

Board of Supervisors

Robert "Bob" Thomas, Jr., Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy E. Maurer
Paul V. Milde, III
Gary F. Snellings

C. Douglas Barnes
Interim County Administrator

Community & Economic Development Committee Meeting AGENDA

September 7, 2016 – 12:00 Noon
Conference Room A/B/C, Second Floor

Committee Members: Chairman Wendy Maurer, Gary Snellings and Bob Thomas

Agenda Item	
1.	Sign Ordinance Amendments
2.	ICTP, Integrated Corporate and Technology Park Overlay
3.	Cemetery Ordinance Amendment
4.	Pump and Haul Evaluation Update
5.	Legality of Requiring a Well prior to Building Permit
6.	Commercial Permitting Process
7.	104 West Cambridge Street
8.	Code Amendment to allow Hotels and stand-alone parking in M1 zone

CEDC09072016agenda



Current Situation

- Proposed rewrite to the sign ordinance provisions in the zoning ordinance
- Current ordinance does not meet constitutional requirements for free speech since it identifies some types of signs by use and has different standards compared to other similar signs
- The CEDC created a subcommittee of Supervisors Milde and Sellers to work with staff to create the current draft ordinance

Proposed End State

- The proposed amendment would:
 - Eliminate constitutional conflicts in the code
 - Define various types of signs
 - Clarify the permitting process
 - Summarize sign requirements into four charts by zoning categories
 - Eliminate flags, banners, feather signs, balloons, and signs of flimsy materials
 - Allows up to 3 temporary signs for two 60 day periods

Request for the CEDC Committee/Board of Supervisors

- Consider referring proposed Ordinance O16-21 to the Planning Commission for a public hearing and recommendations.

Benefits to the County

- Eliminates legal concerns
- Eliminates objectionable types of signs and advertising
- Easier for public to understand the amount and types of signs permitted

BOARD OF SUPERVISORS

Agenda Item

Meeting Date:	September 7, 2016
Title:	Refer Comprehensive Revisions of Sign Regulations to the Planning Commission
Department:	Planning and Zoning
Staff Contact:	Jeffrey Harvey
Board Committee/ Other BACC:	CEDC
Staff Recommendation:	Approval
Budget Impact:	N/A
Time Sensitivity:	N/A

ATTACHMENTS:

1.	Background Report	3.	Proposed Ordinance 016-21
2.	Proposed Resolution R16-277	4.	Examples of Signs

Consent Agenda		Other Business	X	Unfinished Business
Discussion		Presentation		Work Session
New Business		Public Hearing		Add-On

REVIEW:

X	County Administrator	
X	County Attorney	
X	Economic Development	

DISTRICT:	N/A
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BACKGROUND REPORT

Staff has been made aware of a United States Supreme Court case ruling in *Reed v. Town of Gilbert Arizona* which requires substantial revisions to the County's sign regulations found in Chapter 28 of the Stafford County Code (Zoning Ordinance). That decision further defined what a locality can regulate with regards to signs based on content.

The current regulations have a number of sign types that are problematic. They include definitions for home occupation signs, subdivision signs, model home signs, temporary sale signs, temporary event signs, Critical Resource Protection Area (CRPA) signs, school signs, directional signs, cemetery identification sign, historic site entrance sign, and political signs. All of these sign types are content-based and have different standards for different zoning districts.

The Virginia Local Government Attorney's Association (VLGA) developed a model sign ordinance to assist localities in complying with the Supreme Court's ruling. In doing so, they also looked at other state and federal cases in support of the draft model legislation. Staff blended the model ordinance with current County regulations in an effort to come into compliance, but also take into account the Community and Economic Development Committee's (CEDC) previous direction regarding signs in shopping centers, colors on electronic signs, wall signs, and political signs. The draft, to date, would:

- Add more definitions;
- Eliminate content-based sign regulation;
- Provide specific requirements for permits, and improve enforceability;
- Specify what signs do not require permits;
- Allow deviations from sign size and height regulations through approval of a conditional use permit (CUP) approval of a comprehensive sign plan rather than a variance;
- Set rules for temporary signs; and
- Consolidate sign regulation into four types of zoning categories rather than specific individual districts - agricultural and residential; commercial; office; industrial; and planned/urban development districts displayed in a table format.

Staff presented an initial draft of the proposed ordinance to the CEDC at its meeting in February, 2016. The CEDC further discussed potential changes at its May and June meetings. At the June meeting, Supervisors Milde and Sellers were tasked with working on the ordinance. They met on June 29 and August 18, 2016. The result of these meetings is reflected in the latest draft of proposed Ordinance O16-21 (Attachment 3), which would:

- Set a uniform standard for temporary signs at 32 square feet for maximum size and 8 feet for maximum height, allowing up to three signs per parcel at any one time for a maximum of 60 days, twice a year;
- Prohibit signs from being painted on walls, and feather signs, balloons as signs, banners, and other signs made of flimsy materials;
- Restrict the use of changeable copy and EMC signs in agricultural and residential districts;
- Limit the size of window signs such that the opaque portion of the sign cannot cover more than 25% of the window;
- Require permits for window signs;

- Allow up to four signs or one sign per tenant on the front of a building, and up to two signs on each other the other walls;
- Allow for wall signs on the fronts of buildings to encompass up to 70% of the total allowable sign area, with the other sides of the building being permitted to display the remaining 30%; and
- Make the rules for calculating sign area easier to understand.

Staff recommends approval of proposed Resolution R16-277, which refers proposed Ordinance O16-21 to the Planning Commission for a public hearing and its review and recommendations.

R16-277

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 7th day of September, 2016:

MEMBERS:

Robert “Bob” Thomas, Jr., Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy E. Maurer
Paul V. Milde, III
Gary F. Snellings

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO REFER TO THE PLANNING COMMISSION
SUBSTANTIAL AMENDMENTS TO THE SIGN REGULATIONS
CONTAINED IN STAFFORD COUNTY CODE CHAPTER 28

WHEREAS, in 2015 the United States Supreme Court ruling in *Reed v. Town of Gilbert Arizona* established new standards for sign regulations; and

WHEREAS, staff reviewed the county sign regulations and determined that changes were necessary in response to that Supreme Court ruling; and

WHEREAS, the Board desires to consider amending the sign regulations in the Stafford County Code to remove any content-based provisions pertaining to the regulation of signs; and

WHEREAS, the Board desires to send the proposed amendments, pursuant to Ordinance O16-21 to the Planning Commission for its review, recommendations, and a public hearing;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of September, 2016, that proposed amendments to Stafford County Code Sec. 28-24, "Measurements;" Sec. 28-25, "Definitions of specific terms;" Sec. 28-121, "Purpose and intent;" Sec. 28-122, "Certain types prohibited in all districts;" Sec. 28-123, "Types permitted in A-1 districts;" Sec. 28-124, "Types permitted in A-2 districts;" Sec. 28-124.1, "Types permitted in R-1 districts;" Sec. 28-125, "Types permitted in R-2, R-3, and R-4 districts;" Sec. 28-126, "Types permitted in B-1, B-2, M-1, and M-2 districts;" Sec. 28-127, "Types permitted in RC, SC, B-3, and LC districts;" Sec. 28-128, "Types permitted in PD-1 districts;" Sec. 28-129, "Types permitted in PD-2 districts;" Sec. 28-130, "Types permitted in HI districts;" Sec. 28-131, "Permit to erect;" Sec. 28-132, "Approval of internal illumination;" Sec. 28-133, "Exception from setback requirements;" Sec. 28-134, "Traffic hazard;" Sec. 28-135, "Clearance for projecting signs;" Sec. 28-136, "Repair and removal of signs;" Sec. 28-137, "Types of signs permitted in P-TND districts;" Sec. 28-138, "Types permitted in the RBC districts;" Sec. 28-273, "Nonconforming structures;" and Sec. 28-277 "Abandoned nonconforming signs;" and proposed additions to Stafford County Code Sec. 28-124, "Permit not required;" Sec. 28-128, "Types permitted in agricultural and residential districts (A-1, A-2, R-1, R-2, R-3, R-4);" Sec. 28-129, Types permitted in commercial and office districts (B-1, B-2, B-3, RC, SC, HI);" Sec. 28-130, "Types permitted in industrial districts (M-1, M-2); and Sec. 28-131, "Types permitted in planned development and urban development districts (LC, PD-1, PD-2, P-TND, RBC, RDA-1, UD); all other provisions remaining unchanged; pursuant to proposed Ordinance O16-21, be and they hereby are referred to the Planning Commission for public hearing and its review and recommendations.

CDB:JAH:swb

O16-21

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

ORDINANCE

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the day of , 2016:

MEMBERS:

Robert "Bob" Thomas, Jr., Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy E. Maurer
Paul V. Milde, III
Gary F. Snellings

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-24, "MEASUREMENTS;" SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS;" SEC. 28-121, "PURPOSE AND INTENT;" SEC. 28-122, "CERTAIN TYPES PROHIBITED IN ALL DISTRICTS;" SEC. 28-123, "TYPES PERMITTED IN A-1 DISTRICTS;" SEC. 28-124, "TYPES PERMITTED IN A-2 DISTRICTS;" SEC. 28-124.1, "TYPES PERMITTED IN R-1 DISTRICTS;" SEC. 28-125, "TYPES PERMITTED IN R-2, R-3, AND R-4 DISTRICTS;" SEC. 28-126, "TYPES PERMITTED IN B-1, B-2, M-1, AND M-2 DISTRICTS;" SEC. 28-127, "TYPES PERMITTED IN RC, SC, B-3, AND LC DISTRICTS;" SEC. 28-128, "TYPES PERMITTED IN PD-1 DISTRICTS;" SEC. 28-129, "TYPES PERMITTED IN PD-2 DISTRICTS;" SEC. 28-130, "TYPES PERMITTED IN HI DISTRICTS;" SEC. 28-131, "PERMIT TO ERECT;" SEC. 28-132, "APPROVAL OF INTERNAL ILLUMINATION;" SEC. 28-133, "EXCEPTION FROM SETBACK REQUIREMENTS;" SEC. 28-134, "TRAFFIC HAZARD;" SEC. 28-135, "CLEARANCE FOR PROJECTING SIGNS;" SEC. 28-136, "REPAIR AND REMOVAL OF SIGNS;" SEC. 28-137, "TYPES OF SIGNS PERMITTED IN P-TND DISTRICTS;" SEC. 28-138, "TYPES PERMITTED IN THE RBC DISTRICTS;" SEC. 28-273, "NONCONFORMING STRUCTURES;" SEC. 28-277 "ABANDONED NONCONFORMING SIGNS;" AND FURTHER ORDAIN STAFFORD COUNTY CODE SEC. 28-124, "PERMIT NOT REQUIRED;" SEC. 28-128, "TYPES PERMITTED IN AGRICULTURAL AND RESIDENTIAL DISTRICTS (A-1, 1-2, R-1, 4-2, R-3, R-4);" SEC. 28-129,

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TYPES PERMITTED IN COMMERCIAL AND OFFICE DISTRICTS (B-1, B-2, B-3, RC, SC, HI);” SEC. 28-130, “TYPES PERMITTED IN INDUSTRIAL DISTRICTS (M-1, M-2); AND SEC. 28-131, “TYPES PERMITTED IN PLANNED DEVELOPMENT AND URBAN DEVELOPMENT DISTRICTS (LC, PD-1, PD-2, P-TND, RBC, RDA-1, UD)

WHEREAS, in 2015, the United States Supreme Court Case ruling in *Reed v. Town of Gilbert Arizona* established new standards for sign regulations; and

WHEREAS, staff reviewed the county sign regulations and determined that changes were necessary due to the Supreme Court ruling; and

WHEREAS, the Board desires to amend the Stafford County Code to remove any content-based provisions pertaining to the regulation of signs; and

WHEREAS, the Board considered the recommendation of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of this ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the day of , 2016, that it be and hereby does amend and reordain Stafford County Code Sec. 28-24, “Measurements;” Sec. 28-25, “Definitions of specific terms;” Sec. 28-121, “Purpose and intent;” Sec. 28-122, “Certain types prohibited in all districts;” Sec. 28-123, “Types permitted in A-1 districts;” Sec. 28-124, “Types permitted in A-2 districts;” Sec. 28-124.1, “Types permitted in R-1 districts;” Sec. 28-125, “Types permitted in R-2, R-3, and R-4 districts;” Sec. 28-126, “Types permitted in B-1, B-2, M-1, and M-2 districts;” Sec. 28-127, “Types permitted in RC, SC, B-3, and LC districts;” Sec. 28-128, “Types permitted in PD-1 districts;” Sec. 28-129, “Types permitted in PD-2 districts;” Sec. 28-130, “Types permitted in HI districts;” Sec. 28-131, “Permit to erect;” Sec. 28-132, “Approval of internal illumination;” Sec. 28-133, “Exception from setback requirements;” Sec. 28-134, “Traffic hazard;” Sec. 28-135, “Clearance for projecting signs;” Sec. 28-136, “Repair and removal of signs;” Sec. 28-137, “Types of signs permitted in P-TND districts;” Sec. 28-138, “Types permitted in the RBC districts;” Sec. 28-273, “Nonconforming structures;” and Sec. 28-277 “Abandoned nonconforming signs;” and further ordains Stafford County Code Sec. 28-124, “Permit not required;” Sec. 28-128, “Types permitted in agricultural and residential districts (A-1, A-2, R-1, R-2, R-3, R-4);” Sec. 28-129, Types permitted in commercial and office districts (B-1, B-2, B-3, RC, SC, HI);” Sec. 28-130, “Types permitted in industrial districts (M-1, M-2); and Sec. 28-131, “Types permitted in planned development and urban development districts (LC, PD-1, PD-2, P-TND, RBC, RDA-1, UD); all other provisions remaining unchanged;

Sec. 28-24. - Measurements.

Measurements required under this chapter shall be made following these principles:

- (6) *Sign, area of.* ~~The area of a sign shall be determined from its outside measurements, including any wall work incidental to its decoration, but excluding supports, unless such supports are used to attract attention. In the case of a sign where lettering appears back to back, that is on the opposite side of the sign, the area shall be considered to be that of only one face. In the case of an open sign made up of individual letters, figures or designs, the area shall be determined as if such display were made on a sign with straight lines or circular sides. That area within lines forming a parallelogram measured from the outer extremities of all letters, figures, characters and delineations, or within a line including the background of the sign, whichever lines includes the larger area. The area shall be calculated by multiplying the length by the width of the parallelogram. In the case of a triangle shaped sign, the area shall be computed by forming a parallelogram by multiplying the length and width of the two longest sides of the triangle and dividing by two. The support for the sign background, whether it be columns, a pylon, or a building or part thereof and structural embellishments or trim, shall not be included in the sign area. Only one side of a double-faced sign shall be included in the computation of sign area; for triangular signs comprised of three sign faces, two faces shall be included in a computation of sign area. The area of a cylindrical sign shall be computed by multiplying one-half of the circumference by the height of the sign.~~
- (7) *Sign, height of.* ~~The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. The maximum vertical distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of:~~
- a. Existing grade prior to construction; or
 - b. The newly established grade after construction, exclusive of any filling, berming, mounding or excavating primarily for the purpose of mounting or elevating the sign.

Sec. 28-25. - Definitions of specific terms.

Advertising. Any words, symbol, color, design or graphic used to call attention to a commercial product, service, or activity.

Comprehensive sign plan. A plan for all of the permanent signage of a property that includes multiple tenants or owners with shared parking or other facilities.

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Flag. A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as a symbol or decoration; this includes pennants.

Frontage, building. The width of a front building facade applicable to an individual building or unit within a building that is clearly visible from a public street or private travel lane, which provides primary access to the building. The length of the main wall or longest wall of a building which physically encloses usable interior space, and which is an architecturally designed wall that contains the main entrance into the building for use by the general public.

Holiday Displays. Displays erected on a seasonal basis in observance of religious, national, or state holidays which are not intended to be permanent in nature, of less than ninety (90) days in duration and which contain no advertising material

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

Public area. Any public place, public right-of-way, any parking area or right-of-way open to use by the general public, or any navigable body of water.

Public Art. Items expressing creative skill or imagination in a visual form, such as painting or sculpture, which are intended to beautify or provide aesthetic influences to public areas.

~~*Sign.* Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. Any such device, fixture, placard or structure less than two (2) square feet in size is excluded from this definition.~~

Sign. Any object, device, display, or structure, or part thereof, visible from a public place, a public right-of-way, any parking area or right-of-way open to use by the general public, or any navigable body of water which is 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. The term does not include public art, architectural elements incorporated into the style or function of a building, or flags of any nation, state, or other geopolitical entity not related to a commercial business, product or service. The term "sign" also does not include the display of merchandise for sale on the site of the display

Sign, A-Frame. A two-faced sign with supports that are connected at the top and separated at the base, forming an "A" shape not more than four feet high. These are also referred to as "sandwich board" signs. They are included in the term "portable sign."

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Sign, Animated. A sign or part of a sign that is designed to rotate, move or appear to rotate or move. Such a sign is sometimes referred to as a “moving sign.”

Sign area. See ~~this section~~, “Measurements.”

Sign, banner. A temporary sign of flexible material affixed to a framework, between poles or flat surface.

Sign, business. A sign, ~~either freestanding or projecting on a wall~~, which directs attention to a product, commodity or service available on the premises.

~~*Sign, cemetery identification.* A sign no smaller than one foot by one foot constructed of bronze or of another material similar in appearance that depicts the historic name associated with a particular cemetery, as recorded in the Stafford County Cultural Resource Database or as deemed appropriate by the county agent.~~

Sign, canopy. A sign attached or as an integral part of a canopy.

Sign, chalk-board. A single-faced, framed slate or chalk-board that can be written on with chalk or similar markers.

Sign, Changeable copy. A sign or part of a sign that is designed so that characters, letters or illustrations can be manually changed or rearranged without altering the face or surface of the sign.

~~*Sign copy.* The letters, numbers, symbols, characters, pictures, lights, or other information or device included on a sign to inform or attract the attention of persons.~~

Sign dimensions (height, area). See ~~this section~~, “Measurements.”

~~*Sign, directional.* An on-premises sign designed to direct customers to an entrance, drive-through facility, or parking area, except for a development in the P-TND district. The directional sign shall not exceed two and one half (2½) feet in height.~~

Sign, electronic message center (EMC). A sign that displays images, scrolling images or moving images, including video, through the use of a series of grid lights, such as: cathode ray; light emitting diode display; plasma screen; liquid crystal display; fiber optics; or other similar electronic technology with the image changing no less than every five (5) seconds. This definition includes each of the following:

- (1) Signs which present images and/or messages that are similar to those which are ordinarily displayed on color television screens or computer monitors, where the image and/or message is in motion or appears as if it is motion;
- (2) Signs for which the images and/or messages are capable of being changed through any remote means; and
- (3) Signs presenting two (2) or more separate displays of images and/or messages by means of any scrolling cylinder or other scrolling device.

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~~Sign face.~~ The area of a single side of a sign, excluding supports for such sign so long as said supports are not used for placement of any sign copy. The portion of a sign structure bearing the message.

~~Sign, feather.~~ A lightweight, portable sign mounted along one edge on a single, vertical, flexible pole the physical structure of which at may resemble a sail, bow, or teardrop.

~~Sign, flashing.~~ A sign that includes lights that flash, blink, or turn on and off intermittently.

~~Sign, freestanding.~~ Any sign located upon a lot or parcel of ground supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure. Any non-portable sign supported by a fence, retaining wall, or by a solid structural base not attached to a building.

~~Sign, general advertising.~~ A sign that identifies or communicates an image and/or message for any activity, product, service, or commodity not available for sale or lease on the premises at which the sign is located.

~~Sign, historic site entrance.~~ Any freestanding, nonilluminated sign located at the entrance of a historic site that contains the site name and does not exceed four (4) feet in height.

~~Sign, home occupation.~~ An unlighted, wall mounted sign not exceeding four (4) square feet in area directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling.

~~Sign, illegal.~~ Any sign erected without a required permit or which otherwise does not comply with any provisions of this article.

~~Sign, illuminated.~~ A sign, or any part of a sign, which is externally or internally illuminated or otherwise lighted from a source specifically intended for the purpose of such illumination or lighting. A sign that is backlit, internally lighted, or indirectly lighted, but does not include a neon sign.

~~Sign, minor.~~ A wall or freestanding sign not exceeding four (4) square foot in area, not exceeding five (5) feet in height, and not illuminated.

~~Sign, model homes.~~ A sign that identifies a dwelling unit as a model home.

~~Sign, monument.~~ A freestanding, on-premises sign designed with a solid base and with a sign face attached such that there are no gaps for air or light between the sign face and the base. a freestanding sign affixed to a structure built on grade in which the sign and the structure are an integral part of one another; not a pole sign or a portable sign.

~~Sign, neon.~~ A sign containing exposed tubes filled with light-emitting gas.

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~~Sign, nonconforming.~~ Any sign which was lawfully erected in compliance with applicable regulations of the County and maintained prior to the effective date of this chapter of the zoning ordinance and which fails to conform to current standards and restrictions of the zoning ordinance.

~~Sign, off-premises directional.~~ An off-premises sign not over three (3) square feet in area, indicating the location of places of worship, schools, hospitals, parks, scenic or historic places, or other places of general public interest. The signs and mountings shall not exceed five (5) feet in total height and not more than one sign pertaining to a single place shall be displayed along any one street. A sign that directs attention to a business, product, service or activity conducted, sold or offered at a location other than the premises on which the sign is erected.

~~Sign, place of worship.~~ An on-site, freestanding monument style sign that does not exceed fifty (50) square feet in area, nor six (6) feet in height.

~~Sign, political.~~ A temporary sign announcing or supporting political candidates or issues.

~~Sign, pole.~~ A sign that is mounted on one (1) or more freestanding poles.

~~Sign, portable.~~ Any temporary sign not permanently affixed to a building, structure, vehicle or the ground. It does not include a flag or banner.

~~Sign, projecting.~~ Any sign affixed to a building or wall in such a manner that its leading edge extends more than six (6) inches beyond the surface of such building or wall. Any sign, other than a wall, awning or marquee sign, affixed to a building and supported only by the wall on which it is mounted perpendicular to the building or wall and its leading edge extends more than six (6) inches beyond the building or wall.

~~Sign, subdivision.~~ A sign sixty (60) square feet or less in aggregate area identifying a subdivision by the name found on the recorded plat for such subdivision and located on the subdivision site at one or more of the entrances to such subdivision. Said sign shall be no greater in height than six (6) feet above ground level and shall be set back from any right-of-way to allow for an unobstructed motorist view.

~~Sign, temporary event.~~ A sign describing a seasonal, brief or particular event or activity to be or being conducted upon the lot or premises upon which it is located. Such sign may be erected not more than one month before the event or activity described, shall be removed within one week of its conclusion, and in no event shall such sign be displayed for a period longer than six (6) months in any one calendar year. Signs advertising construction activity may remain in place until such construction is completed. The maximum height of such sign shall be ten (10) feet. Balloons used as such signs shall be exempt from the maximum height requirement.

~~Sign, temporary sale.~~ An on-premises sign used to advertise merchandise or the sale of goods or merchandise, on a temporary basis not to exceed a period of seven (7) continuous days. No freestanding temporary sale sign shall exceed four (4) square feet

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~~in sign area. No wall mounted temporary sale sign shall exceed twenty (20) square feet in sign area.~~

~~*Sign, tenant.* A wall sign to identify more than one tenant or business located within a building in which the tenant or business does not have a direct/independent entrance to a street and its primary entrance is through the principal entrance to the building. The sign shall be located near the principal entrance to the building. This term shall not include a business sign.~~

Sign, temporary. Any sign intended to be displayed for a limited period, not to exceed sixty (60) days in duration for no more than two (2) sixty (60) day periods in a calendar year, is neither permanently installed in the ground nor permanently affixed to a building or structure which is permanently installed in the ground.

Sign, vehicle or trailer. Any sign attached to or displayed on a vehicle, if the vehicle or trailer is used for the primary purpose of advertising a business establishment, product, service or activity. Any such vehicle or trailer shall, without limitation, be considered to be used for the primary purpose of advertising if it fails to display current license plates, inspection sticker, or municipal decal, if the vehicle is inoperable, if evidence of paid-to-date local taxes cannot be made available, or if the sign alters the standard design of such vehicle or trailer.

~~*Sign, wall.* Any sign erected or painted on a building, visible from the exterior, no part of which is more than six (6) inches from the surface of the building on which it is erected and which is confined within the limits of an outside wall. Such sign may be illuminated flat vertical surface of a structure.~~

~~*Sign, window.* A sign used to advertise the sale of goods and merchandise, services or a business located on premises. Window signs shall be affixed to the interior side of a window. Any sign visible outside the window and attached to or in front of or behind the surface of a window or door.~~

ARTICLE VIII. - SIGNS

Sec. 28-121. - Purpose and intent.

~~The purpose and intent of this article is to promote the public health, safety, convenience, and general welfare through the establishment of standards for the placement, erection, use and maintenance of signs in Stafford County in order to minimize the adverse secondary effects that accompany the unregulated display of signs; preserve the character of residential neighborhoods; avoid the appearance of clutter; protect property values; reduce traffic hazards caused by visual distractions to motorists and/or the impairment of motorists sight lines; enhance the appearance and aesthetic environment of the county and ensure that the county remains an attractive place to live and work.~~

(1) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and

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condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment upon historic areas, and the safety and welfare of pedestrians and wheeled traffic, while providing convenience to citizens and encouraging economic development. This article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this article which can be given effect without the invalid provision.

- (2) Signs not expressly permitted as being allowed by right or by conditional use permit under this article, by specific requirements in another portion of this chapter, or otherwise expressly allowed by the Board of Supervisors are forbidden.
- (3) A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein shall be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in subsection (a) of this section.
- (4) These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- (5) These regulations distinguish between portions of the County designed for primarily vehicular access and portions of the County designed for primarily pedestrian access.
- (6) These regulations do not regulate every form and instance of visual speech that may be displayed anywhere within the jurisdictional limits of the County. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.
- (7) These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.

Sec. 28-122. - Certain types prohibited in all districts.

~~The following types of signs are prohibited in all zoning districts:~~

- ~~(1) Any sign which illuminates its image(s) and/or message(s) with lights that:~~

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- ~~a. Are separate from, i.e., not included within or as part of, the image(s) and/or message(s) displayed; and~~
 - ~~b. Continually, intermittently or regularly flash, blink, flicker, flutter or rotate (clockwise and/or counter clockwise) on an alternating cycle lasting fewer than five (5) seconds.~~
- ~~(2) Any lighting, either by exposed tubing or string of lights, either outlining any part of a building or affixed to any ornamental part thereof.~~
- ~~(3) Any sign that obscures or interferes with any sign displayed by public authority for the purpose of giving traffic instructions or direction or other public information.~~
- ~~(4) Any sign that uses the word "stop" or "danger" or otherwise presents or implies the need or requirement of stopping or caution of the existence of danger or which is a copy or imitation of, or which, for any reason, is likely to be confused with, any sign displayed by public authority.~~
- ~~(5) Any sign that obstructs any window, door, fire escape, stairway, ladder or opening intended to provide light, air, ingress or egress for any building, as required by law.~~
- ~~(6) Any sign that causes illumination, as measured from the nearest edge of the nearest street, highway or public road:~~
 - ~~a. Greater than 0.8 footcandles for signs located in commercial, office, business, industrial or planned development zoning districts; or~~
 - ~~b. Greater than 0.3 footcandles for signs located in residential or agricultural zoning districts.~~
 - ~~c. The illumination measurements contemplated herein shall be taken no sooner than two (2) hours after sunset and no later than two (2) hours before sunrise and from a height of not less than four (4) feet, nor more than five (5) feet above ground level and, as nearly as is practicable.~~
 - ~~1. At a forty five degree angle to each sign image and/or message, when such image and/or message is perpendicular to the nearest roadway edge, i.e., facing oncoming traffic; and~~
 - ~~2. At a ninety degree angle to each sign image and/or message, when such image and/or message is parallel to the nearest roadway edge, i.e., facing the roadway edge.~~
- ~~(7) Any sign that violates any provision of any law of the commonwealth or the United States Government relative to outdoor advertising.~~
- ~~(8) An EMC, as defined in section 28-25, having any image(s) and/or message(s) which continually, intermittently or regularly change, flash, blink, flicker,~~

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~~flutter or rotate (clockwise and/or counter clockwise) on any cycle lasting fewer than five (5) seconds.~~

~~(9) An EMC, as defined in section 28-25, which is located within five hundred (500) feet of any property having a historic designation.~~

~~(10) An EMC, as defined in section 28-25, having any image(s) and/or message(s) which contain(s) four (4) or more visible colors, including the background, within each image and/or message displayed, i.e., within each of the changeable copies, except when such sign's image and/or message is less than six (6) square feet in area.~~

~~Signs erected, authorized, owned and/or operated by local, state or federal governmental authorities for the purpose of providing emergency, traffic, safety or other information for the convenience of the public are excepted from the prohibitions contained in this section.~~

In addition to signs prohibited elsewhere in this Code or by applicable state or federal law, the following signs are prohibited:

(1) General prohibitions.

- a. Signs that violate any law of the Commonwealth relating to outdoor advertising.
- b. Signs attached to natural vegetation or rock land forms.
- c. Signs simulating, or which are likely to be confused with, a traffic control sign or any other sign displayed by a public authority. Any such sign is subject to immediate removal and disposal by an authorized county official as a nuisance.
- d. Vehicle or trailer signs.
- e. Freestanding signs more than thirty (30) feet in height unless otherwise permitted by this chapter.
- f. Signs hanging from supports, except where the supports are anchored to a part of a building.
- g. Any sign displayed without complying with all applicable regulations of this chapter.
- h. Any feather sign.
- i. Any sign comprised of a balloon or other inflatable devices including devices that use forced air to stimulate movement of fabric or other materials.

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- j. Any sign other than a public sign located within a public right-of-way without permission of the Board of Supervisors or the Virginia Department of Transportation.

(2) Prohibitions based on materials.

- a. Signs painted directly on a building, except where expressly permitted by this chapter.
- b. Electronic message center signs. This subsection does not apply to flags expressly permitted under this article or the changing of the message content no more often than once every five (5) seconds.
- c. Flashing signs or other signs displaying flashing, scrolling or intermittent lights or lights of changing degrees of intensity, except where such signs are expressly permitted within this article.
- d. Signs consisting of illuminated tubing, neon tubing or strings of lights outlining property lines or open sales areas, rooflines, doors, windows or wall edges of any building, except for temporary decorations not to exceed three months per year.
- e. Signs that emit smoke, flame, scent, mist, aerosol, liquid, or gas.
- f. Signs that emit sound.
- g. Strings of flags.
- h. Pole signs.
- i. Any sign, other than a temporary sign, constructed of cloth, canvas, vinyl, paper, cardboard, plywood, fabric, other lightweight material not well suited to provide a durable substrate or, if made of some other material, is neither permanently installed in the ground nor permanently affixed to a building or structure which is permanently installed in the ground.
- j. Any temporary sign constructed of cloth, canvas, vinyl, paper, cardboard, fabric, other lightweight material not well suited to provide a durable substrate.

(3) Prohibitions based on location.

- a. Off-premises signs, unless specifically permitted by this chapter.
- b. Signs erected on public land other than those approved by an authorized County official in writing, required by law without such approval, or permitted under Virginia Code § 24.2-310 E. Any sign not so authorized is subject to immediate removal and disposal by any authorized official. Removal of the sign under this provision does not preclude prosecution of the person responsible for the sign.

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- c. Signs on the roof surface or extending above the wall of a building or its parapet wall.
- d. Neon signs, except interior to windows.
- e. A sign that obstructs free or clear vision, or otherwise causes a safety hazard for vehicular, bicycle, or pedestrian traffic due to its location.
- f. Any wall sign that exceeds two hundred (200) square feet in area.
- g. Any window sign with an opaque area of more than twenty-five (25) percent of the window area.

~~Sec. 28-123. -- Types permitted in A-1 districts.~~

~~The following types of signs are permitted in A-1 districts:~~

- ~~(1) — Business signs; provided that:~~
 - ~~a. No portion of a freestanding sign shall be greater than twenty (20) feet above ground level.~~
 - ~~b. No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
 - ~~c. The aggregate area of freestanding, or projecting, or wall signs shall not exceed fifty (50) square feet.~~
 - ~~d. No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
- ~~(2) — Home occupation signs, provided that, the area of the sign shall not exceed four (4) square feet.~~
- ~~(3) — Public signs.~~
- ~~(4) — Subdivision signs.~~
- ~~(5) — Temporary event signs, provided that the area of each sign shall not exceed sixty-four (64) square feet and, provided further, that no more than two (2) such signs shall be located on any lot or parcel of land.~~
- ~~(6) — Model home signs, provided that:~~
 - ~~a. The maximum area of the sign shall not exceed thirty-two (32) square feet.~~
 - ~~b. No such sign shall extend more than six (6) feet in height above ground level.~~
 - ~~c. The sign shall only be located on the lot or parcel of land on which the model home, that is the subject of the image and/or message, is located.~~
 - ~~d. No more than one such sign shall be located on the lot or parcel of land.~~

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- e. ~~The sign shall be removed when use of the advertised home as a model home is discontinued.~~

~~(7) — Temporary sale signs.~~

~~(8) — Critical resource protection area (CRPA) signs.~~

~~(9) — Sign, directional.~~

~~(10) — Sign, off premises directional.~~

~~(11) — Sign, place of worship.~~

~~(12) — School signs, provided that:~~

- a. ~~No portion of a freestanding monument sign shall be greater than eight (8) feet above ground level.~~
- b. ~~No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
- c. ~~The aggregate area of freestanding, or projecting, or wall signs shall not exceed forty (40) square feet.~~
- d. ~~No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
- e. ~~The school shall have a regular enrollment of at least fifty (50) students grades K—8 and shall be accredited by a Virginia Council for Private Education approved state recognized accrediting member.~~

~~Sec. 28-124. — Types permitted in A-2 districts.~~

~~The following types of signs are permitted in A-2 districts:~~

~~(1) — School signs; provided that:~~

- a. ~~No portion of a freestanding monument sign shall be greater than eight (8) feet above ground level.~~
- b. ~~No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
- c. ~~The aggregate area of freestanding, or projecting, or wall signs shall not exceed forty (40) square feet.~~
- d. ~~No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
- e. ~~The school shall have a regular enrollment of at least fifty (50) students grades K—8 and shall be accredited by a Virginia Council for Private Education approved state recognized accrediting member.~~

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- ~~(2) Home occupation signs; provided that, the maximum size shall be four (4) square feet.~~
- ~~(3) Public signs.~~
- ~~(4) Subdivision signs.~~
- ~~(5) Temporary event signs, provided that the area of the sign shall not exceed four (4) square feet and, provided further, that no more than one such sign shall be located on any lot or parcel of land.~~
- ~~(6) Model home signs, provided that:~~
 - ~~a. The area of the sign shall not exceed thirty two (32) square feet.~~
 - ~~b. No such sign shall extend more than six (6) feet in height above ground level.~~
 - ~~c. The sign shall only be located on the lot or parcel of land on which the model home, that is the subject of the image and/or message, is located.~~
 - ~~d. No more than one such sign shall be located on the lot or parcel of land.~~
 - ~~e. The sign shall be removed when use of the advertised home as a model home is discontinued.~~
- ~~(7) Critical resource protection area (CRPA) signs.~~
- ~~(8) Sign, directional.~~
- ~~(9) Sign, off premises directional.~~
- ~~(10) Business signs, provided that:~~
 - ~~a. No portion of a freestanding sign shall be greater than six (6) feet above ground level.~~
 - ~~b. No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
 - ~~c. The aggregate area of freestanding, or projecting, or wall signs shall not exceed fifty (50) square feet.~~
 - ~~d. No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
- ~~(11) Sign, place of worship.~~
- ~~(12) School signs, provided that:~~
 - ~~a. No portion of a freestanding monument sign shall be greater than eight (8) feet above ground level.~~

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- ~~b. No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
- ~~c. The aggregate area of freestanding, or projecting, or wall signs shall not exceed forty (40) square feet.~~
- ~~d. No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
- ~~e. The school shall have a regular enrollment of at least fifty (50) students grades K-8 and shall be accredited by a Virginia Council for Private Education approved state recognized accrediting member.~~

~~Sec. 28-124.1. -- Types permitted in R-1 districts.~~

~~The following types of signs are permitted in R-1 districts:~~

- ~~(1) — Home occupation signs; provided that, the maximum size shall be four (4) square feet.~~
- ~~(2) — Public signs.~~
- ~~(3) — Subdivision signs.~~
- ~~(4) — Temporary event signs, provided that the area of the sign shall not exceed four (4) square feet and, provided further, that no more than one such sign shall be located on any lot or parcel of land.~~
- ~~(5) — Model home signs, provided that:~~
 - ~~a. The area of the sign shall not exceed thirty two (32) square feet.~~
 - ~~b. No such sign shall extend more than six (6) feet in height above ground level.~~
 - ~~c. The sign shall only be located on the lot or parcel of land on which the model home, that is the subject of the image and/or message, is located.~~
 - ~~d. No more than one such sign shall be located on the lot or parcel of land.~~
 - ~~e. The sign shall be removed when use of the advertised home as a model home is discontinued.~~
- ~~(6) — Critical resource protection area (CRPA) signs.~~
- ~~(7) — Sign, place of worship.~~
- ~~(8) — Business signs, provided that:~~
 - ~~a. No portion of a freestanding sign shall be greater than six (6) feet above ground level.~~
 - ~~b. No wall sign shall be greater in height than the roof line of the main building located on the premises.~~

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- ~~c. The aggregate area of freestanding, or projecting, or wall signs shall not exceed fifty (50) square feet.~~
- ~~d. No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~

~~(9) — Sign, directional.~~

~~(10) — Sign, off-premises directional~~

~~(11) — School signs, provided that:~~

- ~~a. No portion of a freestanding monument sign shall be greater than eight (8) feet above ground level.~~
- ~~b. No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
- ~~c. The aggregate area of freestanding, or projecting, or wall signs shall not exceed forty (40) square feet.~~
- ~~d. No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
- ~~e. The school shall have a regular enrollment of at least fifty (50) students grades K-8 and shall be accredited by a Virginia Council for Private Education approved state recognized accrediting member.~~

~~Sec. 28-125. — Types permitted in R-2, R-3, and R-4 districts.~~

~~The following types of signs are permitted in R-2, R-3 and R-4 districts:~~

~~(1) — Public signs.~~

~~(2) — Subdivision signs.~~

~~(3) — Temporary event signs, provided that the area of the sign shall not exceed four (4) square feet and, provided further, that no more than one such sign shall be located on any lot or parcel of land.~~

~~(4) — Model home signs, provided that:~~

- ~~a. The area of the sign shall not exceed thirty two (32) square feet.~~
- ~~b. No such sign shall extend more than six (6) feet in height above ground level.~~
- ~~c. The sign shall only be located on the lot or parcel of land on which the model home, that is the subject of the image and/or message, is located.~~
- ~~d. No more than one such sign shall be located on the lot or parcel of land.~~
- ~~e. The sign shall be removed when use of the advertised home as a model home is discontinued.~~

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- ~~(5) — Critical resource protection area (CRPA) sign.~~
- ~~(6) — Sign, place of worship.~~
- ~~(7) — Business signs, provided that:~~
 - ~~a. No portion of a freestanding sign shall be greater than six (6) feet above ground level.~~
 - ~~b. No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
 - ~~c. The aggregate area of freestanding, or projecting, or wall signs shall not exceed fifty (50) square feet.~~
 - ~~d. No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
- ~~(8) — Sign, directional.~~
- ~~(9) — Sign, off premises directional.~~
- ~~(10) — School signs, provided that:~~
 - ~~a. No portion of a freestanding monument sign shall be greater than eight (8) feet above ground level.~~
 - ~~b. No wall sign shall be greater in height than the roof line of the main building located on the premises.~~
 - ~~c. The aggregate area of freestanding, or projecting, or wall signs shall not exceed forty (40) square feet.~~
 - ~~d. No more than one freestanding sign shall be located on any one road frontage of any lot or premises.~~
 - ~~e. The school shall have a regular enrollment of at least fifty (50) students grades K-8 and shall be accredited by a Virginia Council for Private Education approved state recognized accrediting member.~~

~~Sec. 28-126. — Types permitted in B-1, B-2, M-1 and M-2 districts.~~

~~The following types of signs are permitted in B-1, B-2, M-1, and M-2 districts:~~

- ~~(1) — Public signs.~~
- ~~(2) — Temporary event signs, provided that the area of the sign shall not exceed sixty-four (64) square feet and, provided further, that no more than two (2) such signs shall be located on any lot or parcel of land.~~
- ~~(3) — General advertising signs, provided that:~~
 - ~~a. The area of the sign shall not exceed forty (40) square feet.~~

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- ~~b. No such sign shall extend more than twenty (20) feet in height above ground level.~~
- ~~c. No such sign shall be located less than two hundred (200) feet from any other such sign on the same side of the same street, highway or public road.~~
- ~~d. No such sign shall be located in any front, rear or side yard.~~

~~(4) Business signs:~~

- ~~a. Located within existing and proposed shopping centers, industrial parks and office parks, provided that:~~
 - ~~1. The sign shall be a freestanding monument sign of the kind ordinarily used to identify the center or park, and:~~
 - ~~i. The area of the sign shall not exceed one quarter square foot for each linear foot of combined building frontage or street frontage, whichever is greater.~~
 - ~~ii. No such sign shall extend more than thirty (30) feet in height above ground level.~~
 - ~~iii. Only one freestanding sign shall be permitted unless the center or park fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted and; provided further, that the aggregate area of all signs shall not exceed the permissible area for one sign.~~
 - ~~2. Each building may have wall signs on its front and side exterior walls, provided that:~~
 - ~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The aggregate area of all wall signs shall not exceed two (2) square feet for each linear foot of building frontage.~~
 - ~~3. Each building may also have one wall sign on its rear exterior wall, provided that:~~
 - ~~i. The height of the sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The area of the sign shall not exceed ten (10) square feet.~~
 - ~~4. Each building may also have one under canopy sign, located at the front of the building; not to exceed six (6) square feet in sign area.~~

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- ~~5. Signs for identifying proposed shopping centers, industrial parks and office parks shall be removed upon completion of the construction of the shopping center, industrial park and/or office park.~~
 - ~~6. Each pad site, having street, highway or public road frontage, may have one freestanding monument sign, provided that:~~
 - ~~i. The height of such sign shall not extend more than eight (8) feet above ground level.~~
 - ~~ii. The area of such sign shall not exceed one square foot for each linear foot of building frontage.~~
 - ~~7. Each pad site, not having street, highway or public road frontage, may have one freestanding monument sign, provided that:~~
 - ~~i. The height of such sign shall not extend more than six (6) feet above ground level.~~
 - ~~ii. The area of such sign shall not exceed one-half square foot for each linear foot of building frontage.~~
 - ~~b. Not located within existing and proposed shopping centers, industrial parks and office parks, provided that:~~
 - ~~1. The sign shall be a freestanding monument sign, and:~~
 - ~~i. The area of the sign shall not exceed one square foot for each linear foot of building frontage.~~
 - ~~ii. No such sign shall extend more than twelve (12) feet in height above ground level.~~
 - ~~iii. Only one freestanding sign shall be permitted unless the business fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted and; provided further, that the aggregate area of all signs shall not exceed the permissible area for one such sign.~~
 - ~~2. Each building may have wall signs on its front and side exterior walls, provided that:~~
 - ~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The aggregate area of all such signs shall not exceed two (2) square feet of sign area for each linear foot of building frontage.~~
- (5) — Temporary sale signs.
- (6) — Directional signs.

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~~(7) — Window signs.~~

~~(8) — Critical resource protection area (CRPA) sign.~~

~~Sec. 28-127. — Types permitted in RC, SC, B-3 and LC districts.~~

~~The following types of signs are permitted in RC, SC, B-3, and LC districts:~~

~~(1) — Public signs.~~

~~(2) — Temporary event signs, provided that the area of such signs shall not exceed sixty-four (64) square feet and, provided further that no more than two (2) such signs shall be located on any lot or parcel of land.~~

~~(3) — Business signs:~~

~~a. Located within existing and proposed convenience centers, shopping centers, and office parks, provided that:~~

~~1. The sign shall be a freestanding monument sign of the kind ordinarily used to identify the center or park, and:~~

~~i. The area of the sign shall not exceed one square foot for each linear foot of combined building frontage or street frontage, whichever is greater.~~

~~ii. No such sign shall extend more than twenty (20) feet in height above ground level.~~

~~iii. Only one freestanding sign shall be permitted unless the center or park fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted and, provided further, that the aggregate area of all signs shall not exceed the permissible area for one sign.~~

~~2. Each building may have wall signs on its front and side exterior walls, provided that:~~

~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~

~~ii. The aggregate area of all wall signs shall not exceed one square foot for each linear foot of building frontage.~~

~~3. Each building may also have one wall sign on its rear exterior wall, provided that:~~

~~i. The height of the sign shall not extend more than five (5) feet above the wall to which it is attached.~~

~~ii. The area of the sign shall not exceed ten (10) square feet.~~

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- ~~4. Signs identifying proposed convenience centers, shopping centers and office parks shall be removed upon completion of the construction of the convenience center, shopping center, and/or office park.~~
 - ~~5. Each pad site, having street, highway or public road frontage, may have one freestanding monument sign, provided that:~~
 - ~~i. The height of such sign shall not extend more than eight (8) feet above ground level.~~
 - ~~ii. The area of such sign shall not exceed one square foot for each linear foot of building frontage.~~
 - ~~6. Each pad site, not having street, highway or public road frontage, may have one freestanding monument sign, provided that:~~
 - ~~i. The height of such sign shall not extend more than six (6) feet above ground level.~~
 - ~~ii. The area of such sign shall not exceed one half square foot for each linear foot of building frontage.~~
 - ~~b. Not located within existing and proposed convenience centers, shopping centers and office parks, provided that:~~
 - ~~1. The sign shall be a freestanding monument sign, and:~~
 - ~~i. The area of the sign shall not exceed one square foot for each linear foot of building frontage.~~
 - ~~ii. No such sign shall extend more than twelve (12) feet in height above ground level.~~
 - ~~iii. Only one freestanding sign shall be permitted unless the business fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted and, provided further, that the aggregate area of all signs shall not exceed the permissible area for one such sign.~~
 - ~~2. Each building may have wall signs on its front and side exterior walls, provided that:~~
 - ~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The aggregate area of all wall signs shall not exceed one and one half square feet for each linear foot of building frontage.~~
- (4) — Temporary sale sign.
- (5) — Directional sign.

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~~(6) — Window sign.~~

~~(7) — Subdivision sign.~~

~~(8) — Critical resource protection area (CRPA) sign.~~

~~Sec. 28-128. — Types permitted in PD-1 districts.~~

~~Signs permitted in PD-1 districts shall be the same as those specified in section 28-125; provided, however, that business signs greater than thirty (30) square feet, may be permitted, with a special exception.~~

~~Sec. 28-129. — Types permitted in PD-2 districts.~~

~~(a) — The following types of signs are permitted in residential areas of a PD-2 district:~~

~~(1) — Public signs.~~

~~(2) — Subdivision signs.~~

~~(3) — Temporary event signs, provided that the area of the sign shall not exceed four (4) square feet and, provided further, that no more than one such sign shall be located on any lot or parcel of land.~~

~~(4) — Model home signs, provided that:~~

~~a. The area of the sign shall not exceed thirty two (32) square feet.~~

~~b. No such sign shall extend more than six (6) feet in height above ground level.~~

~~c. The sign shall only be located on the lot or parcel of land on which the model home that is the subject of the image and/or message is located.~~

~~d. No more than one such sign shall be located on the lot or parcel of land.~~

~~e. The sign shall be removed when use of the advertised home as a model home is discontinued.~~

~~(5) — Critical resource protection area (CRPA) sign.~~

~~(b) — The following types of signs are permitted in commercial areas of a PD-2 district:~~

~~(1) — Temporary event sign, provided that the area of the sign shall not exceed four (4) square feet and, provided further, that no more than one such sign shall be located on any lot or parcel of land.~~

~~(2) — Business signs.~~

~~a. Located within existing and proposed shopping centers and office parks, provided that:~~

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- ~~1. The sign shall be a freestanding monument sign of the kind ordinarily used to identify the center or park, and:
 - ~~i. The area of the sign shall not exceed one quarter square foot for each linear foot of combined building frontage or street frontage, whichever is greater.~~
 - ~~ii. No such sign shall extend more than twenty (20) feet in height above ground level.~~
 - ~~iii. Only one freestanding sign shall be permitted unless the center or park fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted and, provided further that the aggregate area of all signs shall not exceed the permissible area for one sign.~~~~
- ~~2. Each building may have wall signs on its front and side exterior walls, provided that:
 - ~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The aggregate area of all wall signs shall not exceed two (2) square feet for each linear foot of building frontage.~~
 - ~~iii. The area of each such wall sign shall not exceed one hundred (100) square feet.~~~~
- ~~3. Each building may also have one wall sign on its rear exterior wall, provided that:
 - ~~i. The height of the sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The area of the sign shall not exceed ten (10) square feet.~~~~
- ~~4. Signs identifying proposed shopping centers and office parks shall be removed upon completion of the construction of the shopping center and/or office park.~~
- ~~5. Each pad site, having street, highway or public road frontage, may have one freestanding monument sign, provided that:
 - ~~i. The height of such sign shall not extend more than eight (8) feet above ground level.~~
 - ~~ii. The area of such sign shall not exceed one square foot for each linear foot of building frontage.~~~~
- ~~6. Each pad site not having street, highway or public road frontage may have one freestanding monument sign, provided that:~~

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- ~~i. The height of such sign shall not extend more than six (6) feet above ground level.~~
- ~~ii. The area of such sign shall not exceed one half square foot for each linear foot of building frontage.~~
- ~~b. Not located within existing and proposed shopping centers and office parks, provided that:~~
 - ~~1. The sign shall be a freestanding monument sign, and:~~
 - ~~i. The area of the sign shall not exceed one square foot for each linear foot of building frontage.~~
 - ~~ii. No such sign shall extend more than twenty (20) feet in height above ground level.~~
 - ~~iii. Only one freestanding sign shall be permitted unless the business fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted and, provided further that the aggregate area of all signs shall not exceed the permissible area for one such sign.~~
 - ~~2. Each building may have wall signs on its front and side exterior walls, provided that:~~
 - ~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The aggregate area of all wall signs shall not exceed two (2) square feet for each linear foot of building frontage.~~
 - ~~iii. The area of each such wall sign shall not exceed one hundred (100) square feet.~~

~~(3) Critical resource protection area (CRPA) sign.~~

Sec. 28-130. Types permitted in HI districts.

The following types of signs are permitted in HI districts:

- ~~(1) Historic entrance sign.~~
- ~~(2) Public sign.~~
- ~~(3) Temporary event sign, including banners; provided that, the maximum height shall not exceed four (4) feet.~~
- ~~(4) Directional sign.~~

Sec. ~~28-131~~ 28-123 - Permit to erect.

~~No permanent or temporary event sign shall be erected without first obtaining a sign permit. Every application for a sign permit shall be accompanied by a set of plans showing the area of the sign, the size, the structure, character and design proposed, the method of illumination if any, the exact location of the sign, building frontage, road frontage and clear sight triangles. A fee as determined by the board of supervisors shall be paid for each sign permit. The largest face of a multiple face sign shall be computed to determine the square footage.~~

(1) *In general.* A sign permit is required prior to the display and erection of any sign except as provided in section 28-124 of this Article.

(2) *Application for permit.*

a. An application for a sign permit shall be filed with the Department of Public Works on forms furnished by that department. The applicant shall provide sufficient information to determine if the proposed sign is permitted under the zoning ordinance and other applicable laws, regulations, and ordinances. An application for a temporary sign shall state the dates intended for the erection and removal of the sign.

b. The Building Official or designee with concurrence of the Zoning Administrator shall promptly process the sign permit application and approve the application, reject the application, or notify the applicant of deficiencies in the application within twenty (20) business days after receipt. Any application that complies with all provisions of this zoning ordinance, the building code, and other applicable laws, regulations, and ordinances shall be approved.

(3) *Rejection.* If the application is rejected, the County shall provide a list of the reasons for the rejection in writing. An application shall be rejected for non-compliance with the terms of the zoning ordinance, building code, or other applicable law, regulation, or ordinance.

(4) *Permit fee.* A nonrefundable fee as set forth in the uncodified fee schedule adopted by the Board of Supervisors shall accompany all sign permit applications.

(5) *Duration and revocation of permit.* If a sign is not installed within six (6) months following the issuance of a sign permit (or within thirty (30) days in the case of a temporary sign permit), the permit shall be void. The permit for a temporary sign shall state its duration, not to exceed sixty (60) days unless another time is provided in the zoning ordinance. The County may revoke a sign permit under any of the following circumstances:

a. The County determines that information in the application was materially false or misleading;

b. The sign as installed does not conform to the sign permit application; or

c. The sign violates the zoning ordinance, building code, or other applicable law, regulation, or ordinance.

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- (6) Overlay district regulations. All signs in the Historic Overlay Districts (HOD) require approval of the Architectural Review Board (ARB) except when a sign permit is not required as provided in Section 28-124.
- (7) Conditional Use Permits. Comprehensive sign plans may be approved by conditional use permit. The comprehensive sign plan shall establish the time, manner, and placement of signs, frequency of message changes, the materials, the hours of lighting, the height of signs, the total number of square feet of sign surface, and the number of signs to be placed on a site.

~~Sec. 28-132. -- Approval of internal illumination.~~

~~Any internally illuminated sign must have a U.L. label or meet the minimum standards of the Uniform Statewide Building Code.~~

Sec. 28-124. Permit not required.

A sign permit is not required for:

- (1) Signs erected by a governmental body or those required by law.
- (2) The changing of messages on marquees, changeable copy signs, electronic message center signs or an existing permitted sign.
- (3) Temporary signs as follows:
 - a 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; provided, that all such signs shall be removed no more than ten (10) days after their purpose has been accomplished.
 - b. Three (3) or fewer signs at any given time per lot, no more than thirty-two (32) square feet in area per sign.
- (4) Pavement markings. Any sign applied directly and entirely to and flush with an asphalt, concrete, or similar paved surface.

Sec. 28-133, 28-125 - Exception from setback requirements.

Except where specified elsewhere in this article, signs shall be exempt from setback requirements in all districts; provided, however, that no sign shall be so located as to interfere with vehicular clear sight triangle distance at intersections or to create a safety hazard.

~~Sec. 28-134. -- Traffic hazard.~~

~~No sign shall be located or illuminated in such a manner as, in the opinion of the zoning administrator or his designee, to cause a traffic hazard. Where a permit is required, the permit shall not be issued until the location and illumination, if any, of the sign are approved by the zoning administrator or his designee, who may consult with the~~

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~~resident engineer of the Virginia Department of Transportation to assist in determining whether the sign would constitute a traffic hazard.~~

Sec. ~~28-135~~ 28-126. - Clearance for projecting signs.

No part of any sign projecting more than twelve (12) inches from any wall ~~or from any other support~~ shall be less than ten (10) feet above the level of the ground at that point. Signs projecting over vehicle traffic shall be not less than fourteen (14) feet above ground level.

Sec. ~~28-136~~ 28-127. - Repair and removal of signs.

Whenever the zoning administrator in concurrence with the Building Official or his designee determines that a sign is structurally unsafe or endangers the safety of a structure, premises, or the public, or is erected or maintained in violation of the provisions of this chapter, the zoning administrator or his designee shall order the sign to be made safe or in compliance with this chapter, as the case may be, or to be removed. Such order shall be sent by registered mail, return receipt requested, and shall be complied with.

Sec. ~~28-137~~. - Types of signs permitted in P-TND Districts.

~~(a) — Monuments.~~

- ~~(1) — Project or community identification signs may only be monument signs no larger than thirty (30) feet above finished grade.~~
- ~~(2) — The signage area of the monument sign shall not exceed one quarter square foot for each linear foot of combined building frontage or street frontage, whichever is greater.~~
- ~~(3) — Only one freestanding sign shall be permitted unless the center, park or project fronts on two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted, but the aggregate area of all signs shall not exceed the permissible area for one sign.~~
- ~~(4) — The lettering style for the monument sign shall be legible, simple and straightforward, with the size of letters scaled to pedestrian and vehicular sight lines from the street.~~
- ~~(5) — Any illumination of monument signs must not exceed 1.0 f.c. (footcandle) at the property/right of way line. External lights fixtures for monument signs should be concealed or screened by landscaping and directed so that no glare impacts motorists.~~
- ~~(6) — High pressure sodium vapor (yellow-orange) lighting is prohibited.~~

~~(b) — Building signs — Nonresidential.~~

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- ~~(1) Within a project or community, each pad site having street, highway or public road frontage may have one freestanding, monument sign, provided that:~~
 - ~~a. The height of such sign shall not extend more than eight (8) feet above ground level;~~
 - ~~b. For a principal building, the height of such sign shall not extend more than thirty (30) feet above ground level; and~~
 - ~~c. The area of such sign shall not exceed one square foot for each linear foot of building frontage.~~
- ~~(2) Within a project or community, each pad site not having street, highway or public road frontage may have one freestanding monument sign, provided that:~~
 - ~~a. The height of such sign shall not extend more than six (6) feet above ground level;~~
 - ~~b. For a principal building, the height of such sign shall not extend more than thirty (30) feet above ground level; and~~
 - ~~c. The area of such sign shall not exceed one-half square foot for each linear foot of building frontage.~~
- ~~(c) Tenant signs.~~
 - ~~(1) The aggregate area of all wall signs shall not exceed two (2) square feet for each linear foot of building frontage.~~
 - ~~(2) The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~(3) One blade sign for each business not to exceed five (5) square feet, may be attached perpendicular to the facade and must have at least eight (8) feet of clearance between the bottom of the blade sign and the sidewalk and shall not project more than forty two (42) inches from the wall.~~
 - ~~(4) One blade sign for each business not to exceed five (5) square feet, may be attached perpendicular to the facade and must have at least eight (8) feet of clearance between the bottom of the blade sign and the sidewalk and shall not project more than forty two (42) inches from the wall.~~
- ~~(d) Address signs. One address number no less than six (6) inches measured vertically shall be attached to the building in proximity to the principal entrance. Per section 28-145 of the zoning ordinance, the number shall be Arabic numerals only. Roman numerals or the spelling out of an address is prohibited.~~

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~~(e) Directional signs.~~

- ~~(1) Directional signs shall be no higher than eight (8) feet measured from the base of the sign.~~
- ~~(2) Directional signs shall be clearly visible to vehicular traffic and located far enough from the nearest curb of an intersection to prevent visual interference of any street signs or traffic.~~

~~(f) Critical resource protection area (CRPA) sign.~~

~~(Ord. No. 007-39, 7-17-07; Ord. No. 008-02, 5-6-08; Ord. No. 008-56, 9-16-08; Ord. No. 011-14, 6-21-11; Ord. No. 015-24, 9-1-15)~~

~~Editor's note—See editor's note following § 28-130.~~

~~Sec. 28-138. Types permitted in the RBC District.~~

~~The following types of signs are permitted in the RBC District:~~

~~(1) Public signs.~~

- ~~(2) Temporary event signs, provided that the area of such signs shall not exceed sixty four (64) square feet and, provided further, that no more than two (2) such signs shall be located on any lot or parcel of land.~~

~~(3) Business signs:~~

- ~~a. Located within existing and proposed convenience centers, shopping centers and office parks, provided that:~~

- ~~1. The sign shall be a freestanding monument sign of the kind ordinarily used to identify the center or park, and:~~

- ~~i. The area of the sign shall not exceed one square foot for each linear foot of combined building frontage or street frontage, whichever is greater.~~

- ~~ii. No such sign shall extend more than twenty (20) feet in height above ground level.~~

- ~~iii. Only one freestanding sign shall be permitted unless the center or park fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be permitted and, provided further, that the aggregate area of all signs shall not exceed the permissible area for one sign.~~

- ~~2. Each building may have wall signs on its front and side exterior walls, provided that:~~

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- ~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~
- ~~ii. The aggregate area of all wall signs shall not exceed one square foot for each linear foot of building frontage.~~
- ~~3. Each building may also have one wall sign on its rear exterior wall, provided that:~~
 - ~~i. The height of the sign shall not extend more than five (5) feet above the wall to which it is attached.~~
 - ~~ii. The area of the sign shall not exceed ten (10) square feet.~~
- ~~4. Signs identifying proposed convenience centers, shopping centers and office parks shall be removed upon completion of the construction of the convenience center, shopping center, and/or office park.~~
- ~~5. Each pad site, having street, highway or public road frontage, may have one freestanding monument sign, provided that:~~
 - ~~i. The height of such sign shall not extend more than eight (8) feet above ground level.~~
 - ~~ii. The area of such sign shall not exceed one square foot for each linear foot of building frontage.~~
- ~~6. Each pad site not having street, highway or public road frontage may have one freestanding monument sign, provided that:~~
 - ~~i. The height of such sign shall not extend more than six (6) feet above ground level.~~
 - ~~ii. The area of such sign shall not exceed one half square foot for each linear foot of building frontage.~~
 - ~~b. Not located within existing and proposed convenience centers, shopping centers and office parks, provided that:~~
- ~~1. The sign shall be a freestanding monument sign, and:~~
 - ~~i. The area of the sign shall not exceed one square foot for each linear foot of building frontage.~~
 - ~~ii. No such sign shall extend more than twelve (12) feet in height above ground level.~~
 - ~~iii. Only one freestanding sign shall be permitted unless the business fronts two (2) or more streets, highways or public roads, in which case one sign for each such frontage shall be~~

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~~permitted; and provided further, that the aggregate area of all signs shall not exceed the permissible area for one such sign.~~

~~2. Each building may have wall signs on its front and side exterior walls, provided that~~

~~i. The height of each such sign shall not extend more than five (5) feet above the wall to which it is attached.~~

~~ii. The aggregate area of all wall signs shall not exceed one and one half (1½) square feet for each linear foot of building frontage.~~

~~(4) — Temporary sale signs.~~

~~(5) — Directional signs.~~

~~(6) — Window signs.~~

~~(7) — Subdivision signs.~~

~~(8) — Critical resource protection area (CRPA) signs.~~

~~(9) — Model home signs, provided that:~~

~~a. The area of the sign shall not exceed thirty two (32) square feet.~~

~~b. No such sign shall extend more than six (6) feet in height above ground level.~~

~~c. The sign shall only be located on the lot or premises on which the model home that is the subject of the image and/or message is located.~~

~~d. No more than one such sign shall be located on any lot or parcel of land.~~

~~e. The sign shall be removed when use of the advertised home as a model home is discontinued.~~

Sec. 28-128. – Types permitted in agricultural and residential districts (A-1, A-2, R-1, R-2, R-3, R-4).

(a) Except as otherwise prohibited in this Article, the following signs are permitted as accessory to residential uses in residential districts. Changeable copy signs, electronic message signs and signs with moving parts are prohibited on residential properties in all agricultural and residential districts.

<u>TYPE</u>	<u>Temporary</u>	<u>Permanent</u>	<u>Off-premises</u>
<u>Maximum Size</u> <u>(each/total)</u>	<u>32 sf/96sf</u>	<u>4 sf/4 sf</u>	<u>32sf/64sf</u>
<u>Illumination</u>	<u>None</u>	<u>0.3 foot candles</u>	<u>None</u>
<u>Setback</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Maximum Height</u>	<u>8 ft.</u>	<u>4 ft.</u>	<u>6 ft.</u>

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<u>Location</u>	<u>Freestanding, portable, wall, or window</u>	<u>Freestanding</u>	<u>Freestanding</u>
<u>Maximum Number</u>	<u>3</u>	<u>2</u>	<u>2</u>

- (b) Except as provided otherwise in this Article, the following signs are permitted as accessory to principal non-residential uses in agricultural and residential districts. Changeable copy signs, electronic message signs and signs with moving parts are prohibited as accessory uses for non-residential uses in all residential districts.

<u>TYPE</u>	<u>Freestanding</u>	<u>Wall signs</u>	<u>Temporary signs</u>
<u>Maximum Size (each / total)</u>	<u>25 sf/25 sf</u>	<u>25 sf/25 sf</u>	<u>32 sf/ 96 sf</u>
<u>Illumination</u>	<u>0.8 foot candles</u>	<u>0.8 foot candles</u>	<u>None</u>
<u>Setback</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Maximum Height</u>	<u>20 ft.</u>	<u>20 ft.</u>	<u>8 ft.</u>

Sec. 28-129. – Types permitted in commercial and office districts (B-1, B-2, B-3, RC, SC, HI).

- (a) *Generally.* Except as provided otherwise in this Article, the following signs are permitted as accessory uses in commercial and office districts.

<u>TYPE</u>	<u>Freestanding</u>	<u>Wall</u>	<u>Off-Premises</u>	<u>Temporary signs</u>
<u>Maximum Size (each/total)</u>	<u>1 sf per 1 lf of building frontage/ 1 sf per 1 lf of building frontage</u>	<u>2 sf per 1 lf of building frontage not to exceed 200 sf/ 2sf per 1 lf of building frontage 70% allocation for front wall 30% allocation for remaining walls</u>	<u>40 sf/ 40 sf</u>	<u>32 sf/ 96 sf</u>
<u>Maximum Number</u>	<u>1 per parcel and 1 per public street frontage</u>	<u>4 on front wall or 1 per tenant 2 per remaining walls</u>	<u>1 per lot</u>	<u>3 per lot</u>
<u>Illumination</u>	<u>0.8 foot candles</u>	<u>0.8 foot candles</u>	<u>As permitted by law</u>	<u>None</u>
<u>Setback</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>

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<u>Maximum Height</u>	<u>30 ft.</u>	<u>Top of the wall or parapet wall</u>	<u>20 ft.</u>	<u>8 ft.</u>
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Sec. 28-130. – Types permitted in industrial districts (M-1, M-2).

Except as provided otherwise in this Article, the following signs are permitted as accessory uses in industrial districts. In addition, up to one minor sign per business is permitted as a wall sign.

<u>TYPE</u>	<u>Freestanding</u>	<u>Wall</u>	<u>Off-Premises</u>	<u>Temporary signs</u>
<u>Maximum Size (each/total)</u>	<u>1 sf per 1 lf of building frontage/ 1 sf per 1 lf of building frontage</u>	<u>2 sf per 1 lf of building frontage not to exceed 200 sf/ 2 sf per 1 lf of building frontage 70% allocation for front wall 30% allocation for remaining walls</u>	<u>40 sf/ 40sf</u>	<u>32 sf/96 sf</u>
<u>Maximum Number</u>	<u>1 per lot and 1 per public street frontage</u>	<u>4 on front wall or 1 per tenant 2 per remaining walls</u>	<u>1 per lot</u>	<u>3 per lot</u>
<u>Illumination</u>	<u>0.8 foot candles</u>	<u>0.8 foot candles</u>	<u>As permitted by law</u>	<u>None</u>
<u>Setback</u>	<u>None</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Maximum Height</u>	<u>12 ft.</u>	<u>Top of the wall or parapet wall</u>	<u>20 ft.</u>	<u>8 ft.</u>

Sec. 28-131. – Types permitted in planned development and urban development districts (LC, PD-1, PD-2, PTND, RBC, RDA-1, UD).

(a) Except as provided otherwise in this Article, the following signs are permitted as accessory uses associated with primary commercial and multi-family uses in planned development and urban development districts.

<u>TYPE</u>	<u>Freestanding</u>	<u>Wall</u>	<u>Temporary signs</u>
<u>Maximum Size (each/total)</u>	<u>0.25 sf per 1 lf of building frontage/ 0.25 sf per 1 lf of building frontage</u>	<u>2 sf per 1 lf of building frontage not to exceed 100 sf. / 2sf per 1 lf of building frontage 70% allocation for front wall 30% allocation for remaining walls</u>	<u>32 sf/ 96 sf</u>

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<u>Maximum Number</u>	<u>1 per lot and 1 per public street frontage</u>	<u>4 on front wall or 1 per tenant 2 per remaining walls</u>	<u>3 per lot</u>
<u>Illumination</u>	<u>0.8 foot candles</u>	<u>0.8 foot candles</u>	<u>None</u>
<u>Setback</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Maximum Height</u>	<u>20 ft.</u>	<u>Top of the wall or parapet wall</u>	<u>8 ft.</u>

- (b) Except as otherwise prohibited in this Article, the following signs are permitted as accessory to residential uses in planned development and urban development districts. Changeable copy signs, electronic message signs, and signs with moving parts are prohibited on residential properties in all residential transect zones or districts.

<u>TYPE</u>	<u>Temporary</u>	<u>Freestanding and Wall</u>	<u>Off-premises</u>
<u>Maximum Size (each/total)</u>	<u>32 sf/ 96 sf</u>	<u>4 sf/4 sf</u>	<u>32sf/64sf</u>
<u>Illumination</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Setback</u>	<u>None</u>	<u>None</u>	<u>None</u>
<u>Maximum Height</u>	<u>8 ft.</u>	<u>4 ft.</u>	<u>6 ft.</u>
<u>Location</u>	<u>Freestanding, portable, wall, or window</u>		<u>Freestanding</u>

Sec. 28-273. - Nonconforming structures.

- (a) A nonconforming building or structure, except for ~~general advertising off-premises~~ signs which are subject to Code of Virginia, § 33.2-1219, as amended, shall conform to current zoning regulations whenever the square footage of a building or structure is enlarged, or the building or structure is structurally altered as provided in the Virginia Uniform Statewide Building Code. The owner of a single-family residential structure may enlarge or alter the structure including any proposed increase in square footage, provided that structure shall not further encroach into the nonconforming area except as provided in this section. Under all other situations, an applicant will be required to apply to the BZA for a variance; however, any building or structure may be altered to decrease its nonconformity without the requirement for a special exception or variance.
- (b) The owner of any building or structure, except for ~~general advertising off-premises~~ signs which are subject to Code of Virginia, § 33.2-1219, as amended, damaged or destroyed by a natural disaster or other act of God may repair, rebuild, or replace such building or structure to eliminate or reduce the nonconforming features to the extent possible, without the need to obtain a

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variance from the BZA. If such building or structure is damaged greater than fifty (50) percent and cannot be repaired, rebuilt or replaced to eliminate or reduce the nonconforming features, the owner may restore it to its original nonconforming condition as long as the building or structure is not repaired, rebuilt, or replaced in a manner which increases its nonconforming characteristic. The owner shall apply for a building permit and any work done to repair, rebuild or replace such building or structure shall be in compliance with the provisions of the Virginia Uniform Statewide Building Code, and any work done to repair, rebuild or replace such building or structure shall be in compliance with the provisions of the Flood Overlay district. Unless such building or structure is repaired, rebuilt or replaced within two (2) years of the date of the natural disaster or other act of God, such building shall only be repaired, rebuilt or replaced in accordance with the provisions of the zoning district in which it is located. However, if the nonconforming building or structure is in an area under a federal disaster declaration and the building has been damaged or destroyed as a direct result of conditions that gave rise to the declaration, then the owner shall have an additional two (2) years for the building to be repaired, rebuilt or replaced as otherwise provided in this subsection. For purposes of this section, "act of God" shall include any natural disaster or phenomena including a hurricane, tornado, storm, flood, high water, wind-driven water, tidal wave, earthquake or fire caused by lightning or wildfire. For purposes of this section, owners of property damaged by an accidental fire have the same rights to rebuild such property as if it were damaged by an act of God. Nothing herein shall be construed to enable the property owner to commit an arson under Code of Virginia, §§ 18.2-77 or 18.2-80, as amended, and obtain vested rights under this section. "Accidental means" shall not include any intentional act by the property owner to damage or destroy the building or structure.

- (c) If a nonconforming structure is moved for any reason, and for any distance, it shall thereafter, upon relocation, conform to the current regulations for the zoning district in which it is relocated.
- (d) Such buildings or structures, except for ~~general advertising~~ off-premises signs which are subject to Code of Virginia, § 33.2-1219, as amended, shall conform to such regulations whenever they are enlarged, extended, reconstructed or structurally altered.

Sec. 28-277. - Abandoned nonconforming signs.

- ~~(a) A nonconforming sign shall be considered abandoned if the business for which the sign was erected has not been in operation for a period of more than two (2) years.~~
- ~~(b) Upon notification by the county, an abandoned, nonconforming sign shall be removed by the owner of the property on which the sign is located within sixty (60) days of the date of the notification.~~

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- ~~(c) — If the county, despite reasonable attempts, is unable to locate and/or notify the owner; or if the owner fails to remove an abandoned nonconforming sign within sixty (60) days of being notified, the county, through its agents or employees, may enter the property upon which the sign is located and remove said sign.~~
- ~~(d) — If the county removes an abandoned nonconforming sign pursuant to paragraph (c) above, the cost of such removal shall be chargeable to the owner of the property.~~

- (1) Signs lawfully existing on the effective date of this chapter or prior ordinances, which do not conform to the provisions of this chapter, and signs which are accessory to a nonconforming use shall be deemed to be nonconforming signs and may remain except as qualified below. The burden of establishing nonconforming status of signs and of the physical characteristics/location of such signs shall be that of the owner of the property. Upon notice from the zoning administrator, a property owner shall submit verification that sign(s) were lawfully existing at time of erection. Failure to provide such verification shall be cause for order to remove sign(s) or bring sign(s) into compliance with the current ordinance.
- (2) No nonconforming sign shall be enlarged nor shall any feature of a nonconforming sign, such as illumination, be increased.
- (3) Nothing in this section shall be deemed to prevent keeping in good repair a nonconforming sign. Nonconforming signs shall not be extended or structurally reconstructed or altered in any manner, except a sign face may be changed so long as the new face is equal to or reduced in height and/or sign area.
- (4) No nonconforming sign shall be moved for any distance on the same lot or to any other lot unless such change in location will make the sign conform in all respects to the provisions of this article.
- (5) A nonconforming sign that is destroyed or damaged by any casualty to an extent not exceeding fifty (50) percent of its area may be restored within two (2) years after such destruction or damage but shall not be enlarged in any manner. If such sign is so destroyed or damaged to an extent exceeding fifty (50) percent, it shall not be reconstructed but may be replaced with a sign that is in full accordance with the provisions of this article.
- (6) A nonconforming sign which is changed to becoming conforming or is replaced by a conforming sign shall no longer be deemed nonconforming, and thereafter such sign shall be in accordance with the provisions of this article.
- (7) A nonconforming sign structure shall be subject to the removal provisions of section 28-127. In addition, a nonconforming sign structure shall be removed if the use to which it is accessory has not been in operation for a period of two years or more. Such structure sign shall be removed by the owner or lessee of the property. If the owner or lessee fails to remove the sign structure, the zoning administrator or designee shall give the owner fifteen (15) days' written notice to remove it. Upon failure to comply with this notice, the zoning

O16-21
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administrator or designee may enter the property upon which the sign is located and remove any such sign or may initiate such action as may be necessary to gain compliance with this provision. The cost of such removal shall be chargeable to the owner of the property.

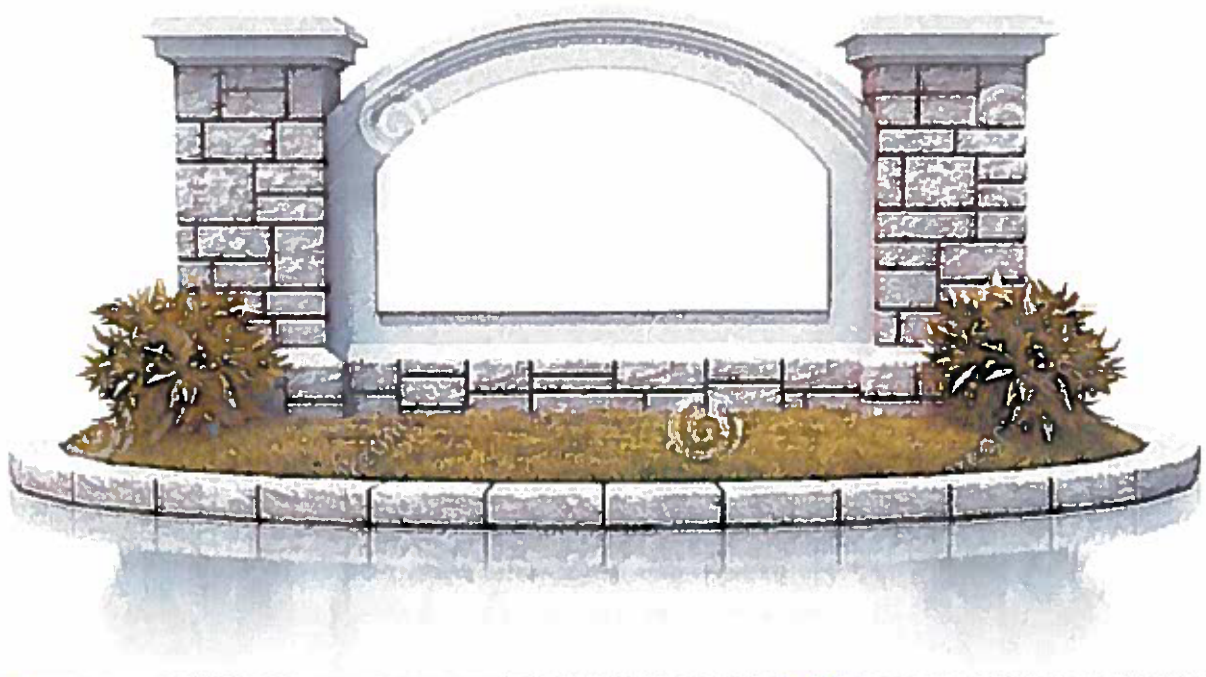
A-Frame Sign



Banner Sign



Business/Monument Sign



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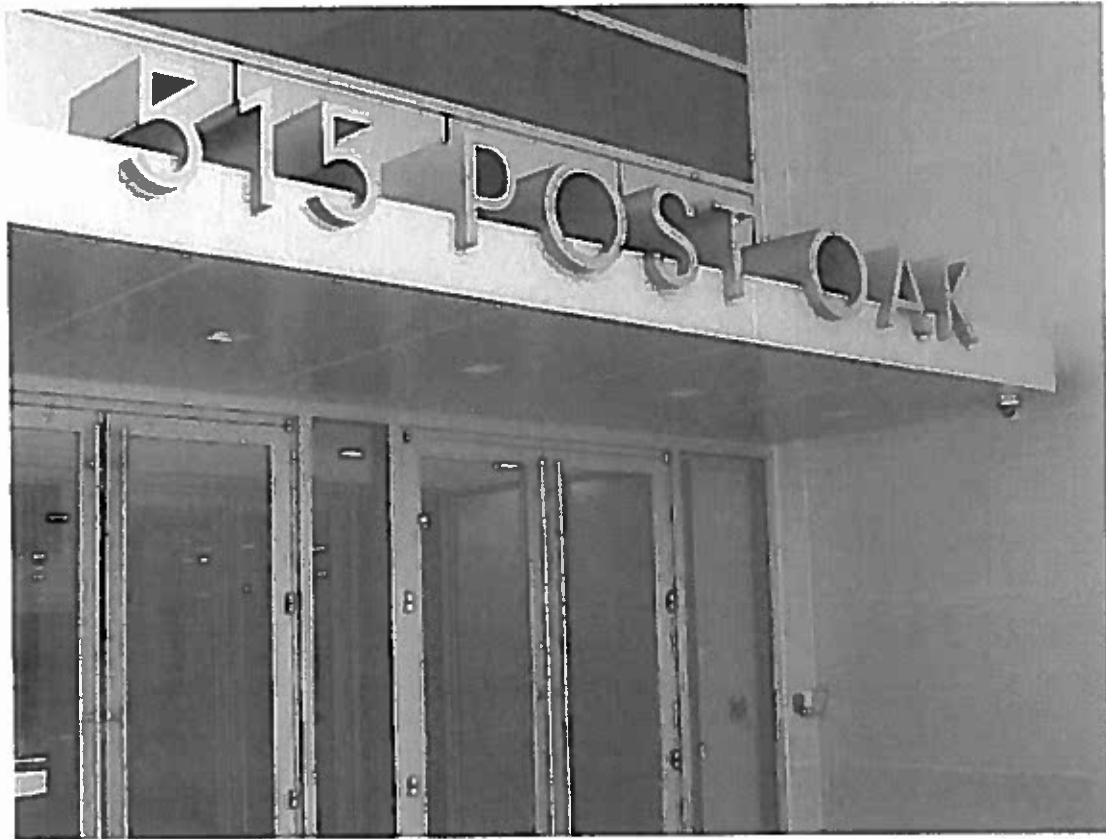


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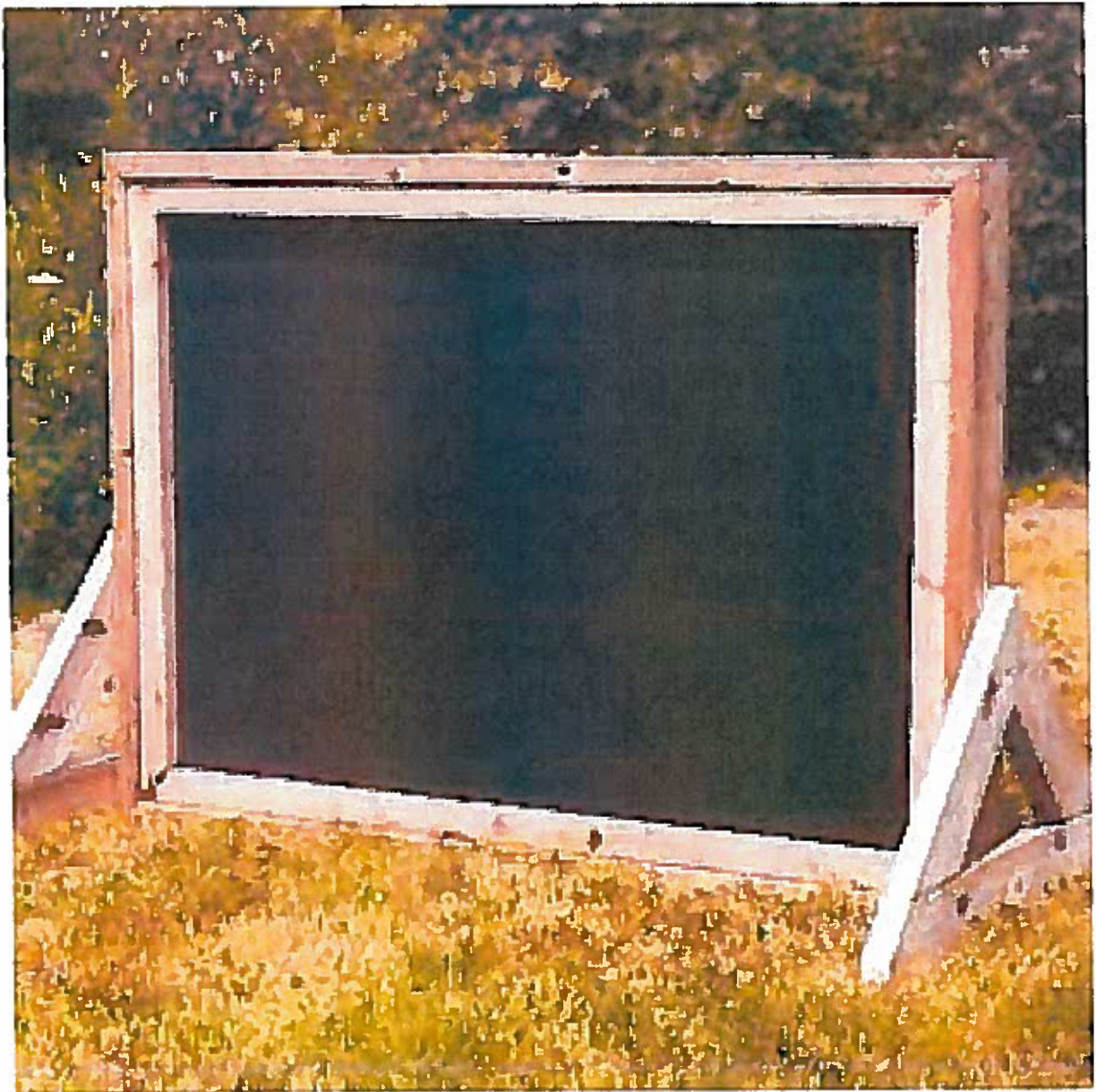


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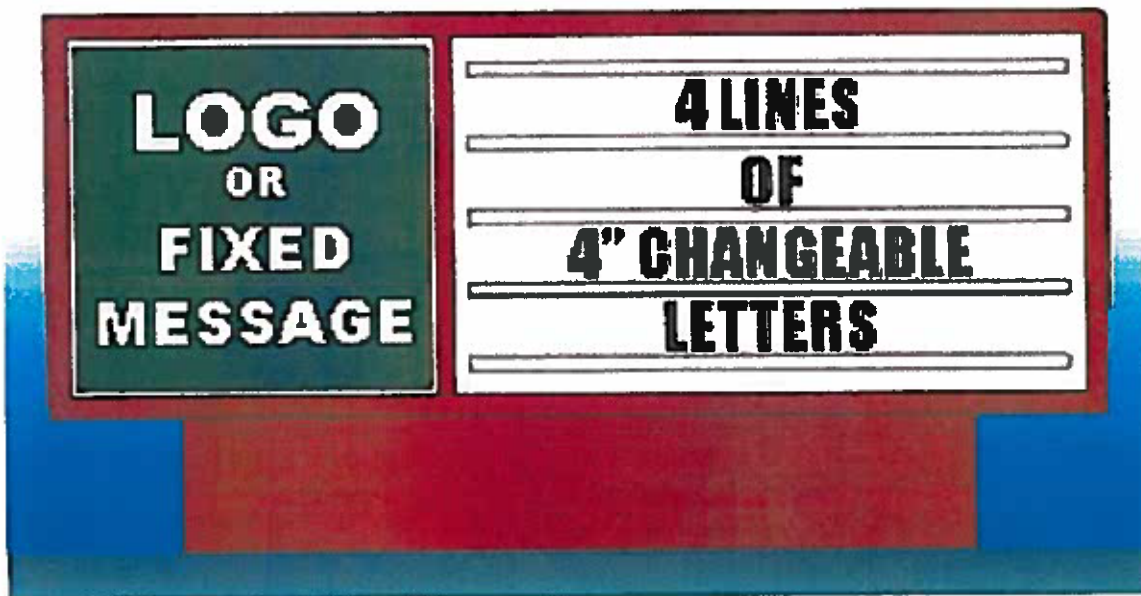
Canopy Sign



Chalkboard Sign



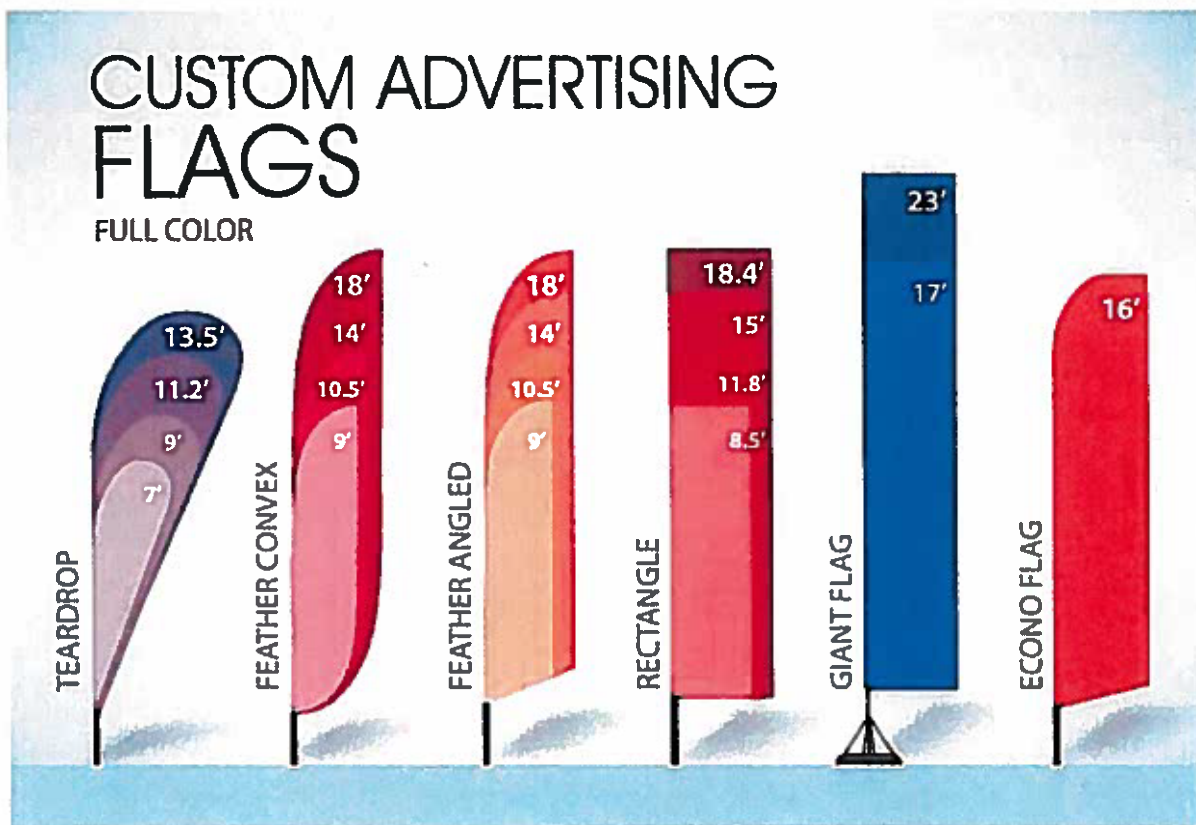
Changeable Copy Sign



EMC Sign



Feather Signs



Flashing Sign

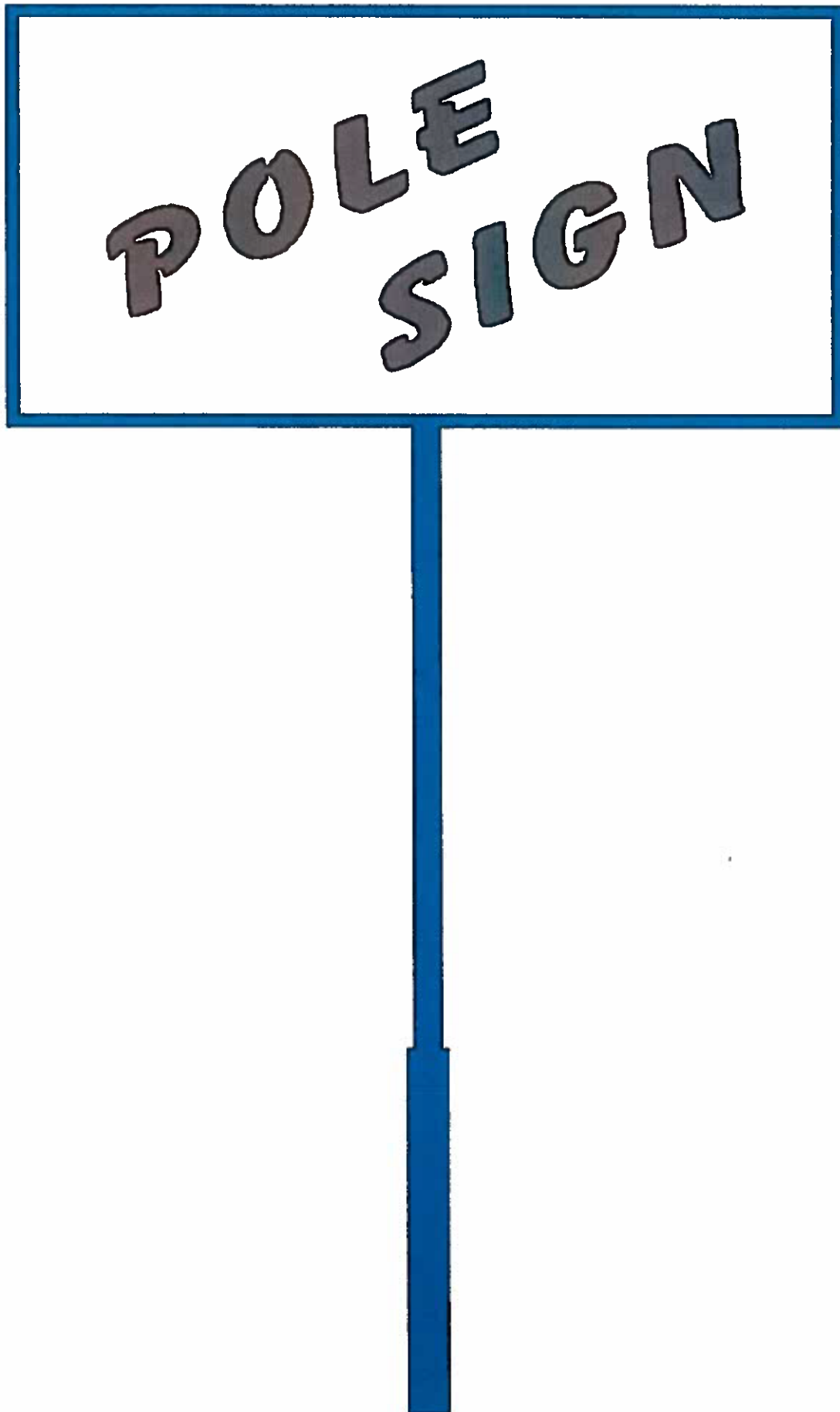


Illuminated Sign

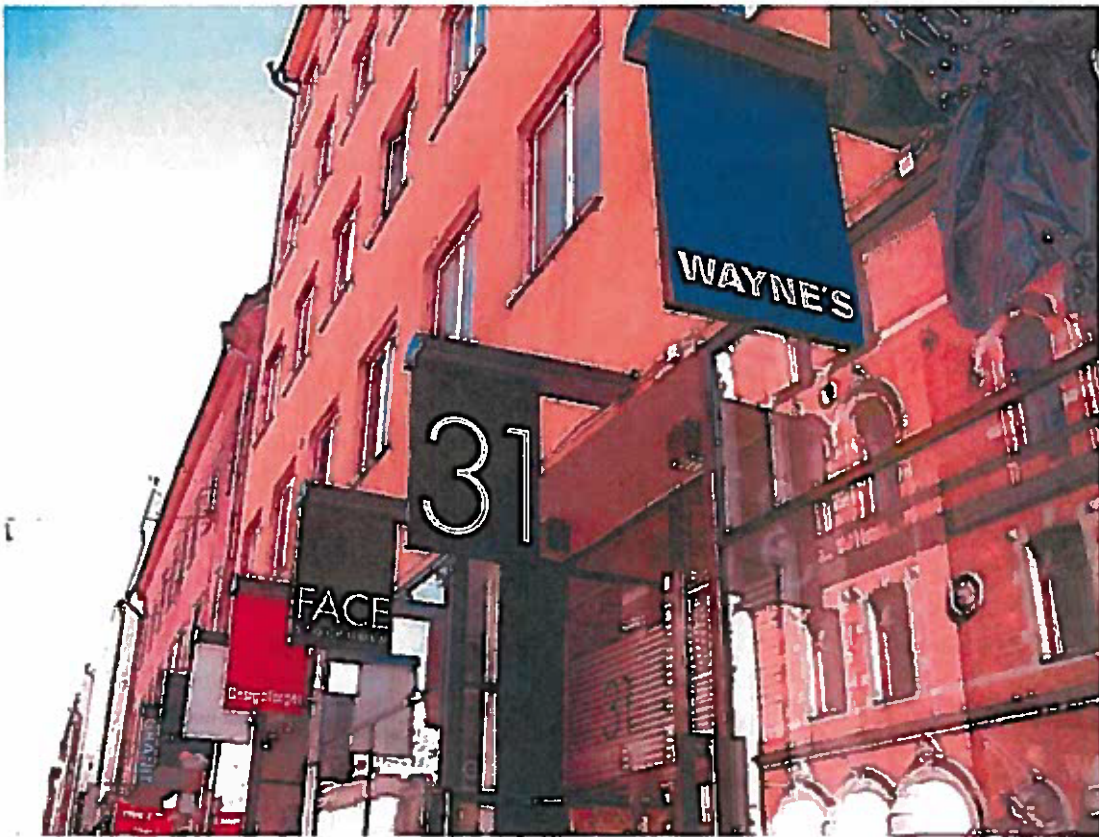


Neon Sign





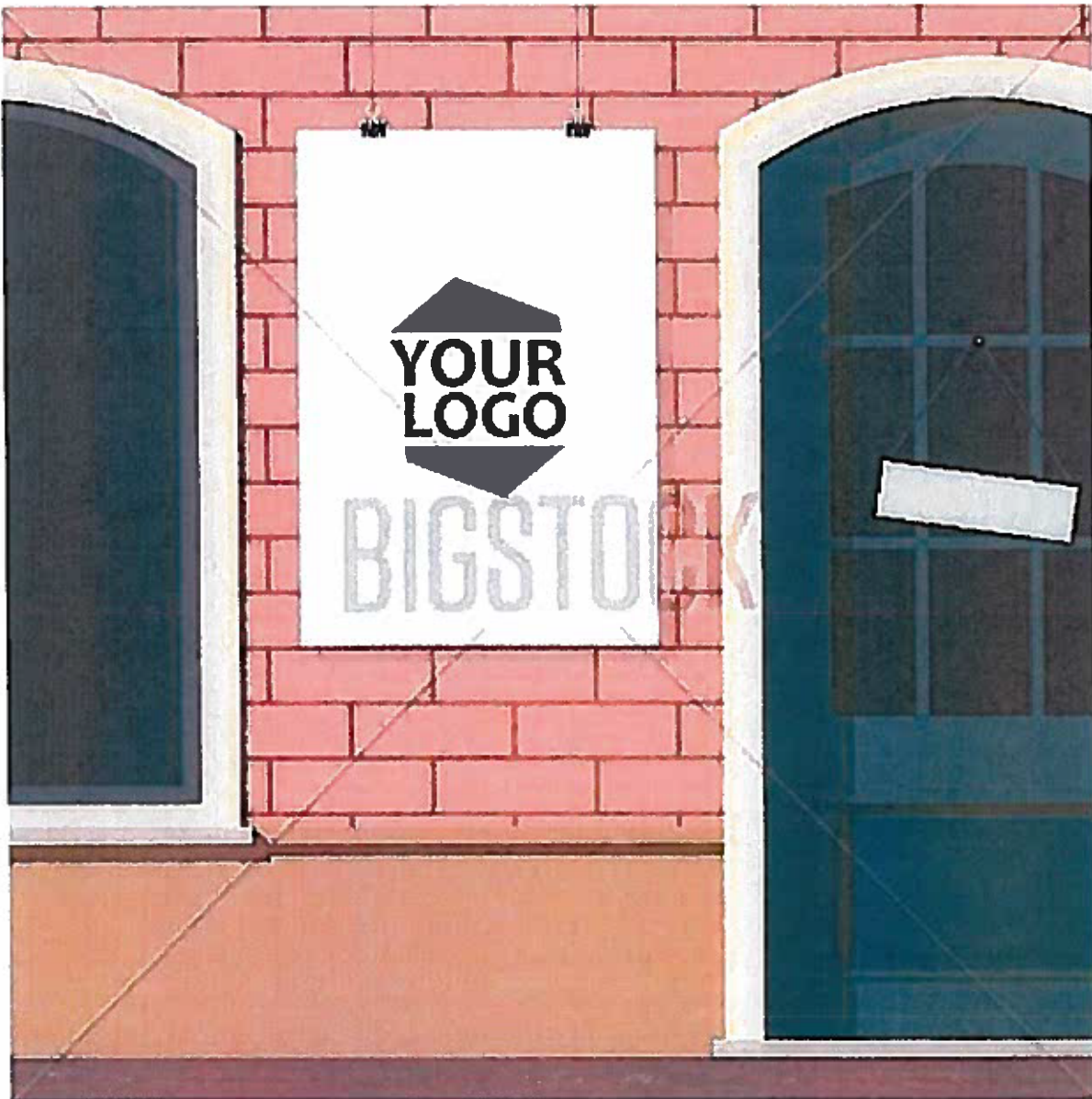
Projecting Signs



Trailer Sign



Wall Sign



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Current Situation

- The Zoning Ordinance currently limits density for multi-family dwellings to 7 units per acre in R-3 and PD-1, zones, 10 units per acre in the PTND zone, and 12 units per acre in the UD zone.

Proposed End State

- Silver Companies is requesting consideration to construct multi-family dwellings at Quantico Corporate Center. They believe that there is a market demand for multi-family housing to support the large scale office complex. They propose to construct multi-story apartment buildings that would be integrated into the overall development and have complementary architecture to the existing office buildings. The County's current zoning scheme does not support this concept. The density allowed in the existing zoning districts is too low. The desired density is 24 units per acre.

Request for the CEDC Committee/Board of Supervisors

- In order to facilitate this request, the zoning ordinance would need to be modified. After discussing the proposal with the requestor, staff has developed a draft overlay zoning district. The property would remain zoned M-1 but, would have an overlay that allows for multi-family development with specific standards.
- Public hearings with the Planning Commission and Board would be required in order to create the zoning district and to rezone the property to the overlay district. It is contemplated that the land owner would request the zoning change.
- The request exceeds the density recommendations of the Comprehensive Plan and the Boswells Corner Redevelopment Plan. The maximum density recommended for TGAs is 14 units per acre.
- The Boswells Corner Redevelopment Plan recommends that any new housing be off-set with a reduction in housing in another location within the Boswells Corner Area. The Plan did not identify any housing to be located at Quantico Corporate Center.
- Consideration should be given to amending the Comprehensive Plan if the ordinance amendment is to move forward.

Benefits to the County

- The potential benefit to the County would be having housing located close to the source of employment. Additional housing in the area may attract retail opportunities to expand the tax base.
- Potential impacts to County facilities would be unknown at this time and would be evaluated during the time of filing a rezoning application to the new district.

Due to the limited time for CEDC Meetings, please limit the salient points of your presentation to this single slide. Backup slides may be submitted for additional reference but may or may not be reviewed during the presentation. We ask that presenters limit their presentations to 10 minutes or less.

Sec. 28-33. – Districts generally.

Land may also be classified into the following special overlay districts:

ICTP, Integrated Corporate and Technology Park Overlay

Sec. 28-34. - Purpose of districts.

In order to carry out and implement the purposes and objectives of this chapter, the land use districts herein established shall have the following purposes, respectively.

ICTP, Integrated Corporate and Technology Park. The purpose of the ICTP district is to promote the integration of uses to facilitate the growth and development of large scale corporate office and technology parks. Such parks have the need for and shall include integrated uses such as Class A office space, hotel space for corporate clientele, supporting retail services, data centers, child care services and multi-family housing for employees of the district and nearby area. Such districts shall designed to accommodate at least 400,000 square feet of existing or approved signature corporate office space for services such as engineering, security, computer systems development, computer software development, education, and research and development.

Sec. 28-35 – Table of uses and standards.

Table 3.1, District Uses and Standards, sets forth the uses and standards for each zoning district in Safford County. No land or structure shall be used, occupied or developed except in accordance with the standards set forth therein.

Table 3.1. District Uses and Standards

ICTP, Integrated Corporate and Technology Park Overlay.

The purpose of the ICTP district is to promote the integration of uses to facilitate the growth and development of large scale corporate office and technology parks. Such parks have the need for and shall include integrated uses such as Class A office space, hotel space for corporate clientele, supporting retail services, data centers, child care services and multi-family housing for employees of the district and nearby area. Such districts shall designed to accommodate at least 400,000 square feet of existing or approved signature corporate office space for services such as engineering, security, computer systems development, computer software development, education, and research and development.

(a) Uses permitted by right:

Bank and lending institution.

Child care center.

Clinic, medical and dental.

Dance studio.

Data and computer service centers.

Drug store.

Flex office.

General Office

Hotel

Low intensity commercial retail.

Light manufacturing.

Medical/dental office.

Medium intensity commercial retail.

Multi-family dwellings.

Printing, publishing, engraving.

Professional office.

Public facilities/utilities not including wastewater treatment facilities, and propane and heating fuel distribution facilities.

Public works excluding wastewater treatment facilities.

Restaurant.

School.

School, vocational.

(b) Conditional use permit:

Hospital.

(c) Special Exception:

Microbrewery.

Adult day care.

(d) Requirements:

(1) Intensity: Ratio

Maximum floor area ratio1.0

Open space ratio.....0.2

(2) Minimum yards: Feet

Front.....40

Side..... 25

Back.....25

(3) Minimum height (in feet)for primary buildings...40

(4) Maximum height (in feet).....80

(5) Maximum residential density.....24

Sec. 28-39- Special regulations.

(Y) Special provisions

(1) Sidewalks shall be provided connecting buildings, streets, alleys and common areas.

(2) All buildings shall have integrated architectural designs that utilize common themes and building materials throughout the district and comply with the Neighborhood Design Standards element of the Comprehensive Plan.

(3) No more than ten (10) percent of the dwelling units in a multi-family building shall have three (3) or more bedrooms.

(4) Multi-family buildings shall include space for amenities such as meeting rooms, offices, restaurants, locations and spaces for exercise and recreation.

Sec. 28-102. Off-street parking.

Every use, unless otherwise specified in this chapter, shall be provided with parking in accordance with the following standards:

(14) *Parking credits.* Credit toward the required number of parking spaces for an individual use may be permitted with the following:

a. A credit for up to twenty (20) percent of the required parking may be permitted for a place of worship or other similar use that has infrequent daily demands of required parking, where such use has shared parking, as approved by the agent. The overall number of spaces should be equal to or greater than the total parking required for the more intensive use.

b. A credit for up to ten (10) percent of the required parking may be permitted of an individual use provided such use has a transit stop located on site or within public right-of-way adjacent to the property.

c. A credit of up to twenty (20) percent of the required parking may be permitted where a parking deck, parking structure or garage with more than 20 parking spaces is utilized.

Current Situation

- The County Code addresses cemeteries in Chapters 8 (Cemeteries) and 28 (Zoning).
- Recently, questions had been raised about the process to establish a cemetery.
- Chapter 8 speaks to establishing perpetual care and endowment cemeteries.
- State code provisions pertaining to those types of cemeteries were repealed.
- The local ordinances are out of compliance with state code. State code also specifies that establishment of cemeteries must comply with a locality's zoning ordinance. The zoning ordinance lacks necessary provisions specified by state law.
- Concerns have been raised with regards to the location of cemeteries relative to drinking water wells. Health Department regulations require setbacks of 50 feet or 100 feet between any drinking water well and a cemetery. State Code also requires that no cemetery can be established with 300 yards (900 feet) of any municipal water well.
- There is a desire to protect the surface water quality of County drinking water reservoirs from the potential negative affects of stormwater run-off and groundwater intrusion from cemeteries.

Proposed End State

- The County Code would be amended to repeal Chapter 8 and modify the special regulations provisions of the chapter 28 to include standards for establishing cemeteries.
- In order to establish a cemetery they must have consent of any property owner within 250 yards of the cemetery unless separated by a public road; be on a tract of land of at least 25 but no more than 300 acres
- No burials shall be permitted within 100 feet of any private well used for drinking water.
- No burials shall be located within 300 yards of property owned by the County that has a well used as a public water supply.
- No burials shall be located within 900 feet of a terminal reservoir or a perennial stream that drains to a terminal reservoir.
- The establishment of cemeteries other than in churchyards or for the burial of family members on private property shall require approval by the Board of Supervisors pursuant to adoption of an ordinance.
- Move the nighttime trespass provisions to Chapter 17 and incorporate with provisions pertaining to churches and schools.

Request for the CEDC Committee/Board of Supervisors

- The Board and Planning Commission would need to conduct required public hearings in order to enact the new legislation.

Benefits to the County

- The County would no longer be out of compliance with the State Code and would minimize the risk of legal challenges.
- Additional protections would be put in place for drinking water resources.

Chapter 8 – CEMETERIES – REPEALED

ARTICLE I. – IN GENERAL

Sec. 8-1. – Entering cemetery at night.

No person shall, without the consent of the owner, proprietor or custodian, go or enter, in the nighttime, upon the premises, property, driveways or walks of any cemetery, either public or private, for any purpose other than to visit the burial lot or grave of some member of his family. Any person violating this section shall be guilty of a Class 4 misdemeanor.

ARTICLE II. – PERPETUAL CARE CEMETERIES

DIVISION 1. – GENERALLY

Sec. 8-16. – Violations of article

Unless otherwise specifically provided, a violation of any provision of this article shall constitute a Class 1 misdemeanor.

Sec. 8-17. – Authorization to establish required; location with respect to residences.

No perpetual care or endowed cemetery shall be established within the county, unless authorized by ordinance of the board of supervisors, nor shall any such cemetery be established within two hundred fifty (250) yards of any residence without the consent of the owner of the legal and equitable title of the residence; provided that, subject to the foregoing, if the location for the proposed cemetery is separated from any residence by a state highway, it may be established upon such location without the consent of the owner of such residence, if it is not less than two hundred fifty (250) feet from the residence at its nearest point thereto.

Sec. 8-18. – Minimum size.

The establishment of a perpetual care or endowed cemetery shall not be authorized by ordinance of the board of supervisors, unless the tract of land upon which it is to be situated is at least twenty five (25) acres in size.

Sec. 8-19. – Application for authorization to establish.

Any person desiring to establish a perpetual care or endowment cemetery shall file an application for authorization with the board of supervisors containing the following information:

- (1) A survey of the tract of land proposed to be used as a cemetery showing its dimensions, size and location.
- (2) Full plans showing the layout of the proposed cemetery, including lots, drives, buildings and planned landscaping.
- (3) The names of adjoining land owners and distances to any residences thereon.

- (4) The zoning of the property at the time the application is filed.
- (5) The name and address of the owner of the property and of the applicant, if different.
- (6) A statement of what provisions will be made for perpetual care of the cemetery.
- (7) The name and address of the trustee of the endowment care fund to be appointed by the person owning, operating or developing the cemetery.
- (8) The name and address of the bank in which the trust funds will be deposited, along with a copy of the irrevocable trust fund agreement required by this article.
- (9) The written consent of the owner of any residence which will be closer to the boundary of the cemetery than the distance permitted in [section 8-17](#).

Each such application shall be accompanied by a fee of twenty dollars (\$20.00) to cover the costs of advertising the public hearing provided for in [section 8-20](#).

~~Sec. 8-20. Notice of public hearing on application filed pursuant to section 8-19.~~

~~After receipt of an application pursuant to [section 8-19](#), an ordinance authorizing the establishment of the cemetery shall be introduced to the board. Notice shall than be given to the public, by publication in a newspaper of general circulation in the county, of the intention of the board to consider the application and to propose an ordinance to authorize the same for passage. The notice shall run once a week for two (2) successive weeks between the time it is introduced to the board and the time it is considered. The notice shall also advise the public of the time and place of the hearing thereon and shall contain a description of the property which is reasonably calculated to give the public notice of its location.~~

~~Sec. 8-21. Conditional use permit.~~

~~Upon authorization of the establishment of a perpetual care or endowed cemetery by appropriate ordinance, a conditional use permit may be required by the board of supervisors, containing such limitations and restrictions as it may deem to be in the best interest of the county.~~

~~DIVISION 2. ENDOWMENT CARE FUND~~

~~Any person authorized by ordinance to establish a perpetual care or endowed cemetery shall comply with the following sections of this division in each and every respect.~~

~~Sec. 8-31. Compliance with division~~

~~Any person authorized by ordinance to establish a perpetual care or endowed cemetery shall comply with the following sections of this division in each and every respect.~~

~~Sec. 8-32. Definitions.~~

~~For the purposes of this division, the following words and terms shall have the meanings ascribed to them in this section:~~

Comment [DJW1]: This should be fully deleted. No definitions would remain in this section.

Cemetery means any land or structure used or intended to be used for the interment of human remains. The sprinkling of ashes on church grounds shall not constitute the creation of a cemetery.

Endowment care fund or care fund means a fund created to provide a sufficient income to a cemetery which will enable such cemetery to provide care, maintenance, administration and embellishment of such cemetery adequate to the circumstances. It includes the term "perpetual care fund."

Interment means all forms of final disposition of human remains including, but not limited to, earth burial, mausoleum entombment and niche or columbarian inurnment. The sprinkling of ashes on church grounds shall not constitute interment.

Sec. 8-33. Initial requirements.

No person owning, operating or developing any cemetery shall sell or offer to sell, either as principal or otherwise, any lot, parcel of land or burial or entombment right in such cemetery, and in connection therewith represent to the public in any manner, express or implied, that the entire cemetery, a single lot therein or burial or entombment right therein will be perpetually cared for, unless adequate provision has been made for the endowment care of the cemetery and all lots and burial or entombment rights therein as to which such representation is made. Each person who shall undertake to develop any such cemetery shall deposit in a bank or savings and loan association in this state, in an irrevocable endowment trust fund, a minimum of twenty-five thousand dollars (\$25,000.00) before the first lot, parcel of land or burial or entombment right has been sold.

Sec. 8-34. Deposits following sales of lots, burial rights, etc.

(a)

Each person owning, operating or developing any perpetual care or endowed cemetery shall deposit in a bank or savings and loan association in this state a minimum of ten (10) percent of the receipts from the sale of lots, interment rights and above ground crypts and niches, excluding below ground burial vaults, which amount shall be paid in cash and deposited with the trustee of the endowment care fund not later than thirty (30) days after the close of the month in which such receipts are paid to such owner.

(b)

In the event ten (10) percent of the sales price of the items mentioned in subsection (a) above has been deposited in the endowment care fund, no fund deposit shall again be required on subsequent sales of the same lot, crypt or niche.

Sec. 8-35. Recovery of amount of original deposit.

Whenever a person owning, operating or developing a cemetery has deposited in the endowment care fund a sum equal to twice the amount of the original deposit as provided for in [section 8-33](#), exclusive of such original deposit, the trustee shall then allow such person owning, operating or developing such cemetery to recover the original deposit by withholding up to twenty-five thousand dollars (\$25,000.00) of the amount thereafter due the care fund or until the amount of the original deposit in the care fund has been recovered.

Sec. 8-36. Use of fund income.

The income from the endowment care fund provided for in this division shall be used solely and exclusively for the general care, maintenance, administration and embellishment of the cemetery and shall be applied in

such manner as the person owning, operating or developing such cemetery may from time to time determine to be for the best interest thereof.

~~Sec. 8-37. — Appointment and bond of trustee; applicability of Code of Virginia, title 26.~~

~~(a)~~

~~The trustee of the endowment care fund provided for in this division shall be appointed by the person owning, operating or developing the cemetery and shall be removed only as provided in section 57-35 of the Code of Virginia. The trustee, other than a banking institution operating under the laws of this state or a national bank operating within the state, maintaining a trust department, or a state or federally chartered savings and loan association located in the state with federal insurance of accounts and authorized to do business in the state, shall furnish a fidelity bond with a corporate surety thereon, payable to the trust established, which shall be designated "Endowment Care Fund (or Perpetual Care Fund) for (name of cemetery)," in a penal sum equal to not less than fifty (50) percent of the value of the principal of the trust estate at the beginning of each calendar year, which bond shall be deposited with the commissioner of accounts of the county.~~

~~(b)~~

~~Trustees appointed pursuant to this section shall be governed in their conduct by the provisions contained generally in [title 26](#) of the Code of Virginia, except as provided otherwise in this division.~~

~~Sec. 8-38. — Reports of trustee generally; owner's affidavit.~~

~~A trustee appointed pursuant to [section 8-37](#) shall report, within four (4) months after the close of each fiscal year, to the commissioner of accounts of the county the following information:~~

~~(1)~~

~~The total amount of the principal of the endowment care fund held by the trustee.~~

~~(2)~~

~~The securities in which the endowment care fund is invested and the amount of cash on hand at the close of the fiscal period.~~

~~(3)~~

~~The income received from the endowment care fund during the preceding fiscal year.~~

~~The trustee shall further submit an affidavit by the person owning, operating or developing the cemetery stating that all provisions of this article and article 3.1 of [chapter 3](#) of title 57 (§ 57-35.1 et seq.) of the Code of Virginia have been complied with.~~

~~Sec. 8-39. — Owner's records and reports of receipts and expenditures generally.~~

~~Each person owning, operating or developing any cemetery subject to this article shall record and keep, in a book maintained for that purpose, detailed accounts of all transactions, receipts and accounts receivable subject to section 8-34, and of all expenditures under section 8-36. Each such owner, operator or developer shall report annually to the commissioner of accounts the totals of all receipts subject to section 8-34, and of all expenditures under section 8-36.~~

~~(Code 1979, § 8-17)~~

State Law reference — Similar provisions, Code of Virginia, § 57-35.8:1.

Comment [DJW2]: This section should also be indicated as being deleted. It was left out of the draft.

~~Sec. 8-40. — Audit of trustee's reports and inspection of owner's records.~~

~~The commissioner of accounts shall audit reports tendered by a trustee pursuant to [section 8-38](#), as well as any sources thereof which he deems necessary, at least annually and shall have full power, including power of subpoena, to inspect the records of the cemetery owners or operators. Failure to comply with a subpoena of the commissioner shall constitute a misdemeanor.~~

Sec. 17-22. - Entering cemetery, church or school property at night.

- (a) No person shall, without the consent of the owner, proprietor or custodian, go or enter, in the nighttime, upon the premises, property, driveways or walks of any cemetery, either public or private, for any purpose other than to visit the burial lot or grave of some member of his family. Any person violating this section shall be guilty of a Class 4 misdemeanor.
- (b) It shall be unlawful for any person, without the consent of some person authorized to give such consent, to go or enter upon, in the nighttime, the premises or property of any church or upon any school property for any purpose other than to attend a meeting or service held or conducted in such church or school property. Any person violating this section shall be guilty of a Class 4 misdemeanor.

Sec. 28-39. - Special regulations.

(o) Cemeteries

- (a) Establishment of cemeteries. The following requirements shall apply to the establishment of any cemetery:
 - (1) Restrictions as to location of cemeteries. No cemetery shall be established within the county unless authorized by an ordinance duly adopted by the board of supervisors; provided that authorization by county ordinance shall not be required for interment of the dead in any churchyard or for interment of members of a family on private property; nor shall any cemetery be established within 250 yards of any residence without the consent of the owner of the legal and equitable title of the residence; provided that subject to the foregoing if the location for the proposed cemetery is separated from any residence by a state highway, it may be established upon such location without the consent of the owner of such residence if it be not less than 250' from the residence at its nearest point thereto; provided such prohibition and restriction shall not apply where the tract of land intended for use as a cemetery is separated from any residence by a state highway and now contains a public or private burial ground; and no cemetery shall be hereafter established, and no burial made in any part of any cemetery, other than a municipal cemetery, located within 300 yards of any property owned by the Board of Supervisors, upon which or a portion of which are now located driven wells from which water is pumped or drawn from the ground in connection with the public water supply.
 - (2) Restrictions as to locations of burials. – No burial shall be placed within nine hundred (900) feet of any terminal reservoir of any perennial stream that drains to a terminal reservoir. No burial shall be placed within one hundred feet (100) of any private well used as a water supply.
 - (3) Size of cemeteries. No cemetery, other than for the internment of the dead in any churchyard or for the interment of members of a family on private property, shall be established on any tract of land less than twenty-five (25) acres in size or greater than three hundred (300) acres in size.

(b) Preservation of existing cemeteries. The following requirements shall apply to cemeteries within all development plans:

- (1) Parcels containing cemeteries that are not on its own separately platted lot, not established by an easement within the boundaries of such parcels, or otherwise clearly marked with places of burials delineated, shall be required at the time of site or subdivision plan review to have a professionally prepared archaeological delineation of the limits of burials within the cemetery. The delineation shall be conducted in accordance with the Virginia Department of Historic Resources and their standard archaeological practices, such as, but not limited to, the removal of topsoil around the perimeter of the visible areas of the cemetery to allow a view of any grave shaft soil discolorations beyond the apparent burials, or systematic probing with rods that detect differences in soil compaction. The archaeological delineation shall determine the limits of burials and it shall be used to establish the perimeter of the cemetery on the site plan or subdivision plat and plan. Soil removed during the delineation process shall be replaced within one month of its removal and in a manner that will not disturb the identified burials. Any associated vegetation shall be replaced in a manner that will not disturb the identified burials.
- (2) The perimeter of a cemetery shall be indicated on a site development plan, subdivision plan and subdivision plat.
- (3) Pedestrian access to the cemetery shall be provided on a site development plan, subdivision plan and subdivision plat either with a minimum of fifteen (15) feet of frontage on a street or as an easement that shall be a minimum of fifteen (15) feet wide from a street or other point of public ingress.
- (4) A minimum thirty-five-foot wide buffer area shall be established around the perimeter of the cemetery as delineated per subsections (o)(1) and (2) above and indicated on a site development plan, subdivision plan and subdivision plat.
- (5) The cemetery and associated buffer area shall be indicated as an easement or as a separate cemetery parcel on the development plan, subdivision plan and subdivision plat.
- (6) Temporary fencing shall be installed around the perimeter of the cemetery and buffer area as indicated on the plan or plat, prior to receiving construction or grading plan approval. The fence shall be located outside the exterior edge of the buffer area and not within the buffer area.
- (7) Permanent fencing between three (3) and four (4) feet tall shall be placed around the boundary of the cemetery including the buffer, after any surrounding site work is completed. The fence shall be located outside the exterior edge of the buffer area and not within the buffer area. The type of fence shall be determined on a case-by-case basis, as approved by the county agent, and shall include a gate for public access.
- (8) Signage identifying the cemetery by its family association, as recorded in the Stafford County Cultural Resource Database, or by another name as deemed appropriate by the county agent, shall be placed on a freestanding sign located adjacent to the cemetery entrance or affixed to the fencing. The sign shall be a brass plaque or a comparable equivalent. The signage and its content shall be approved by the county agent prior to erection.
- (9) The cemetery grounds, fence and buffer area shall be maintained and the responsibility for maintenance shall be established either on the site plan, subdivision plan, or subdivision plat, or by a separate recordable document submitted to the county agent along with the plan and plat. The cemetery and associated buffer area shall be conveyed to an appropriate entity that would be responsible for perpetual maintenance of the cemetery as well as the associated buffer and fence.

The party responsible for maintenance shall be indicated as one of the following:

- a.
- Owner of the property on which the cemetery is delineated;
- b.

Homeowners' association, in the case where a homeowners' association is established and the cemetery is created as a separate out-lot, easement, or part of the common open space within a subdivision; or

c.

Other applicable association or entity, such as a business association, trust or foundation, with appropriate documentation demonstrating the entity's assent to the maintenance responsibilities and ability to carry out the maintenance responsibilities.

(10) Preservation of grave markers, including repair or cleaning, shall comply with the Virginia Department of Historic Resources standards.

(11) No grading shall occur inside the buffer and cemetery area. Grading shall not be sloped at a ratio more than three (3) to one from the existing grade of the cemetery for a distance of fifty (50) feet beyond the perimeter of the buffer area.

(12) All cemeteries shall be recorded at the county and state level. Along with the development plan, subdivision plan and subdivision plat, a completed Stafford County Cemetery Survey Form, and a completed Virginia Department of Historic Resources Cemetery Form shall be submitted to the county agent.

(13) Cemetery removals and/or disinterment shall be conducted in accordance with the Virginia Code, Virginia Administrative Code and the Virginia Department of Historic Resources standards and requirements, including but not limited to, obtaining the required permit to conduct such removal and disinterment. Every effort shall be made to contact any living relatives of the proposed body to be disinterred for permission to remove the remains. Reasonable reinterment wishes of the relatives shall be complied with. Removal of cemeteries and/or disinterment shall not occur until a reinterment location has been determined and all reinterment information, including location and contact information for the new burial location, has been provided to the county agent.

(14) Nothing in this section shall preclude removal and reinterment of burials in accordance with the Code of Virginia, Virginia Administrative Code, County Code and any other applicable legislation.

Pump and Haul Site Evaluations for Current Customers

9/7/16

- The pump and haul policy was revised in June 2015 by instituting a need based policy for new customers, and limiting the time for existing (“grandfathered”) subsidized customers.
- The policy also directed the Department of Utilities to re-evaluate each Grandfathered Customer’s subsidized pump and haul property for alternative on-site disposal systems
- The Department of Utilities contracted with an Approved On-site Soil Evaluator to inspect the properties and determine if either a repair of the drainfield is possible or a suitable alternative exists
- To date, the following four sites have been found to have alternative drainfield areas. One additional site is still under evaluation:
 - 366 Tackets Mill Road, Hartwood
 - 73 Chapel Heights Drive, George Washington
 - 183 Van Horn Lane, Rock Hill
 - 48 Greenleaf Terrace, Rock Hill
- The owners of these four sites will be notified of the availability of the alternative system and that the subsidized pump and haul services will be discontinued after a suitable period, not to exceed six months. Notification provided to the property owners with alternative sites will include information regarding the discontinuation of the subsidies and information on the Board approved loan policy
- The Consultant is still finalizing the reports for each of these sites, which will be provided to the property owners once completed. The final report will include a conceptual level design and location for the system. The owners will be responsible to contract for final design and construction.
- In addition, four sites likely qualify for surface discharge without the need for additional waivers or offsite easements. Further evaluation which is beyond the scope of the original study is required to confirm this.
- Staff will direct the consultant to move forward with the additional coordination with the Virginia Department of Health and the Department of Environmental Quality to permit a surface discharge if possible

WELL TESTING AND PERMIT REQUIREMENTS

CEDC September 7, 2016

- Virginia Code § 32.1-176.4 authorizes the State Board of Health to develop regulations pertaining to the location, construction, capacity and yield requirements for residential drinking wells. All wells should be capable of supplying water in an adequate quantity for the intended usage.
- Health regulations do not require wells to be constructed and tested for quality and quantity prior to the construction of a residential or non-residential structure. Current health regulations provide:
 - All persons are required to obtain a well permit prior to constructing a private well. The well permit shall be provided to the local building official prior to obtaining a building permit, upon request.
 - After construction, the Health Department will inspect the well. No person shall place a private well in operation without obtaining a written inspection statement.
 - A copy of the inspection statement shall be provided to the local building official prior to obtaining an occupancy permit. (well must be constructed and tested prior to occupancy)
 - The certified well systems provider shall certify the storage capacity and yield of the well on the Uniform Water Well Completion Report, which shall be provided to the local health department within 30 days of the completion of the well.
- Virginia Code § 32.1-176.4 allows certain localities to provide more stringent standards for the construction and abandonment of wells by ordinance.
- Those localities are currently the Counties of Fairfax, Goochland, James City, Loudoun, Powhatan, and Prince William, and the City of Suffolk. Through this authority Loudoun County and Fairfax County have enacted stricter regulations which require water wells to be constructed and tested prior to obtaining a building permit.
 - Loudoun County Code Section 1040.06 (a) (1) states: Any person apply for a building permit for a structure to be served by a private groundwater well shall first construct and test the well.
 - Fairfax County Code Section 70.1-1-4 states: Section 12VAC5-630-220. "Permits and inspection statement; general" is adopted with the following changes. E. No person shall obtain a building/zoning permit for a structure to be served by a private ground water well without first constructing and testing the water well for quantity.
- Virginia Code § 32.1-176.5 also allows certain localities, including Stafford County, to establish reasonable testing requirements and require that such test be done prior to the issuance of building permits.
- Stafford County may use this authority to establish an ordinance requiring the quality of the well water to be tested prior to the issuance of a building permit, but not the quantity of the water supply.

Commercial Permitting Process (discussion item)

Current Situation

- 104 West Cambridge Street , aka Lightner's Store, has been vacant for many years.
- We have made steady progress advancing the cause of economic development and tourism in Falmouth by constructing the Belmont-Ferry Farm Trail, adopting the Falmouth Redevelopment Plan, accepting the Master Interpretive Plan and the Board's recent action to return the Counting House to private ownership and commercial reuse with Rock River Engineering.
- The property is now under contract and the study period runs through September 26.

Proposed End State

- Proposal would relocate a civil engineering, an interior design and a surveying business to Falmouth, bringing 18 employees, and rehabilitating the property.
- Their capabilities, teamed with Rock River's structural engineering practice in the Counting House, will do much to establish a professional design hub in Falmouth.
- The low traffic demands associated with these uses make them a perfect fit for Falmouth.

Request for the CEDC Committee/Board of Supervisors

- They can provide required on-site parking for their uses, but they would like to team with the County in constructing the public parking lots adjacent to the Counting House and on Historic Port of Falmouth grounds. The design plans for these lots were approved in December 2011.
- Requested parking would support their customers as well as other visitors to Falmouth.
- The specifics still need to be worked out but they are willing to commit to the purchase if the Board is willing to work with them, perhaps even as partners.

Benefits to the County

- A 2009 assessment of parking needs in Falmouth found that approximately 75 parking spaces were needed to support existing commercial uses, and those commercial uses which could be allowed by-right.
- The Falmouth Redevelopment Plan, an element of the Comprehensive Plan, and the Master Interpretive Plan, both cite the lack of public parking as being an impediment to realizing the tourism destination vision for Falmouth.

Due to the limited time for CEDC Meetings, please limit the salient points of your presentation to this single slide. Backup slides may be submitted for additional reference but may or may not be reviewed during the presentation. We ask that presenters limit their presentations to 10 minutes or less.



July 18, 2016

Mr. Brad H. Johnson
Interim Director
Department of Economic Development and Tourism
P.O. Box 339
Stafford, VA 22555

Re: 104 W. Cambridge Street
Tax Map 53D-1, Parcels 107 and 108
Falmouth, Virginia
Occupancy and Parking Proposal

Dear Mr. Johnson:

On behalf of Spaces Design Studio and Legacy Engineering, Stacey Lampman, Sara Cushing, and I would like to thank you for your assistance and guidance to date. Your coordination efforts in gathering the appropriate persons to discuss the future of Historic Falmouth have been invaluable. As a result of our discussions, Spaces and Legacy have formed an LLC and entered into contract to purchase the real estate property and existing historic building located on the parcels referenced above. We are currently in a feasibility period which will expire 30 days following procurement of adequate parking.

Our intent with this purchase is to move from the City of Fredericksburg into the existing building. In total, three professional design services firms would then be headquartered in historic Falmouth – Spaces Design Studio (Architecture and Interior Design), Legacy Engineering (Civil Engineering), and Miles & Company (Land Surveying). We currently have 18 employees between the three firms, with the hopes of expanding as market conditions allow.

In the most efficient layout, we are able to achieve 11 parking spaces, including one accessible space, as well as one loading space. Although this parking count will meet zoning code requirements, it is not sufficient for the daily operations of the three businesses. Therefore, without additional parking spaces to meet our demand, this site is untenable for the professional office headquarters we have envisioned.

Fortunately, Stafford County has already anticipated the need for additional parking in Historic Falmouth and developed a plan to construct 44 spaces immediately adjacent, or relatively close, to the subject property. We believe the construction of those spaces would provide our three firms enough parking to allow viable business operations. To achieve that goal, we believe the following tasks, with specific responsibilities, are necessary;

1. Stafford County
 - a. Construct parking lot
 - i. Both sides of Cambridge Street
 - ii. Available by late Spring 2017
 - iii. Roughly following plans prepared by RDA
 - b. Enter into an agreement with VDOT to allow additional parking under the Route 1 bridge immediately East of the subject parcels
 - c. Confirm availability for water and sewer based on proposed use of the existing building
 - d. Waive pro rata fees for existing structure.
 - e. Waive fees for revised site plan, as described below.
2. Legacy/Spaces deliverables
 - a. Revise existing Site Plan
 - i. Expand parking areas by using 8.5 foot wide spaces
 - ii. Incorporate subject parcels for a comprehensive Historic Falmouth plan
 - iii. Add 11 parking spaces and 1 loading space on subject parcels
 - iv. Add sidewalk and determine comprehensive pedestrian accessibility
 - b. Form a Public/Private Partnership to oversee the parking lot engineering and construction
 - c. Occupy building with 3 professional design firms
 - d. Prepare engineering and architectural plans for "Rappahannock overlook" referenced in the Master Interpretative Plan for Historic Falmouth District for a fee of \$100,000 (Scope of services to be provided)

Obviously, there are multiple details which need to be resolved to the satisfaction of all parties, but we are excited about the prospects of headquartering our firms in historic Falmouth and look forward to resolving those details over the coming weeks.

Please do not hesitate contacting us with any questions.

Very truly yours,

LEGACY ENGINEERING, PC



Bruce A. Reese, P.E., L.S.
Vice President



Historic Falmouth



Prepared for Stafford County Government



LEGACY
ENGINEERING



Falmouth, Virginia was once a prosperous seaport and industrial town. Located at the fall line of the Rappahannock River, water was used to power massive mills and facilitate the movement of tobacco, wheat and textiles.



Falmouth was host to many prominent figures in history. George Washington attended school here as a boy. Basil Gordon, America's first millionaire, made his fortune here. Moncure Daniel Conway, prolific writer and famed Southern abolitionist, was born and raised here.

In its current state, Historic Falmouth is at risk for the preservation of its identity as a once prosperous seaport and thriving town.



Falmouth now faces several significant challenges:

Vacant buildings located within the floodplain,

A lack of apparent connection between significant stories and historical buildings,

Location near one of the busiest intersections in Stafford County,

And a lack of parking.

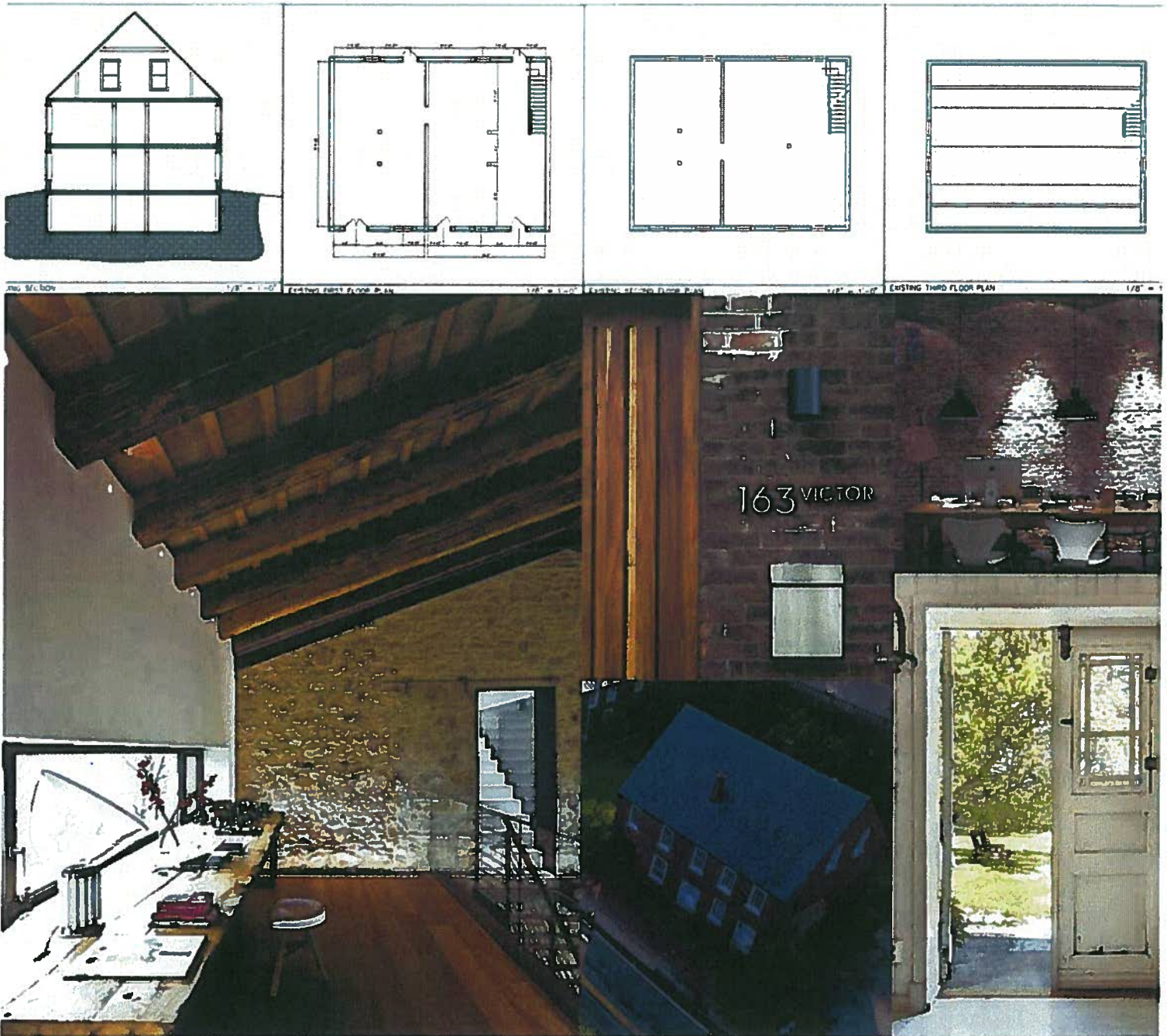
The addition of a vista will bring the interpretive theme to life:

"The Falmouth Historic District represents a 280-year old time capsule on the banks of the Rappahannock River that is preserving the stories of the rise and fall of a once prosperous industrial town."

Source: Master Interpretive Plan for the Historic Falmouth District, Stafford County, Virginia, February 5, 2014



104 West Cambridge Restoration





Appendix

Supplement

Exhibit A - Falmouth Parking Lot Phase I Grading Plan

Exhibit B - Historic Falmouth Overall Parking Exhibit - Stafford County

Exhibit C - Exhibit for Tax Map

Résumés

Sara Cushing, P.E., MRED

Bruce A. Reese, P.E., L.S.

Russ Miles, L.S.

Stacey Lampman, NCIDQ

Stafford County Proposal



Sara R. Cushing, P.E., MRED

President

Sara is the founder and President of Legacy Engineering, P.C. with more than ten (10) years of experience in civil engineering design and consulting. Her leadership is founded on a strong work ethic, honest approach and detail-oriented design. Sara has performed a variety of engineering tasks throughout central and northern Virginia.



Education

Virginia Commonwealth
University

Bachelor of Science

Mechanical Engineering

May 2008

George Mason

University

Master of Science

Real Estate Development

December 2012

Registration

Professional Engineer

VA, 50810

MD, 45786

Affiliations

-Fredericksburg Area
Builder's Association
Board Member

-Fredericksburg Regional
Chamber of Commerce

RELATED WORK EXPERIENCE

Stormwater Management Inspections- Spotsylvania County, VA

Inspections of the stormwater management facilities were completed for several local projects including: Legacy Woods (Residential), Taco Bell in Southpoint (Retail) and the Fredericksburg Area Builder's Association headquarters (Commercial). As Project Engineer, she reviewed the approved site plans, obtained a copy of the stormwater management agreement, inspected the on-site facilities and reported compliance.

Westlake Residential-- Stafford County, VA

Long range planning and Civil Engineering was provided for this residential development of +700 single family homes. As Project Engineer for the preliminary planning, she designed lot layouts, road networks, utility networks and the overall stormwater management conceptual plan. She also prepared the MWQIA which analyzed the impacts of the development on the perennial stream for compliance with the CBPA. As Project Engineer for the site planning, she created earth take off analyses to design roads and grade lots to ensure a balanced site per each phase of the project. She also designed water, sanitary sewer, and storm sewer systems.

Longwood Industrial- Spotsylvania County, VA

Land Planning and engineering was provided for this industrial project of five warehouse buildings. An early clearing and grading plan was created to show erosion and sediment controls for the development of two additional warehouse buildings. Preliminary stormwater management was also analyzed to combine three existing ponds into one pond while meeting quality and quantity controls.

Butler Road Sewer Replacement - Stafford County, VA

Engineering design was provided for the replacement and expansion of a sanitary sewer line along Butler Road. As Principal in Charge, she coordinated the survey work effort, communicated with the Department of Utilities, and oversaw the submission process through County review.



**LEGACY
ENGINEERING**

Bruce A. Reese, P.E., L.S.

Executive Vice President

Bruce Reese combines the technical expertise of a Professional Engineer and Land Surveyor with extensive management skills, which he has honed through over 39 years of project management. He oversees all aspects of the design process offering creative solutions only gained through decades of experience. He knows how to navigate through the development process efficiently while always focusing on the details that matter.



Education

West Virginia University
1973-1976

PESI Certification Course,
VA Easements, Right-of-
Way and Other
Encumbrances

VA Land Law for Civil
Engineering & Surveying

Registration

Professional Engineer
KY, 13793
VA, 22807

Land Surveyor
KY, 2424
WV, 774
VA, 3313

Town Engineer-
Town of Occoquan

Affiliations

-American Society of Civil
Engineers (ASCE) Member

-Fredericksburg Area
Builder's Association-
Associate Director and
Chairman of Legislative
Committee

Awards

2009-Outstanding
Committee Chair
2010-Associate of the Year
2013- President's Award
2013-Jules Elliott

RELATED WORK EXPERIENCE

Open-End Engineering Services for Capital Improvement Projects Stafford County, VA

Project Manager for contract to provide civil engineering services to Stafford County Department of Utilities in implementing its 5-year plan of capital improvements to facilities throughout the County. Services provided have included civil engineering and surveying for new facilities, such as streets and roads, storm water management and drainage, parking lots, BMP design, and parking lots and building facilities in the County. We also provide services for redevelopment and/or improvements to existing County facilities.

As-Needed Engineering Services Town of Occoquan, VA

Town Engineer and firm representative to the Town of Occoquan for contract to provide engineering, planning, and zoning services on an as-needed basis. Provided regular erosion and sediment control inspection of active projects; served as staff for resolution of engineering concerns, including presenting to the Planning Commission and Town Council regularly.

Various Land Development Projects, Northern Virginia

The Glen - Prince William County
Park Center North - Prince William County
Fawn Lake - Spotsylvania County
Stafford Marketplace - Stafford County
Aquia Town Center Office - Stafford County
Robert Trent Jones - Prince William County
Powells Landing - Prince William County
King George Gateway - King George County
Briarwood - Albemarle County
Longwood Industrial - Spotsylvania County
Forest Greens Golf Course - Prince William County

Brookside - Fauquier County
South Wales - Culpeper County
West Lake - Stafford County
Metro Park - Fairfax County
Grand Duke Hotel - Fairfax County
Reids Prospect - Prince William County
Pantops - Albemarle County
Hopyard - King George County
Ladysmith Village - Caroline County



LEGACY
ENGINEERING

Russ Miles, L.S.

President, Miles & Company, Inc.

Education

**University of Maryland
at College Park**

**Fairfax County Land
Surveying Apprentice
Program**

**VA Land Law for Civil
Engineering &
Surveying**

Registration

Land Surveyor-002770

Mr. Miles is a graduate of the University of Maryland at College Park and the Fairfax County Land Surveying Apprentice Program. As a current member of the Virginia Association of Surveyors with over 16 years of Land Surveying experience, Mr. Miles oversees the operation of a variety of services to the Land Development & Real Estate Industries. With the assistance of his staff of Survey Technicians, Draftsman, Field Party Chiefs and Field Assistants, Mr. Miles' expertise in Land Planning, Land Surveying, Boundary Resolution, Construction Stakeout, Global Positioning Systems (GPS), Geographic Information Systems (GIS) and Real Estate Platting allow his operation with consistent and continuous success with various residential and commercial projects throughout the State of Virginia. Among hundreds of



other successfully completed projects spanning almost a decade, the following are examples of full service projects recently completed.

MCO assisted in the Land Development of the Cowan Boulevard Office & Retail Complex located in Fredericksburg, Virginia. The project is located on Cowan Boulevard at the intersection of Hospital Drive. The project consisted of the development of raw land into three (3) – nine (9) unit condominiums and one (1) two-story medical office building. MCO's direct involvement with the project consisted of Boundary Survey & Platting, North American Datum of 1983 (NAD 83), Topographic Surveying & Platting, Subdivision, Easement & Exhibit Platting, Full Utility & Infrastructure Construction Stakeout and Site, Utility As-Built Plans & Condominium Plat Preparation.

MCO assisted in the Land Development of the Courthouse Storage & Retail Facility located in Spotsylvania, Virginia. The project is located on Courthouse Road approximately 1/8th mile east of the intersection of Hood Drive. The project consisted of the development of raw land into five (5) – fifteen (15) unit storage facilities, one (1) – one story retail office building and one (1) – eight (8) unit, one story retail office building. MCO's direct involvement with the project consisted of Boundary Survey & Platting, North American Datum of 1983 (NAD 83), Topographic Surveying & Platting, Subdivision, Easement & Exhibit Platting, Full Utility & Infrastructure Construction Stakeout and Site, Utility As-Built Plans & Condominium Plat Preparation.



Stacey Lampman, NCIDQ

Co-Founder / Principal Interior Designer, Spaces Design Studio

+ Profile

As Co-Founder and Principal Interior Designer, Stacey works closely with clients to ensure each project reaches its full potential through its interior finishes. With over 15 years experience in the design field, Stacey has worked as Project Manager and Senior Designer at world-renowned firms such as the Ward Hale Design Group, Smithgroup, and HOK. Her past projects include both residential and commercial work, with an emphasis on Hospitality, Institutional, Healthcare, and Master Planning projects. She also specializes in Space Planning for both the office and home.

+ Related Work Experience

CO-FOUNDER / PRINCIPAL INTERIOR DESIGNER, SPACES DESIGN STUDIO, LLC; FREDERICKSBURG, VA – 2008-PRESENT

Interior and ground-up design with a focus on the relation of architecture, layout and function. Healthcare projects include VCU Pediatrics, Dermatology Center, Allergy Partners, Sight Studio, Yum Pediatrics. Restaurants/Breweries include: Foode, Mercantile, 6 Bears and a Goat Brewery, Honey Baked Ham, Adventure Brewery. Government projects include Stafford Municipal Complex, Stafford Commissioner of the Revenue, Rock Hill Volunteer Fire Department. Hospitality projects include: Purify, Holy Chic. Retail projects include: Pacers Running, River Rock Outfitters.

PROJECT MANAGER / DESIGNER, GDP DESIGN AND CONSTRUCTION; ORLANDO, FL – 2002-2003

Coordination with project consultants, Site verifications and specifications, delegate project assignments, finish and furniture selection and specification, construction administration, control project budgets, responsible for test fits in space planning, client presentation, move coordination

PROJECT MANAGER / DESIGNER, HOK,; ORLANDO, FL – 2001

Managed construction documentation, Coordination with project consultants, Delegate project assignments

SENIOR PROJECT DESIGNER, TOBEY + DAVIS ARCHITECTS / SMITH GROUP; RESTON, VA – 1998-1999

Managed projects, project scheduling, coordination with project consultants, presentation to large client groups, control project budgets, delegate project assignments, perform on site facility assessment, finish and furniture selection and specification, marketing for new projects, space plan using JCAHO and DOD requirements

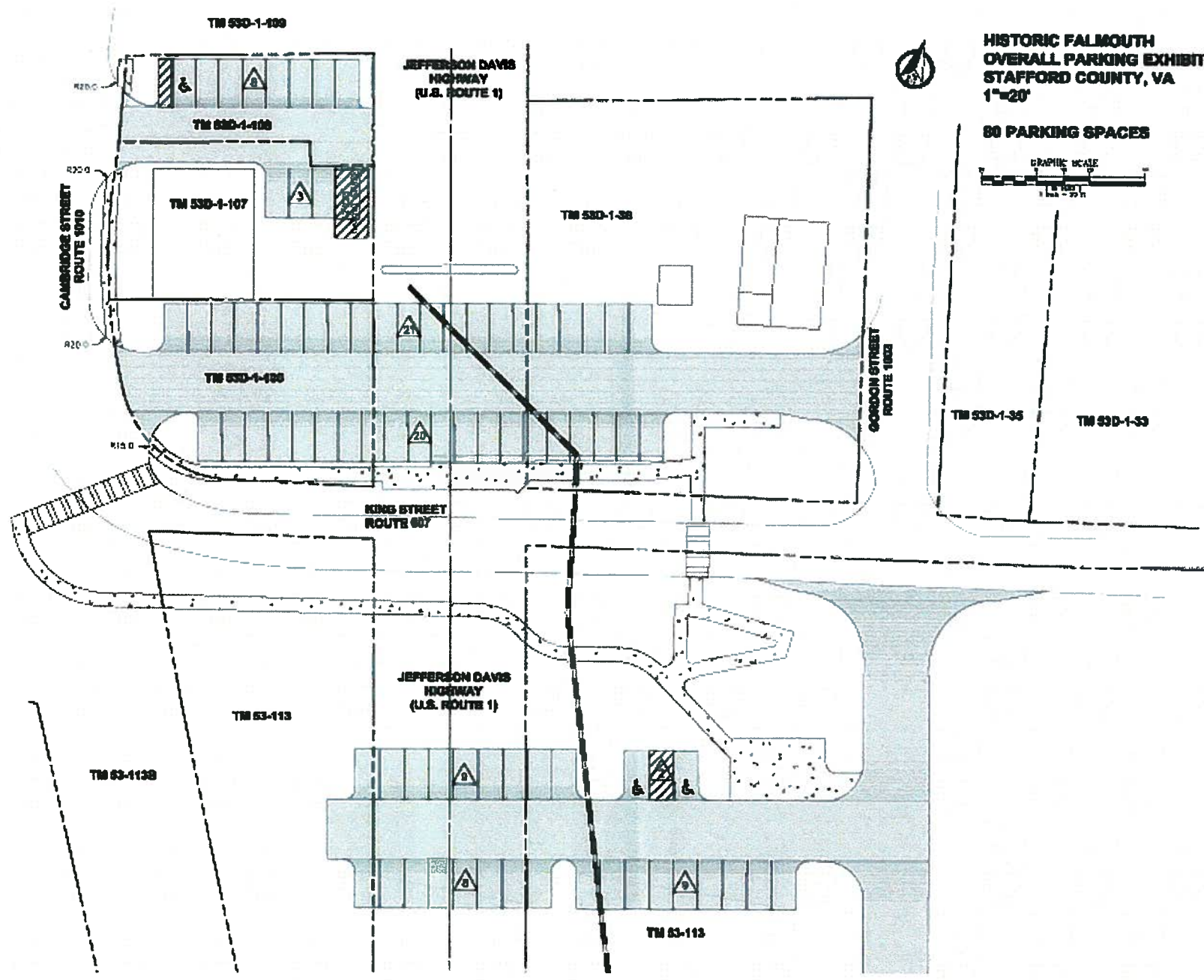
PROJECT MANAGER / SENIOR DESIGNER, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) / RG II TECHNOLOGIES; SILVER SPRING, MD – 1997-1998

Supervised trade installations, programming for large divisions, project scheduling, generated construction drawings, construction administration, controlled project budgets, responsible for space planning, finish selection, client presentations

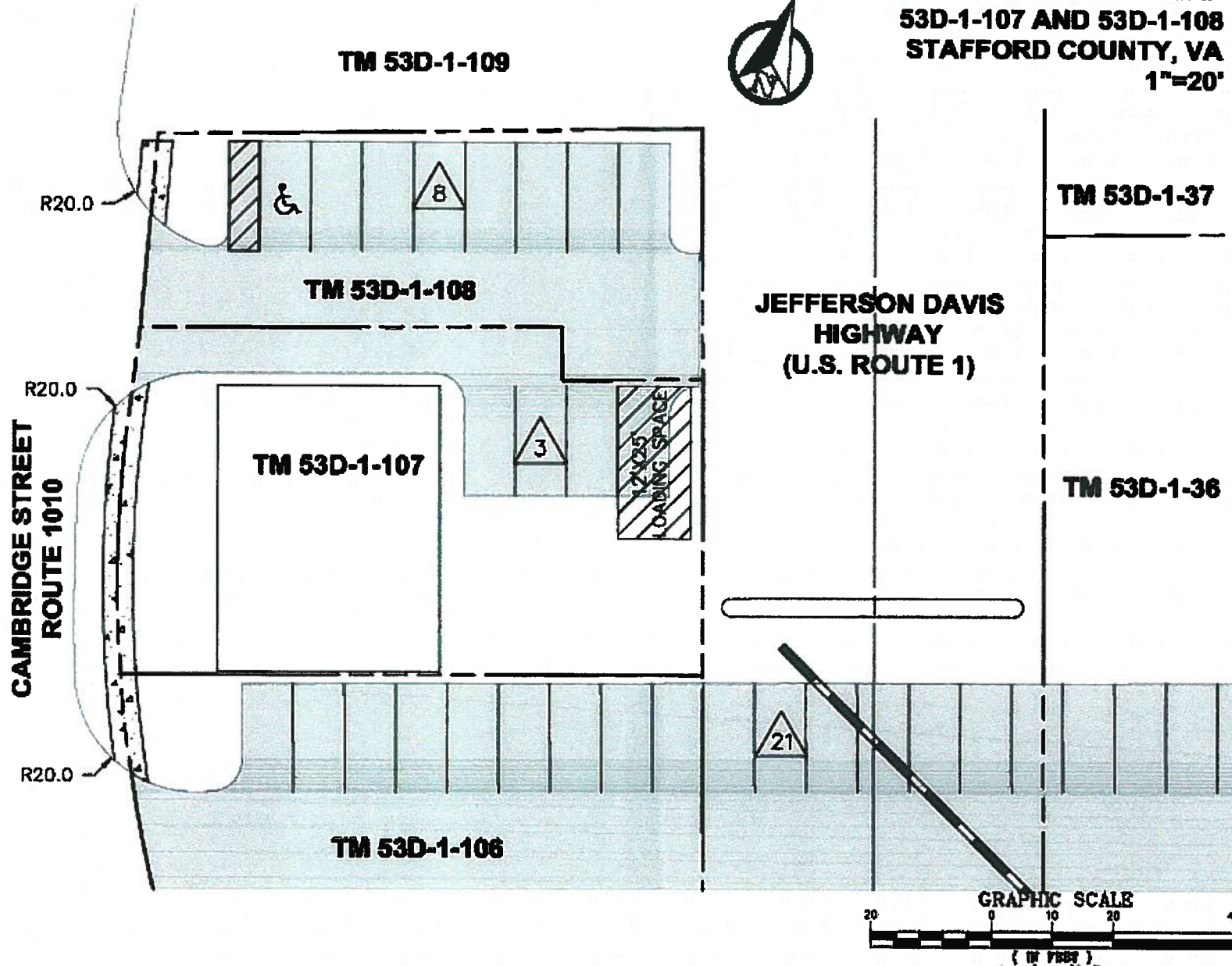


Exhibits





**EXHIBIT FOR TAX MAP
53D-1-107 AND 53D-1-108
STAFFORD COUNTY, VA
1"=20'**



Current Situation

- Hotels and stand-alone parking lots are not allowed in the M-1, Light Industrial Zoning District
- The County received inquiries about allowing both uses because they are considered to be desirable for large scale office development

Proposed End State

- Adoption of the ordinance would promote future business opportunities for hotels to serve office development in the M-1 zone as well as provide flexibility to increase available parking for business expansion internal to existing buildings

Request for the CEDC Committee/Board of Supervisors

- Staff has drafted proposed Ordinance O16-38 to allow hotels and public parking lots as by-right uses in the M-1 zones and to make necessary modifications to the definitions of parking garage and public parking lot
- Proposed Resolution R16-284 refers the amendment to the Planning Commission
- Due to economic development interests, it has been requested to place the amendment on an accelerated track for public hearings and adoption

Benefits to the County

- Potential for increased tax base
- May assist business retention and development

Due to the limited time for CEDC Meetings, please limit the salient points of your presentation to this single slide. Backup slides may be submitted for additional reference but may or may not be reviewed during the presentation. We ask that presenters limit their presentations to 10 minutes or less.

O16-38

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the day of , 2016:

MEMBERS:

Robert "Bob" Thomas, Jr., Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy E. Maurer
Paul V. Milde, III
Gary F. Snellings

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD
COUNTY CODE SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS",
AND SEC. 28-35, "TABLE OF USES AND STANDARDS"

WHEREAS, the County's Comprehensive Plan identifies future areas for Business and Industry land uses; and

WHEREAS, Business and Industry areas encourage uses that support both business and industry; and

WHEREAS, The M-1, Light Industrial Zoning District currently does not permit hotels or parking lots not associated with a principal use of a lot; and

WHEREAS, the Board believes that hotels and parking lots are complimentary to other uses allowed in the M-1, Light Industrial Zoning District; and

WHEREAS, the Board considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of this Ordinance;

O16-38
Page 2

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the day of , 2016, that Stafford County Code Sec. 28-25 "Definitions of Specific Terms," and Sec. 28-35 "Table of Uses and Standards," be and they hereby are amended and reordained as follows, with all other portions remaining unchanged:

Sec. 28-25. - Definitions of specific terms.

Parking garage/deck. An above grade and/or below grade structure used as a parking lot or intended to be used for the off-street parking of operable vehicles on a temporary basis, under public or private ownership.

Parking lot, public. ~~An open area of land, other than a street, or area within a parking garage/deck.~~ A parking area forming the principal use of a lot available to the public, or as an accommodation to employees, clients, or customers of a use on an adjacent or nearby lot, with or without a fee being charged, but shall not include any area wherein vehicles for sale, repair, or temporary impoundment are kept or stored.

Sec. 28-35. - Table of uses and standards.

Table 3.1, District Uses and Standards, sets forth the uses and standards for each zoning district in Stafford County. No land or structure shall be used, occupied or developed except in accordance with the standards set forth therein.

Table 3.1. District Uses and Standards

M-1 Industrial Light.

The purpose of the M-1 district is to establish areas of the county to provide for certain types of business and industrial uses characterized by light manufacturing, fabrication, warehousing and wholesale distribution, which are relatively free from offensive activities and which, with proper performance standards, will not detract from residential desirability of adjacent properties. It is intended that the M-1 district encourage the development of parks for the location of these uses. These [This] district should be located only where all necessary public utilities are available and where transportation systems are adequate.

(a) *Uses permitted by right:*

Hotel

Public parking lot

R16-284

PROPOSED

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 7th day of September, 2016:

MEMBERS:

Robert "Bob" Thomas, Jr., Chairman
Laura A. Sellers, Vice Chairman
Meg Bohmke
Jack R. Cavalier
Wendy E. Maurer
Paul V. Milde, III
Gary F. Snellings

VOTE:

On motion of , seconded by , which carried by a vote of , the following was adopted:

A RESOLUTION TO REFER TO THE PLANNING COMMISSION
AN ORDINANCE TO AMEND AND REORDAIN STAFFORD
COUNTY CODE SEC. 28-25, "DEFINITIONS OF SPECIFIC
TERMS", AND SEC. 28-35, "TABLE OF USES AND
STANDARDS"

WHEREAS, the County's Comprehensive Plan identifies future areas for Business and Industry land uses; and

WHEREAS, Business and Industry areas encourage uses that support both business and industry; and

WHEREAS, The M-1, Light Industrial Zoning District currently does not permit hotels or parking lots not associated with a principal use of a lot; and

WHEREAS, the Board believes that hotels and parking lots are complimentary to other uses allowed in the M-1, Light Industrial Zoning District; and

WHEREAS, the Board desires to send proposed Ordinance O16-38 to the Planning Commission for its review and recommendations;

R16-284
Page 2

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of September, 2016, that proposed amendments to Stafford County Code Sec. 28-25 "Definitions of Specific Terms," and Sec. 28-35 "Table of Uses and Standards," pursuant to proposed Ordinance O16-38, be and they hereby are referred to the Planning Commission for public hearing and its recommendations; and

BE IT FURTHER RESOLVED that the Planning Commission shall make its recommendation by September 30, 2016.

AJR:JAH:swb