12

Signs for land uses that are authorized by Special Permit (SP) or Special Exception (SE) are likely to be regulated by:

- Article 12-208 - Sign limitations for Special Permit and Special Exception Uses, otherwise,
- All other proposed signage will be determined by provisions included in Article 12

Signs proposed for properties in the “P” Districts such as but not limited to the: PDC, PDH, PRM or PT Districts:

- If an approved Comprehensive Sign Plan or an amended plan (CSP or CSPA) exists for a specific property, that CSP may determine the; location, size, height color, font, text, etc., of all proposed permanent and temporary signs and extent of all proposed signs within that “P” district, as well as the nature of the information to be displayed on the signs.
- If no comprehensive sign plan exists, then all signage in the “P” Districts will be determined by Article 12

Signs proposed for properties located in a Historic Overlay District:

- The Architectural Review Board (ARB) approves the illustrative design of all proposed signs, fencing, outdoor graphics, structures, etc., located in each of the 13 Historic overlay Districts located in Fairfax County

- Following ARB approval of the illustrative design, applicants can proceed to the next step in submitting: separate Sign and Building Permit applications, related drawings and plans for approval

How to obtain a copy of a Comprehensive Sign Plan or an amended plan (CSP or CSPA), you may:

- A) Ask the property owner/real estate firm managing the property for a copy of the Comprehensive Sign Plan (CSP) that relates to the subject property, or
- B) Search on line & down load the info free of charge, or
- C) Stop by the 8th floor, Zoning Evaluation Division counter (in person) and request a copy of the: Special Permit, Special Exception or Comprehensive Sign Plan (CSP or CSPA) records you need. (There will be a charge for duplication).

For certain SP, SE, CSP or CSPA applications approved from 2003 to the present, you may:

- B) To search on line for the information:
 1. Go to the **FairfaxCounty.com**
 2. Under the **Topics** section click on **Land Use and Development**
 3. On the **Land Use and Development** page, scroll to the bottom and click on **Research Zoning Cases**
 4. From the next page titled **Land Use Data Warehouse** select a search mode **Zoning Case Custom Search**:
 - This mode is useful if there is something known about the application (like the name of n the application/project)
 - Select a search item in the Custom Research drop down box and click on the **“Build Custom Search”** button
 - Type in the requested information and then click the **Process** button
 - Select and click on the pertinent **Submission Number/Application ID** for more information
 - On the next page **ZAPS Overview**; you may **Select a Query** to open differing parts of the application or related approval records
 - Select **Proffers/Conditions/Plans** and a **ZAPS Proffers/Conditions /Plans** page will open
 - Click on either:
 - **Clerks Letter** for the approval letter and other documents or
 - **Development Plan** for approved plans

- And a new page **APS Proffers/Conditions/Plans Detail** will be available
- Select and click either Clerks Letter or Development Plan to review the approval letter, Resolution-Development Conditions and or the Development Plan
- Hopefully this brief introduction and search directions will make any research simpler

Please save the above instructions as this will aid you in researching future questions about signs subject to Special Permits, Special Exceptions, Re-zonings and Comprehensive Sign Plans approvals in Fairfax County.

Reminder, regardless of the Special Permits, Special Exceptions, Re-zonings and Comprehensive Sign Plan approvals, a Sign Permit is required to, prior to installing and or displaying signs in Fairfax County, Virginia.