

MOTION: ANGRY

SECOND: BAILEY

**RE: ZONING TEXT AMENDMENT #DPA2023-00007, SEC. 32-250.23, ARTICLE II,
DIVISION 2 – SIGN PERMITS-GENERALLY – COUNTYWIDE**

ACTION: APPROVED

**June 4, 2024
Regular Meeting
Ord. No. 24-38**

WHEREAS, in accordance with Sections 15.2-2285 and 15.2-2286 of the Code of Virginia, Ann., the Prince William Board of County Supervisors (Board) may amend the Zoning Ordinance whenever it determines that public necessity, health, safety, convenience, general welfare, and good zoning practice necessitate such change; and

WHEREAS, this Zoning Text Amendment would amend Section 32-250.23.7. of the Zoning Ordinance; and

WHEREAS, on September 20, 2022, the Board adopted Resolution Number (Res. No.) 22-456, which initiated a zoning text amendment to address the above-referenced issue; and

WHEREAS, the Prince William County Planning Commission held a public hearing on the Zoning Text Amendment on April 24, 2024, recommending adoption, as stated in Res. No. 24-054; and

WHEREAS, County staff recommends approval of this Zoning Text Amendment for the reasons stated in the staff report, and

WHEREAS, a Board public hearing, duly advertised in a local newspaper for a period of two (2) weeks, was held on June 4, 2024, at which time the merits of the above-referenced zoning text amendment were considered, and citizens were heard; and

WHEREAS, amending the Zoning Ordinance for the above-referenced issues is required by public necessity, convenience, general welfare, and good zoning practice and is consistent with Section 15.2-2283 of the Code of Virginia, Ann.;

NOW, THEREFORE, BE IT ORDAINED that the Prince William Board of County Supervisors hereby adopts Zoning Text Amendment #DPA2023-00007, Sign Permits-Generally.

ATTACHMENT: Zoning Text Amendment

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Votes:

Ayes: Angry, Bailey, Boddye, Franklin, Gordy, Jefferson, Vega, Weir

Nays: None

Absent from Vote: None

Absent from Meeting: None

ATTEST: _____

Andrea P. Madden

Clerk to the Board

Sec. 32-250.23. - Sign permits—Generally.

7. *Permit not required.* The following signs shall be subject to the standards of this Division but shall not require a sign permit. Unless otherwise expressly required by the proffers or conditions of a rezoning, proffer amendment, or special use permit, the following signs may be erected, constructed, posted, painted, altered, or relocated without a sign permit:

- (a) Displays of letters and numbers indicating a property's address located on a building or structure not exceeding a sign area of six (6) square feet.
- (b) Changes to the sign face where there is no change to the sign structure, including no change in the sign face area, height, location, or alteration of the sign cabinet, if applicable. An example includes, but is not limited to, the replacement or repainting of a sign face.
- (c) Changes of copy on changeable copy signs and electronic message board signs.
- (d) A-frame (portable). Signs located 50 feet or more from the nearest public street, with a maximum sign area of 12 square feet and a maximum height of four (4) feet. Example provided below:



- (e) Pavement markings, which include signs applied directly and entirely to and flush with an asphalt, concrete, or similar paved surface.
- (f) Window signs. All window signs shall meet the following standards:
 - i) Window signs shall be permitted in commercial, office, and industrial districts, and shall not occupy more than 25 percent of the aggregate area on each window or glass door.
 - ii) Window signs are those visible outside the window that are attached to or located within 18 inches in front of or behind the surface of a window or glass door.

(g) Development subject to a site development plan, or subdivision plan, or lot that is marketed for sale, rent, or lease shall be permitted the following signage:

- (i) A single-family attached or detached dwelling unit that is marketed for sale, rent, or lease shall meet the following requirements:
1. For lots or development with more than one hundred-sixty (160) feet of front lot line, the total maximum size permitted for the sign shall not exceed thirty-two (32) square feet.
 2. For lots with less than one hundred sixty (160) feet of front lot line, the total maximum size of the sign shall be eight (8) square feet.
- (ii) All other development that is marketed for sale, rent, or lease shall meet the following requirements:
1. For subdivisions or other development with more than one hundred-sixty (160) feet of front lot line, the total maximum size permitted for the sign shall not exceed more than thirty-two (32) square feet for a facade sign or freestanding sign.
 2. For lots or development with one hundred-sixty (160) feet or less of front lot line, the total maximum size of the facade sign or freestanding sign shall be sixteen (16) square feet.
- (iii) All signs permitted during periods of property sale, rent, or lease marketing are subject to the following:
1. There shall not be more than one (1) free-standing sign or façade sign per street frontage of the property.
 2. Freestanding signs shall not exceed ten (10) feet in height. Façade signs shall not be mounted on or above the roofline of any building.
 3. All sign(s) shall be removed within fourteen (14) days of settlement, rental, or lease of the property or fourteen (14) days after final acceptance by Virginia Department of Transportation "VDOT" or the County approves the private road construction and has released bonds related to the private roads within a subdivision, whichever comes last or within fourteen days after the expiration or revocation of a permit.
- (h) Development subject to a site development plan or subdivision plan, or a lot subject to a County approved building permit for construction, remodeling, or renovation, shall be permitted the following signage:
- (i) A single-family attached or detached dwelling unit that is under construction, remodeling, or renovation, shall meet the following requirements:
1. For lots or development with more than one hundred-sixty (160) feet of front lot line, the total maximum size permitted for the sign shall not exceed thirty-two (32) square feet.

2. For lots with less than one hundred-sixty (160) feet of front lot line, the total maximum size for the sign shall not exceed eight (8) square feet in area.
- (ii) All other development, as defined by Part 100 of this chapter, that is under construction, remodeling, or renovation shall meet the following requirements:
 1. For lots or development with more than one hundred-sixty (160) feet of front lot line, the total maximum size permitted for a freestanding sign or façade sign shall not exceed thirty-two (32) square feet per street frontage of the property.
 2. For lots or development with one hundred sixty (160) linear feet or less of front lot line, the total maximum size of the sign shall be sixteen (16) square feet.
- (iii) All signs permitted during periods of construction, remodeling, or renovation shall meet the following requirements:
 1. There shall not be more than one (1) free-standing or façade sign per street frontage of the property.
 2. Freestanding signs shall not exceed ten (10) feet in height. Façade signs shall not be mounted on or above the roofline of any building.
 3. All sign(s) shall be removed within fourteen (14) days after issuance of the final building certificate of occupancy and acceptance of all roads by the VDOT or the County approves the private road construction and has released bonds related to the private roads within a subdivision, whichever comes last, or within fourteen days after expiration or revocation of a building permit.

~~(h-g)~~ Yard Signs: A residential use or residential project shall be permitted three (3) yard signs per 1,000 linear feet of road frontage, separated by a minimum of 250 feet. Each sign shall have a maximum sign area of six (6) square feet and shall have a maximum height of five (5) feet.

These signs are intended to be temporary in use, and shall be the responsibility of the property owner for maintenance in accordance with County Code section 32-250.26. Examples of yard signs provided below:



~~(i-h)~~ A clearance sign which indicates only the maximum height allowable to safely navigate a drive-in lane or travelway shall be permitted. The clearance sign shall not exceed three (3) square feet and shall be excluded from the allowable sign area permitted on the property.

(j) General maintenance, painting, repainting, cleaning and other normal maintenance and repair of a sign or any sign structure, unless a structural change is made.

(k) Signs associated with a public institution installed on public property.

(l) Any sign that is required to be constructed, placed, or maintained by the federal government, the Commonwealth of Virginia, or Prince William County.

(m) A display of less than two square feet or less in area shall be considered a sign, however, does not require a sign permit.