

ATTACHMENT 1

PROPOSED AMENDMENT
JANUARY 30, 2019
REVISED MARCH 4, 2019
(REVISIONS SHOWN IN RED, BOLD & ITALICIZED)

1 Repeal Article 12, Signs, in its entirety, and replace with a new Article 12, Signs, to read as
 2 follows and to include all graphics as shown, which have not been underscored and may be
 3 subject to rearrangement and resizing for editorial purposes:

ARTICLE 12

SIGNS

9 **PART 1** **12-100** **GENERAL PROVISIONS**

10 **12-101** **Purpose and Intent**

11 The purpose of this Article is to regulate all signs placed for viewing by the public, in
 12 order to improve, promote and protect the public health, safety, convenience and
 13 general welfare; promote traffic safety; ensure that the First Amendment right to free
 14 speech is protected; protect property values; protect and enhance the aesthetic character
 15 of the various communities in the County; facilitate travel by identifying locations;
 16 protect against danger in travel and transportation by reducing distractions and hazards
 17 to pedestrian and automobile traffic; and, further the stated purpose and intent of this
 18 Ordinance.

19 **12-102** **Definitions**

20 For purposes of this Article, signs and their characteristics are defined as follows:

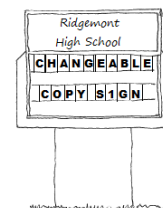
21 A-FRAME SIGN: A minor freestanding sign constructed to form a two-
 22 faced sign with supports that are connected at the top and separated at the
 23 base, forming an "A" shape.



24 BUILDING-MOUNTED SIGN: Any sign attached to and supported
 25 by a building, awning, canopy, marquee or similar architectural
 26 feature, or permanently attached, etched or painted onto a window or
 27 door. For purposes of this Article, temporary window signs as
 28 defined herein are not building-mounted signs.



29 CHANGEABLE COPY SIGN: A sign designed to accommodate
 30 manual changes in messages.



31 ELECTRONIC DISPLAY SIGN: Any sign that contains light
 32 emitting diodes (LEDs), fiber optics, light bulbs, plasma display

1 screens or other illumination methods, which are electronically controlled and that
 2 contain a fixed or changeable copy and/or a change to the intensity of light or colors
 3 displayed.

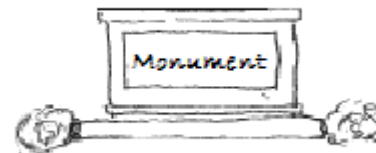
4 FLAG: A single piece of cloth or similar material, shaped like a pennant, rectangle or
 5 square, attachable by one straight edge to a pole or attached at the top of a pole and
 6 draped. For purposes of this Ordinance, a minor sign is not a flag.

7 FREESTANDING SIGN: Any sign other than a building-mounted
 8 sign, that is permanently supported by a fence, retaining wall, entrance
 9 feature or by upright structural members or braces on or in the ground,
 10 such as a pole, pylon, or monument style structure.



11 MINOR SIGN: Any sign that is (1) designed to be easily moved, (2)
 12 typically not permanently attached to a structure or the ground, and (3)
 13 is not illuminated. Such signs include, but are not limited to, A-frame
 14 signs, banners, posters, window signs, yard signs or other moveable signs. For purposes
 15 of this Article, flags and vehicle signs are not minor signs.

16 MONUMENT SIGN: A freestanding sign, typically no
 17 more than 8 feet in height, that is supported primarily
 18 by an internal structural framework or that is integrated
 19 into landscaping or solid structural features other than
 20 support poles.



21 MOVING OR WINDBLOWN SIGN: Any sign of which all or any part is in motion by
 22 natural or artificial means (including fluttering, rotating, undulating, swinging,
 23 oscillating) or by movement of the atmosphere. For purposes of this Ordinance, a flag
 24 is not a moving or windblown sign.

25 OFF-PREMISE SIGN: A sign that directs attention to a product, service, attraction,
 26 event, or the like that is being offered at a location that is not the premises on which the
 27 sign is located.

28 ROOF SIGN: Any sign or portion thereof affixed to a building that extends above the
 29 lowest point of the roof level of the building, including signs painted onto a roof
 30 structure, or that is located on a chimney or other similar rooftop. For purposes of this
 31 Article, a roof sign does not include a sign attached to the penthouse of a building.

32 SIGN: Any device or structure, or part thereof, designed and used to attract attention to
 33 an institution, organization, business, product, service, event, or location by any means
 34 involving words, letters, figures, designs, symbols, fixtures, logos, colors, illumination,
 35 or projected images, which is (1) used to direct attention to identify a permitted land
 36 use, and (2) is visible from any public or private street but not if only visible from an
 37 internal drive aisle in non-residential developments. *(Advertised to include optional*
 38 *language relating to the visibility of signs based on specific streets types.)*

Option: Clarifies the visibility provision in the sign definition for non-residential uses, such as shopping malls or office parks, which have internal travel ways.

SIGN: Any device or structure, or part thereof, designed and used to attract attention to an institution, organization, business, product, service, event, or location by any means involving words, letters, figures, designs, symbols, fixtures, logos, colors, illumination, or projected images, which is visible from any public or private street and is used to direct attention to identify a permitted land use. For non-residential developments, this definition is not intended to include private streets or other privately maintained access ways that do not directly connect to a public street.

SIGN FACE: The part of a sign which is or can be used for visual representation or communication, including any background or surrounding material, panel, trim or ornamentation, color, and illumination that differentiates the sign from the building, structure, backdrop surface, or object upon or against which the sign is placed. The term does not include any portion of the support structure for the sign if no representation or message is placed or displayed on, or designed as part of, the support structure.

TENANT: An individual, entity, partnership, or corporation renting, leasing or owning non-residential space.

VEHICLE SIGN: Any sign that is painted, mounted, adhered, magnetically attached or otherwise permanently affixed to or incorporated into a vehicle or trailer, except for any signs not exceeding a total of 8 square feet for the entire vehicle or trailer and bumper stickers.



WINDOW SIGN: A minor sign that is (1) attached to the glass area of a window or placed behind the glass of a window, and (2) easily read from outside the building.

YARD SIGN: A minor sign associated with a residential use, which is attached to a structure or placed upon or supported by the ground independently of any other structure.

12-103 Applicability

- 1. The regulations of this Article apply to all signs **located** in Fairfax County and are in addition to any applicable provisions of Chapter 61 of the County Code (Buildings), and Title 33.2, Chapter 7, of the Virginia Code. These regulations do not apply to property owned by, or those signs required or sponsored by the United States or the Commonwealth of Virginia. Furthermore, Section 12-105, Minor

1 Signs, does not apply to property owned by Fairfax County, the Fairfax County
2 Park Authority, or Fairfax County Public Schools. *(Advertised to include*
3 *exemption for all property owned by, or signs required or sponsored by, Fairfax*
4 *County).*

- 5 2. These regulations do not regulate or restrict signs by content. However, some
6 signs, such as off-premise signs and warning signs, have a targeted function that
7 makes their regulation impossible without referring to the function. In these limited
8 instances, the governmental interest is compelling enough to warrant their
9 description and regulation, and whenever a sign is described in a manner that refers
10 to function, this Article is intended to be neutral with respect to the content of the
11 speech appearing on it.
- 12 3. All signs are deemed to be accessory uses as defined in Article 20 and must be
13 associated with a principal use and located on the same lot as its principal use.
- 14 4. Nothing in this Article excuses any person from compliance with all other
15 applicable regulations, statutes or ordinances.
- 16 5. This Article does not apply to any sign placed in a public right-of-way and does not
17 authorize or prohibit placement of any sign there.
- 18 6. *A non-commercial message may be substituted, in whole or in part, for any other*
19 *message displayed on any sign which conforms to this Article without*
20 *consideration of message content.*

21 **12-104 Administrative Provisions**

- 22 1. Except where otherwise noted in this Article, no sign may be constructed, erected,
23 altered, refaced, relocated, or expanded without a sign permit.
- 24 2. The application for a sign permit must be filed with the Zoning Administrator on a
25 County form, must include all pertinent information required by the Zoning
26 Administrator to ensure compliance with this Ordinance, and must be accompanied
27 by the filing fee set forth in Section 18-106.
- 28 3. All signs must comply with this Article, the structural requirements specified in the
29 Virginia Uniform Statewide Building Code, Chapter 61 of the County Code, and,
30 the performance standards specified in Article 14 of this Ordinance.
- 31 4. A sign permit expires if the sign is not erected and all necessary final inspection(s)
32 are not approved within 12 months from the date of issuance.
- 33 5. The following are not a sign or are actions that do not require a sign permit:
- 34 A. The changing of the message on an allowed sign that is specifically designed
35 for the use of replaceable copy, to include changeable copy signs and

- 1 electronic display signs in accordance with Sections 12-203 and 12-205
2 below.
- 3 B. Painting, cleaning and other routine maintenance and repair of a sign or sign
4 structure.
- 5 C. Flags, no more than 3 per lot.
- 6 D. The display of address numbers as required by the County Code, and entrance
7 numbers not exceeding a total of 2 square feet in area. When displayed on a
8 residential building, any numbering must be mounted flush against the
9 building.
- 10 E. Temporary, seasonal decorations.
- 11 6. The following do not require a sign permit and are not counted toward maximum
12 allowed sign area:
- 13 A. Signs not exceeding a total of 4 square feet in area warning the public against
14 hunting, fishing, swimming, trespassing, dangerous animals, the location of
15 utilities or other similar risks.
- 16 B. Signs located on the outer surfaces of a temporary portable storage container.
- 17 C. Vehicle signs, when the vehicle is (1) operable and (2) is parked at its
18 associated place of business within a duly designated parking space.
19 **(Advertised to include a minimum setback for vehicle signs, up to 25 feet**
20 **from a front property line).**
- 21 D. Lettering and/or numbers permanently attached to or painted on the façade
22 of a building of any school, college, or university; such displays are limited
23 to no more than 10% of the area of the façade on which they are placed and
24 cannot be illuminated. **(Advertised up to 25% of the area of the façade on**
25 **which they are placed).**
- 26 E. Signs, erected by a public agency or appropriate organization in partnership
27 with the Board, located within or in proximity to the Commercial
28 Revitalization District boundaries or activity centers as shown on the adopted
29 comprehensive plan. Such signs are subject to approval by the Board and all
30 applicable outdoor advertising provisions of the Code of Virginia.
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- 32 7. All signs and their components must be maintained in good repair and in safe
33 condition.
- 34 8. The Building Official or designated agent may require or cause the immediate
35 removal or repair, without written notice, of any sign determined to be unsafe or
36 that otherwise poses an immediate threat to the safety of the public. If action by the

County is necessary to render a sign safe, the cost of removal or repair will be at the expense of the property owner or lessee as provided in Chapter 61 of the County Code.

9. Except as provided in Sections 12-105 and 12-107 below, if a property becomes vacant and is unoccupied for a continuous period of 2 years, any sign on that property is deemed abandoned and must be removed. If the owner fails to remove the sign, the Zoning Administrator may give the owner 15 days written notice to remove it, after which the Zoning Administrator may initiate action to gain compliance.

12-105 Minor Signs

The following minor signs are allowed but cannot be illuminated, and, unless otherwise stated, do not require a sign permit:

1. Signs posted by or under the direction of any public or court officer in the performance of official duties, or by trustees under deeds of trust, deeds of assignment or other similar instruments. These signs must be removed no later than 10 days after the last day of the period for which they are displayed.
2. Signs that are displayed on a lot or property that is actively marketed for sale, rent or lease, as follows:
 - A. A single building-mounted or freestanding sign is allowed, except that 2 signs are permitted on a corner lot when each sign faces a different street frontage. Such sign(s) must be removed within 7 days of the settlement, rental or lease of the property.
 - B. Sign(s) located on a property developed with, or planned for development of, a single family detached or attached dwelling unit, cannot exceed 6 square feet in area and a height of 6 feet.
 - C. Sign(s) located on a property developed with, or planned for development of, a multiple family dwelling unit cannot exceed 12 square feet in area and a height of 8 feet.
 - D. Sign(s) located on a property developed with, or planned for development of, any non-residential use, or on a residential property containing a minimum of 20 acres, cannot exceed 32 square feet in area and a height of 8 feet
3. Signs during active construction or alterations to residential, commercial, and industrial buildings are permitted, as follows:
 - A. For a new residential, commercial or industrial development, one sign per lot, not to exceed 60 square feet in area and a height of 10 feet. For lots containing multiple road frontages, one additional sign per street frontage is

1 allowed, limited to 32 square feet in area and a height of 8 feet. No sign may
2 be located closer than 5 feet to any lot line.

3 All signs must be removed within 14 days following completion of the
4 construction of the development, as determined by the Zoning
5 Administration, and no sign may be displayed for more than 2 years from the
6 date of the issuance of the first building permit for the development. If
7 construction has not been completed within this timeframe and building
8 permits are active for the development, a sign permit is required to allow the
9 continued display of any sign.

10 B. For an individual single family dwelling unit undergoing construction,
11 improvement or renovation, one sign, not to exceed 4 square feet in area or a
12 height of 4 feet is allowed.

13 No sign can be displayed before commencement of the improvement or
14 renovation work, and the sign must be removed within 7 days after the
15 improvement or renovation is completed with all necessary inspections
16 approved, or within 6 months, whichever is less.

17 4. Yard signs on any lot developed with a residential use cannot exceed 12 square feet
18 in total area, with no single sign exceeding 4 square feet in area and a height of 4
19 feet. (***Advertised up to 16 square feet in total area.***)

20 5. For non-residential uses, minor signs are permitted as follows:

21 A. For non-residential uses located on a lot with frontage on a major thoroughfare,
22 building-mounted and freestanding minor signs are allowed, not to exceed 32
23 square feet in total sign area per lot. If freestanding, no more than 2 such signs
24 are allowed per lot with a maximum height of 4 feet. (***Advertised up to 60***
25 ***square feet in total sign area with no limitation on the maximum size of any***
26 ***one sign; and no limit on the number of freestanding signs, and a maximum***
27 ***freestanding sign height of up to 6 feet.***)

28 B. For all other non-residential uses, building-mounted minor signs are allowed,
29 not to exceed 24 square feet in total area per lot. (***Advertised up to 60 square***
30 ***feet in total sign area with the possibility of some or no limitation on the***
31 ***maximum size of any one sign; and to allow a single or unlimited***
32 ***freestanding signs with a maximum sign height of up to 6 feet.***)

33 For purposes of this provision, building-mounted signs may include signs attached
34 to a fence, wall, existing freestanding sign or other similar accessory structure.
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Option: Changes the minor sign provisions for non-residential uses with frontage on all road types other than a major thoroughfare by eliminating the restriction that such signs only be building-mounted. However, a limit of 2 freestanding signs is proposed, similar to the provision in Par. 5A above.

B. For all other non-residential uses, building-mounted and freestanding minor signs are allowed, not to exceed 24 square feet in total area per lot. If freestanding, no more than 2 such signs are allowed per lot with a maximum height of 4 feet.

6. Window signs for any non-residential use are allowed if the total of all signs at a given establishment does not cover more than 30 percent of the total area of the window in which the signs are located.
7. For non-residential uses, a single A-frame sign not to exceed 16 square feet in area and a height of 4 feet, is allowed. The sign must be located within 25 feet of a building or designated site entrance that provides access to the use, and cannot impede pedestrian or vehicular traffic.

12-106 Prohibited Signs

The following signs are prohibited in all zoning districts and areas of the County.

1. General Prohibitions:

- A. Any sign not expressly permitted in this Article.
- B. Any sign that violates any provision of any county, state or federal law or regulation.
- C. Any sign that violates any provision of Chapter 61 of the County Code and the Virginia Uniform Statewide Building Code.

2. Prohibitions Based on Materials or Design:

- A. Any sign that does not meet the performance standards for outdoor lighting set forth in Part 9 of Article 14.
- B. A moving or windblown sign, but not a changeable copy or electronic display sign, the hands of a clock, or a weather vane.
- C. Any sign displaying flashing or intermittent lights, or lights of changing degrees of intensity of color, or that is not in accordance with Sections 12-203 and 12-205 below.

3. Prohibitions Based on Location:

Option 1: Staff and Planning Commission Recommendation, with minor changes for clarification.

- A. Any off-premise *commercial* sign, to include a sign located on a lot where no principal use exists or any sign that *projects extends* beyond a property line, except for a sign located on a lot being offered for sale, rent or lease, or on which buildings are being constructed, as provided for in Sect. 12-105 above.

Option 2: This language would allow some limited opportunity for off-premise commercial signs to be displayed as a yard sign in residential areas. As it reads, a single off-premise commercial sign would be allowed but the Board could consider a different number.

- A. Any off-premise commercial sign, to include any sign that extends beyond a property line, except for a single off-premise commercial sign allowed as a yard sign and meeting those requirements set forth in Sect. 12-105.4 above.*

Option 3: This option deletes the prohibition in its entirety, meaning that there is no restriction on off-premise signs. Therefore, any allowed minor or permanent sign could display commercial content, regardless as to whether the commercial activity is operating on the lot in which the sign is displayed. In addition, this option requires the deletion of the definition of “off-premise sign” in Section 12-102; the reference to “off-premise signs” in Section 12-103.2 and the deletion of applicability provision 12-103.3, which states that signs are accessory uses that must be located on the same lot as their principal use.

- ~~*A. Any off-premise sign, to include a sign located on a lot where no principal use exists or any sign that projects beyond a property line, except for a sign located on a lot being offered for sale, rent or lease, or on which buildings are being constructed, as provided for in Sect. 12-105 above.*~~

- B. Roof signs, except for signs located on a penthouse or screening wall, as provided for in Sect 12-205 below.
- C. Any sign that obstructs a window, door, fire escape, stairway, ladder, opening or access intended for light, air, ingress to, or egress from, a building.
- D. Any sign located on a corner lot that is in violation of Sect. 2-505.

1 E. Any sign that is found to be in violation of the Virginia Uniform Statewide
2 Building Code with respect to minimum clearance.

3 F. Any sign which, due to its location, size, shape and/or color, may obstruct,
4 impair, interfere with the view of, or be confused with, any traffic control
5 sign, signal or device erected by a public authority or where it may interfere
6 with, mislead or confuse traffic. These signs are subject to immediate
7 removal and disposal by an authorized County official as a nuisance.

8 **12-107 Nonconforming Signs**

9 1. Signs lawfully existing on the effective date of this Ordinance or prior ordinances,
10 which do not conform to this Ordinance, and signs which are accessory to a
11 nonconforming use, are deemed to be nonconforming signs and may remain except
12 as qualified below. Except as provided for in a Commercial Revitalization District,
13 such signs cannot be enlarged, extended or structurally reconstructed or modified in
14 any manner; except a sign face may be changed if the new face is equal to or
15 reduced in height and/or sign area from the existing sign.

16 2. The property owner bears the burden of establishing the nonconforming status of a
17 sign and of the existing physical characteristics and location of a sign. Upon notice
18 from the Zoning Administrator, a property owner must submit verification that a
19 sign was lawfully existing at the time of erection. Failure to provide verification is
20 cause to remove the sign or bring it into compliance with this Article.

21 3. Nothing in this Section prevents keeping a nonconforming sign that is in good
22 repair; however, no nonconforming sign may be repaired, rebuilt, or restored if the
23 Building Official has declared it unsafe, as provided for in Sect. 12-104 above
24 unless the activity results in a sign that conforms to this Article.

25 4. Nonconforming signs may not be moved on the same lot, or to any other lot, unless
26 the change in location will make the sign conform to this Article.

27 5. When a nonconforming sign is removed, any sign erected later must conform to
28 this Article, except as provided for in a Commercial Revitalization District.

29 6. A nonconforming sign that is destroyed or damaged by any casualty to an extent of
30 50 percent or less of its appraised value, may be restored within 2 years after the
31 destruction or damage, but may not be enlarged in any manner. If a sign is
32 destroyed or damaged to an extent more than 50 percent of its appraised value, it
33 cannot be reconstructed unless it conforms to this Article.

34 7. A nonconforming sign that is changed to or replaced by a conforming sign will no
35 longer be deemed nonconforming, and any new sign must conform to this Article.

36 8. A nonconforming sign must be removed if the structure to which it is accessory is
37 demolished or destroyed by more than 50 percent of its appraised value. A

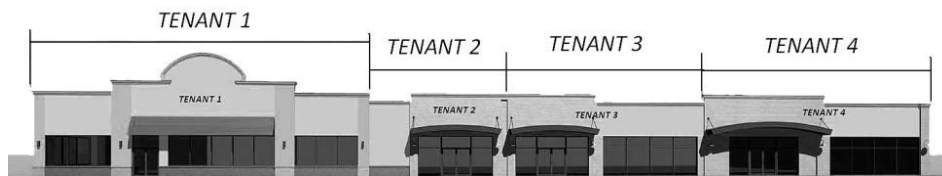
nonconforming sign subject to removal under this paragraph must be removed within 30 days following written notice by the Zoning Administrator to the owner of the property. If the owner fails to comply with this notice the Zoning Administrator may initiate action to gain compliance with this Article.

9. If a nonconforming sign is located on property that becomes vacant and is unoccupied for a period of at least 2 years, the sign is deemed abandoned and the owner of the property must remove it. If the owner fails to do so, the Zoning Administrator may give the owner 30 days' written notice to remove it, except as otherwise provided in Sect. 12-104 above. If the owner fails to comply with the notice, the Zoning Administrator may enter onto the property and remove the sign. Such removal may be accomplished with the assistance of any agent designated by the Zoning Administrator or hired by the County for such purpose, and, the Zoning Administrator may charge the cost of removal to the property owner. In addition, the Zoning Administrator may initiate legal action in court for an injunction or other appropriate remedy requiring the owner to remove an abandoned nonconforming sign.
10. The ownership of the sign or the property on which the sign is located does not affect the nonconforming status of the sign.

PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT

12-201 Calculation of Sign Area

1. When building frontage is used to calculate allowable sign area, the following applies:
- A. Building frontage is the linear width of the wall taken at a height no greater than 10 feet above grade.
- B. On buildings with a single tenant or with multiple tenants that access the building via a common outside entrance(s), building frontage is the face or wall that is architecturally designed as the front of the building and that contains the main public entrance, as determined by the Zoning Administrator.
- C. On buildings with more than a single tenant where each tenant has its own outside entrance(s), building frontage for each tenant is the wall that contains that tenant's main public entrance, as determined by the Zoning Administrator.



2. When calculating any allowable building-mounted sign area, the following applies:

- A. Building-mounted sign area is that area within a single continuous rectilinear perimeter of not more than 8 straight lines



intersecting at right angles, which encloses the outer limits of all words, representations, symbols and/or pictorial elements, together with all material, color and/or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.

- B. The area of building-mounted signs composed of individual letters and/or symbols is calculated by one of the following methods:

(1) If the space between the proposed individual letters or symbols is less in dimension than the width of the largest letter or symbol, sign area is calculated in accordance with Par. 2A above.

(2) If the space between the proposed individual letters or symbols is greater than the width of the largest letter or symbol, sign area is calculated as the total combined area of rectangular enclosures surrounding each individual letter or symbol.

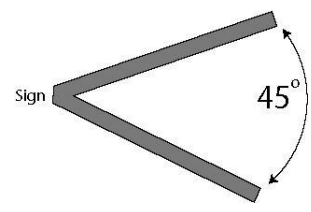
3. The following provisions apply to any freestanding signs:

- A. The supports, uprights or structure on which any freestanding sign is supported are not included in calculating sign area unless they form an integral background of the display, as determined by the Zoning Administrator; however, when a sign is placed on a fence, wall, or other similar structure that is designed to serve a separate purpose other than to support the sign, the area of such structure is not included in the sign area. In such cases, the sign area is calculated in accordance with Par. 2A above.

- B. The area of a freestanding sign designed with more than one sign face is calculated as follows:

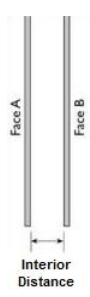
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- (1) If the sign faces are separated by an interior angle of 45 degrees or more, all sign faces are calculated in the sign area.
- (2) If the sign faces are separated by an interior angle that is less than 45 degrees, sign area is calculated based on the area of the largest single face.

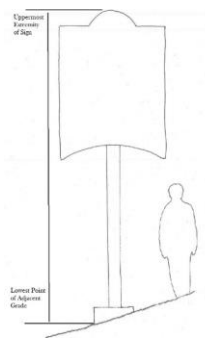


- (3) If the sign faces are parallel to one another, the following applies:

- (a) The area of the largest single face is used when the interior distance between the faces is 18 inches or less.
- (b) The area of the largest single face and the area of the side or interval between faces is used when the interior distance between the faces is greater than 18 inches.



- C. The height of a freestanding sign is calculated as the maximum vertical distance from the uppermost extremity of a sign and/or its support, to the lowest point of the adjacent grade.



12-202 Signs in Residential Districts

The following signs are allowed with approval of a sign permit, as accessory to residential or non-residential land uses in a residential district:

- 1. In a single family residential subdivision or a multiple family development, a freestanding sign is allowed at each major entrance, not to exceed 30 square feet in area and 8 feet in height. More than one sign may be placed at each major entrance but the total of all signs at a single entrance cannot exceed 30 square feet in area.
- 2. A rental office for a multiple family development is allowed one building-mounted or freestanding sign not to exceed 4 square feet in area and a height of 4 feet.
- 3. Agricultural uses on a lot at least 20 acres in size are allowed a total of 60 square feet of sign area. No single sign can exceed 30 square feet in area and a height of 8 feet.
- 4. Hospitals, as follows:
 - A. A single building-mounted sign for each building entrance, not to exceed 50 square feet in area.

1 B. A single freestanding sign at each entrance, not to exceed 80 square feet in
 2 area and 12 feet in height.

3 5. All other non-residential uses, including public uses as defined in Article 20, are
 4 allowed building-mounted and freestanding signs in accordance with the following:

5 A. Building-mounted signs cannot exceed 50 square feet in total area.

6 B. A single freestanding sign not to exceed 40 square feet in area and 8 feet in
 7 height. (*Advertised up to 20 feet in height*).

8 However, the BZA, in approving a special permit, or the Board, in approving a
 9 rezoning or special exception, may further limit any sign for any land use in furtherance
 10 of those provisions set forth in Sections 8-007 and 9-007 of the Ordinance.

11 12-203 Performance Standards for Signs in Residential Districts

12 1. Building-mounted signs must be installed flush against the wall and cannot extend
 13 above or beyond the perimeter of the wall or roof of the building to which they are
 14 attached.

15 2. Freestanding signs cannot be located closer than 5 feet to any property line.

16 3. Changeable copy and electronic display signs are allowed as part of any
 17 freestanding sign, in accordance with the following:

18 A. Only one changeable copy or electronic display sign is allowed per lot. The
 19 area of the changeable copy or electronic display cannot exceed more than 50
 20 percent of the maximum allowable area of that freestanding sign.

21 B. The message or copy of an electronic display sign cannot move and/or change
 22 more frequently than once every 8 seconds. The change of message or copy
 23 must be instantaneous without rolling, fading, or otherwise giving the
 24 illusion of movement, nor flash or vary in brightness.

25 C. The background of the sign face of an electronic display sign cannot be white,
 26 off-white or yellow in color.

27 D. Electronic display signs must include a photo cell to control brightness and
 28 automatically dim at sunset to a nighttime level of 40-100 nits.

29 3. Illumination of signs must conform to the performance standards for outdoor
 30 lighting as set forth in Part 9 of Article 14.

31 12-204 Signs in Commercial and Industrial Districts

32 The following signs are allowed with approval of a sign permit, as accessory to land

1 uses that are located in a commercial district, including the commercial area of a P
2 district and/or commercial uses located in a mixed-use building or development; or in
3 an industrial district:

4 1. Building-mounted signs are allowed as follows:

5 A. For buildings with a single tenant or with multiple tenants that access the
6 building by one or more common outside entrances, signs are limited to 1½
7 square feet of sign area per linear foot of building frontage for each of the
8 first 100 linear feet of building frontage, plus one square foot of sign area for
9 each additional linear foot of building frontage. However, no single sign may
10 exceed 200 square feet in area.

11 B. For buildings with more than a single tenant where each tenant has its own
12 outside entrance(s), signs cannot exceed 1½ square feet of sign area for each
13 linear foot of building frontage occupied by each tenant, except as provided
14 for in Sect. 12-301 below. The maximum sign area for any single tenant
15 cannot exceed 200 square feet.

16 However, a single tenant, (1) having building frontage that results in an
17 allowable sign area greater than 200 square feet and (2) occupying an area
18 with more than one perimeter wall containing a main public entrance, may
19 place up to a maximum of 200 square feet of total sign area on each such
20 perimeter wall, although the combined sign area on any such wall cannot
21 exceed 1 ½ times the length of the wall.

22 C. In addition to sign area allowed in accordance with Par. A or B above,
23 hospitals are allowed a single building-mounted sign for each building
24 entrance. No such sign can exceed 50 square feet in area.

25 2. Freestanding signs are allowed as follows, unless further limited by Par. 3 below:

26 A. In a commercial district, a use may have one freestanding sign up to 80
27 square feet in area and 20 feet in height. However, the use (1) must be
28 located on a lot that has frontage on a primary highway or on a major
29 thoroughfare and, (2) cannot be located on the same lot as a shopping center.

30 B. In an industrial district, a single freestanding sign not to exceed 80 square feet
31 in area and 20 feet in height may be erected for each building that has
32 frontage on a major thoroughfare. However, if one tenant occupies a group of
33 separate buildings with frontage on a major thoroughfare, that tenant is
34 allowed only one freestanding sign.

35 C. A hospital is allowed one freestanding sign at each entrance, and no such sign
36 may exceed 80 square feet in area and 12 feet in height.

- 1 D. Shopping centers are allowed one freestanding sign, not to exceed 80 square
 2 feet in area and 20 feet in height. If a shopping center has frontage on 2 or
 3 more major thoroughfares, however, it may have a second freestanding sign
 4 (for a total of 2 freestanding signs).
- 5 E. For office and industrial parks:
- 6 (1) One freestanding sign is allowed at each major entrance to the office or
 7 industrial park, not to exceed 40 square feet in area and a height of 20
 8 feet.
- 9 (2) One freestanding sign is allowed for each detached building that houses a
 10 principal use within an office or industrial park, not to exceed 30 square
 11 feet and a height of 8 feet.
- 12 3. The following regulations only apply to uses located on commercially and
 13 industrially zoned land located within a Sign Control Overlay District; where
 14 applicable, they are in addition to and supersede, Par. 2 above:
- 15 A. A single tenant or building on a lot may have one freestanding sign if, (1) the
 16 lot has frontage on a primary highway or major thoroughfare and, (2) the
 17 single tenant or building is not located within or on the same lot as a
 18 shopping center. The sign cannot exceed 40 square feet in area and a height
 19 of 20 feet.
- 20 B. A shopping center is allowed one freestanding sign not to exceed 40 square
 21 feet in area and a height of 20 feet.

22 **12-205 Performance Standards for Signs in Commercial and Industrial Districts**

- 23 1. Building-mounted signs may be located anywhere on the surface of a wall but no
 24 part of the sign may extend above or beyond the perimeter of a wall, except when
 25 the sign is (1) erected at a right angle to the wall, (2) does not extend into the
 26 minimum required yard and, (3) is not located closer than 2 feet to any street line.
 27
- 28 2. A building-mounted sign may be located on the wall of a penthouse or rooftop
 29 screening wall, as follows:
 30
- 31 A. The sign must be mounted flat against the wall, and no part of the sign can
 32 extend above or beyond the perimeter of the wall.
 33
- 34 B. The sign cannot be located more than 12 feet above the building roof
 35 supporting the penthouse or screening wall.
 36

- 1 3. Freestanding signs may not project beyond any property line or be located within 5
 2 feet of the curb of a service drive, travel lane or adjoining street. When located on a
 3 corner lot, a freestanding sign is subject to Sect. 2-505 of this Ordinance.
 4
- 5 4. Changeable copy and electronic display signs are allowed as part of any
 6 freestanding sign, in accordance with the following:
 7
- 8 A. As part of a monument sign, with a maximum height of 6 feet. (Advertised up
 9 to 8 feet in height).
 10
- 11 B. The message or copy of an electronic display sign cannot move and/or
 12 change more frequently than once every 8 seconds. The change of message or
 13 copy must be instantaneous, without rolling, fading, or otherwise giving the
 14 illusion of movement, nor flash or vary in brightness.
 15
- 16 C. The background of the sign face of an electronic display sign cannot be
 17 white, off-white or yellow in color.
 18
- 19 D. Electronic display signs must include a photo cell to control brightness and
 20 automatically dim at sunset to a nighttime level of 40-100 nits.
 21
- 22 5. Illumination of signs must conform to the performance standards for outdoor
 23 lighting as set forth in Part 9 of Article 14.
 24

25 **12-206** **Other Permitted Signs**

- 26 1. The following signs are only allowed in a commercial or industrial district, or the
 27 commercial area of a P district, in addition to those sign types and amounts allowed
 28 in Sect. 12-204 above:
 29
- 30 A. Service stations or service station/mini-marts are permitted one additional
 31 square foot of sign area to be displayed on each gasoline pump.
 32
- 33 B. Motor vehicle fuel price signs required by Article 4 of Chapter 10 of The Code.
 34
- 35 2. Each accessory service use permitted pursuant to Sect. 10-200 of this Ordinance is
 36 allowed a single building-mounted sign not to exceed 15 square feet in area be
 37 calculated as part of the total allowable building-mounted sign area for the
 38 building.
 39

40 **Part 3** **12-300** **SPECIAL APPROVALS**

41 **12-301** **Administrative Comprehensive Sign Plan**

42 As an alternative to calculating building frontage in accordance with Par. 1B of Sect.

1 12-201 above, the Zoning Administrator may authorize a different allotment of sign
 2 area to the various tenants of a building or buildings by approval of an administrative
 3 comprehensive sign plan, as follows:

- 4 1. A request for an administrative comprehensive sign plan must include written
 5 authorization from the owner of the building(s), or an authorized agent,
 6 accompanying graphics showing the proposed size, height and location of all signs,
 7 and the required filing fee as set forth in Section 18-106.
 8
 9 2. The total area for all signs cannot exceed the maximum allowable sign area for the
 10 building as determined in accordance with Par. 1B of Sect. 12-201 above. The
 11 maximum sign area for any single tenant cannot exceed 200 square feet.

12 However, a single tenant, (1) having building frontage that results in an allowable
 13 sign area greater than 200 square feet and (2) the tenant occupies an area with more
 14 than one perimeter wall containing a main public entrance, may place up to a
 15 maximum of 200 square feet of total sign area on each such perimeter wall,
 16 although the combined sign area on any such wall cannot exceed 1 ½ times the
 17 length of the wall.

18 **12-302 Special Permits**

- 19 1. The BZA may grant a special permit to increase the height of a freestanding sign in
 20 a neighborhood or community shopping center when it determines that the
 21 application of this Article would cause a hardship due to issues of topography.
 22 However, such freestanding sign cannot extend to a height greater than 26 feet
 23 above the elevation of the center line of the nearest street.
 24
 25 2. The BZA may grant a special permit to allow additional sign area and/or height, or
 26 a different arrangement of sign area distribution for a regional shopping center
 27 when it determines that the application of this Article would cause a hardship due
 28 to issues of topography or location of the regional shopping center. However, the
 29 total combined sign area for the regional shopping center cannot exceed 125
 30 percent of the sign area otherwise allowed by the provisions of this Article.
 31
 32 3. In cases where an individual or grouping of enterprises within a shopping center are
 33 located so that the building frontage is not visible from a street, the BZA may grant
 34 a special permit to allow building-mounted sign(s) for such enterprises to be
 35 erected at the entrances, arcades or interior malls. However, the total combined
 36 sign area for the shopping center cannot exceed 125 percent of the sign area
 37 otherwise permitted.
 38

39 **12-303 Special Exceptions**

- 40 1. In conjunction with the approval of a special exception for a hospital, the Board
 41 may approve additional signs for the use in accordance with Sect. 9-308.

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5
2. In commercial and industrial districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with Sect. 9-620.

6 **12-304** **Uses in P Districts**

7 The provisions set forth in the preceding Sections apply to signs accessory to uses in P
8 districts. However, in keeping with the intent to allow flexibility in the design of
9 planned developments, the following is applicable to signs in P districts:

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1. Signs may be permitted in a P district in accordance with a comprehensive sign plan subject to approval by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109. The comprehensive sign plan will show the location, size, height and extent of all proposed signs within the specified area of the P district.
2. An application for a comprehensive sign plan may be submitted by any property owner, owner of an easement, lessee, contract purchaser or their agent. The application must be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located, and a fee as set forth in Sect. 18-106.
3. Any comprehensive sign plan must be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs must be in scale and harmonious with the development and so located and sized to ensure convenience to users of the development, while not adding to street clutter or otherwise detracting from architectural and urban design elements of the development.

30 **Amend Article 4, Commercial District Regulations, as follows:**

- 31
32 - **Amend Part 1, C-1 Low-Rise Office Transitional District, Section 4-105, Use Limitations;**
33 **and Part 2, C-2 Limited Office District, Section 4-205, Use Limitations; by revising Par. 5**
34 **and deleting Par. 5G, in both sections, to read as follows:**

- 35
36 5. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
37 with the following:

- 38
39 ~~G.— There shall be a sign which identifies the athletic field as an interim use of the site. No~~
40 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
41 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
42 ~~to any street line.~~
43

- 1 - **Amend Part 3, C-3 Office District, Section 4-305, Use Limitations; and Part 4, C-4 High**
 2 **Intensity Office District, Section 4-405, Use Limitations; by revising Par. 5, deleting Par.**
 3 **5G and revising Paragraphs 6 and 6C, in both sections, to read as follows:**

- 4
 5 5. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
 6 with the following:

7
 8 G. ~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
 9 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
 10 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
 11 ~~to any street line.~~

- 12
 13 6. New vehicle storage ~~shall be~~ is permitted by right in accordance with the following:

14
 15 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
 16 associated vehicle, sale, rental and ancillary service establishment.

- 17
 18 - **Amend Part 5, Neighborhood Retail Commercial District, Section 4-505, Use Limitations,**
 19 **by revising Par. 9, deleting Par. 9G, and revising Par. 10 to read as follows:**

- 20
 21 9. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
 22 with the following:

23
 24 G. ~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
 25 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
 26 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
 27 ~~to any street line.~~

- 28
 29 10. Drive-through pharmacies ~~shall be~~ are permitted by right (a) when located on a lot ~~which that~~
 30 ~~is not abutting or not~~ across a local or collector street from residentially zoned land, which
 31 land is either developed with dwellings or vacant; (b) when the lot is designed to minimize
 32 the potential for turning movement conflicts and to facilitate safe and efficient on-site
 33 circulation and parking; and (c) when there are adequate parking and stacking spaces for the
 34 use which are provided and located in such a manner as to facilitate safe and convenient
 35 vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not
 36 meet these limitations may be allowed by special exception in accordance with the provisions
 37 of Article 9.

38
 39 ~~In addition, signs shall be required to be posted in the vicinity of the stacking area stating~~
 40 ~~the limitations on the use of the window service and/or drive-through lane. Such signs shall~~
 41 ~~not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.~~

- 42
 43 - **Amend Part 6, C-6 Community Retail Commercial District, Section 4-605, Use Limitations,**
 44 **by revising Par. 8; deleting Par. 8G; and revising Paragraphs 9, 11, and 11C, to read as**
 45 **follows:**

- 1
2 8. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
3 with the following:
4

5 ~~G.— There shall be a sign which identifies the athletic field as an interim use of the site. No~~
6 ~~such sign shall exceed thirty-two (32) square feet in area or be less than ten (10)~~
7 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
8 ~~to any street line.~~
9

- 10 9. Drive-through pharmacies ~~shall be~~ are permitted by right (a) when located on a lot ~~which that~~
11 is not abutting or ~~not~~ across a local or collector street from residentially zoned land, which
12 land is either developed with dwellings or vacant; (b) when the lot is designed to minimize
13 the potential for turning movement conflicts and to facilitate safe and efficient on-site
14 circulation and parking; and (c) when there are adequate parking and stacking spaces for the
15 use which are provided and located in such a manner as to facilitate safe and convenient
16 vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not
17 meet these limitations may be allowed by special exception in accordance with the provisions
18 of Article 9.
19

20 ~~In addition, signs shall be required to be posted in the vicinity of the stacking area stating~~
21 ~~the limitations on the use of the window service and/or drive through lane. Such signs shall~~
22 ~~not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.~~
23

- 24 11. New vehicle storage ~~shall be~~ is permitted by right in accordance with the following:
25

26 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
27 associated vehicle, sale, rental and ancillary service establishment.
28

- 29 - **Amend Part 7, Regional Retail Commercial District, Section 4-705, Use Limitations, by**
30 **revising Par. 9; deleting Par. 9G; and revising Paragraphs 10,12 and 12C, to read as**
31 **follows:**
32

- 33 9. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
34 with the following:
35

36 ~~G.— There shall be a sign which identifies the athletic field as an interim use of the site. No~~
37 ~~such sign shall exceed thirty-two (32) square feet in area or be less than ten (10)~~
38 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
39 ~~to any street line.~~
40

- 41 10. Drive-through pharmacies ~~shall be~~ are permitted by right (a) when located on a lot ~~which that~~
42 is not abutting or ~~not~~ across a local or collector street from residentially zoned land, which
43 land is either developed with dwellings or vacant; (b) when the lot is designed to minimize
44 the potential for turning movement conflicts and to facilitate safe and efficient on-site
45 circulation and parking; and (c) when there are adequate parking and stacking spaces for the

1 use which are provided and located in such a manner as to facilitate safe and convenient
 2 vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not
 3 meet these limitations may be allowed by special exception in accordance with the provisions
 4 of Article 9.

5
 6 ~~In addition, signs shall be required to be posted in the vicinity of the stacking area stating~~
 7 ~~the limitations on the use of the window service and/or drive-through lane. Such signs shall~~
 8 ~~not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.~~
 9

10 12. New vehicle storage ~~shall be~~ is permitted by right in accordance with the following:

11
 12 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
 13 associated vehicle, sale, rental and ancillary service establishment.

14
 15 - **Amend Part 8, Highway Commercial District, Section 4-805, Use Limitations, by revising**
 16 **Par. 11; deleting Par. 11G; and revising Paragraphs 12, 14, and 14C, to read as follows:**
 17

18 11. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
 19 with the following:

20
 21 G. ~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
 22 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
 23 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
 24 ~~to any street line.~~
 25

26 12. Drive-through pharmacies ~~shall be~~ are permitted by right (a) when located on a lot ~~which that~~
 27 is not abutting or ~~not~~ across a local or collector street from residentially zoned land, which
 28 land is either developed with dwellings or vacant; (b) when the lot is designed to minimize
 29 the potential for turning movement conflicts and to facilitate safe and efficient on-site
 30 circulation and parking; and (c) when there are adequate parking and stacking spaces for the
 31 use which are provided and located in such a manner as to facilitate safe and convenient
 32 vehicle and pedestrian access to all uses on the lot. Drive-through pharmacies which do not
 33 meet these limitations may be allowed by special exception in accordance with the provisions
 34 of Article 9.

35
 36 ~~In addition, signs shall be required to be posted in the vicinity of the stacking area stating~~
 37 ~~the limitations on the use of the window service and/or drive-through lane. Such signs shall~~
 38 ~~not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.~~
 39

40 14. New vehicle storage ~~shall be~~ is permitted by right in accordance with the following:

41
 42 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
 43 associated vehicle, sale, rental and ancillary service establishment.

44
 45 **Amend Article 5, Industrial District Regulations, as follows:**

1
2 - **Amend Part 1, I-1 Light Industrial Research District, Section 5-105, Use Limitations, by**
3 **revising Par. 6 and deleting Par. 6G, to read as follows:**
4

- 5 6. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
6 with the following:
7

8 G. ~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
9 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
10 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
11 ~~to any street line.~~
12

13 - **Amend Part 2, I-2 Industrial Research District, Section 5-205, Use Limitations, by revising**
14 **Par. 5 and deleting Par. 5G, to read as follows:**
15

- 16 5. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
17 with the following:
18

19 G. ~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
20 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
21 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
22 ~~to any street line.~~
23

24 - **Amend Part 3, I-3 Light Intensity Industrial District, Section 5-305, Use Limitations, by**
25 **revising Par. 5, deleting Par. 5G, and revising Paragraphs 7 and 7C, to read as follows:**
26

- 27 5. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
28 with the following:
29

30 G. ~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
31 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
32 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
33 ~~to any street line.~~
34

- 35 7. New vehicle storage ~~shall be~~ is permitted by right in accordance with the following:
36

37 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
38 associated vehicle, sale, rental and ancillary service establishment.
39

40 - **Amend Part 4, I-4 Medium Intensity Industrial District, Section 5-405, Use Limitations, by**
41 **revising Par. 6, deleting Par. 6G, and revising Paragraphs 8 and 8C, to read as follows:**
42

- 43 6. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
44 with the following:
45

1 G.—~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
 2 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
 3 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
 4 ~~to any street line.~~

5
 6 8. New vehicle storage ~~shall be~~ is permitted by right in accordance with the following:

7
 8 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
 9 associated vehicle, sale, rental and ancillary service establishment.

10 - **Amend Part 5, I-5 General Industrial District, Section 5-505, Use Limitations, by revising**
 11 **Par. 8 and deleting Par. 8G to read as follows:**

12
 13 8. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
 14 with the following:

15
 16 G.—~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
 17 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
 18 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
 19 ~~to any street line.~~

20
 21 - **Amend Part 6, I-6 Heavy Industrial District, Section 5-605, Use Limitations, by revising**
 22 **Par. 7 and deleting Par. 7G to read as follows:**

23
 24 7. Quasi-public athletic fields and related facilities ~~shall be~~ are permitted by right in accordance
 25 with the following:

26
 27 G.—~~There shall be a sign which identifies the athletic field as an interim use of the site. No~~
 28 ~~such sign shall exceed thirty two (32) square feet in area or be less than ten (10)~~
 29 ~~square feet in area, exceed eight (8) feet in height or be located closer than five (5) feet~~
 30 ~~to any street line.~~

31
 32 **Amend Article 6, Planned Development District Regulations, as follows:**

33
 34 - **Amend Part 1, PDH Planned Development Housing District, Section 6-106, Use**
 35 **Limitations, by revising Par. 11 to read as follows:**

36
 37 11. Drive-through pharmacies ~~shall be~~ are permitted only on a lot which is designed to minimize
 38 the potential for turning movement conflicts and to facilitate safe and efficient on-site
 39 circulation and parking. Adequate parking and stacking spaces for the use ~~shall are to be~~
 40 provided and located in such a manner as to facilitate safe and convenient vehicle and
 41 pedestrian access to all uses on the lot. ~~In addition, signs shall be required to be posted in the~~
 42 ~~vicinity of the stacking area stating the limitations on the use of the window service and/or~~
 43 ~~drive-through lane. Such signs shall not exceed two (2) square feet in area or be located~~
 44 ~~closer than five (5) feet to any lot line.~~

45

1 - **Amend Part 2, PDC Planned Development Commercial District, Section 6-206, Use**
 2 **Limitations, by revising Paragraphs 11, 13 and 13C to read as follows:**

3
 4 11. Drive-through pharmacies ~~shall be~~ are permitted only on a lot which is designed to minimize
 5 the potential for turning movement conflicts and to facilitate safe and efficient on-site
 6 circulation and parking. Adequate parking and stacking spaces for the use ~~shall~~ are to be
 7 provided and located in such a manner as to facilitate safe and convenient vehicle and
 8 pedestrian access to all uses on the lot. ~~In addition, signs shall be required to be posted in the~~
 9 ~~vicinity of the stacking area stating the limitations on the use of the window service and/or~~
 10 ~~drive-through lane. Such signs shall not exceed two (2) square feet in area or be located~~
 11 ~~closer than five (5) feet to any lot line.~~

12
 13 13. New vehicle storage ~~shall be~~ is permitted by right in accordance with the following:

14
 15 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
 16 associated vehicle, sale, rental and ancillary service establishment.

17
 18 - **Amend Part 3, PRC Planned Residential Community District, Section 6-305, Use**
 19 **Limitations, by revising Par. 12 to read as follows:**

20
 21 12. Drive-through pharmacies ~~shall be~~ are permitted only on a lot which is designed to minimize
 22 the potential for turning movement conflicts and to facilitate safe and efficient on-site
 23 circulation and parking. Adequate parking and stacking spaces for the use ~~shall~~ are to be
 24 provided and located in such a manner as to facilitate safe and convenient vehicle and
 25 pedestrian access to all uses on the lot. ~~In addition, signs shall be required to be posted in the~~
 26 ~~vicinity of the stacking area stating the limitations on the use of the window service and/or~~
 27 ~~drive-through lane. Such signs shall not exceed two (2) square feet in area or be located~~
 28 ~~closer than five (5) feet to any lot line.~~

29
 30 - **Amend Part 5, Planned Tysons Corner Urban District, Section 6-505, Use Limitations, by**
 31 **revising Paragraphs 15 & 15C to read as follows:**

32
 33 15. New vehicle storage ~~shall only be~~ is permitted when located within a parking structure as a
 34 temporary use and only in accordance with the following:

35
 36 C. ~~There shall be no~~ No signs identifying are allowed for the use and/or the or its
 37 associated vehicle, sale, rental and ancillary service establishment.

38
 39 **Amend Article 7, Overlay and Commercial Revitalization District Regulations, as follows:**

40
 41 - **Amend Part 5, Sign Control Overlay District, Section 7-508, Use Limitations, by revising**
 42 **the provision to read as follows:**

43
 44 As specified in the underlying zoning district(s), and as qualified for signs by the provisions
 45 of Par. 3 of Sect. 12-204.

1
2 **Amend Article 8, Special Permits, as follows:**

- 3
4 - **Amend Part 0, General Provisions, Section 8-004, Status of Special Permit Uses, by revising**
5 **Par. 4J to read as follows:**

- 6
7 4. Minor modifications to special permits are allowed when the Zoning Administrator
8 determines that they substantially conform to the approved special permit and do not
9 materially alter the character of the development. In making this determination, the Zoning
10 Administrator may consider factors such as topography, engineering and design.

11
12 Minor modifications may not:

- 13
14 J. Expand the area or type of signage approved, although changes to color and typeface
15 may be considered ~~provided they do not change the character of the approved sign;~~

- 16
17 - **Amend Part 8, Group 8 Temporary Uses, Section 8-810, Standards and Time Limits for**
18 **Temporary Farmers' Markets, by deleting Par. 7, as follows:**

19
20 ~~7.—One (1) temporary sign may be permitted in accordance with the provisions of Sect. 12-103.~~

- 21
22 - **Amend Part 8, Group 8 Temporary Uses, Section 8-812, Standards and Time Limits for**
23 **Temporary Portable Storage Containers, by deleting Par. 6, as follows:**

24
25 ~~6.—Signage on portable storage containers shall be in accordance with Par. 2S of Sect. 12-103.~~

- 26
27 - **Amend Part 8, Group 8 Temporary Uses, Section 8-909, Additional Standards for Open-**
28 **Air Produce Stands, by deleting Par. 6, as follows:**

29
30 ~~6.—One (1) sign may be permitted in accordance with the provisions of Sect. 12-103.~~

31
32 **Amend Article 9, Special Exceptions, as follows:**

- 33
34 - **Amend Part 0, General Provisions, Section 9-004, Status of Special Exception Uses, by**
35 **revising Par. 4J to read as follows:**

- 36
37 4. Minor modifications to special exceptions are allowed when the Zoning Administrator
38 determines that they substantially conform to the approved special exception and do not
39 materially alter the character of the development. In making this determination, the Zoning
40 Administrator may consider factors such as topography, engineering and design.

41
42 Minor modifications may not:

- 43
44 J. Expand the area or type of signage approved, although changes to color and typeface
45 may be considered ~~provided they do not change the character of the approved sign;~~

1
2 - **Amend Part 1, Category 1 Light Public Utility Uses, Section 9-105, Additional Standards for Mobile and Land Based Telecommunication Facilities, by revising Par. 2 to read as follows:**

- 3
4
5
6 2. Except for a flag mounted on a flagpole as permitted under the provisions of ~~Par. 2 of Sect. 12-203~~ Article 12, no ~~commercial advertising or signs shall be~~ are allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

7
8
9
10 - **Amend Part 3, Category 3 Quasi-Public Uses, Section 9-308, Additional Standards for Medical Care Facilities, by revising Par. 7 to read as follows:**

- 11
12
13 7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to ~~provide needed information to~~ better serve the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs ~~shall be~~ are subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests ~~shall~~ must show the location, size, height and number of all existing and proposed signs, as well as the ~~information to be displayed on the signs.~~

14
15
16
17
18
19
20
21 - **Amend Part 3, Category 3 Quasi-Public Uses, Section 9-311, Additional Standards for Alternate Use of Public Facilities, by revising Par. 4 to read as follows:**

- 22
23
24 4. Signs as may be permitted in accordance with the provisions of ~~Par. 2M of Sect. 12-208~~ Sect. 12-202 ~~shall be~~ are limited to one building-mounted and one freestanding sign for all alternate uses in a given public facility.

25
26
27
28 - **Amend Part 5, Category 5 Commercial and Industrial Uses of Special Impact, Section 9-505, Additional Standards for Automobile-Oriented Uses, Car Washes, Drive-In Financial Institutions, Drive-Through Pharmacies, Quick-Service Food Stores, Restaurants, Restaurants with Drive-Through, Carryout Restaurants, Service Stations, and Service Stations/Mini-Marts, by deleting Par. 1E, as follows:**

- 29
30
31
32
33
34 1. In all districts where permitted by special exception:

35
36 ~~E. For a drive-through pharmacy, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.~~

37
38
39
40
41 - **Amend Part 6, Category 6 Miscellaneous Provisions Requiring Board of Supervisors' Approval, Section 9-620, Waiver of Certain Sign Regulations, by revising Par. 1 to read as follows:**

42
43
44

- 1 1. Such waiver may be for an increase in sign area, increase in sign height or different location
 2 of a sign, not otherwise provided by ~~Seet. 12-304~~ Sect. 12-302. Such waiver ~~shall~~ may not
 3 allow the erection of a freestanding sign or off-site sign; not otherwise permitted by this
 4 Ordinance, or the establishment of any sign prohibited by the provisions of ~~Seet. 12-104~~
 5 Article 12.

6
 7 **Amend Article 10, Accessory Uses, Accessory Service Uses and Home Occupations, as follows:**

- 8
 9 - **Amend Part 1, Accessory Uses and Structures, Section 10-102, Permitted Accessory Uses,**
 10 **by revising Paragraphs 27 and 27H; revising Par. 28 and deleting Par. 28E; and deleting**
 11 **Par. 30G, to read as follows:**

- 12
 13 27. Temporary family health care structures ~~shall be~~ are permitted on lots zoned for and
 14 developed with single family detached dwellings, subject to the approval of the Zoning
 15 Administrator by issuance of a permit and compliance with the following provisions:

16
 17 H. No signs ~~promoting or advertising the structure shall be permitted on the structure or~~
 18 ~~on the lot~~ are allowed for a temporary family health care structure.

- 19
 20 28. Temporary portable storage containers ~~shall be~~ are allowed in any yard on lots containing a
 21 dwelling, subject to all of the following:

22
 23 ~~E. Signage on temporary portable storage containers shall be in accordance with Par. 2S~~
 24 ~~of Sect. 12-103.~~

- 25
 26 30. Wayside stands, but subject to the following limitations:

27
 28 ~~G. Notwithstanding the provisions of Article 12, a wayside stand may have one (1)~~
 29 ~~building mounted sign, mounted flush against the stand, which does not exceed ten~~
 30 ~~(10) square feet in area.~~

31
 32 **Amend Article 14, Performance Standards, as follows:**

- 33
 34 - **Amend Part 9, Outdoor Lighting Standards, Section 14-902, Applicability and General**
 35 **Provisions, by revising Paragraphs 2 and 2D, to read as follows:**

- 36
 37 2. Except as provided in Sections 904 and 905 below, all outdoor lighting fixtures ~~shall~~ must
 38 comply with the following:

39
 40 D. Internally illuminated signs, ~~except those which bear a state or federal registered~~
 41 ~~trademark, shall~~ must have an opaque background and translucent text and symbols,
 42 or ~~shall~~ have a translucent background that is not white, off-white or yellow in color.
 43 ~~In addition, internally illuminated signs must comply with the provisions of Article~~
 44 ~~12.~~

1 All illuminated signage located on the sides of a canopy ~~shall~~ must be
 2 internally illuminated or backlit.

3
 4 **Amend Article 16, Development Plans, as follows:**

5
 6 - **Amend Part 2, Procedures for Review and Approval of a PRC District, Section 16-203,
 7 PRC Plan Approval, by revising Par. 8J, to read as follows:**

- 8
 9 8. Minor modifications to an approved rezoning and development plan may be permitted in a
 10 PRC plan when it is determined by the Zoning Administrator that they substantially conform
 11 to the approved rezoning and development plan and do not materially alter the character of
 12 the development. In making this determination, the Zoning Administrator may consider
 13 factors such as topography, engineering, and design.

14
 15 Minor modifications may not:

- 16
 17 J. Expand the area or type of signage approved, although changes to color and typeface
 18 may be considered ~~provided they do not change the character of the approved sign;~~

19
 20 - **Amend Part 4, Procedures for Review and Approval of All P Districts Except the PRC
 21 District, Section 16-403, Site Plan/Subdivision Plat Preparation, Building Permit,
 22 Residential Use Permit and Non-Residential Use Permit, by revising Par. 4J, to read as
 23 follows:**

- 24
 25 4. Minor modifications to a final development plan are allowed when the Zoning Administrator
 26 determines that they substantially conform to the approved final development plan and do not
 27 materially alter the character of the development. In making this determination, the Zoning
 28 Administrator may consider factors such as topography, engineering and design.

29
 30 Minor modifications may not:

- 31
 32 J. Expand the area or type of signage approved, although changes to color and typeface
 33 may be considered ~~provided they do not change the character of the approved sign;~~

34
 35 **Amend Article 17, Site Plans, as follows:**

36
 37 - **Amend Part 2, Required Improvements, Section 17-201, Improvements To Be Provided, by
 38 revising Par. 7, to read as follows:**

- 39
 40 7. Installation of adequate ~~‘No Parking’~~ signs along travel lanes or service drives to prohibit
 41 parking on same. Such signs ~~shall~~ must be located on each curbed side, no more than fifty
 42 (50) feet apart.

43
 44 **Amend Article 18, Administration, Amendments, Violations and Penalties, as follows:**

45

1 - **Amend Part 1, Administration, Section 18-106, Application and Zoning Compliance Letter**
 2 **Fees, by revising Par. 5 and adding a new Par. 14, to read as follows:**

- 3
 4 5. Fees for food trucks, small cell facilities, home occupations, ~~sign permits~~ and site plans, ~~shall~~
 5 ~~be~~ as specified in Articles 2, 10, ~~12~~ and 17, respectively.

6
 7 14. Sign Permits and Administrative Comprehensive Sign Plans: \$95

8
 9 - **Amend Part 2, Amendments, Section 18-204, Proffered Condition Regulations, by revising**
 10 **Par. 4J, to read as follows:**

- 11
 12 4. Minor modifications to the proffered conditions are allowed when the Zoning Administrator
 13 determines that they substantially conform to the proffered conditions and do not materially
 14 alter the character of the approved development. In making this determination, the Zoning
 15 Administrator may consider factors such as topography, engineering and design. Minor
 16 modifications are not amendments or variations to the proffered conditions.

17
 18 Minor modifications may not conflict with a proffer or:

- 19
 20 J. Expand the area or type of signage approved, although changes to color and typeface
 21 may be considered ~~provided they do not change the character of the approved sign;~~

22
 23 - **Amend Part 3, Appeals, Section 18-303, Time Limit on Filing, by revising Paragraphs 2, 2E**
 24 **and 2F, to read as follows:**

- 25
 26 2. Appeals for notices of violation involving the following violations ~~shall~~ must be filed within
 27 ten (10) days from the date of the notice with the Zoning Administrator and the BZA:

- 28
 29 E. Erection of prohibited signs on private property in violation of ~~Paragraphs 1, 4, 5, 6,~~
 30 ~~7, 11, 12, 13 or 14 of Sect. 12-104~~ Par. 2 and Paragraphs 3A through 3E of Sect. 12-
 31 106.

- 32
 33 F. Erection, alteration, refacing or relocation of a sign on private property in violation of
 34 ~~Sect. 12-301~~ Par. 1 of Sect. 12-104.

35 - **Amend Part 4, Variances, Section 18-406, Unauthorized Variances, by revising Par. 6, to**
 36 **read as follows:**

- 37
 38 6. No variance ~~shall~~ may be authorized that would relate to signs, ~~except that a variance may be~~
 39 ~~considered to the provisions of Par. 14 of Sect. 12-104.~~

40
 41 **Amend Article 20, Ordinance Structure, Interpretations and Definitions, Part 3, Definitions,**
 42 **by deleting the references to Building-Mounted Sign, Freestanding Sign and Portable Sign,**
 43 **and also deleting the definition of Raceway and Sign, as follows:**

44
 45 ~~BUILDING MOUNTED SIGN: See SIGN, BUILDING MOUNTED.~~

1
2 ~~FREESTANDING SIGN: See SIGN, FREESTANDING.~~

3
4 ~~PORTABLE SIGN: See SIGN, PORTABLE.~~

5
6 ~~RACEWAY: A structure or architectural component of a building specifically designed to support~~
7 ~~and contain a continuous series of signs accessory to a series of tenants occupying space in a given~~
8 ~~building. Such structures generally traverse the entire length of the building and may be illuminated~~
9 ~~or constructed of materials so as to be different from the facade of the building.~~

10
11 ~~SIGN: Any writing, letter work or numeral, pictorial presentation, illustration or decoration,~~
12 ~~emblem, device, symbol or trademark, flag, banner or pennant or any other device, figure or similar~~
13 ~~character which:~~

14
15 1. ~~Is used to announce, direct attention to, identify, advertise or otherwise make anything~~
16 ~~known; and~~

17
18 2. ~~Is visible from the public right of way or from adjoining property.~~

19
20 ~~SIGN, BUILDING MOUNTED: A sign attached to and deriving its support from a building.~~

21
22 ~~SIGN, FREESTANDING: A nonmovable sign supported by a fence, retaining wall, or by upright~~
23 ~~structural members or braces on or in the ground and not attached to a building.~~

24
25 ~~SIGN, PORTABLE: Any sign not permanently affixed to the ground nor to a building,~~
26 ~~including, but not limited to, a sign that is moveable, such as a sandwich board sign, A frame sign,~~
27 ~~gas or hot air filled displays, balloons or banners.~~

28
29 **Amend Appendix 7, Commercial Revitalization Districts, as follows:**

30
31 **- Amend Part 1, Annandale Commercial Revitalization District, Section A7-109, Additional**
32 **Provisions; Part 2, Bailey's Crossroads/Seven Corners Commercial Revitalization District,**
33 **Section A7-209, Additional Provisions; Part 3, McLean Commercial Revitalization District,**
34 **Section A7-309, Additional Provisions; Part 4, Richmond Highway Commercial**
35 **Revitalization District, Section A7-409, Additional Provisions; and Part 5, Springfield**
36 **Commercial Revitalization District, Section A7-509, Additional Provisions; by revising Par.**
37 **4 in all sections to read as follows:**

38
39 4. The sign provisions of Article 12 shall apply, except as follows:

40
41 A. ~~Signs that signs~~ lawfully existing on the effective date of this Ordinance or prior
42 ordinances, which do not conform to the provisions of this Ordinance, and signs
43 ~~which that~~ are accessory to a nonconforming use, ~~shall be~~ are deemed to be
44 nonconforming signs and may remain. Notwithstanding Paragraphs 1 and 4 of Sect.
45 ~~12-110 1 and 5 of Sect. 12-107~~, such signs ~~shall~~ may not be enlarged or extended but

1 may be removed and replaced with a sign which that is reduced in height and/or sign
2 area.
3

4 ~~B. When erected by a public agency or County recognized revitalization organization,~~
5 ~~there may be freestanding signs, located within or in proximity to the Commercial~~
6 ~~Revitalization District boundaries, which identify the district or give directions~~
7 ~~and/or distances to commercial areas or centers within the district. No such sign shall~~
8 ~~give the name, direction, or distance to any specific business or identify a specific~~
9 ~~product. Such signs, which may include a banner affixed to the signpost, shall not~~
10 ~~exceed sixty (60) square feet in area or twenty (20) feet in height. In addition, within~~
11 ~~the Commercial Revitalization District, there may be separately erected banners,~~
12 ~~erected by a public agency or County recognized revitalization organization,~~
13 ~~identifying the district or announcing districtwide events, but no individual~~
14 ~~businesses or products. Such banners shall not exceed twenty (20) square feet in area~~
15 ~~or twenty (20) feet in height. All banners shall be securely affixed at the top and the~~
16 ~~bottom so as to preclude any fluttering or rotation by the movement of the~~
17 ~~atmosphere. The banners shall also be subject to the applicable outdoor advertising~~
18 ~~provisions of the Code of Virginia. When erected by a public agency, such signs~~
19 ~~and/or banners shall not require a sign permit, but when erected by a County~~
20 ~~recognized revitalization organization, a sign permit shall be required.~~
21