



PERMANENT SIGN REQUIREMENTS

MONUMENT SIGNS (City Code §110-4.6.9.)

Description: A on-premises ground-mounted sign used to identify nonresidential uses and subdivisions in residential districts, or nonresidential uses or developments in nonresidential districts, that is anchored and mounted on a dressed base or platform, which encloses the structural members that support the sign with brick, masonry, or painted metal with the bottom of the sign face at the base, at grade and not exceeding the specified overall height. Monument signs are the only ground-mounted signs allowed in the city of Fairfax.

Area:

1. Monument signs shall be no more than:
 - (a) Commercial districts: 1.8 square feet for each linear foot of street frontage (as defined in Article 9), or a maximum of 120 square feet, whichever is less.
 - (b) Industrial districts: 1.2 square feet for each linear foot of street frontage, or a maximum of 100 square feet, whichever is less.
 - (c) Residential districts: 0.5 square foot for each linear foot of street frontage or a maximum of 50 square feet.
2. Any portion of a sign base or platform that is designed or intended to inform, persuade, advertise or visually attract attention shall be considered part of the sign.

Height: Height of monument signs, including the platform and base, shall not exceed 10 feet.

Number: One per street frontage.

Location:

1. Monument signs shall be permitted only on sites with at least 100 feet of street frontage.
2. Such signs shall be setback at least 10 feet from all property lines.



BUILDING-MOUNTED AWNING OR CANOPY SIGNS (City Code §110-4.6.10.A.)

Description: An on-premises sign attached flat to an awning or canopy.

Area: Awning or canopy signs shall be no more than 15 square feet.

Illumination: Signs may be illuminated.

Miscellaneous: Signs shall not extend outside the overall length or width of an awning or canopy, or extend above the height of the building wall to which the awning or canopy is attached.



BUILDING-MOUNTED HANGING SIGNS (City Code §110-4.6.10.B.)

Description: An on-premises sign that is suspended from the underside of a horizontal plane surface and is supported by such surface.

Area: Hanging signs shall be no more than eight square feet.

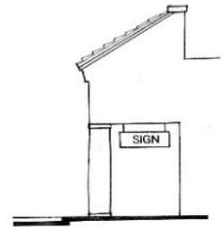
Illumination: Hanging signs may be illuminated only with external lighting.

Location: Comply with building setback requirements for the underlying district.

Number:

- (a) No more than one hanging sign per entrance.
- (b) The sign may have copy on both sides.

Height: Hanging signs shall maintain a vertical clearance over a sidewalk of at least seven feet, six inches, and shall be no higher than 12 feet over the sidewalk.



BUILDING-MOUNTED PROJECTING SIGNS (City Code §110-4.6.10.C.)

Description: An on-premises sign attached directly to a supporting building wall, and intersecting the building wall at a right angle. A projecting sign typically extends more than 12 inches from the building wall, and may be two or three-dimensional.

Area: Projecting signs shall be no more than 40 square feet.

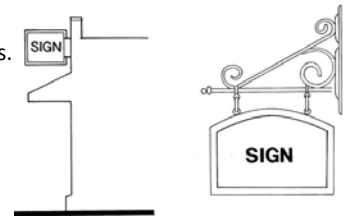
Height:

- (a) Projecting signs shall maintain a vertical clearance over a sidewalk of at least seven feet, six inches.
- (b) Such signs shall be no higher than the roof line of a building.

Illumination: Projecting signs may be illuminated only with external lighting.

Location:

- (a) Projecting signs shall not project more than four feet or one-third the width of the sidewalk, whichever is less, from the building face to which they are attached.
- (b) Such signs shall comply with applicable building setback requirements.



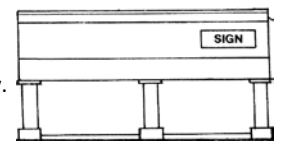
BUILDING-MOUNTED WALL SIGNS (City Code §110-4.6.10.D.)

Description: An on-premises sign that is painted on or attached directly to the surface of a wall of a multifamily building or a nonresidential use. For purposes of these regulations, fuel station canopy signs shall be considered wall signs.

Area: Wall signs shall be no more than 2.0 square feet in area per linear foot of building frontage.

Height:

- (a) No portion of a wall sign may extend above the roof line of a building, including that of gas station canopy.
- (b) No portion of a wall sign may extend above top of a building.
- (c) No wall sign may extend above the lower eave line of a building with a flat, pitched or a gambrel roof.





Location:

- (a) Wall signs shall not extend more than 12 inches from the building face to which they are attached.
- (b) Wall signs shall not extend beyond the perimeter of any building edge.
- (c) Wall signs may be located on a parapet that extends no more than five feet above the lowest eave of the roof.

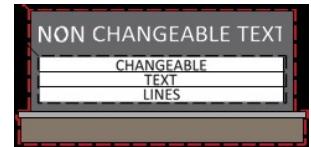
SPECIAL CHANGEABLE COPY SIGNS (City Code §110-4.6.11.A.)

Description: Any on-premises sign that allows the copy to change. These signs may be lighted or unlighted, with detachable or fixed-in-place, letters and figures. Other than sandwich board signs, only signs that are permanently affixed to the ground or a building may be changeable copy signs.

Location: Changeable copy signs may be included as a part of an otherwise permitted monument sign in any nonresidential district or as permitted subject to the provisions of §3.5.2.B.4, §3.5.2.G, §3.5.2.H.4, or §3.5.2.I.4, provided the sign otherwise complies with all requirements for monument signs. (See also §4.6.9)

Text:

- (a) Up to 60 percent of a changeable copy sign’s sign area may be changeable copy.
- (b) No changeable copy sign may contain more than three horizontal rows of information.



Electronic Technology: Signs utilizing electronic technology shall be prohibited.

SPECIAL CROWN SIGNS (City Code §110-4.6.11.B.)

Description: An on-premises type of wall sign located adjacent to and below the roof line on a building at least 50 feet or five floors in height.

Applicability: In addition to otherwise permitted wall signs, buildings at least 50 feet in height may contain a crown sign.

Area: Crown signs shall be no more than 200 square feet, or five square feet per building side for each foot of building height over 50 feet tall, whichever is less.

Location: The sign shall be located on a building wall adjacent to and below the roof line and shall not extend below the top window line of the upper floor of the building.

Number: Only one crown sign shall be located on any one side of a building.

Illumination: All sign illumination shall be internal. (See also §4.6.5.C)

Changeable Copy: Changeable copy shall be prohibited.



SPECIAL DIRECTIONAL SIGNS (City Code §110-4.6.11.C.)

Description: On-premises building-mounted or ground-mounted informational signs used for the convenience and necessity of the public, including providing directions and without commercial information or logos.

Number: Up to two directional signs per street frontage shall be permitted within the required setback. Up to 32 square feet of additional directional signage shall be permitted on the remainder of the site.

Area: Directional signs shall not exceed four square feet in area and no more than six feet height for building-mounted signs, or three square feet in area and three feet in height for ground-mounted signs.

Location: Located on the subject land, building or premises at least 10 feet from all property lines, or on a fence or wall.

SPECIAL DIRECTORY SIGNS (City Code §110-4.6.11.D.)

Description: An on-premises map and/or sign at a multi-tenant building or project that identifies uses or activities conducted on-site, or a sign located on the wall of a building near an entrance to the building for the purpose of identifying the names and locations of uses within the building.

Number: All attached multitenant office or industrial buildings shall be permitted one wall-mounted directory sign not to exceed four square feet in area for the purpose of identifying the names and locations of uses within the building.

Area: Directory signs shall not exceed 20 square feet in area for the purpose of identifying the names and locations of uses or activities within the building.

Location: All attached multi-tenant office or industrial buildings shall be permitted one wall directory sign not to exceed four square feet in area.

SPECIAL FLAGS (City Code §110-4.6.11.E.)

Description: On-premises flags of the United States, other governmental entities, religious institutions, groups, civic organizations, service clubs, or any commercial and noncommercial entities.

Number: There shall be a maximum of three flags per site.

Area: Flags shall be no more than 40 square feet each.

Location:

- (a) The flag may be on a freestanding pole or anchored to the side of a building; anchoring devices shall not project more than five feet from the surface of the wall.
- (b) Each flag and pole shall conform to the required yard (setback) restrictions of the district in which they are located.

Height: Each flag and pole shall conform to the height restrictions of the district in which they are located.

Illumination: Flags may be illuminated. (See also §4.6.5.C)





SPECIAL HARDSHIP SIGNS (City Code §110-4.6.11.F.)

Description: An on-premises special sign type as determined by the zoning administrator that may only be allowed in unique, hardship circumstances, where the only public entrance is on a building face not readily visible to the public right-of-way and the zoning administrator makes a positive finding with respect of each of the following:

- (a) That the strict application of this chapter would produce undue hardship;
- (b) That such hardship is not self-imposed;
- (c) That such hardship is not shared generally by other properties in the same zoning district and the same vicinity;
- (d) That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance; and
- (e) That the condition or situation of the property concerned or the intended use of the property is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this chapter.

Area: The area of a hardship signs shall be no more than 2.0 square feet in per linear foot of building frontage.

Number: No more than one hardship sign shall be allowed per address.

Height: No portion of a hardship sign may extend above the roof line of the building containing the principal use.

Location:

- (a) Hardship signs may be attached to an accessory building or structure, other than a pylon.
- (b) Hardship signs shall not extend beyond the perimeter of any building edge.
- (c) Hardship signs may be located on a parapet that extends no more than five feet above the lowest eave of the roof.

SPECIAL HISTORIC MARKER SIGNS (City Code §110-4.6.11.G.)

Description: Historic markers approved by the Virginia Department of Historic Resources or the zoning administrator.

Area: Historic marker signs shall not be more than 32 square feet, provided that signs are attached to buildings shall be no more than 10 square feet.

Materials: Such signs or markers shall be made of cast metal, cut masonry, painted wood or metal.

Illumination: Historic markers shall be externally illuminated only. (See also §4.6.5.C)



SPECIAL MARQUEE (City Code §110-4.6.11.H.)

Description: On-premises signs or message areas on a permanent roof-like structure over an entrance of a theater (marquee) or vertically-oriented and projecting from the wall of a theater.

Area: Marque signs shall be no more than 300 square feet, and may extend the full length of the marquee.

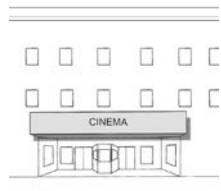
Number: Only one marquee sign shall be allowed per building.

Height:

- (a) The marquee shall have a vertical clearance over a sidewalk of at least seven feet, six inches.
- (b) The sign may extend above the top of the marquee, provided the vertical dimension of any marquee structure over an entrance, including both marquee and sign, shall not exceed five feet.

Changeable Copy: Marque signs may have changeable copy on each face.

Illumination: If such signs are illuminated, the illumination shall be by internal lighting only. Exposed light sources shall not be used.



SPECIAL WINDOW SIGNS (City Code §110-4.6.11.I.)

Description: Any on-premises sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity or service placed inside a window or upon the windowpanes or glass and is intended to be visible from the exterior of the window.

Number: There shall be no maximum number of permanent signs per window, provided the 25 percent coverage requirement, below, is maintained.

Area: Window signs may cover no more than 25 percent of the gross, transparent glass area on the ground floor façade of a building. For purposes of this provision, each building façade shall be considered separately.

Location: Window signs shall be located on ground floor windows only.



SPECIAL SANDWICH BOARD SIGNS (City Code §110-4.6.11.J.)

Description: On-premises movable sign constructed of durable materials, which has two flat faces, with or without changeable copy.

Area: Not to exceed six square feet per face.

Number: One per business or use.

Location: Located adjacent to a principal building wall and extending to a distance no greater than 10 feet from the wall. Such display shall not be permitted to: block entrances or exits, impair the ability of pedestrians to use sidewalks, or be located within landscape areas or parking areas.

Duration: Must be removed when the store is closed.

