

Private Roads

The Fauquier County Zoning Ordinance has specific standards for the width, length, and location of private street ingress-egress easements. Please refer to Section 7-300 and Section 7-302 of the Zoning Ordinance for specific requirements.

Neither Fauquier County nor the Virginia Department of Transportation will provide maintenance or repairs to any private roads within the County. The responsibility for all maintenance and repairs to the road, drainage channels along the road, signs, and any snow removal for the road, is the responsibility of the individual property owners who use the private road for access. All subdivision plats and deeds which involve private roads must have the following language provided in **bold** type on both the plat of subdivision and the deed:

THE PRIVATE STREET IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF FAUQUIER COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS TO THE SECONDARY SYSTEM OF STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR FAUQUIER COUNTY. PRIVATE STREETS IN THIS SUBDIVISION ARE NOT DEDICATED TO PUBLIC USE.

STREET SIGNS FOR THE PRIVATE STREET(S) IN THIS SUBDIVISION WILL NOT BE MAINTAINED WITH FUNDS FROM THE COUNTY OF FAUQUIER. SIGN MAINTENANCE FOR PRIVATE ROADS AND STREETS SHALL BE THE RESPONSIBILITY OF THE OWNER(S) OF RECORD.

INGRESS AND EGRESS EASEMENT FOR PUBLIC EMERGENCY AND MAINTENANCE VEHICLES IS HEREBY GRANTED TO THE FAUQUIER COUNTY FOR ALL PRIVATE STREET(S) WITHIN THIS SUBDIVISION.