

Signs for Businesses

All businesses in the County are allowed to have permanent signage affixed to the wall of the building. Most businesses are also allowed a freestanding sign.

All permanent signs require approval of a sign permit by the County. This permit is also required to reface an existing sign. For more information on permits call Zoning and Development Services staff at 540-422-8220.

FAUQUIER COUNTY

DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING & DEVELOPMENT SERVICES

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<http://www.fauquiercounty.gov/>



FAUQUIER COUNTY

DEPARTMENT OF COMMUNITY
DEVELOPMENT

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Frequently Asked Questions

How much signage can I have on my building?

The amount of building signage allowed depends on the size of the building frontage. The building frontage is the length of the building front, which is considered the side of the building where the main entrances are located.

In the Service Districts, 1 sq. ft. of wall signage is allowed for each 1 linear ft. of building frontage, up to a maximum of 150 sq. ft. If the business is in a multi-tenant building, the amount of signage is based on the building frontage occupied by the business or 30 sq. ft., whichever is more.

Outside the Service Districts, the maximum is reduced to 32 sq. ft. for a building and 8 sq. ft. when in a residential district.



Special Cases: Certain uses, including gasoline stations, vehicle repair shops and theaters, are given some additional signage to meet special needs. Check with Development Services staff!

Can I have a freestanding sign?

A freestanding sign is only allowed on those lots where the buildings utilized for the business are set back a minimum of 15 feet from the property line. There is an exception to this setback within the County's Villages, where all lots may have freestanding signs if those signs are designed to special design standards.

Only one freestanding sign is allowed on most lots. Therefore, if a business is on a lot with other businesses, all of the businesses on that lot must share the sign.

On some larger lots with frontage on several streets, it may be possible to have an additional freestanding sign along the additional streets.

How large can my freestanding sign be?

The size and height of the sign allowed depends on whether the business is located within one of the County's Service Districts or not.

Within the Service Districts, the sign may be 32 sq. ft. in area, or 50 sq. ft. in area if there are at least three businesses on the lot; maximum height is 16 ft. Up to 10 sq. ft. of additional signage is allowed if the sign complies with certain design standards set forth in Appendix D of the Zoning Ordinance.

Outside the Service Districts, signs are limited to:

- 4 sq. ft. in area and 6 ft. in height in residential areas;

- 24 sq. ft. in area and 8 ft. in height in villages; and
- 32 sq. ft. in area and 8 ft. in height for all other locations outside Service Districts.

Can my signs be illuminated?

Yes. However, if the business is outside the Service Districts only indirect illumination is allowed (light shining on the sign as opposed to light within the sign).

In addition, if the business is outside the Service Districts, or in a Service District and within 300 feet of rural or residential districts, the lighting must be turned off between midnight and 7 a.m. unless the business is open.

Can I have off-site signs to guide the public to my business?

Off-site directional signs are sometimes allowed, but they require approval of a special permit by the Board of Zoning Appeals. No more than 4 total signs can be approved for a business, with no more than 2 on a single street, and the size of the signs is limited to 2 sq. ft. each and 4 ft. in height. The signs cannot be placed in the right-of-way, so as part of the application process, permission must be secured from the landowner where the sign is to be placed.

Temporary Signs

*The County also allows some temporary signs in addition to those listed above. See the **Temporary Signs for Businesses** brochure for more information.*