July 13, 2016

MEMORANDUM TO: Stafford County Planning Commission

FROM: Jeffrey A. Harvey, AICP

Director of Planning and Zoning

SUBJECT: Zoning Text Amendment for Regulations Regarding Wall Signs on the Rear of Buildings

ATTACHMENTS:
1. Proposed Ordinance O16-31
2. Resolution R16-204

ISSUE:


BACKGROUND:

Staff received complaints concerning the regulations for signs on the rear walls of commercial buildings. The County’s Zoning Ordinance regulates the location and size of signs. The total square footage allowed for wall signs is calculated by a comparison ratio against the linear feet of building frontage. Each wall of a building is allowed signage, as long as the total maximum square footage is not exceeded. The regulations only allow 10 square feet of aggregate signage on the rear wall of a building or tenant space.

A shopping center, industrial park, or office park in the B-2, Urban Commercial Zoning District, with a tenant space of 100 linear feet of building frontage would be allowed a total aggregate square footage of 1 square foot of sign area for each linear foot of building frontage. Thus, the lessee would be allowed 100 square feet of total signage, of which 90 square feet can be placed on the front or side walls and 10 square feet can be placed on the rear wall.
In many cases, the rear of buildings are not within sight of the general public, so the use of signs on rear walls for advertising is not prevalent. However, in some instances, the rear wall faces public streets with the building front facing an interior parking lot. In these cases, buildings with rear walls facing the public street are at an advertising disadvantage compared to buildings that have fronts facing public streets. Staff reviewed the sign regulations for the surrounding counties and found no reference to a limit on square footage for signs on the rear of buildings or tenant spaces. The comparison counties included Spotsylvania, Prince William, Caroline, and Fairfax.

This issue was discussed by the Board’s Community Economic Development Committee (CEDC) on June 7, 2016. After discussion, the CEDC voted to forward the proposed text amendment to the Board for referral to the Planning Commission for a public hearing and its recommendation. At the June 21, 2016 meeting, the Board voted to forward this proposed text amendment to the Planning Commission for their review and recommendations.

Staff recommends the Zoning Ordinance be amended to allow the placement of signs on the exterior walls of buildings without a restriction of square footage pursuant to proposed Ordinance O16-31. The aggregate total of the square footage of signage will not be affected. This amendment will only affect the amount of signage allowed to be placed on the exterior walls. The time limit for the Planning Commission to take action is October 7, 2016.

JAH:swb

Attachments (2)
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:         VOTE:
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

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


WHEREAS, the Stafford County Code regulates the size and location of signs within the County; and

WHEREAS, the regulations for wall signs for non-residential structures restrict the amount of signage permitted on the rear wall of a structure; and

WHEREAS, the Board desires to permit more signage on the rear wall of a non-residential structure; 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;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the ___ day of ___, 2016, that Stafford County Code 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. 28-129, “Types Permitted in PD-2 Districts;” and Sec. 28-138, “Types Permitted in the RBC District;” be and they hereby are amended and reordained as follows, with all other portions remaining unchanged:

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. Each building may have wall signs on its front, side, and rear exterior walls.
   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.
   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. Each building may have wall signs on its front, side, and rear exterior walls.
   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. Each building may have wall signs on its front, side, and rear exterior walls.
   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.

(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. Each building may have wall signs on its front, side, and rear exterior walls.
   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.
   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. Each building may have wall signs on its front, side, and rear exterior walls.
   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. Each building may have wall signs on its front, side, and rear exterior walls.
   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.
(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. Each building may have wall signs on its front, side, and rear exterior walls.
   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. Each building may have wall signs on its front, side, and rear exterior walls.
   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.
   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.

   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 permissable area for one sign.
      2. Each building may have wall signs on its front, and side, and rear 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.
54. 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.

65. 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.

76. 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, side, and rear 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.
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, side, and rear 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.
   43. 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.

54. 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.

65. 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, side and rear 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.
(6) Window sign.
(7) Subdivision sign.
(8) Critical resource protection area (CRPA) sign.

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:
      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, and rear 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.

43. Signs identifying proposed shopping centers and office parks shall be removed upon completion of the construction of the shopping center and/or office park.

54. 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.
65. 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 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, and rear 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. 28-138. - 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, side, and rear 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.

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, side and rear 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.

; and

BE IT FURTHER ORDAINED that this Ordinance is effective immediately upon adoption.

AJR:JAH:dk
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 21st day of June, 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:
Yes
Yes
Yes
Yes
Yes
Yes

On motion of Mr. Milde, seconded by Ms. Sellers, which carried by a vote of 7 to 0, the following was adopted:

A RESOLUTION TO REFER TO THE PLANNING COMMISSION A PROPOSED ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE 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. 28-129, "TYPES PERMITTED IN PD-2 DISTRICTS;" AND SEC. 28-138, "TYPES PERMITTED IN THE RBC DISTRICT"

WHEREAS, the Stafford County Code regulates the size and location of signs within the County; and

WHEREAS, the regulations for wall signs for non-residential structures restrict the amount of signage permitted on the rear wall of a structure; and

WHEREAS, the Board desires to permit more signage on the rear wall of a non-residential structure; and

WHEREAS, the Board desires to send the proposed amendments to the Zoning Ordinance, pursuant to proposed Ordinance O16-31, to the Planning Commission for a public hearing and its recommendation;
NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 21st day of June, 2016, that proposed amendments to Stafford County Code 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. 28-129, “Types Permitted in PD-2 Districts;” and Sec. 28-138, “Types Permitted in the RBC Districts” pursuant to proposed Ordinance O16-31, be and they hereby are referred to the Planning commission for a public hearing and its recommendations; and

BE IT FURTHER RESOLVED that the Planning Commission may make modifications to the proposed ordinance as it deems appropriate or necessary.

A Copy, teste:

[Signature]

Anthony J. Romanello, ICMA-CM
County Administrator

AJR:JAH:swb