



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ AGENDA ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, January 13, 2016

7:00 PM

Council Chambers

1. Call to Order

2. Pledge of Allegiance

3. Moment of Silence

4. Minutes Approval

- a. Planning Commission - Regular Meeting - Dec 14, 2015 7:00 PM

5. Public Hearings

- a. Sign Ordinance Zoning Text Amendment

6. Citizens Time

7. Announcements

8. ARB & Town Council Update

9. New Business

10. Old Business

- a. Sign Ordinance Zoning Text Amendments

11. Town Planner Update

- a. 1 Mile Notice

12. Adjournment



TOWN OF HAYMARKET PLANNING COMMISSION

REGULAR MEETING ~ MINUTES ~

Matt Caudle, Councilman
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Monday, December 14, 2015

7:00 PM

Council Chambers

A Regular Meeting of the Planning Commission of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 7:00 PM

Chairman Matt Caudle called the meeting to order.

1. Call to Order

Chairman Matt Caudle: Present, James Carroll: Present, Maureen Carroll: Present, Commissioner Connor Leake: Present, Commissioner Cathy Pasanello: Present.

2. Pledge of Allegiance

3. Moment of Silence

4. Public Hearing

a. Flood Plain Ordinance

Chair Caudle opens the Public Hearing and invites those to speak for or against.
No citizen to speak

Chair Caudle closes the Public Hearing.

5. Minutes Approval

a. Planning Commission - Regular Meeting - Nov 9, 2015 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	James Carroll
SECONDER:	Cathy Pasanello, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello

6. Citizens Time

No citizens spoke.

7. Announcements

No announcements.

8. ARB & Town Council Update

No ARB update from Leake.

Town Council update: Planning Commission did a Joint Public Hearing last week with Town Council. Thanks to all for attending. Chick-fil-A and Sheetz people are very excited about the changes.

Is the Old Carolina Bridge set to open later this month?

Montague, yes it is still scheduled to open for traffic by end of year. They will still be doing work, shared use path, etc.

Council did adopt a Resolution in regards to Dominion Power line and sent to the proper people. Council members are going around talking to people.

Minutes Acceptance: Minutes of Dec 14, 2015 7:00 PM (Minutes Approval)

9. New Business

a. Change of Day - PC Meetings

All members are fine with changing the Planning Commission monthly meeting date. Town Planner Schneider does comment that a new Board is taking place at Loudoun County. Could possibly effect him attending new meeting dates.

He is waiting for the new Board to decide on dates, then he can inform Planning Commission if he is able to attend the new meeting dates. If any dates conflict with Planning Commission meeting dates, the Planning Commission can discuss whether to choose another date that will work for all.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Maureen Carroll
SECONDER:	Connor Leake, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello

10. Old Business

a. Floodplain Ordinance Zoning Text Amendment

Town Engineer Montague updates the Commission on this change.

Recommends to repeal the current Flood Plain Ordinance.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Carroll
SECONDER:	Connor Leake, Commissioner
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello

b. PC Bylaws

Town attorney gives overview of last main changes.

Mr. Carroll would like to renumber Article IX, where it says Intentionally omitted, take out 9-1-6, move numbers up.

Attorney will send out a clean copy.

Mrs. Carroll 9-2, would like a copy of Roberts Rules on hand here. Schneider says we do have a copy here in house.

ADOPT AS AMENDED. Attorney strike 9-1-6 and roll all numbers upward.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Maureen Carroll
SECONDER:	James Carroll
AYES:	Caudle, Carroll, Carroll, Leake, Pasanello

11. Town Planner Update

Sign Ordinance and Planned Land Use Map Amendment will have a Joint Public Hearing at the January meeting.

Chick-fil-A and Sheetz are approved. Chick-fil-A will move forward as the weather allows.

Harrover Master Plan will be brought to Council next month for adoption. We have put up for sale the former police station and have already received interest in it. ARB will consider the Master Plan as a whole at their January meeting. Removing out buildings and local groups to re-purpose the well house. There is a phasing plan.

Zoning Ordinance amendment. The Town has acquired an on-call planning service. They have kicked off a rewrite of the Zoning Ordinance. It needs updated. Will see drafts possibly late spring. Also the Comp Plan, which will be larger overall amendments.

Villages of Haymarket Phase II. Suspended while Dominion Power moved a power pole. Will do site prep and come back later and build the 5 houses.

Ice rink is starting their 2nd rink.

Dominion VA Power has submitted their proposal for the power lines to the SCC. They are proposing above ground lines on the north side of 66. The Town will provide their formal position on it.

Firehouse: Town Council has talked with the owner to look at redevelopment plans. The owner has put in a Demo request to take down firehouse, but we are waiting for more information as the application is incomplete. Need a concept of replacement.

ARB has cancelled it's meeting this month.

Payne Lane: Two parties engaged the owner about redevelopment. Town Council has asked us to look into enforcement of a demo by neglect ordinance. To address the blight in Town.

Bridge on Old Carolina is almost done with the bridge deck. At the turn of the year it should be open to traffic.

Town Center Master Plan: ARB and Town Council to consider amendments to the facade. Directed the Architect to facilitate the move of the Police Dept to the space where The Very Thing used to be.

Site plans outstanding: Signature Companies, Masonic Lodge, and Self Storage has an SUP. Also a request for a small lot, single house on Jefferson/Fayette.

Caudle asks about Town Council, also submitted a COA for demo of old Police station?
Correct, once the plan is adopted, ARB can approve removal or demo. Town Council is pushing forward on this.

Mrs Carrolls asks what are the current plans for where the Police Dept is now?
Considering a potential tenant.

12. Adjournment

Leake motions to adjourn the meeting.

Mrs. Carroll seconds.

Meeting adjourned.



TO: Town of Haymarket Planning Commission
SUBJECT: Sign Ordinance Zoning Text Amendments
DATE: 01/13/16

ATTACHMENTS:

- Revised Sign Ordinance Amendment (PDF)
- Current Haymarket Sign Ordinances (PDF)
- Ad - Sign Ordinance ZTAs for PC 01-13-2016- VFN edits (PDF)

REVISED DRAFT
Town of Haymarket Sign Ordinance Rewrite
December 17, 2015 - Following First Planning Commission Public Hearing

*Prepared by the Team of EPR, PC; Herd Planning & Design, Ltd.; and Sympoetica
Revisions and Comments by Town Attorney*

Article IX. Signs

- Sec. 58-336. Purpose.
- Sec. 58-337. Applicability
- Sec. 58-338. Permit Required
- Sec. 58-339. Exemptions.
- Sec. 58-340. Prohibited signs.
- Sec. 58-341. Temporary signs
- Sec. 58-342. Process for permitting
- Sec. 58-343. Enforcement
- Sec. 58-344. General requirements for all signs
 - (1) Sign area computations.
 - (2) Placement of signs.
 - (3) Materials, colors, and styles.
 - (4) Lighting.
 - (5) Substitution.
- Sec. 58-345. Permanent sign standards - Type, Number, Area, and Height of signs
- Sec. 58-346. Structural and maintenance requirements.
- Sec. 58-347. Nonconforming signs.
- Sec. 58-348. Definitions.
- Sec. 58-349-380. Reserved.

Sign Areas Map

Sec. 58-336. Findings, purpose and intent; interpretation.

- (a) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this article is to regulate the size, color, illumination, movement, materials, location, height and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment upon historic areas, and the safety and welfare of pedestrians and wheeled traffic, while providing convenience to citizens and encouraging economic development. This article does not entirely eliminate all of the harms that may be created by the installation and display of signs, but allows adequate communication through signage while encouraging aesthetic quality in the design, location, and size of all signs. This article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech and in a manner consistent with the Town's Comprehensive Plan. If any provision of this article is found by

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a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this article, which can be given effect without the invalid provision.

- (b) Signs not expressly permitted as being allowed by right or by special use permit under this article, by specific requirements in another portion of this chapter, or otherwise expressly allowed by the Town Council are forbidden.
- (c) A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein shall be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this article is to establish limitations on signs in order to ensure they are appropriate to the land, building or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in subsection (a) of this section.
- (d) These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- (e) These regulations distinguish between portions of the Town designed for primarily vehicular access and portions of the Town designed for primarily pedestrian access.
- (f) These regulations do not regulate every form and instance of visual speech that may be displayed anywhere within the jurisdictional limits of the Town. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

Sec. 58-337. Applicability

The provisions of this article apply to all property within the corporate limits of the town.

Sec. 58-338. Permit Required.

Except when otherwise exempted by this article, no sign shall be erected, constructed, posted, painted, altered, or relocated, unless and until a zoning permit has been issued by the zoning administrator and where provided for in this article, subsequent to an approval of a certificate of appropriateness by the architectural review board (ARB).

Sec. 58-339. Exemptions.

Sign permits shall not be required for the following signs; however, all applicable regulations of this chapter shall apply.

- (a) Government signs or signs required by law, including official traffic signs or sign structures, provisional warning signs or sign structures, and temporary signs indicating danger.
- (b) Minor Signs not exceeding three (3) total signs per separate road frontage per lot, and not less than 30 feet apart.
- (c) Change of message or content of an approved Sign.
- (d) Flags, provided, however, that no single flag shall exceed twenty-four (24) square feet in area and no single lot shall display more than three flags in commercial or industrial zoning districts. (e) Temporary Signs as set forth in 58-341(1).
- (f) Signs applied directly and entirely to and flush with any horizontal paved surface.

Sec. 58-340. Prohibited signs.

The following signs are prohibited:

- (a) Flashing Signs
- (b) Moving or Rotating Signs.
- (c) Portable Signs with the exception of A-frame Signs.
- (d) Off-premises signs, except as specifically authorized in Sec. 58-345 (a).
- (e) Inflatable signs.
- (f) Roof Signs
- (g) Signs illuminated with sodium halide lights; and any illuminated sign that emits lighting levels in excess of the limitation set forth in Sec. 58-344 (4)
- (i) Abandoned sign structures.
- (j) Changeable copy signs, except as specifically permitted by this Zoning Ordinance.
- (k) Any signs, including posters and handbills, affixed to any structures, trees or other natural vegetation, rocks or poles.
- (l) Any sign that may be confused with or obstruct the view of any authorized traffic sign or signal, or obstruct the sight-distance triangle at any road intersection, or otherwise create a distraction for drivers.
- (n) Signs that prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part or otherwise adversely affect safety or are in violation of any building code or other applicable law.
- (o) Signs that emit smoke, visible vapors, particles, normally detectable sound or odor shall not be permitted, including open flames used to attract public attention.
- (p) Mirrors or mirror devices on, in, or as part of a sign.
- (q) Parked vehicle signs.
- (r) Signs erected on public land other than those approved by an authorized City/County/Town official in writing, required by law without such approval, or permitted under Virginia Code § 24.2-310 E. Any sign not so authorized is subject to immediate removal and disposal by any authorized official. Removal of the sign under this provision does not preclude prosecution of the person responsible for the sign.

Sec. 58-341. Temporary signs

- (1) *Permit not required.* Temporary signs may be erected or constructed without a permit in all zoning district as provided in this section; however, all applicable code requirements in this chapter shall apply.
- (2) *Temporary Signs in Commercial Zoning Districts.* These signs shall be either Freestanding Signs, Wall Signs, Window Signs, Banner Signs, or A-Frame Signs, and may be displayed for up to 45 consecutive days. The zoning administrator may extend the time limit by up to 45 days upon application by the owner at the end of the initial 45-day period, if the applicant shows that the sign is maintained in sound condition and the purpose for it still pertains. Temporary Freestanding Signs, Wall Signs, Banner Signs, shall not exceed one sign per location, nor eight (8) square feet in area and six (6) feet in height. Temporary Window Signs shall not obstruct more than twenty (20) percent of the area of the window on which the sign is located. A-Frame Signs must not be more than an aggregate of twelve (12) square feet or less in a sandwich board design as defined herein. A-Frame signs and other signs not affixed to a building or the ground may only be displayed during business hours. The placement of the sign shall not impede pedestrian, wheelchair, or vehicular traffic flow. Only one such sign is permitted per business.

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- (3) *Temporary Signs in Residential Zoning Districts.* These signs shall be either Freestanding Signs, Wall Signs, Window Signs or Banner Signs. Freestanding and Wall Signs shall not exceed sixteen (16) square feet in area per property. No sign shall exceed six (6) feet in height, except Window Signs. Window signs shall not obstruct more than twenty-five (25) percent of the total area of all windows on each building façade on the property.
- (4) *Temporary Signs in Industrial Zoning Districts.* These signs shall be either Freestanding Signs, Wall Signs, Window Signs or Banner Signs, subject to the same standards and limitations as temporary signs for the commercial districts (Sec. 58-341 (2)).
- (5) *Temporary Signs required to be posted by law.* Any such sign shall be removed the day after the last day for which it is required to be displayed. The administrator may require proof of legal requirement for the posting of the sign. These signs are permitted in all zoning districts.

Sec. 58-342. Process for permitting.

- (a) *Permit required.* Except when otherwise exempted by this article, no sign shall be erected, constructed, posted, painted, altered, or relocated, unless and until a zoning permit has been issued by the zoning administrator and where provided for in this article, subsequent to an approval of a certificate of appropriateness by the architectural review board (ARB).
- (b) *Permit process.* Before any zoning permit is issued, the applicant shall submit to the administrator a sign permit application and an application for certificate of appropriateness when applicable provided by the administrator, together with drawings and/or specifications depicting the proposed signs and providing such other information as may be necessary to fully advise and acquaint the administrator with the location, construction, materials, manner of illuminating and/or securing or fastening, and number of the proposed signs. .
- (c) *Approval of permit.* For signs not requiring architectural review, the zoning administrator shall act on the permit application within 14 days of acceptance of the application. For signs requiring action by the architectural review board, the board shall act on the application within sixty (60) days after acceptance of the application by the zoning administrator, in accordance with Secs. 58-554 – 58-562 of this chapter, and the Historic District Design Guidelines adopted by the Town Council, as amended, unless such timeline is extended by the applicant in writing. The zoning administrator shall issue a zoning permit within three (3) business days following approval by the ARB.
- (d) *Building codes; inspections.* All signs shall be constructed and mounted in compliance with the Virginia Uniform Statewide Building Code.
- (e) *General permit application requirements.* Submission requirements for ARB sign guidelines as set forth in the Historic District Design Guidelines adopted by the Town Council, as amended, shall be followed for selecting the type of sign, location, colors, lettering style, materials and type of illumination (if applicable). Sign permit application(s) also require:
 - (i) An application for a certificate of appropriateness, as applicable.
 - (ii) A plat showing location of existing and proposed sign(s) on building façade(s) or grounds and exterior dimensions of buildings subject to the sign permit.
 - (iii) Scaled drawings showing dimensions, scale, and elevation of proposed sign(s) to include specific materials, hardware, and methods of mounting and illumination.
- (f) Except with signs approved through a comprehensive sign plan as a part of an approved site plan or as otherwise provided in this Chapter, all signs shall be erected within one year from the date of approval of the sign permit; otherwise, the permit shall become null and void and a new permit shall be required. The zoning administrator may grant one extension of the permit for a period of six (6) months, but in no case

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shall a permit be valid for more than a total of eighteen (18) months. Extensions may be granted only when the proposed sign is in compliance with all current applicable regulations.

Sec. 58-343. Enforcement

Violations of this Article constitute violations of the zoning code and the Town may obtain compliance through any of the methods available for other zoning violations.

Sec. 58-344. General requirements for all signs

(1) Sign area computations.

- (a) The surface area of any sign permitted under this article is determined by measuring the entire face of the sign including any wall work incidental to its decoration, but excluding support elements whose sole purpose and function is to support the sign, except as noted below:
- (b) The surface area of any sign made up only of individual letters or figures shall include the space between such letters or figures.
- (c) Whenever one sign contains information on both sides, one side only shall be used in computing the surface area of the sign.

(2) Placement of signs

Signs shall be placed so they do not obstruct vehicles, pedestrians, or the signs of adjacent businesses. Unless otherwise provided for in this chapter, permanent signs shall be located:

- (a) At least ten (10) feet from any lot line within the Gateway Sign Area, or no closer than the building façade is to the lot line, whichever is less.
- (b) At least five (5) feet to any lot line within the Core Sign Area, or no closer than the building façade is to the lot line, whichever is less.
- (c) At least ten (10) feet to any lot line within the Residential Sign Area, or no closer than the building façade is to the lot line, whichever is less.

(3) Materials, colors, and styles

All materials, colors, and styles of non-temporary signs are subject to approval by the architectural review board in accordance with the Historic District Design Guidelines adopted by the Town Council, as amended.

(4) Lighting.

No sign shall be permitted to have an illumination spread of more than 0.05 foot candle at the lot line, shine into on-coming traffic, affect highway safety, or shine directly into a residential dwelling unit.

(5) Substitution.

Wherever this Article permits a sign with commercial content, non-commercial content is also permitted subject to the same requirements of size, color, illumination, movement, materials, location, height and construction.

Sec. 58-345. Permanent sign standards - type, number, area, and height of signs

(a) Signs in Commercial and Industrial Zoning Districts

Table (a)(i) Maximum Limits on Sign Dimensions for Lots in B-1 Zoning District	
B-1 Zoning in Core and Residential Sign Map Areas	B-1 Zoning in Gateway Sign Map Area

Attachment: Revised Sign Ordinance Amendment (2671 : Sign Ordinance Zoning Text Amendments)

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Sign Type	as shown on Zoning Map			as shown on Zoning Map		
	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)
Window ⁵	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited	Not limited	Lesser of 20% of window area or 6 Sq. Ft.	Not limited
Freestanding	1 per road front; 2 maximum per lot	18 per sign; 24 Total	8	1 per road front; 2 maximum	24 Sq Ft per sign; 36 Total	10
Projecting ¹	1 per business	9	No less than 9	1 per business	9 Sq Ft	No less than 9
Wall ²	1 per business per road frontage	12	15 ft. above floor level but not above roof line	1 per business per road front.	12 Sq Ft per business for front façade; 36 Sq Ft per building on rear or side facades only	15 ft. above floor level, except no limit for rear or side façades, but not above the roofline
Individual Letter	1 per business per road frontage	1.5 Ft. letter height. 18 Sq Ft. total area.	15 ft. above floor level	1 per business per road frontage	1.5 ft. letter height; 18 S. F. total area. If setback 100 ft. or >, 2 Ft. Ht., 20 S. F. total area.	15 ft. above floor level
Multiple tenant sign	1 wall or freestanding sign per multi-tenant building or site, in addition to other permitted signs	32 if less than 100 Ft road frontage. 48 if 100 Ft. or more lot width on any side.	8	1 wall or freestanding sign per multi-tenant building or site, in addition to other permitted signs	32 if less than 100 Ft road frontage. 56 if 100 Ft or more lot width on any side.	10
Canopy ³	Permitted	Letters not more than 12 inches high.	Not limited	Permitted	Letters not more than 12 inches high.	Not limited
Minor signs (see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))
Internally Illuminated	Not permitted except one neon window-sign not more than 15" high by 24" wide ⁴	n/a	n/a	Not permitted except one neon window sign not more than 15" high by 24" wide ⁴	n/a	n/a
A-Frame (see in Sec. 58-341(1)(a))	1 per 30 feet of frontage	12	5 feet	1 per 30 feet of frontage	12	5
Off premises	Not permitted	n/a	n/a	Not permitted	n/a	n/a
Painted	Not permitted	n/a	n/a	1 on side or rear wall	Shall not exceed 15% of that wall area	As per other standards
Address numbers	One set per building	n/a	Letters not >12"	One set per building	n/a	Letters not > 12"

- ¹Shall be mounted perpendicular to principal building façade; shall project no greater than four (4) feet from building and no closer than one foot to back of curb.
- ²Shall be mounted flat on building façade; letters shall not exceed 18 inches in height and shall not extend more than six inches from surface of building. Signs shall be no higher than 15 feet above the floor level on which the sign is placed.
- ³To be placed only in valance of the building with a margin of a minimum of one inch above and below the letters.
- ⁴Such signs shall not flash and shall be "on" only during posted hours of business.
- ⁵May include a neon sign subject to the size limits contained in this table under internally illuminated signs.

Attachment: Revised Sign Ordinance Amendment (2671 : Sign Ordinance Zoning Text Amendments)

Table (a)(ii) Maximum Limits on Sign Dimensions for Lots in B-2 and I-1 Zoning Districts						
Sign Type	B-2 Zoning as shown on Zoning Map			I-1 Zoning as shown on Zoning Map		
	Number	Area in square feet (S. F.)	Height In feet (Ft.)	Number	Area in square feet (S. F.)	Height In feet (Ft.)
Window ⁸	Not limited	Lesser of 20% of window area or 6 S. F.	Not limited	Not limited	Lesser of 20% of window area or 10 S. F.	Not < 5 Ft.
Freestanding	1 per road front; 2 maximum per lot	24 per sign; 36 total	10	1 per road front; 2 maximum per lot	36 total	15
Projecting ¹	1 per business	12	No less than 9	1 per business	12	No less than 9

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Wall ²	1 per business, plus 1 for end units	9	15 above floor level	1 per tenant	12 ; 1 SF per linear foot of property width ⁴	15 above floor level
Individual Letter	1 per business per road frontage	1.5 Ft. letter height. 18 Sq Ft. total area. If setback 100 ft or >, 2 ft. ht. 20 S. F. area.	15 above floor level	1 per business per road frontage	1.5 ft. letter height per 10 ft bldg. height. w/ maximum 2 ft. letter ht. and 20 S. F. area.	15 above floor level
Directory (Wall or Freestanding) (In addition to other permitted Freestanding or Wall signs)	1 per multi-tenant building or site	32 if less than 100 Ft road frontage. 48 if 100 Ft. or more lot width on any side.	10	1 per multi-tenant building	4.5 Sq. Ft. per tenant;	15
Canopy ³	Permitted	letters not > 12 inches high	Not limited	Permitted	letters not more than 12 inches high	Not limited
Minor signs (see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))
Internally Illuminated	Not permitted except one neon sign window not more than 15" high by 24" wide ⁷	n/a	n/a	Permitted for freestanding signs	As per other standards in this article	As per other standards
A-Frame (see Sec. 58-341(2))	1 per 30 feet of frontage	12	5	Not permitted	n/a	n/a
Off premises	Not permitted	n/a	n/a	1 freestanding sign on contiguous lot ⁶	As per other standards	As per other standards
Painted	1 on side or rear wall	Shall not exceed 15% of that wall area	As per other standards	Not permitted	n/a	n/a
Temporary (freestanding, banner sign or wall only)	1 per lot	8	4	1 per lot	8	4
Address numbers	One set per building	n/a	Letters not > 12"	One set per building	n/a	Letters not > 12"

¹Shall be mounted perpendicular to principal building façade; shall project no greater than four (4) feet from building and no closer than one foot to back of curb.

²Shall be mounted flat on building façade; letters shall not exceed 18 inches in height and shall not extend more than six inches from surface of building. Signs shall be no higher than 15 feet above the floor level on which the sign is placed, or to the top of the ceiling height of that floor. For industrial zoning, a maximum 3 SF sign is allowed for each tenant if a common entrance, or maximum 8 SF per tenant for each multiple entrance. For shopping centers in B-2, all property signage must be located in the sign band provided above the building canopy. The sign shall occupy a maximum sign area not taller than 18 inches and not longer than 65 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. Any store in excess of 10,000 sq ft shall have a maximum sign area not taller than 24 inches and not longer than 40% of tenant's unit width.

³To be placed only in valance of the building with a margin of a minimum of one inch above and below the letters.

⁴Applies to retail shopping space constructed in excess of 75 feet from edge of public right of way and not within 500 feet of residential property. If the tenant is located in an end unit, it is permitted to install an additional sign. Total area of second sign may not exceed the result of one and one half times the width of the store. All property signage must be located in the sign band provided above the building canopy. The sign shall occupy a maximum sign area not taller than two feet and not longer than 80 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. Any store in excess of 40,000 square feet shall occupy a maximum sign area not taller than 3.5 feet and not longer than 80 percent of the tenant's unit width.

⁵Such signs shall be no closer than 10 feet to any street line, travel lane or access road.

⁶Off premise sign is contingent on permission from owner of property on which the sign is located. No such sign may be located within 30 feet of any other sign.

⁷Such signs shall not flash and shall be "on" only during posted hours of business.

⁸May include a neon sign subject to the size limits contained in this table under internally illuminated signs.

(b) Signs in Residential Zoning Districts

Table (b) Maximum Limits on Sign Dimensions for Lots in Residential Zoning Districts (R-1 and R-2)									
Sign Type	Residential Uses			Residential Projects ¹			Non-Residential Uses		
	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)	Number	Area (Sq. Ft.)	Height (Ft.)
Address numbers	One set per building	n/a	Letters not more than 6	One set per project ¹	3	Letters not more than 6 inches	One set per building	n/a	Letters not more than 6 inches

Attachment: Revised Sign Ordinance Amendment (2671 : Sign Ordinance Zoning Text Amendments)

Town of Haymarket, Virginia

			inches						
Hanging address numbers	1 per building	2 Sq. Ft.	Not more than 6 feet from existing grade	Not permitted	n/a	n/a	1 per building	2 Sq. Ft.	Not more than 6 feet from existing grade
Minor signs (see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))	(see Sec. 58-339(b))
Freestanding Signs	1 per lot	6 sq. ft.	Not more than 4 feet from existing grade	1 per site entrance	24 Sq. Ft.	5 feet	1 per separate road frontage	24 Sq. Ft.	5 feet
Wall Signs	1 per lot	6 sq. ft.	n/a	n/a	n/a	n/a	1 per separate road frontage	12 Sq. Ft.	12 ft.

¹Includes subdivisions and other types of residential projects built as a unified development.

Sec. 58-346. Structural and maintenance requirements.

- (a) All signs shall be maintained in good condition and remain structurally safe. Any sign that has deteriorated to a state of peeling, cracking, splitting, fading or rusting, is in violation of this ordinance and subject to enforcement.
- (b) The owner of any advertising sign located on commercial property where the use or business has ceased operating shall, within 60 days of the cessation of use or business operation, replace the sign face with a blank face until such time as a use or business has resumed operating on the property.

Sec. 58-347. Nonconforming signs.

- (a) Any nonconforming sign may be maintained even though it does not conform with the provisions of this article except as provided in this section or section 58-381 (c). The burden of establishing nonconforming status of signs and of the physical characteristics/location of such signs shall be that of the owner of the property. Upon notice from the zoning administrator, a property owner shall submit verification that sign(s) were lawfully existing at time of erection. Failure to provide such verification shall be cause for order to remove sign(s) or bring sign(s) into compliance with the current ordinance.
- (b) No nonconforming sign may be enlarged or altered in such a manner as to expand the nonconformity, nor may illumination be added to any nonconforming sign, except as provided in Sec. 58-347 (h).
- (c) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this article.
- (d) A nonconforming sign destroyed by any cause may not be repaired, reconstructed or replaced except in conformity with this article. For the purposes of this section, a nonconforming sign is destroyed if damaged to an extent that the cost of repairing the sign to its former condition or replacing it with an equivalent sign equals or exceeds fifty (50) percent of the appraised value of the sign so damaged.

Attachment: Revised Sign Ordinance Amendment (2671 : Sign Ordinance Zoning Text Amendments)

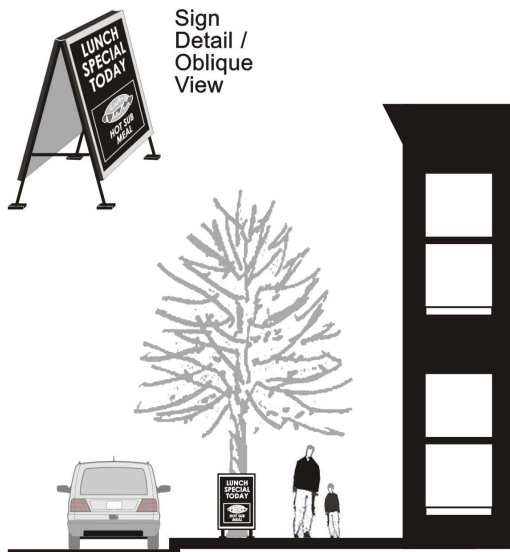
Town of Haymarket, Virginia

- (e) The message of a nonconforming sign may be changed so long as this does not create any new nonconformities.
- (f) Existing signs on an industrially zoned lot may be reconfigured so as to increase the number of signs, the mix of sign types, and the location of signs, as long as the total area of all signs on the lot is not increased, that existing maximum sign heights are maintained, and as long as all other requirements of this article are met.
- (g) A nonconforming sign structure shall be removed if the use to which it is accessory has not been in operation for a period of two years or more. Such structure sign shall be removed by the owner or lessee of the property. If the owner or lessee fails to remove the sign structure, the zoning administrator or designee shall give the owner fifteen (15) days' written notice to remove it. Upon failure to comply with this notice, the zoning administrator or designee may enter the property upon which the sign is located and remove any such sign or may initiate such action as may be necessary to gain compliance with this provision. The cost of such removal shall be chargeable to the owner of the property.

Sec. 58-348. Definitions.

Illustrations show only the form of defined signs. Dimensional standards are shown only in the text of this article.

- (1) *A-Frame sign.* A temporary, portable sign used at a place of business to provide information to pedestrians and slow moving vehicles. The sign may be one or two sided.



A-Frame Sign

- (2) *Animated sign.* A sign which changes physical position or involves the use of motion, rotation, or the appearance of motion.
- (3) *Awning sign.* See canopy sign.
- (4) *Banner sign.* A temporary sign made of cloth, paper, vinyl or like material attached to a wall so as to remain in a generally stationary position.
- (5) *Bench sign.* A sign painted, located on, or attached to any part of the surface of a bench, seat or chair placed on or adjacent to a public place or roadway.
- (6) *Billboard sign.* (see off-premises sign)
- (7) *Canopy sign.* A sign placed directly on or attached to the surface of an awning or canopy.



Canopy/Awning Sign



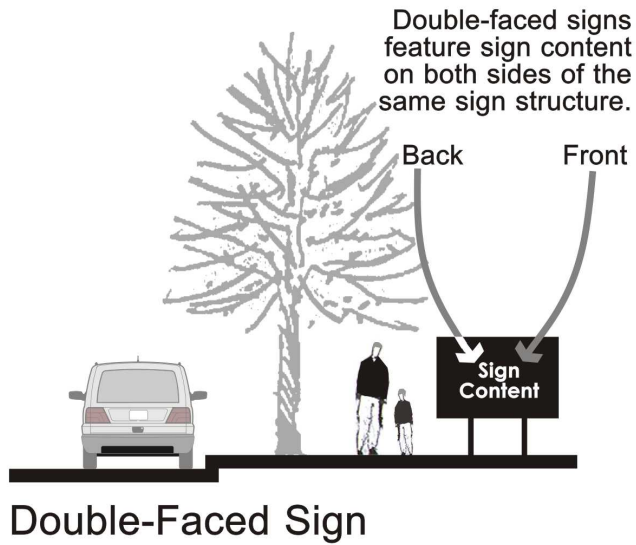
Canopy/Awning Sign

- (8) *Changeable copy sign.* A sign or part of a sign that is designed so that characters, letters or illustrations can be mechanically or physically changed or rearranged without altering the face or surface of the sign.
- (9) *Multi-tenant sign, Wall.* A wall sign at a building or group of buildings with multiple commercial tenants, controlled by the landlord thereof.
- (10) *Multi-tenant sign, Freestanding.* A freestanding sign at a building or group of buildings with multiple commercial tenants, controlled by the landlord thereof.

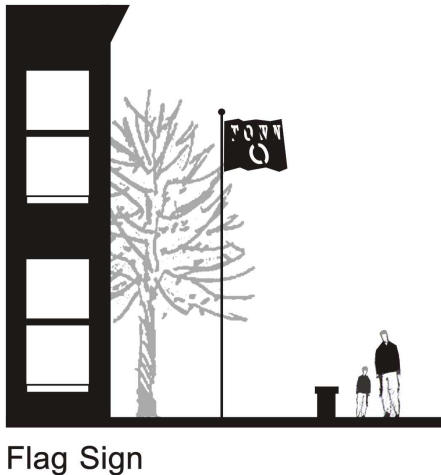


Directory Sign

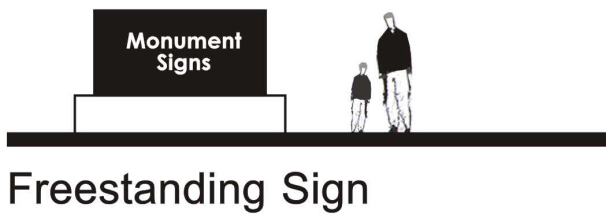
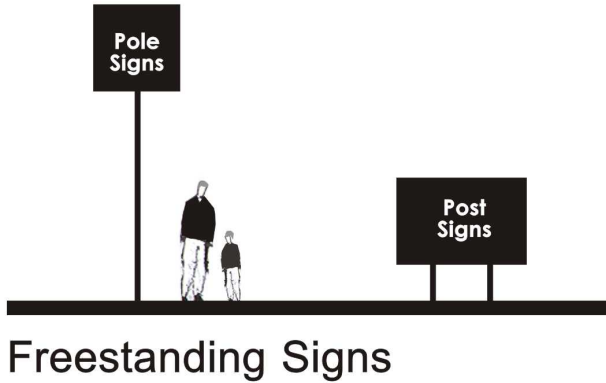
- (11) *Double-faced sign.* A sign with two parallel or nearly parallel faces, back to back, upon which advertising is displayed.



- (12) *Electronic message board.* Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
- (13) *Flags.* Cloth or similar flexible fabric attached to a pole at one end such that the material can bend or flutter from the point (s) of attachment.



- (14) *Flashing sign.* Any illuminated sign on which there is light which is not stationary or constant in intensity or color at all times when such sign is in use. For the purposes of this article, a sign that has a change rate or dwell time of four (4) seconds or longer is not a flashing sign.
- (15) *Freestanding sign.* Sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure, or a monument form without separate supporting elements.

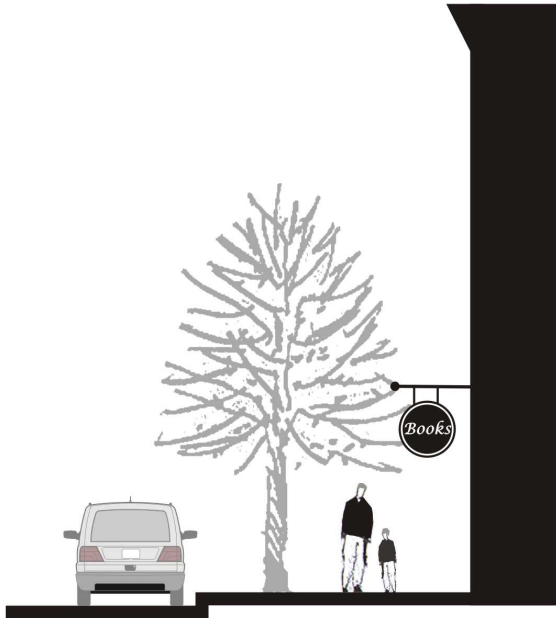


- (16) *Government sign.* Government signs that are approved by the town council or installed for the public benefit by a branch, department, or authority of a local, state, or federal government..
- (17) *Hanging house or address numbers.* House numbers hanging from a lamppost or similar structure.
- (18) *Hanging sign.* (see Projecting sign)
- (20) *Illuminated sign.* A sign illuminated in any manner by a light source, whether internally or externally lit. Externally illuminated signs are those that have a light source projecting onto the face of the sign either by downlighting or indirectly with fluorescent, halogen or a source that gives off light. Internally illuminated signs are those that have a light source inside or behind the sign structure or sign face which projects lights through or from the sign face.
- (21) *Individual letter sign.* A sign made up of letters only that are attached directly to the building.



Individual Letter Sign

- (22) *Inflatable sign.* Any display capable of being expanded by air or other gas and used on a temporary or permanent basis.
- (23) *Location.* A lot, parcel, building site or tenant space.
- (24) *Marquees sign.* See canopy sign.
- (25) *Menu sign.* (see directory sign)
- (26) *Minor sign.* A wall or freestanding sign with a sign face not exceeding one (1) square foot in area, not exceeding four feet in height, and not illuminated.
- (27) *Moving or Rotating Sign -* An environmentally activated sign or other display with mechanical motion powered by natural, manual, mechanical, electrical or other means, including but not limited to pennant strings, streamers, spinners, propellers, and search lights. Hand held signs are not included; see Portable Sign.
- (28) *Neon sign.* A sign that uses light-emitting gas to convey a message in a form such as letters, numbers, and figures.
- (29) *Off-premise sign.* A sign which directs attention to a commercial business, product, service or establishment conducted, sold or offered at a location other than the premises on which the sign is erected.
- (30) *Painted sign.* Any sign painted on the exterior surface of a building; includes a mural sign.
- (32) *Political sign.* A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election. Political signs are regulated the same as other temporary signs.
- (33) *Portable sign.* Any temporary sign not affixed to a building, structure or the ground. It does not include a flag or banner sign.
- (34) *Projecting sign.* (Also Hanging Sign) A sign attached to a building, approximately perpendicular to the building wall.



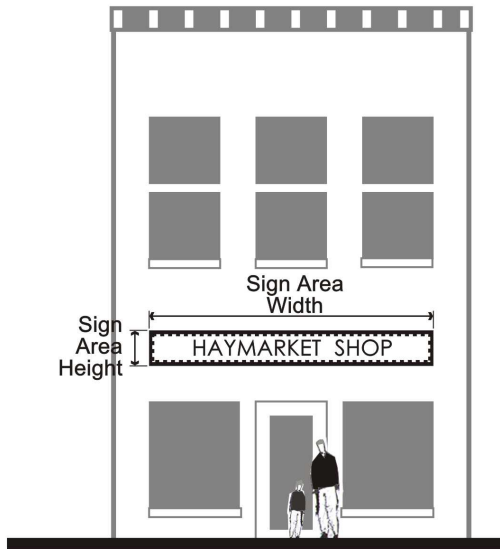
Projecting/Hanging Sign

- (35) *Real estate sign.* A temporary sign that advertises the property on which it is located, for sale, rent, or lease, regulated the same as other temporary signs.
- (36) *Roof sign.* Any sign erected, constructed, and maintained wholly upon or over the roof of any building.



Roof Sign (Not Permitted)

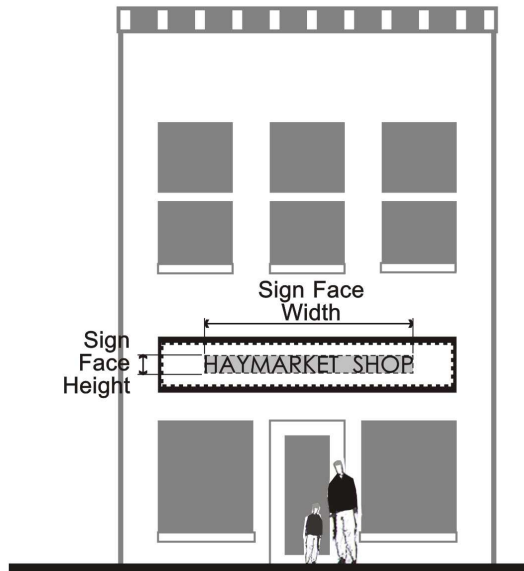
- (40) *Sign.* Any device (writing, letter work or numeral, pictorial presentation, illustration or decoration, emblem, device, symbol or trademark, flag, banner or pennant or any other device, figure or character) visible to and designed to communicate information to persons in a public place, public right-of-way, or parking area or travel area open to the general public. However, the term “sign” does not include public art, holiday displays, or architectural features, except those that identify products or services or advertise a business use. The term “sign” also does not include the display of merchandise for sale on the site of the display.
- (41) *Sign area.* The entire face of a sign, including the advertising surface and any framing, trim or molding, but not including the supporting structure. Sign area is calculated by standard mathematical formulas such as height times width for rectilinear signs, $\bullet r^2$ for circular signs, and the applicable standard mathematical formula for other geometrical shapes.



Sign Area

For area calculation, see definition in ordinance.

- (42) *Sign face*. The area or display surface used for the message, not including any framing, trim or molding, or the support structure. Face area is calculated using the same mathematical formulas as for sign areas.

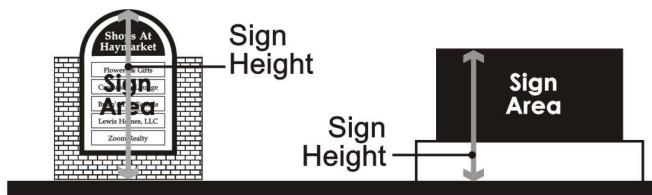
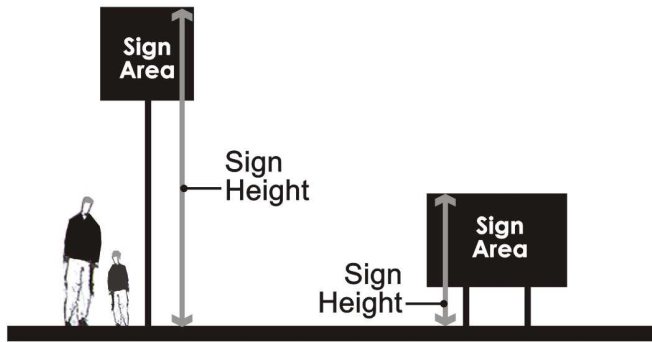


Sign Face

For area calculation, see definition in ordinance.

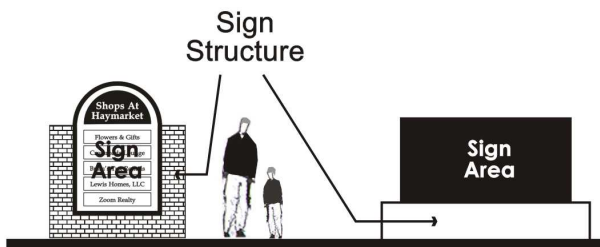
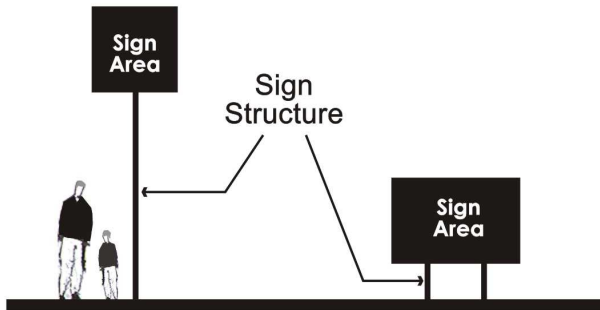
- (43) *Sign height*. Distance measured in feet and inches from the ground below the sign to highest point of sign to include sign structure, or in the case of wall signs on upper floors, from the floor level immediately below the sign to the highest point of the sign. Artificially increasing the height of the sign by berming or mounding dirt or other material at the sign base is prohibited.

Attachment: Revised Sign Ordinance Amendment (2671 : Sign Ordinance Zoning Text Amendments)



Sign Height

- (44) *Sign structure.* Sign structure includes the supports, uprights, bracing, and framework of any structure, be it single-faced, double-faced, V-type, or otherwise exhibiting sign.



Sign Structure

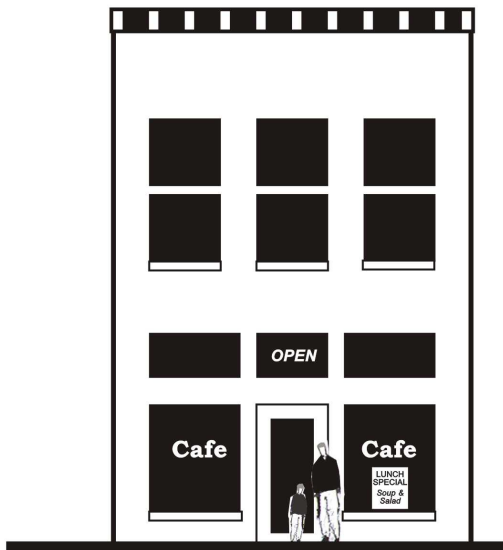
- (46) *Temporary sign.* A sign constructed of cloth, canvas, vinyl, paper, plywood, fabric, or other lightweight material not well suited to provide a durable substrate or, if made of some other material, is neither permanently installed in the ground nor permanently affixed to a building or structure which is permanently installed in the ground

- (48) *Vehicle sign, parked.* A sign placed, affixed or painted on a motor vehicle or trailer parked with the primary purpose of providing signage not otherwise allowed by this article. Any such vehicle or trailer shall, without limitation, be considered to be used for the primary purpose of advertising if it fails to display current license plates, inspection sticker, or municipal decal, if the vehicle is inoperable, if evidence of paid-to-date local taxes cannot be made available, or if the sign alters the standard design of such vehicle or trailer.
- (49) *Wall sign.* Any signs or lettering, projecting not more than eight inches, which are placed against or attached to the front, rear, or side wall of a building, but shall not include painted or mural signs, or roof signs as defined herein.



Wall Sign

- (50) *Window sign.* A sign visible outside the building and attached to or within 18 inches in front of or behind the surface of a window or door



Window Sign

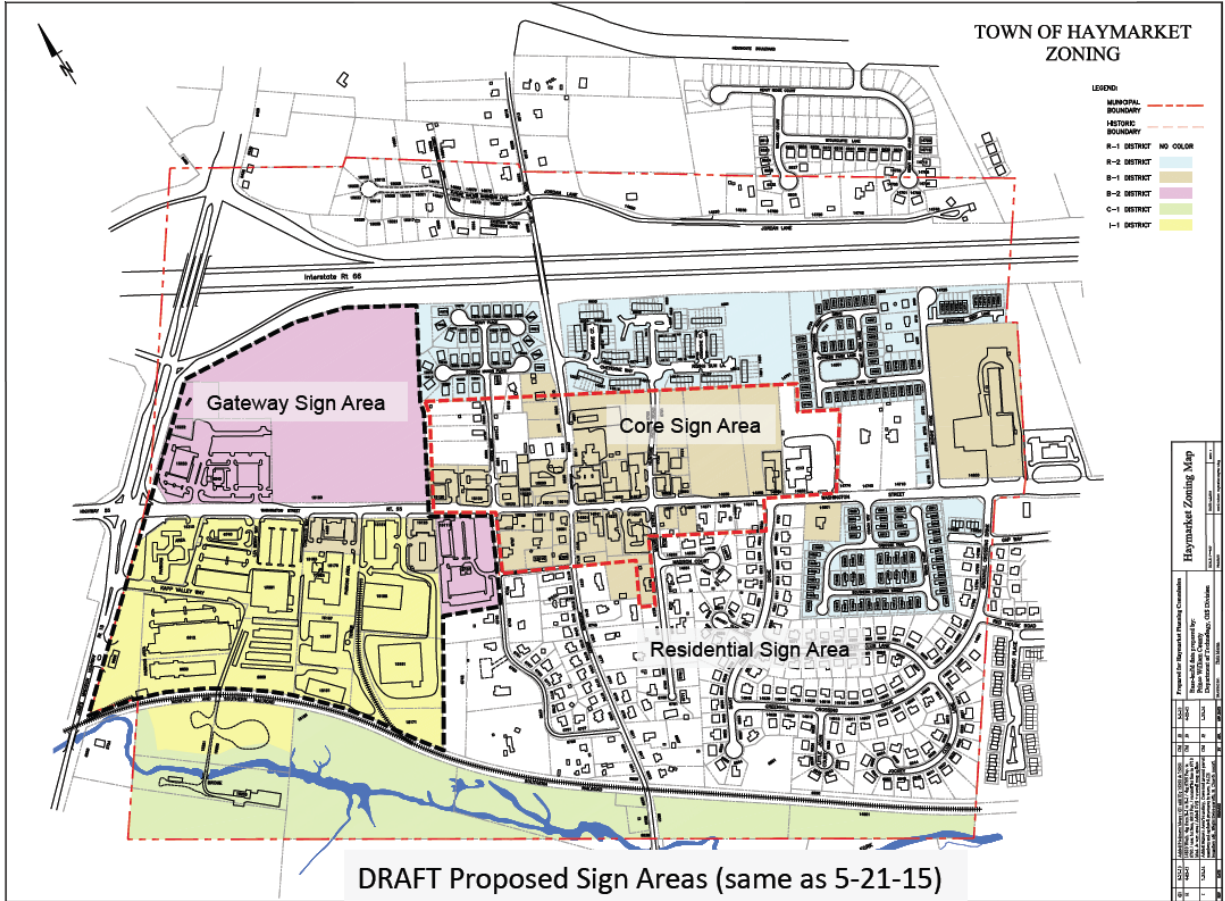
- (51) *Yard sale sign.* A temporary sign advertising private sales of personal property (such as garage sales or rummage sales), regulated the same as other temporary signs.
- (52) *Advertise* means to call attention to a commercial product, service, or activity.

Town of Haymarket, Virginia

(53) *Nonconforming sign* means any sign which was lawfully erected in compliance with applicable regulations of the Town and maintained prior to the effective date of this ordinance and which fails to conform to current standards and restrictions of the zoning ordinance.

(54) *Parked vehicle sign*: see Vehicle sign, parked.

Sign Area Map



Attachment: Revised Sign Ordinance Amendment (2671 : Sign Ordinance Zoning Text Amendments)

ARTICLE IX. - SIGNS AND NAMEPLATES^[7]

Footnotes:

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Editor's note—Ord. of Dec. 7, 2009, amended Art. IX, in its entirety to read as herein set out. Prior to inclusion of said ordinance, Art. IX, pertained to similar subject matter. See also the Code Comparative Table.

Sec. 58-336. - Introduction.

- (a) The sign is a fundamental necessity for the promotion of the health, safety and welfare of a community. The sign also has one of the largest visual impacts on the landscape, be it residential, commercial, industrial, agricultural or historical.
- (b) The sign can either create and identify an overall sense of harmony and unity in the community through the use of cohesive materials that complement the existing architecture, or it can display chaos and disorder, which may be a reflection of the lack of an overall goal through regulation.

(Ord. of 12-7-2009)

Sec. 58-337. - Purpose.

The purpose of this article shall be to regulate the number, size, construction, materials, style, ornament, color, texture, illumination and placement of signs. The ordinance establishes standards for the erection, display, and maintenance of signs which are intended to provide for the safety of residents and visitors; to further the goals, objectives, and policies of the comprehensive plan; and to promote a small town theme that enhances the architectural, historical and cultural integrity of the town.

(Ord. of 12-7-2009)

Sec. 58-338. - Permit application.

- (a) *Permit.* No sign shall be erected, constructed, posted, painted, altered, maintained or relocated, except as provided in this article, unless a zoning permit has been issued by the administrator or for banners only, by its designee. Before any zoning permit is issued, a sign permit application and an application for certificate of appropriateness provided by the administrator shall be filed, together with drawings and/or specifications as may be necessary to fully advise and acquaint the administrator with the location, construction, materials, manner of illuminating and/or securing or fastening, and number of signs applied for, and the style of the wording of the sign or advertisement to be carried on the sign. All signs which are electrically illuminated shall require a separate electrical permit and inspection. All signs shall be erected within one year from the date of approval of the permit; otherwise, the permit shall become null and void and a new permit shall be required.
- (b) *Building codes; inspections.* Structural and safety features and electrical systems shall be in accordance with the requirements of the applicable codes and ordinances. No sign shall be approved for use unless it has been inspected by the department issuing the permit and is found to be in compliance with all the requirements of this chapter and applicable technical codes.
- (c) *General permit application requirements.* Architectural review board sign guidelines shall be followed for selecting the type of sign, location, colors, lettering style, materials and type of illumination (if applicable). Sign permit application(s) require:
 - (1) A copy of the business license.

- (2) A zoning permit application.
 - (3) An application for a certificate of appropriateness.
 - (4) Plat showing location of existing and proposed sign(s) on building façade(s) or grounds and exterior dimensions of buildings subject to the sign permit.
 - (5) Drawings showing dimensions, scale, and elevation of proposed sign(s) to include specific materials, hardware and methods of mounting and illumination.
- (d) *Multiple businesses/tenants, site plans.* Where two or more businesses or tenants occupy a single building or a site plan is otherwise required by zoning ordinance regulation, a comprehensive sign plan shall be required. In addition to the requirements of subsection 58-338(c), the comprehensive sign plan shall contain the following information:
- (1) A narrative which describes the proposal;
 - (2) Scaled, color drawings showing all of the various sign types proposed, including the design, dimensions, materials, colors, illumination, and associated landscaping to be utilized to achieve a consistent and complementary system of signs and graphics; and
 - (3) A sign plan, depicting the location of the various proposed sign types and, where applicable, existing signs.

(Ord. of 12-7-2009)

Sec. 58-339. - Definitions.

- (1) *A-Frame sign.* A temporary, portable sign used at a place of business to provide information to pedestrians and slow moving vehicles. The sign may be one or two sided.
- (2) *Advertising sign.* A sign directing attention to a product offered upon the premises, but which product or service is or could be offered elsewhere than on the same premises, with the exception that where the trade name of the product is a basic factor in directing attention.
- (3) *Animated sign.* A sign which changes physical position or involves the use of motion, rotation, or the appearance of motion.
- (4) *Awning sign.* A sign placed directly on or attached to the surface of an awning or canopy.
- (5) *Banner sign.* Cloth, paper, vinyl or like material intended to attract attention.
- (6) *Bench sign.* A sign painted, located on, or attached to any part of the surface of a bench, seat or chair placed on or adjacent to a public place or roadway.
- (7) *Billboard sign.* A sign which directs attention to a business, commodity, service or establishment conducted, sold or offered at a location other than the premises on which the sign is erected. Not really describe anything different that a monument sign, etc.
- (8) *Bulletin board sign.* Signs or bulletin boards customarily incidental to places of worship, schools, libraries, museums, social clubs, or societies.
- (9) *Canopy sign.* A sign placed directly on or attached to the surface of an awning or canopy.
- (10) *Changeable copy sign.* A sign or part of a sign that is designed so that characters, letters or illustrations can be changed or rearranged without altering the face or surface of the sign.
- (11) *Church sign.* Signs designating places of worship and/or places directly affiliated with such uses.
- (12) *Commemorative plaques and historical markers.* Commemorative plaques and historical markers erected by a recognized historical agency or governmental body.
- (13)

Contractor sign. A temporary sign erected on the premises where construction is taking place, during the period of the construction. The sign may indicate the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financier.

- (14) *Directional sign.* A sign, one end of which may be pointed, or on which an arrow may be painted, indicating the direction to which attention is called and giving the name only of business responsible for the erection of the sign.
- (15) *Directory sign.* A wall sign listing the tenants or occupants of a building or group of buildings that may indicate their respective professions or business activities.
- (16) *Double-faced sign.* A sign with two parallel or nearly parallel faces, back to back, upon which advertising is displayed.
- (17) *Electronic message board.* Any sign that uses changing lights to form a sign message or messages wherein the sequence of messages and the rate of change is electronically programmed and can be modified by electronic processes.
- (18) *Flags.* Flags, emblems and insignia of any governmental agency or religious, charitable, public or nonprofit organization.
- (19) *Flashing sign.* Any illuminated sign on which there is artificial light which is not stationary or constant in intensity or color at all times when such sign is in use.
- (20) *Freestanding sign.* Sign supported by one or more upright poles, columns, or braces placed in or on the ground and not attached to any building or structure.
- (21) *Government sign.* Government signs that are approved by the administrator or installed for the public benefit.
- (22) *Hanging house numbers.* House numbers hanging from a lamppost.
- (23) *Home occupation sign.* A sign directing attention to a product, commodity or service available on the premises, but which product, commodity or service is clearly a secondary use of the dwelling.
- (24) *House numbers sign.* A sign that displays house address.
- (25) *Identification sign.* A sign which displays only the address and name or crest, insignia or trademark, occupation or profession of an occupant or the name of any building on the premises.
- (26) *Illuminated sign.* A sign illuminated in any manner by an artificial light source, whether internally or externally lit.
- (27) *Individual letter sign.* A sign made up of letters only that are attached directly to the building.
- (28) *Inflatable sign.* Any display capable of being expanded by air or other gas and used on a temporary or permanent basis to advertise a product or event.
- (29) *Marquees sign.* A sign attached to a projecting structure over an entrance to a building (such as a theater or motel) or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against the weather.
- (30) *Menu sign.* A freestanding sign which contains signs for more than one occupant of a building.
- (31) *Neon sign.* A sign that uses neon lighting to convey a message in a form such as letters, numbers, and figures.
- (32) *Off-premise sign.* A sign which directs attention to a business, commodity, service or establishment conducted, sold or offered at a location other than the premises on which the sign is erected.
- (33) *Open/hours of operation sign.* Sign located in the window of a business indicating business is open.
- (34)

- Paddle sign.* Any sign attached to a freestanding or projecting sign. A paddle sign shall not comprise more than 30 percent of the surface area of the sign to which it is attached.
- (35) *Painted sign.* Any sign painted on the exterior surface of a building.
- (36) *Political sign.* A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.
- (37) *Portable sign.* Any sign not permanently affixed to a building, structure or the ground. This category includes, but is not limited to, signs attached to or placed on vehicles not used for the daily conduct of the business, banners, balloons, and similar devices used to attract attention.
- (38) *Projecting sign.* A sign attached to a building, approximately perpendicular to the building wall.
- (39) *Real estate sign.* A sign that advertises the property on which it is located, for sale, rent, or lease. Such signs shall be removed upon the sale, rental, or lease of the property on which it is located.
Temporary real estate signs advertising single residential properties.
- (40) *Roof sign.* Any sign erected, constructed, and maintained wholly upon or over the roof of any building.
- (41) *Seasonal sign.* Signs identifying an open-air market, farmers' market or the sale of seasonal products
- (42) *Secondary entrance sign.* A wall sign identifying a business or tenant's alternative entrance.
- (43) *Security and warning sign.* Signs posted on private property warning the public against trespassing, or similar messages.
- (44) *Sign.* Any display, temporary or permanent, of any letters, words, numerals, figures, devices, emblems, pictures, or any parts or combinations, by any means whereby they are made visible for the purpose of making anything known.
- (45) *Sign area.* The entire face of a sign, including the advertising surface and any framing, trim or molding, but not including the supporting structure.
- (46) *Sign face.* The area or display surface used for the message, not including the support structure.
- (47) *Sign height.* Distance measured in feet and inches from ground to highest point of sign to include sign structure. Artificially increasing the height of the sign by berming or mounding dirt or other material at the sign base is prohibited.
- (48) *Sign structure.* Sign structure includes the supports, uprights, bracing, and framework of any structure, be it single-faced, double-faced, V-type, or otherwise exhibiting sign.
- (49) *Special event sign.* Sign announcing an educational, historical, civic, philanthropic or religious drive or event.
- (50) *Temporary sign.* A sign or advertising display designed or intended to be displayed for a specified period of time.
- (51) *Vehicle sign.* Signs on a truck, bus or other vehicle, while in use in the normal course of business. This subsection should not be interpreted to permit parking for display purposes of a vehicle to which signs are attached in a district where such signs are not permitted.
- (52) *Wall sign.* Any signs or lettering, projecting not more than eight inches, which are placed against or attached to the front, rear, or side wall of a building, but shall not include professional name-plates. If the sign is composed of individual letters attached.
- (53) *Window sign.* A sign painted, stenciled, or affixed on a window, which is visible from a right-of-way.
- (54) *Yard sale sign.* A temporary sign advertising private sales of personal property (such as garage sales or rummage sales).

(Ord. of 12-7-2009; Ord. No. 20150302, § 1, 3-2-2015)

Sec. 58-340. - General requirements.

The following are the general guidelines for commercial, industrial and residential signs:

- (1) *Area computation.* The surface area of any sign permitted under this article is determined by measuring the entire face of the sign including any wall work incidental to its decoration, but excluding supports unless such supports are used to attract attention, except as noted below:
 - (a) The surface area of any "OPEN" sign made up of individual letters or figures shall include the space between such letters or figures.
 - (b) Whenever one sign contains lettering or other advertising information on both sides, one side only shall be used in computing the surface area of the sign.
 - (c) The surface area of a paddle sign is computed to be the total square footage of all the signs, including the area of open space between each sign.
 - (d) The surface area of any building address numbers less than six inches in height shall not be used in computing the surface area of a sign so long as address numbers are not otherwise located on the building and/or a previously approved sign.
- (2) *Colors.* Colors shall be chosen from the architectural review board approved historical/colonial colors. Colors shall relate to and complement the materials and color scheme of the building, including accent highlights and trim colors. Generally, any one sign shall be limited to three colors with the exception that signs containing more than three colors may be considered when the design complements the building and neighborhood.
- (3) *Complementary signs.* Signs shall be designed and located so as to complement the existing architecture (i.e., located within the frieze of the cornice or on the pier that frames the windows; colors and the type to correspond with the nature of the business).
- (4) *Enforcement.* The administrator shall remove or cause to be removed any sign erected or maintained in conflict with this article if the owner or lessee of either the site or the sign fails to correct the violation within 30 days after receiving written notice of violation from the administrator. Removal of a sign by the administrator shall not affect any proceedings instituted prior to removal of such sign. No sign shall be removed if any interested party has filed an appeal of the administrator's decision with the board of zoning appeals. The written notice mentioned in the first sentence of this subsection shall state: "If you do not remove the sign or appeal this decision within 30 days of receipt of this notice, the administrator shall remove the sign or cause it to be removed."
- (5) *Illuminated signs.* Signs shall be illuminated either by downlighting or indirectly with fluorescent, halogen or a source that gives off natural white light. Rear-illuminated, internally illuminated, neon, flashing, or sodium halide shall not be allowed in the town with the exception of a 15-inch high by 24-inch wide neon sign reflecting the word "OPEN." This sign must only be "on" during the posted hours of business and cannot flash. On structures that are of 50 years of age and older are not granted this exception.
- (6) *Materials.* Materials which have been approved by the architectural review board must be used. Materials shall be selected that are appropriate to the historic character of the community. Traditional sign materials include wood, metal, sign foam, glass, vinyl, etc. Letters can be gold leaf vinyl, raised individual metal or painted wood letters, and painted letters on wood, metal, glass or sign foam.

- (7) *Number of signs.* A maximum of two permanent signs per business (wall-mounted, freestanding, hanging, etc.) will be permitted. One additional sign for a secondary entrance for a tenant is also permitted (See section 58-343 or section 58-344, as appropriate). Buildings with more than one road frontage will be permitted to have one wall sign per road frontage (i.e., a corner lot will have two road frontages; therefore two wall signs are allowed for a building that is adjacent to the road frontage). For the purposes of this subsection, a building is adjacent to a road frontage where no structure, existing or proposed, is located between building and the road frontage, excluding parking areas).
- (8) *Placement of signs.* Signs shall be placed so they do not obstruct the signs of adjacent businesses and follow architectural review board placement guidelines.
- (9) *Replacement, renovation and repair.* Signs shall not be allowed to deteriorate to a state of peeling, cracking, splitting, fading or rusting. Signs shall be maintained and remain structurally safe. Existing signs that are not maintained and are deteriorating shall come before the architectural review board before being repaired or replaced.
- (10) *Responsibility.* The owner and/or tenant of the premises and the owner and/or erector of the sign shall be held responsible for any violation of this article. Where a sign has been erected in accordance with this article, the sign company shall be relieved of further responsibility under this article after approval of the sign by the administrator.
- (11) *Styles.* Sign styles shall be chosen from the architectural review board approved historical/colonial types: Classic banner, classic tablet, contemporary oval, contemporary tablet, Hyde Park, and the traditional circular and rectangular type signs.
- (12) *Traffic rules.* All signs shall not interfere with or obstruct pedestrian traffic or vehicular sight distances as set forth by the state department of transportation's design manual. No sign shall be constructed, erected, used, operated or maintained that resembles emergency or traffic signals; displays intermittent lights resembling or seeming to resemble the flashing lights customarily associated with danger or such as are customarily used by police, fire or ambulance vehicles, or for navigation purposes; is so located and so illuminated as to provide a background of colored lights blending with traffic signal lights to the extent of confusing a motorist when viewed from the normal approaching position of a vehicle at a distance of 25 to 300 feet.
- (13) *Typefaces.* As may be approved by the architectural review board.
- (14) *Unapproved signs.* All signs or parts of a sign shall not be located anywhere on the roof or wall of a building so that they shall extend above and beyond the perimeter of the building's roof, wall or parapet wall or into a front, side or rear yard setback. No sign shall be attached to trees, utility poles or any other unapproved supporting device.
- (15) *Unusual signs.* When applications for unusual signs or displays which give rise to questions of interpretation of this article come before the administrator for action, the administrator will make final determination. If, in the opinion of the administrator, the application is not adequately covered by this article, the administrator may make recommendations for amendment of this article.
- (16) *Changing of message content.* No permit is required to change the message content of an existing sign provided that all other regulations of this article are met.
- (17) *Flags.* No single flag shall exceed 50 square feet in area and no individual building shall display more than three flags.
- (18) *"OPEN" signs.* Open signs shall not exceed two and a half square feet in area.

(Ord. of 12-7-2009; Ord. No. 20150302, § 1, 3-2-2015)

Sec. 58-341. - Temporary signs for which a permit is not required.

The following signs may be erected or constructed without a permit; however, all applicable code requirements in this chapter shall apply and all signs except those referred to in subsections (3) and (4) of this section must comply with the architectural review board guidelines:

- (1) *A-Frame*. Portable changeable copy sign with an aggregate of 12 square feet or less. The sign may only be displayed during business hours. The placement of the sign shall not impede traffic flow, pedestrian or vehicular.
- (2) *Bulletin boards*. Changing the copy on a bulletin board, poster board, display encasement or marquee. Size shall not exceed 15 square feet on each face or have an aggregate area in excess of 30 square feet.
- (3) *Signs required by law*. Any sign required to be posted by law. All such signs shall be removed the day after the last day for which they are required to be displayed. The administrator may require proof of legal requirement for the posting of the sign.
- (4) *Official signs*. Official traffic signs or sign structures, provisional warning signs or sign structures, when erected or required to be erected by a governmental agency, and temporary signs indicating danger.
- (5) *Political signs*. Political campaign signs erected for election day at officially designated polling places must be removed within 24 hours after the polls have closed. Political signs, other than illuminated or moving signs, may be displayed on residential properties without limitation unless they block the view of motorists.
- (6) *Real estate signs*. Real estate signs announcing contemplated improvements or promoting the sale, lease, rental or future use of a property or business. Signs are not to exceed one per property and are to be located on site no closer than ten feet to any lot line. Such signs shall be removed no later than seven days after settlement.
 - a. *Residential signs*. Residential signs shall not exceed six square feet in area and four feet in height for single-family detached, attached and multiple-family dwelling units.
- (7) *Retail signs*. Signs announcing special events such as "Under New Management," "Going Out of Business" or "Grand Opening" shall be wall-mounted; and such signs shall not exceed eight square feet in area and six feet in height, or window-mounted signs not exceeding 20 percent of the total window area in which the signs are to be displayed and a maximum size of six square feet in area. A business may display signs permitted under this subsection on a total of no more than 14 days in a calendar year.
- (8) *Seasonal signs*. Signs identifying an open-air market, farmers' market or the sale of seasonal products. Such signs may be either freestanding or wall-mounted:
 - a. In the B-1 district, signs shall not exceed 12 square feet in area and six feet in height and be no closer than ten feet to any lot line;
 - b. In the I-1 district, signs shall not exceed 20 square feet in area and eight feet in height and be no closer than ten feet to any lot line.

Such signs shall not be posted for more than 14 consecutive days.

(9)

Special-event signs. Signs announcing an educational, historical, civic, philanthropic or religious drive or event. Such signs shall not exceed 12 square feet in area and six feet in height for both wall-mounted and freestanding signs and may only be located on site for a period of 14 days.

- (10) *Trespassing signs.* Non-illuminated signs warning trespassers or announcing property as No Trespassing. Signs shall not exceed two square feet.
- (11) *Vehicle signs.* Signs on a truck, bus or other vehicle, while in use in the normal course of business. This subsection should not be interpreted to permit parking for display purposes of a vehicle to which signs are attached in a district where such signs are not permitted.
- (12) *Window signs.* Window signs shall not exceed six square feet in area that advertise a specific product or service that pertains to the establishment in which it is being displayed.
- (13) *Yard sale signs.* Yard sale signs of no more than six square feet in area per sign are permitted for a period of 72 hours but then must be removed by the resident and shall be removed within 24 hours after conclusion of the sale.

(Ord. of 12-7-2009)

Sec. 58-342. - Temporary signs for which a permit is required.

The following signs may be erected or constructed with a permit. All applicable code requirements in this chapter shall apply and all signs of this section must comply with the architectural review board guidelines:

- (1) *Banners.* Banners shall be approved by the Administrator with the right to regulate condition and location. A business may display banners permitted under this subsection on a total of no more than 30 days in a calendar year or as restricted specifically by type (i.e. Real estate signs, retail signs, seasonal signs, special-event signs, window signs, etc.). Maximum size is restricted to type of sign (i.e. real estate signs, retail signs, seasonal signs, special-event signs, window signs, etc.).
- (2) *Contractor signs.* Temporary non-illuminated signs displayed on the premises during such time as the actual construction work is in progress and removed within 24 hours of completion of the project. One sign for each street frontage is allowed. Signs shall not exceed 20 square feet in area and eight feet in height and shall be no closer than ten feet to any lot line. Subcontractor signs shall not exceed eight square feet in area and six feet in height.
- (3) *Real estate signs.* Real estate signs announcing contemplated improvements or promoting the sale, lease, rental or future use of a property or business. Signs are not to exceed one per property and are to be located on site no closer than ten feet to any lot line. Such signs shall be removed no later than seven days after settlement.
 - a. *Development, commercial and industrial signs.* Development, commercial and industrial signs shall not exceed eight square feet in area and six feet in height.
 - b. *Real estate land sale signs.* Real estate land sale signs less than 50 feet from the front line of the lot shall not exceed 12 square feet in area and six feet in height, and signs over 50 feet from the front lot line shall not exceed 20 square feet in area and eight feet in height.

(Ord. of 12-7-2009; Ord. No. 20150302, § 1, 3-2-2015)

Sec. 58-343. - Commercial signs.

- (a) *Styles.* Styles of commercial signs are:
 - (1) Window.

- (2) Freestanding.
 - (3) Hanging.
 - (4) Wall.
 - (5) Individual letter.
 - (6) Menu.
 - (7) Marquees, awnings, canopies.
 - (8) Secondary entrance.
 - (9) Directional.
 - (10) Security and warning.
- (b) *Sizes; total sign area.* The maximum sign size shall not exceed six square feet in total area for hanging or wall-mounted signs and 12 square feet in total area for freestanding signs.
- (1) *Window signs.* For any window sign, the maximum area shall not exceed 20 percent of the total window area in which that sign is to be displayed or six square feet, whichever is less. Such signs shall be located no less than five feet from grade in order to create good pedestrian visibility.
 - (2) *Freestanding signs.* Freestanding signs are permitted on lots which provide parking or drive-in services and which have at least 30 linear feet of road frontage. Such signs shall not exceed 12 square feet in area and six feet in height and be no closer than ten feet to any lot line.
 - a. Buildings with frontage on Washington Street may have signs no closer than ten feet to the curb provided the signs are contained within the property area.
 - (3) *Hanging signs.* Hanging signs shall be mounted perpendicular to the facade of the building and shall project no more than four feet from the building and no closer than one foot to the back of the curb. Such signs shall be no less than nine feet in height from grade to the lowest part of the sign. There shall be no more than one projecting sign per business. Hanging signs are pedestrian oriented and therefore shall be designed accordingly. Signs shall not exceed six square feet in area.
 - (4) *Wall signs.* Wall signs shall be designed and located to complement the existing building and are to be pedestrian oriented. Wall signs shall be mounted flat on the facade of the building and shall be placed no higher than 15 feet above existing grade where the sign is to be placed or no higher than the second story window sill, whichever is lower. Such signs shall not have letters more than 12 inches in height and shall not extend more than six inches from the surface of the building. A wall sign shall not exceed six square feet in surface area. Buildings with multiple tenants and one common entrance shall have a directory sign containing a wall sign for each tenant facing a road frontage, not to exceed two square feet in surface area per tenant. Buildings with multiple tenants where each tenant has his own separate entrance may have a wall sign for each tenant, not to exceed six square feet in surface area.
 - (5) *Individual letter signs.* Individual letter signs (and the type) shall be no larger than 12 inches in height and shall be located so as to complement the existing building. The type style shall also correspond to the architectural period of the buildings.
 - (6) *Menu signs.* One menu sign per multi-tenant building. Signs shall not exceed 32 square feet in area and six feet in height and be no closer than ten feet to any lot line.
 - a. The following matrix shall be used to determine maximum sign area for buildings with four or fewer tenants.

No. of tenants	Maximum sign area	Maximum placard area
2	12 square feet	4 ½ square feet
3-4	24 square feet	4 ½ square feet
more than 4	32 square feet	4 ½ square feet

- (7) *Marquees, awnings and canopy signs.* Marquees, awnings and canopy signs (made from canvas or other durable material) shall be placed only in the valance of the building with type not to exceed nine inches in height. There shall be an allowance made for a margin of a minimum of one inch above and below the letters.
- (8) *Secondary entrance signs.* Building tenants with secondary entrances may have a sign to identify the business if it is used as a client or customer entrance. Sign shall not exceed four square feet in area and must comply with all other requirements of this article.
- (9) *Directional signs.* A directional sign, one end of which may be pointed or on which an arrow may be painted, indicates the direction to which attention is called. It shall be less than two square feet in area, giving only the name of the business or individual responsible for the sign. Only one sign per associated use is allowed. The directional sign must be located on the premises.
- (10) *Security and warning signs.* Signs shall not exceed two square feet in area and may not exceed an average of one sign per 50 feet of property boundary.
- (11) *B-2 zoning district standards.* The regulations contained in this subsection shall override the general provisions of the sign ordinance in regard to sign size in the neighborhood business commercial, B-2, zoning district, where retail shopping space is constructed in excess of 75 feet from the edge of the public right-of-way and not within 500 feet of residential property:
 - a. A building located more than 75 feet from the edge of the public right-of-way shall be allowed one square foot of sign area for each linear foot of property unit width. If the tenant is located in an end unit, it is permitted to install an additional sign. The total area of the second sign may not exceed the result of one and one-half times the width of the store. The total combined allowable area of the two signs may allocate between the two signs as the tenant sees fit, providing all other criteria are observed. Multi-tenant buildings are permitted a menu sign in addition to signs authorized by subsection 58-340(7).
 - b. All property signage must be located in the sign band provided above the building canopy. In order to create visual balance and continuity within the shopping center, signs are to be as closely vertically centered as possible on the major architectural features of the building such as the space between or over major piers or columns and/or the tenants' unit.
 - c. The sign shall occupy a maximum sign area not taller than 18 inches and not longer than 65 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. To the extent possible, signs will have a consistent appearance in terms of the amount of area they

Attachment: Current Haymarket Sign Ordinances (2671 : Sign Ordinance Zoning Text Amendments)

occupy in front of each tenant's unit. Any store in excess of 10,000 square feet shall occupy a maximum sign area not taller than 24 inches and not longer than 40 percent of the tenant's unit width.

- d. All signs shall maintain a centerline elevation.
1. Service door sign/storefront address.
 - i. Tenant rear service door sign is limited to the trading name and address. The tenant storefront address shall be a number only.
 - ii. Tenant name and address shall be directly applied to the rear service door. Stenciled on letters with a maximum height of six inches and two feet six inches width total. Total not exceeding two feet six inches shall be used.
 2. Restrictions.
 - i. No paper or stickers utilized as signs inside or outside of glass storefronts shall be permitted.
 - ii. No painted or printed signs shall be permitted.
 - iii. No outrigger signs or banners shall be permitted.
 - iv. No signs on vehicles parked in or on the common areas shall be permitted in the I-1 district.
 - v. The character, design and layout of all signs shall be subject to the town's written approval and shall be in accordance with all ordinances and reviews.
 - vi. The advertising or informative content of all sign shall be limited to letters designating the store name and/or store type only. Any designation of the store type shall be by general descriptive terms only and shall not include any specifications of the merchandise offered for sale or the services rendered.

(Ord. of 12-7-2009)

Sec. 58-344. - Industrial signs.

(a) *Styles.* Styles of industrial signs are:

- (1) Window.
- (2) Freestanding.
- (3) Hanging.
- (4) Wall.
- (5) Individual letter.
- (6) Menu.
- (7) Marquees, awnings, canopies.
- (8) Secondary entrance.
- (9) Directional.
- (10) Service station.
- (11) Illuminated signs.
- (12) Security and warning.

(b) *Sizes; total sign area.* The maximum sign size shall not exceed eight square feet in total area for hanging signs, 12 square feet in total area for wall-mounted signs, and 20 square feet in total area for freestanding signs.

- (1) *Window signs.* For any window sign, the maximum size shall not exceed 20 percent of the total window area in which that sign is to be displayed or ten square feet, whichever is less. Such signs shall be located no less than five feet from grade in order to create good pedestrian visibility.
- (2) *Freestanding signs.* Freestanding signs are permitted on lots which provide parking or drive-in services and which have at least 30 linear feet of road frontage. Such signs shall not exceed 20 square feet in area and 15 feet in height and be no closer than ten feet to any lot line.
- (3) *Hanging signs.* Hanging signs shall be mounted perpendicular to the facade of the building and shall project no more than six feet from the building and no closer than five feet to the edge of any travel lane, service drive or street line. Such signs shall be no less than nine feet in height from grade to the lowest part of the sign. There shall be no more than one projecting sign per business. Hanging signs are pedestrian oriented and, therefore, shall be designed accordingly. Signs shall not exceed eight square feet in area.
- (4) *Wall signs.* Wall signs shall be designed and located to complement the existing building and are to be pedestrian oriented. Wall signs shall be mounted flat on the facade of the building and shall be placed no higher than 15 feet above existing grade where the sign is to be placed or no higher than the second story window sill, whichever is lower. Such signs shall not have letters more than 12 inches in height and shall not extend more than six inches from the surface of the building. A wall sign shall not exceed 12 square feet in surface area. Buildings with multiple tenants and one common entrance shall have a directory sign containing a wall sign for each tenant facing a road frontage, not to exceed three square feet in surface area per tenant. Buildings with multiple tenants where each tenant has his own separate entrance may have a wall sign for each tenant, not to exceed eight square feet in surface area.
- (5) *Individual letter signs.* Individual letter signs (and the type) shall be no larger than 12 inches in height per ten feet of building height with a maximum of 24 inches in height and shall be located so as to complement the existing building. The typestyle shall also correspond to the architectural period of the buildings.
- (6) *Menu signs.* One menu sign per multi-tenant building. Signs shall not exceed 32 square feet in area and six feet in height and be no closer than ten feet to any lot line.
 - a. The following matrix shall be used to determine maximum sign area for buildings with four or fewer tenants.

No. of tenants	Maximum sign area	Maximum placard area
—		
2	12 square feet	4 ½ square feet
3-4	24 square feet	4 ½ square feet
more than 4	32 square feet	4 ½ square feet

(7)

Attachment: Current Haymarket Sign Ordinances (2671 : Sign Ordinance Zoning Text Amendments)

Marquees, awnings and canopy signs. Marquees, awnings and canopy signs (made from canvas or other durable material) shall be placed only in the valance of the building with type not to exceed 12 inches in height. There shall be an allowance made for a margin of a minimum of one inch above and below the letters.

- (8) *Secondary entrance signs.* Building tenants with secondary entrances may have a sign to identify the business if it is used as a client or customer entrance. Sign shall not exceed four square feet in area and must comply with all other requirements of this article.
- (9) *Directional signs.* A directional sign, one end of which may be pointed or on which an arrow may be painted, indicates the direction to which attention is called. It shall be less than two square feet in area, giving only the name of the business or individual responsible for the sign.
- (10) *Illuminated signs.* The regulations contained in this subsection shall override the general provisions of the sign ordinance in regard to internally non-illuminated signs and their size in the industrial-1 zoning district, where retail shopping space is constructed in excess of 75 feet from the edge of the public right-of-way and not within 500 feet of residential property:
- a. A building located more than 75 feet from the edge of the public right-of-way shall be allowed one square foot of sign area for each linear foot of property unit width. If the tenant is located in an end unit, it is permitted to install an additional sign. The total area of the second sign may not exceed the result of one and one half times the width of the store. The total combined allowable area of the two signs may allocate between the two signs as the tenant sees fit, providing all other criteria are observed.
 - b. All property signage must be located in the sign band provided above the building canopy. In order to create visual balance and continuity within the shopping center, signs are to be as closely vertically centered as possible on the major architectural features of the building such as the space between or over major piers or columns and/or the tenants' unit.
 - c. The sign shall occupy a maximum sign area not taller than two feet and not longer than 80 percent of the tenant's unit width. Such signs will not exceed 48 square feet in area. To the extent possible, signs will have a consistent appearance in terms of the amount of area they occupy in front of each tenant's unit. Any store in excess of 40,000 square feet shall occupy a maximum sign area not taller than three feet six inches and not longer than 80 percent of the tenant's unit width.
 - d. All signs shall maintain a centerline elevation.
 1. Specifications.
 - i. Channel letters and logos shall be mounted on and completely supported by a self-contained transformer vault/raceway. Vault/raceway shall be painted to architectural review board specifications.
 - ii. All necessary permits required by the town shall be obtained and approved by all necessary departments before installation or posting of any signs.
 2. Service door sign/storefront address.
 - i. Tenant rear service door sign is limited to the trading name and address. The tenant storefront address shall be a number only.
 - ii. Tenant name and address shall be directly applied to the rear service door. Stenciled on letters with a maximum height of six inches and two feet six inches width total. Total not exceeding two feet six inches shall be used.

3. Restrictions.

- i. No paper or stickers utilized as signs inside or outside of glass storefronts shall be permitted.
 - ii. No painted or printed signs shall be permitted.
 - iii. No outrigger signs or banners shall be permitted.
 - iv. No signs on vehicles parked in or on the common areas shall be permitted in the I-1 district.
 - v. The character, design and layout of all signs shall be subject to the town's written approval and shall be in accordance with all ordinances and reviews.
 - vi. The advertising or informative content of all sign shall be limited to letters designating the store name and/or store type only. Any designation of the store type shall be by general descriptive terms only and shall not include any specifications of the merchandise offered for sale or the services rendered.
- (12) *Security and warning signs.* Signs shall not exceed two square feet in area and may not exceed an average of one sign per 50 feet of property boundary.
- (13) *Industrial parks.* Industrial parks shall conform to the guidelines of this section and also to the following:
- (1) One freestanding directory and identification sign on the site in close proximity to the major vehicular entrance to the industrial park.
 - (2) Such signs shall not exceed 20 square feet in area and 15 feet in height and shall be no closer than ten feet to any street line, travel lane or access road.

(Ord. of 12-7-2009)

Sec. 58-345. - Residential signs.

(a) *Styles.* Styles of residential signs are:

- (1) Historical.
- (2) House numbers.
- (3) Hanging house numbers.
- (4) Home occupation.
- (5) Subdivision.
- (6) Security and warning.

(b) *Sizes.*

- (1) *Historic signs.* Historic signs approved by the Administrator may be wall-mounted flush on the outside of a residence that has been deemed historical by the Architectural Review Board. Such sign shall describe briefly the historical significance of the building.
- (2) *House numbers.* House numbers shall be a minimum of three inches in height and shall be visible from the street directly in front of the residence.
- (3) *Hanging house numbers.* House numbers hanging from a lamppost shall be no higher than five feet from existing grade.
- (4) *Home occupation signs.* One home occupation sign, not exceeding one one-half feet by one one-half feet (2.25 square feet) in area, for the purpose of indicating a home occupation, when erected or displayed on the property upon which a private dwelling is located and bearing only the name and/or home occupation of an occupant of such dwelling, is allowed.

- (5) *Subdivision signs.* Entrance signs for planned unit developments, either single or multiple dwelling units, shall be mounted on either brick or freestanding stone walls. The sign shall not be smaller than eight square feet, nor larger than 24 square feet. The sign, including wall, shall not exceed six feet in height and shall be no closer than ten feet to any lot line.
- (6) *Security and warning signs.* Signs shall not exceed two square feet in area and may not exceed an average of one sign per 50 feet of property boundary.

(Ord. of 12-7-2009; Ord. No. 20150302, § 1, 3-2-2015)

Sec. 58-346. - Special use signs.

The following signs may be approved by special use based on the guidelines set forth below:

- (1) Church signs. Signs designating places of worship and/or places directly affiliated with such uses are permitted:
 - a. One building-mounted sign for each street frontage, not to exceed 12 square feet in area.
 - b. One freestanding sign for each street frontage, not to exceed a total sign area of 12 square feet in area and six feet in height and no closer than ten feet to any lot line. This shall be inclusive of a menu board if desired.
 - c. Temporary signs/banners. Special uses may be made to allow temporary signs/banners designating temporary places of worship. Consideration of color, type style, sign style and location must be considered by the architectural review board. The temporary signs/banners must comply with all applicable requirements of this article. These temporary signs/banners shall not be posted for more than six months. At that time, the church representatives must consult the Administrator for approval to extend in six-month intervals.
- (2) *Identification signs.* One identification sign not exceeding 12 square feet in area and six feet in height, for the purpose of showing the name and use of a public building, public park, playground, community building, hospital, cemetery, children's home, orphanage, fraternal organization or apartment, is allowed when such sign is erected or displayed on the property so identified. Such identification signs shall be set back at least ten feet from any lot line.
- (3) *Miscellaneous signs.* Any other use located in a building that has the exterior appearance of a single-family detached dwelling shall be permitted one sign either building-mounted (maximum of six square feet in area) or freestanding (maximum of 12 square feet in area). If building-mounted, such sign shall not extend above the second floor level and if freestanding shall not exceed six feet in height and be located no closer than ten feet to any lot line.

(Ord. of 12-7-2009; Ord. No. 20150302, § 1, 3-2-2015)

Sec. 58-347. - Prohibited signs.

The following signs are prohibited:

- (1) Internally illuminated signs.
- (2) Neon signs with the exception as stated in subsection 58-340(5).
- (3) Flashing signs or signs lighted in a varying degree.
- (4) Moving or rotating signs.
- (5) Portable signs with the exception as stated in subsection 58-339(1).
- (6) Signs attached to trees, utility poles or any other unapproved supporting structure.

- (7) Off-premises billboard signs.
- (8) Inflatable signs.

(Ord. of 12-7-2009)

Sec. 58-348. - Nonconforming signs.

- (a) Any sign lawfully in existence on the date of enactment of this article may be maintained even though it does not conform with the provisions of this article.
- (b) No nonconforming sign may be enlarged or altered in such a manner as to expand the nonconformity, nor may illumination be added to any nonconforming sign.
- (c) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this article.
- (d) A nonconforming sign destroyed by any cause may not be repaired, reconstructed or replaced except in conformity with this article. For the purposes of this section, a nonconforming sign is destroyed if damaged to an extent that the cost of repairing the sign to its former condition or replacing it with an equivalent sign equals or exceeds the value of the sign so damaged.
- (e) The message of a nonconforming sign may be changed so long as this does not create any new nonconformities.

(Ord. of 12-7-2009)

Secs. 58-349—58-380. - Reserved.



NOTICE OF PUBLIC HEARING AND INTENTION TO RECOMMEND AMENDMENT OF THE ZONING TEXT AND ADOPTION OF A SIGN AREA MAP RELATING TO TOWN CODE CHAPTER 58, ARTICLE IX, SIGNS

KINDLY TAKE NOTICE that the Planning Commission of Haymarket, Virginia will hold a public hearing on the 13th day of January 2016 beginning at 7:00 p.m. local time at the Town Hall of Haymarket, 15000 Washington Street, #100, Haymarket, Virginia 20169, for the purposes of considering and recommending ordinance amendments to Chapter 58 of the Zoning Ordinance, Article IX, Signs, and the adoption of a map in connection with those ordinance amendments.

The proposed text amendments comprehensively change the sign provisions of the zoning ordinance, adopting new definitions and new regulations of sign height, size, materials, illumination, and location. In connection with the text amendments, the Town proposes to adopt a Sign Area map that divides the Town into a Gateway Sign Area, a Core Sign Area, and a Residential Sign Area. The Sign Area map does not affect general usage, density range, or use classification of any parcel.

The proposed ordinance amendments and Sign Area map are available for public inspection during normal business hours at the Clerk's Office of the Town of Haymarket, 15000 Washington Street, Suite 100, Haymarket, Virginia 20169 immediately upon the advertising of this notice. All are invited to attend the public hearing at the time and place aforesaid and present their views. The hearing is being held in a public facility believed to be accessible to persons with disabilities. Any person with questions on the accessibility to the facility should contact the Town Clerk at the above address or by telephone at (703) 753-2600.

PLANNING COMMISSION TOWN OF HAYMARKET, VIRGINIA



TO: Town of Haymarket Planning Commission
SUBJECT: 1 Mile Notice
DATE: 01/13/16

Request for Bi County Parkway removal.

ATTACHMENTS:

- 1-Mile Notice - Bi-County Parkway removal from PWC Comp Plan(PDF)
- CPA 16-00003 VDOT comments 1-07-16 (PDF)



County Complex Court, Prince William, Virginia 22192-7201
(703) 792-7615 Metro 631-1703 Ext. 7615 FAX (703) 792-4401
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TOWN OF HAYMARKET

Christopher M. Price, AICP
Director of Planning

12/17/2015

The attached packet is provided for review and comment from the following agencies:

- Transportation Department/Elizabeth Scullin (DS990)
- VDOT Fairfax (MA290)
- Loudoun County
- Fairfax County
- City of Manassas
- City of Manassas Park
- Town of Haymarket
- Town of Dumfries

RE: CPA – Bi-County Parkway and Route 234 (Dumfries Road)
CPA2016-00003 / #PLN2014-00201

MAGISTERIAL DISTRICTS: 20 – Gainesville
10– Coles
15– Potomac

REQUEST: CPA2016-00003 - Bi-County Parkway - Comprehensive Plan Amendment to remove the Bi-County Parkway. Gainesville Magisterial District.

#PLN2014-00201-Route 234 (Dumfries Road) - Comprehensive Plan Amendment to reduce the number of planned lanes on Route 234 (Dumfries Road) from six lanes to four lanes between Brentsville Road and Country Club Drive. Potomac and Coles Magisterial District.

Your comments should:

- 1) address the anticipated impacts of the proposal on the goals, policies and action strategies of the 2008 Comprehensive Plan;
- 2) address the anticipated impacts of the proposal on the services of your department;
- 3) address any site specific concerns which are materially relevant to the requested land use decision; and
- 4) list minimum development standards which may conflict with the proposed development or require special consideration in the Planning Office's analysis of the proposal.

Your comments should be directed to **Angelica Gonzalez**. Please use **eReview** to submit your comments. Reviewers without eReview access should submit their comments by email to agonzalez2@pwcgov.org. For any questions you can contact me at 703.792.8132.

Your comments should be directed to **Angelica Gonzalez** and received no later than **January 14, 2016**. Your cooperation is appreciated.

The attached packet is provided for information only. No comment is necessary from the following:

- SUPERVISOR – MAUREEN S. CADDIGAN
- SUPERVISOR – MARTIN E. NOHE
- SUPERVISOR – PETE K. CANDLAND
- BOARD CHAIRMAN - COREY A. STEWART
- COMMISSIONER AT LARGE – DON TAYLOR
- COMMISSIONER - ALEX VANEGAS
- COMMISSIONER – RENE M. FRY
- COMMISSIONER – FRAN ARNOLD
- PLANNING DIRECTOR - CHRISTOPHER M. PRICE

CPA 2016-00003
BI-COUNTY
PARKWAY

MOTION: CANDLAND

**April 14, 2015
Regular Meeting
Res. No. 15-251**

SECOND: CADDIGAN

RE: INITIATE A COMPREHENSIVE PLAN AMENDMENT TO REMOVE THE ROUTE 234 BYPASS – NORTH FROM THE PRINCE WILLIAM COUNTY COMPREHENSIVE PLAN

ACTION: APPROVED

WHEREAS, under Section 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, the Prince William Comprehensive Plan currently designates the Route 234 Bypass – North as a continuation of Route 234 from I-66 into Loudoun County for the planned purpose of relieving James Madison Highway (Route 15), to serve as the north-south portion of the Manassas Battlefield Bypass, and primarily to serve inter-county traffic between Prince William County and the Dulles corridors in Loudoun and Fairfax Counties; and

WHEREAS, the Prince William Comprehensive Plan calls for existing road infrastructure to be enhanced to reduce existing congestion and explore ways to capitalize within the development area on land use and transit solutions to accommodate future growth; and

WHEREAS, the Prince William Comprehensive Plan Transportation Policy is to ensure that the County’s transportation network (whether proposed new infrastructure or upgrades to existing facilities) is consistent with land use plans to minimize projected trip demand; and

WHEREAS, the construction of Route 234 Bypass – North, located in a rural, sparsely-developed area, will remove needed focus from concentrating on enhancing existing road infrastructure in the development area; and

WHEREAS, the Prince William Comprehensive Plan Transportation Policy is to ensure that the County’s transportation network (whether proposed new infrastructure or upgrades to existing facilities) minimizes conflicts with environmental and cultural resources; and

WHEREAS, one of the Prince William Comprehensive Plan Transportation Action Strategies is to attempt to provide the most environmentally/cultural resource sensitive solution to transportation problems (T4); and

April 14, 2015
Regular Meeting
Res. No. 15-251
Page Two

WHEREAS, one of the Prince William Comprehensive Plan action strategies calls for the evaluation of functional plans and designs for proposed construction projects to identify cultural or environmental issues. Where there are conflicts, identify alternatives to construction of the roadway and alternative alignments (RD5.1); and

WHEREAS, one of the Prince William Comprehensive Plan action strategies calls for the review of all proposed road construction projects, including those designed or built by the County, to eliminate or minimize conflicts with cultural and environmental resources (RD5.2); and

WHEREAS, the proposed route of the Route 234 Bypass – North would run through an area of extreme cultural significance, including the Manassas Battlefield Park and historically significant surrounding properties; and

WHEREAS, one of the Prince William Comprehensive Plan action strategies calls for promoting the connectivity of roadways throughout the transportation network where it does not adversely affect adjacent communities (RD2.4);

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate a Comprehensive Plan Amendment to remove the Route 234 Bypass – North from the Prince William County Comprehensive Plan.


Votes:

Ayes: Caddigan, Candland, Jenkins, Lawson, May, Nohe, Principi, Stewart.

Nays: None

Absent from Vote: None

Absent from Meeting: None

ATTEST: 
Clerk to the Board



Prince William County Government
Board of County Supervisors



Route 234 Bypass-North (Bi-County Parkway) Comprehensive Plan Amendment Status Report

*Ric Canizales – Transportation Chief
September 22, 2015*

Bi-County Parkway Directives

- **October 1, 2013** – Board initiated Comprehensive Plan Amendment (CPA) to remove Bi-County Parkway and additional lanes on Dumfries Road from Thoroughfare Plan
- **December 3, 2013** - Board initiated full Thoroughfare Plan Update
- **February 5, 2014** - Planning Commission held public hearing and deferred action on CPA to remove Bi-County Parkway and additional lanes on Dumfries Road; requested CPA be completed as part of full Thoroughfare Plan update
- **June 17, 2014** - Board appropriated \$100,000 for Comprehensive Plan update to fund Thoroughfare Plan update
 - ◆ BOCs placed Thoroughfare Plan update on hold pending completion of Route 28 Long-Term Improvement Study
- **April 14, 2015** - Board initiated CPA to remove Bi-County Parkway from Thoroughfare Plan

Schedule for Directive Issued April 2015

- **October 2015** -- Expect to receive approval of forecast data from the Metropolitan Washington Council of Governments (MWCOG) needed to update the traffic model
- **Fall/Winter 2015** - Input updated land use data into local model, revise current network and run network without Bi-County Parkway to get results and transportation impacts caused by deletion of facility
- **Winter 2016** - Schedule work session and public hearing with Planning Commission to present results and recommendations
- **Winter/Spring 2016** - Schedule BOCs public hearing and present findings and recommendations

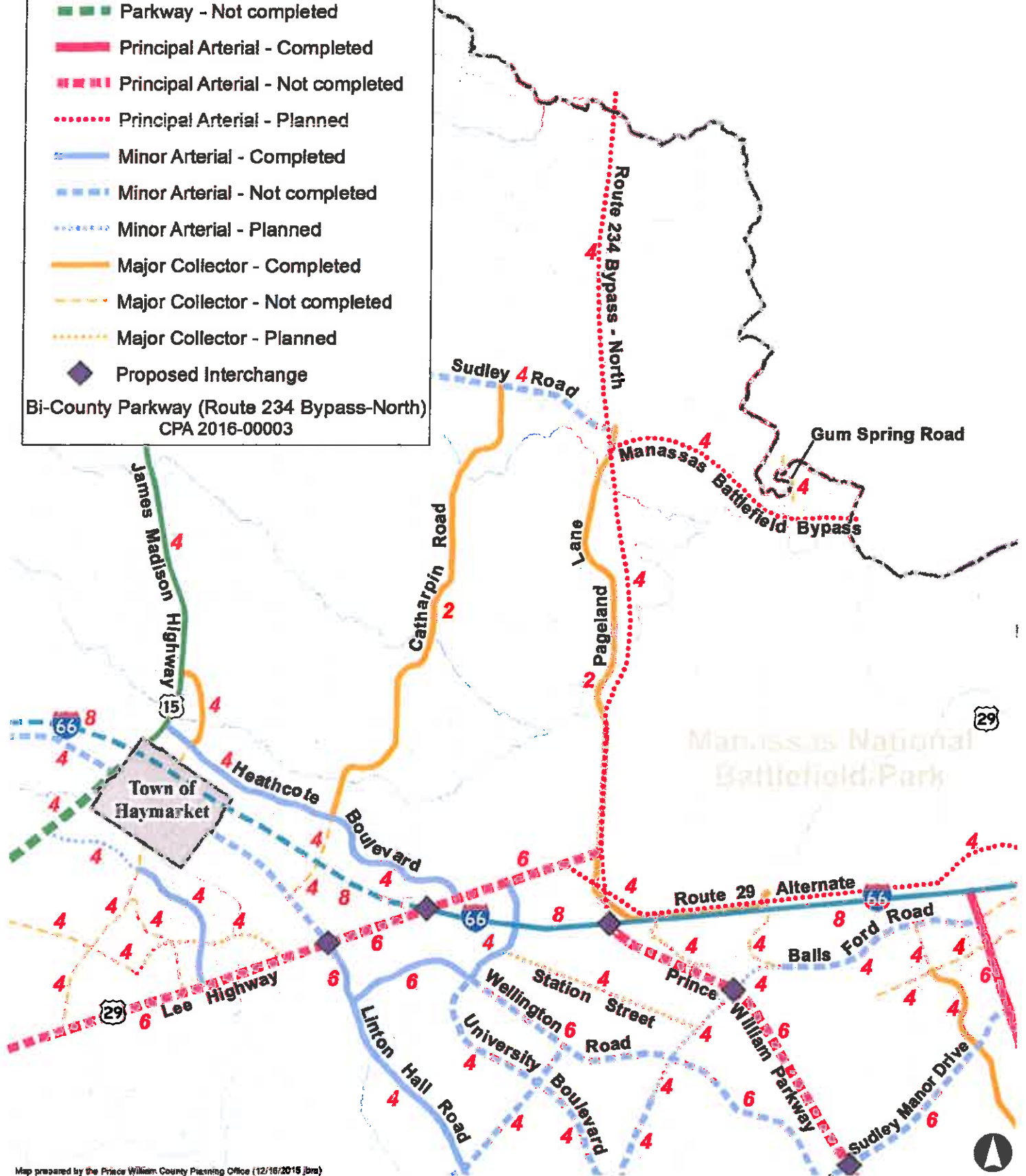
Issues to Consider

- Full Thoroughfare Plan update not part of scope; any impacts on other roadways will be identified, but not addressed
- Facility considered Corridor of Statewide Significance (COSS) by the Commonwealth; if facility removed, will have to decide how to note facility in Comprehensive Plan as required by VA Code
- Timing associated with required review of CPA by VDOT and all adjacent jurisdictions
- Public Outreach; any local workshops and work sessions beyond required public hearings could extend schedule
- Disposition and analysis of Manassas Battlefield Bypass?
- Route 28 Study decisions may affect current network
- VTrans2040 Update due to be completed this winter

Existing Thoroughfare Plan

- Interstate - Completed
- - - Interstate - Not completed
- Parkway - Completed
- - - Parkway - Not completed
- Principal Arterial - Completed
- - - Principal Arterial - Not completed
- · · · · Principal Arterial - Planned
- Minor Arterial - Completed
- - - Minor Arterial - Not completed
- · · · · Minor Arterial - Planned
- Major Collector - Completed
- - - Major Collector - Not completed
- · · · · Major Collector - Planned
- ◆ Proposed Interchange

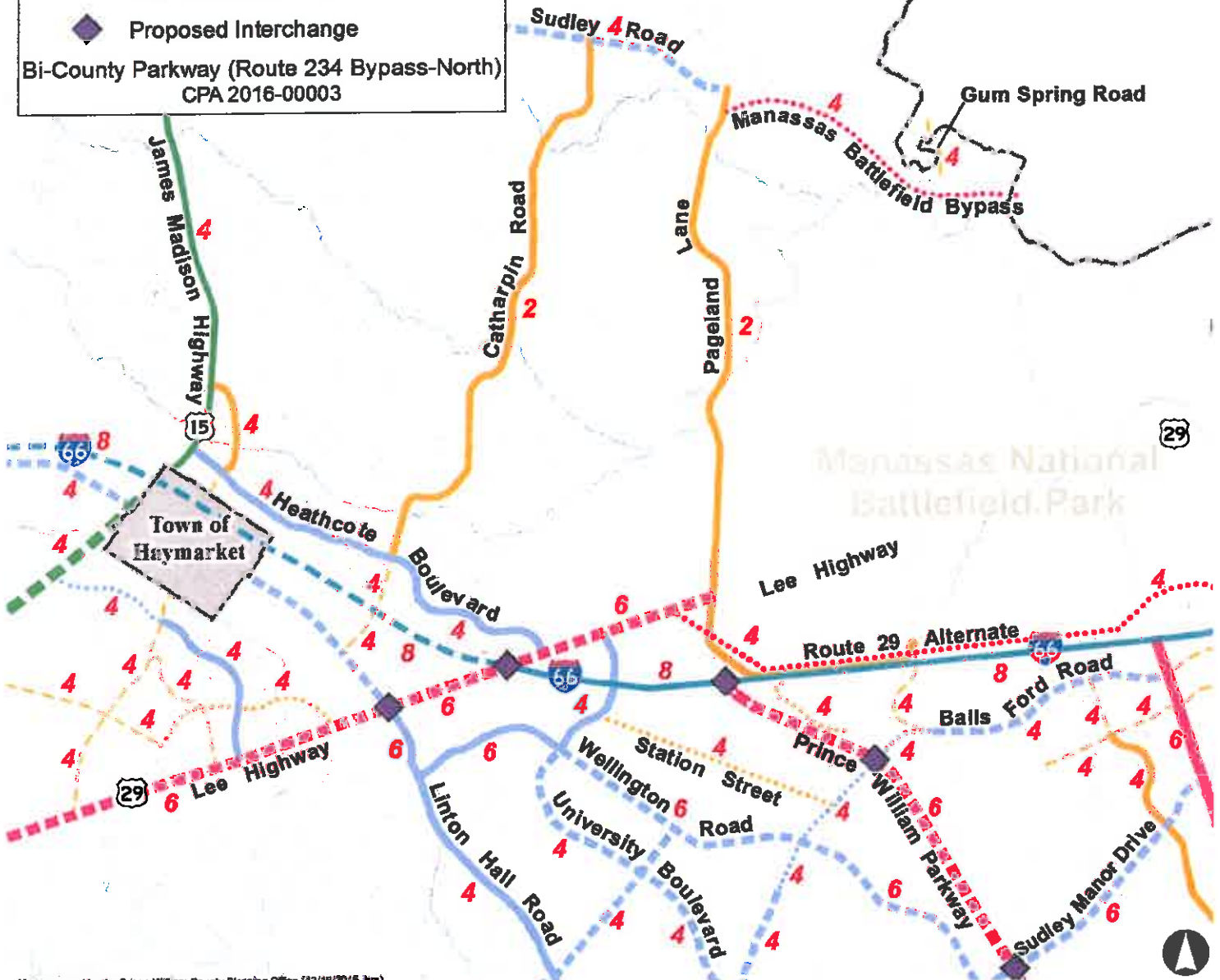
Bi-County Parkway (Route 234 Bypass-North)
CPA 2016-00003



Proposed Thoroughfare Plan

- Interstate - Completed
- Interstate - Not completed
- Parkway - Completed
- Parkway - Not completed
- Principal Arterial - Completed
- Principal Arterial - Not completed
- Principal Arterial - Planned
- Minor Arterial - Completed
- Minor Arterial - Not completed
- Minor Arterial - Planned
- Major Collector - Completed
- Major Collector - Not completed
- Major Collector - Planned
- Proposed Interchange

Bi-County Parkway (Route 234 Bypass-North)
CPA 2016-00003



Map prepared by the Prince William County Planning Office (12/16/2015 .bim)



CPA #PLN2014-00201
ROUTE 234
(DUMFRIES ROAD)



COUNTY OF PRINCE WILLIAM

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PLANNING
OFFICE

Christopher M. Price, AICP
Director of Planning

January 24, 2014

STAFF REPORT

Comprehensive Plan Amendment #PLN2014-00201, Route 234 (Dumfries Road)
(Potomac and Coles Magisterial District)

Planning Commission Public Hearing Date: February 5, 2014
Staff Recommendation: Denial

I. Background is as follows:

- A. Request – This is a proposed amendment to the Comprehensive Plan to reduce the number of planned lanes on Route 234 (Dumfries Road) from six lanes to four lanes between Brentsville Road and Country Club Drive.
- B. Thoroughfare Plan – The Comprehensive Plan, which was last updated in February 2010, designates Route 234 (Dumfries Road) between Brentsville Road and Country Club Drive as a six lane Principal Arterial (PA) in the Thoroughfare Plan (Attachment B). The roadway connects the eastern end of the County (I-95/Route 1) to the western end of the County (I-66). The recommended right-of-way corresponds with the standard PA-2 section (160 ft.) shown in the County’s Design and Construction Standards Manual (DCSM), as well as the VDOT engineering plans for the completed section of the roadway.
- C. Board of County Supervisors Initiation – On October 13, 2013 the Potomac District Supervisor requested that the Board initiate a Comprehensive Plan amendment to reduce the number of planned lanes from six to four on Route 234 (Dumfries Road) from Brentsville Road to Country Club Drive in the Potomac and Coles Magisterial District.

II. Current Situation is as follows:

- A. Current Level of Service – The County Travel Demand Model indicates that Route 234 operated at Level of Service (LOS) C in the peak, with over 42,000 vehicles per day (vpd) on four lanes in 2010.

CPA #PLN2014-00201, Route 234 (Dumfries Rd.)

January 24, 2014

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- B. 2030 Daily Volume and LOS – The County Travel Demand Model indicates that Route 234 (Dumfries Road) will operate at a LOS F in 2030 if the planned capacity of Route 234 is reduced to four lanes. Alternatively, the County Travel Demand Model indicates that a six-lane Route 234 (Dumfries Road) will operate at LOS E in the peak, with 93,000 vpd in 2030.
- C. Impact on Area Road Network – The County Travel Demand Model indicated that by reducing Route 234 to four lanes, the planned capacity of the road is reduced and additional traffic shifts to local secondary roadways including: Joplin Road, Spriggs Road, Waterway Road, Delany Road, Hoadly Road, and Prince William Parkway. The secondary roads have increased traffic of up to 20%. The Prince William Parkway picks up an additional 8% increase in traffic (over 6,000 vpd) (See Attachment D).
- D. Impact on Delay – The County Travel Demand Model also indicates that by reducing Route 234 to four lanes, the additional traffic that has been shifted to the local secondary road system creates an additional 3,000 hours of delay on a daily basis.
- E. VDOT Right of Way Reimbursement – Prince William County has been informed by VDOT that it may have to repay the Commonwealth for a portion of its right-of-way expenditure per 33.1-12 of the Virginia Code. This expense was made through the original widening of Route 234 (Dumfries Road), for the future expansion to six lanes.
- F. Planning Commission Public Hearing – A public hearing before the Planning Commission has been advertised for February 5, 2014.

III. Issues are as follows:

- A. Policy – Is the proposed amendment consistent with the applicable goals of the Comprehensive Plan and the surrounding land uses?
- B. Community Input – Have comments been received from the community on this issue?
- C. Fiscal – Will there be a fiscal impact associated with this proposal?
- D. Legal – What are the pertinent legal issues associated with the proposal?
- E. Timing – Is there a time frame for the PC to take action on this proposal?

CPA #PLN2014-00201, Route 234 (Dumfries Rd.)

January 24, 2014

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IV. Alternatives, beginning with the staff recommendations, are as follows:

- A. Do Not Recommend Adoption of the Comprehensive Plan Amendment for Route 234 (Dumfries Road) between Brentsville Road and Country Club Drive for the following reasons:
1. Policy – Relevant policy guidance may be found in the Transportation Chapter of the Long-Range Land Use Plan. Transportation Policy #6 in the Comprehensive Plan indicates, *“the County will provide sufficient capacity to meet demand.”*
 - Denial of the proposed amendment supports the Goal for Roads, which is to *“provide a safe and efficient roadway network with sufficient capacity to meet the existing and future demands of intra-county and inter-county traffic.”*
 - Within the policies designed to implement the Roads Goal, Road Policy 1 states *“the County will evaluate the level of service (LOS) of existing and proposed roadway corridors and intersections to achieve a minimum level of service (LOS) of D.”* Denial of the proposed amendment will maintain the planned roadway capacity and prevent the future LOS on Route 234 in 2030 from dropping to a LOS F during peak hours.
 - Road Policy 2 states the County will *“improve roadway capacity by providing new roadway segments and widening existing segments...”*. By maintaining the planned lane width of Route 234, the County is supporting the Traffic Model which indicates widening will be necessary to maintain an efficient roadway capacity. This future widening will also be necessary to prevent future vehicular trips in the area from providing an additional strain on the secondary road network.
 - Road Action Strategy 2.6 states the County will *“provide improved intra-county connectivity to and from regional activity centers and within walkable communities and town centers, such as projects within centers of commerce and centers of community.”* Route 234 provides direct access to Innovation, a planned center of commerce. By maintaining the number of planned lanes at six, the County will be supporting road capacity levels that improve access to the planned Innovation Center of Commerce and possibly encourage future economic development opportunities in the County.

CPA #PLN2014-00201, Route 234 (Dumfries Rd.)

January 24, 2014

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- Impacts associated with the removal of planned capacity from Route 234 are better addressed through the review of the Thoroughfare Plan that was initiated by the BOCS.
 - 2. Community Input – A public hearing at the Planning Commission has been advertised. An additional public hearing will be held at the BOCS following a recommendation from the Planning Commission.
 - 3. Fiscal – Recommending denial of the proposed amendment will have no fiscal impact.
 - 4. Legal – The amendment has been forwarded to the Virginia Department of Transportation for review and comment in accordance with § 15.2-2223 of the Code of Virginia See Attachment E). Other legal issues will be addressed by the County Attorney's office.
 - 5. Timing – The BOCS did not specify a timeframe for Planning Commission action on the CPA.
- B. Recommend Adoption of the Comprehensive Plan Amendment #PLN2014-00201, to reduce the number of lanes from six lanes to four lanes on Route 234 (Dumfries Road) between Brentsville Road and Country Club Drive.
 - 1. Policy – Relevant policy guidance may be found within the Transportation Chapter of the Comprehensive Plan. Road policy 1 indicates the County will strive to achieve a minimum LOS D on existing and proposed roadway corridors. In addition to this policy statement, action strategies within the Transportation Chapter state the County should be evaluating ways to increase capacity beyond widening or adding additional lanes where capacity is not sufficient. The expansion of Route 234 from four lanes to six lanes would only result in a LOS E by 2030, still inadequate according to the Comprehensive Plan. This leads to the conclusion that the County should explore alternative solutions to future capacity issues beyond lane expansion to achieve the desired LOS D. If the County approves the amendment to reduce the planned number of lanes, further study should be conducted to determine ways in which the 2030 LOS can be improved.
 - Transportation Action Strategy #T9 indicates that the County will *“ensure the capacity of the transportation network is sufficient to meet the demands placed upon it for both weekday and weekend conditions. In instances where capacity is not sufficient, identify ways of either increasing the capacity or reducing the demand by shifting to an alternative mode.”*

CPA #PLN2014-00201, Route 234 (Dumfries Rd.)

January 24, 2014

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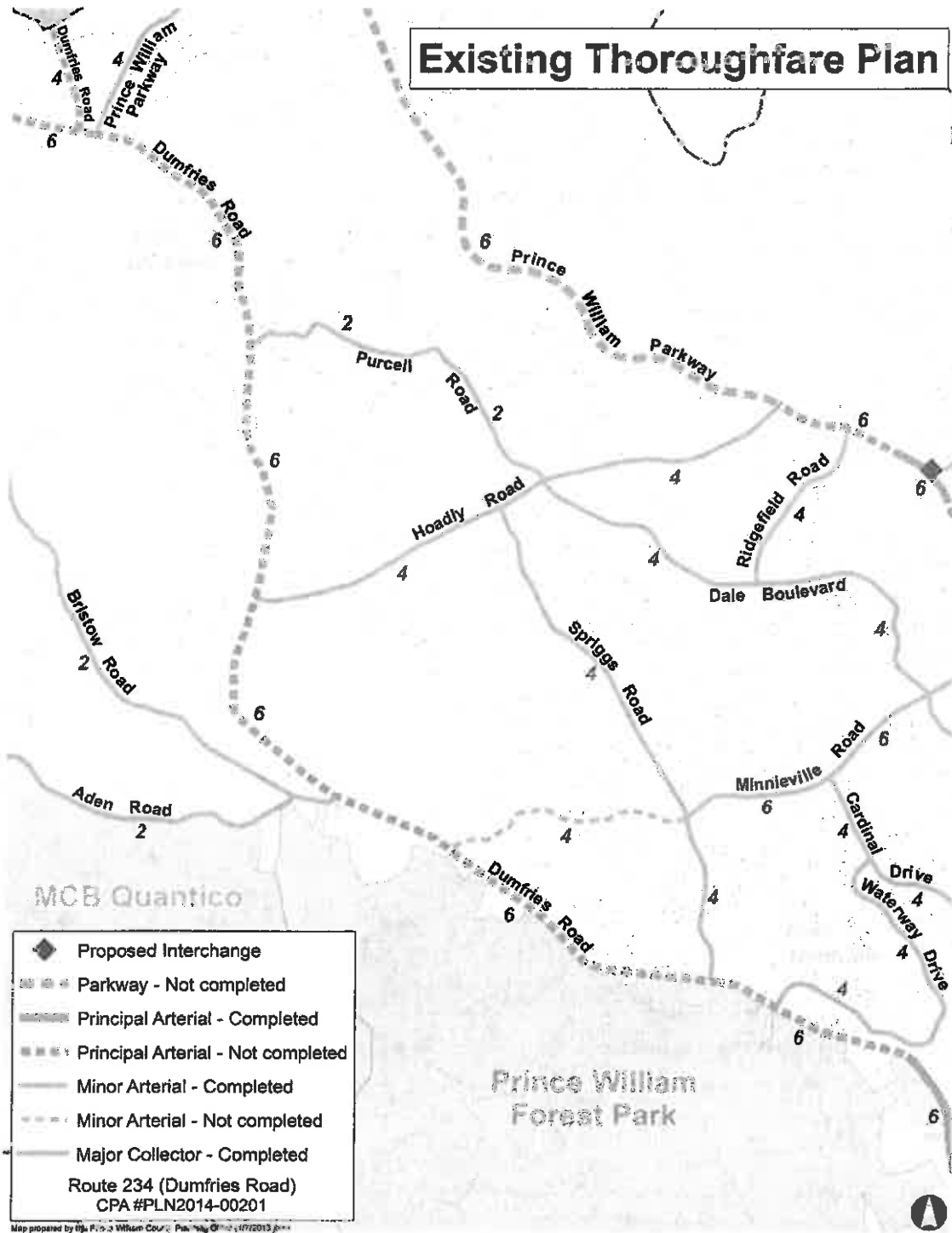
- Road Action Strategy 1.6 states the County will “*continuously evaluate measures for improving the level of service at intersections and along roadway corridor segments beyond simply widening the roadway or adding additional lanes to the intersection. Evaluate how transit improvements can be integrated into the existing network as a way of providing additional trip capacity without necessarily widening the roadway itself.*”
 - 2. Community Input – A public hearing at the Planning Commission has been advertised. An additional public hearing will be held at the Board of County Supervisors following a recommendation from the Planning Commission.
 - 3. Fiscal – If the amendment is approved, Prince William County has been informed by VDOT that it may have to repay the Commonwealth for a portion of its right-of-way expenditure per 33.1-12 of the Virginia Code. This expense was made through the original widening of Route 234 (Dumfries Road), for the future expansion to six lanes.
 - 4. Legal – The amendment has been forwarded to the Virginia Department of Transportation for review and comment in accordance with § 15.2-2223 of the Code of Virginia See Attachment E). Other legal issues will be addressed by the County Attorney’s office.
 - 5. Timing – The BOCS did not specify a timeframe for Planning Commission action on the CPA.
- V. Recommendation is that the Planning Commission concurs with Alternative A and does not recommend approval of Comprehensive Plan Amendment #PLN2014-00201, Route 234 (Dumfries Road).

Staff: Brian R. Wilson, AICP 703.792.7359

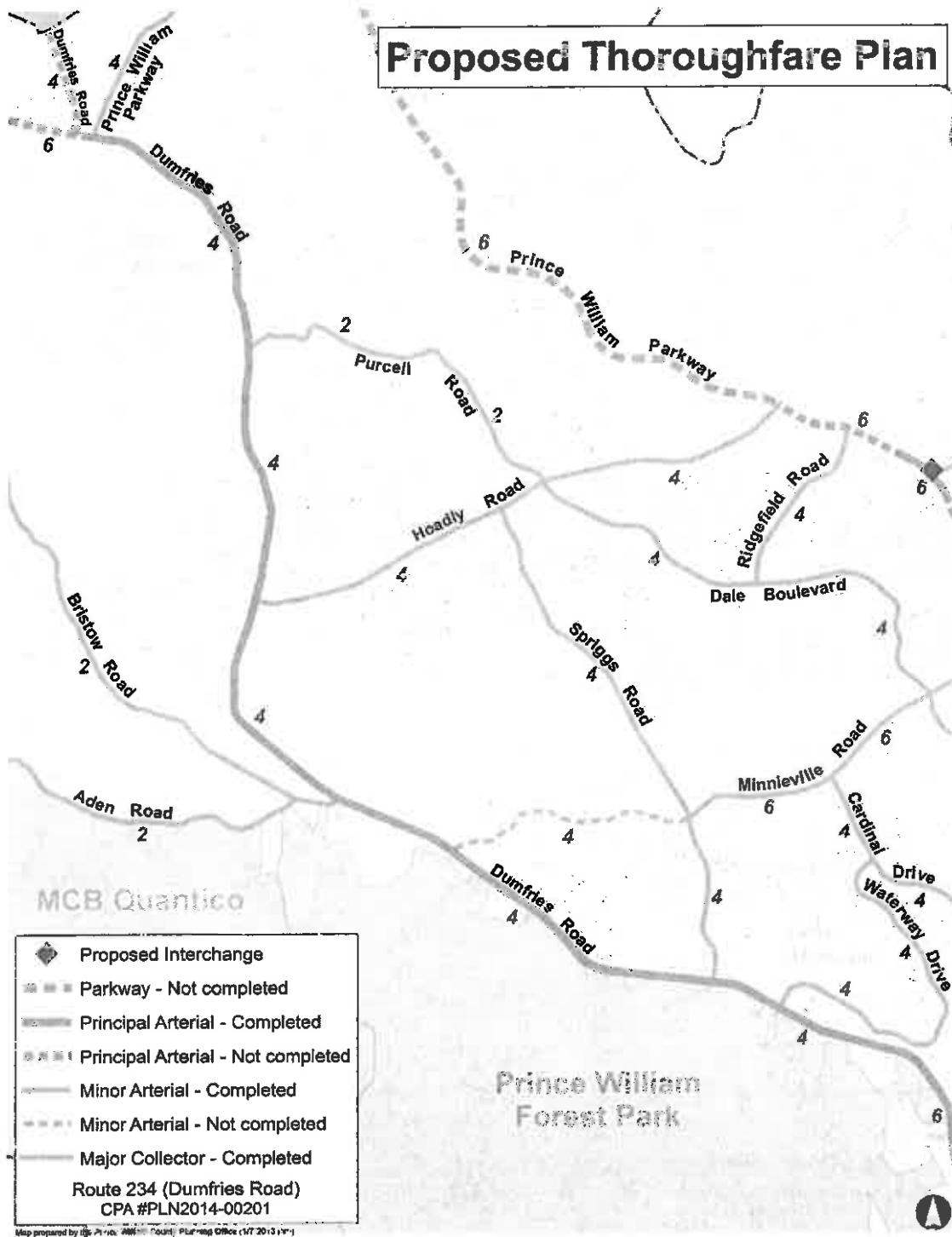
Attachments:

- A. Existing and Proposed Maps
- B. Existing Comprehensive Plan Text
- C. BOCS Initiating Resolution
- D. Traffic Model - Average Daily Trips Comparison
- E. VDOT Comments

Attachment A Existing Thoroughfare Plan Map



Attachment A Proposed Thoroughfare Plan Map



Attachment B Existing Comprehensive Plan Text



Principal Arterials

map number) road name/number (termini) (right-of-way requirement) - description

- PA-1) Centreville Road/Route 28 (City of Manassas to Fairfax County) (128' MA-1 standard) –** This road is a traditional commercial corridor linking the City of Manassas with Fairfax County (and I-66 further to the north). A standard principal arterial typical section is not recommended between Fairfax County and the City of Manassas because of the extent and nature of existing development. As such, a minor arterial standard is being proposed. Additionally, a functional plan has been developed for this road.
- PA-2) Dumfries Road/Route 234 (Brentsville Road to Jefferson Davis Highway/Route 1) (160' PA-2 standard) –** This section of Route 234 carries heavy volumes of both inter and intra-county traffic. In conjunction with Route 234, this roadway connects the eastern end of the County to the western end of the County and provides access to both I-66 and I-95. The recommended right-of-way corresponds with the standard PA-2 section shown in the County DCSM, as well as the VDOT engineering plans for this completed section of roadway.
- PA-3) Dumfries Road/Route 234 Business (City of Manassas to Prince William Parkway/Route 234) (128' MA-1 standard) –** This road, located between Route 234 and the Manassas city limits, serves as the southern link of the business route into the City of Manassas. The Comprehensive Plan for the City of Manassas proposes widening the section of Dumfries Road leading into Prince William County to a four-lane section and as such, this proposed widening would match that project. Rather than providing a standard principal arterial section, due to right-of-way constrictions on either side of the roadway, a minor arterial standard is being proposed.
- PA-4) Gordon Boulevard/Route 123 (Fairfax County to Express Drive/Belmont Bay Drive) (120' existing) –** This road leading into Fairfax County will continue to carry increased vehicular traffic. It provides an important connection of Old Bridge Road and Route 1 to I-95 and is a route for eastern Prince William County residents to get to the employment areas in central Fairfax County and the City of Fairfax. The recommended right-of-way corresponds with the standard typical section provided within the VDOT engineering plans for Route 123.
- PA-5) Harbor Station Parkway (Jefferson Davis Highway/Route 1 to Cherry Hill Road) (148' existing) –** This roadway will extend existing Dumfries Road (Route 234) east of Route 1 in order to provide access to the Cherry Hill area of the County, including the proposed Cherry Hill Virginia Railway Express (VRE) station. The proposed roadway will be a controlled access facility, and as such curb cuts and median breaks are discouraged. The recommended right-of-way corresponds with the right-of-way approved as a part of the Harbor Station development proposal.



Attachment B Existing Comprehensive Plan Text

THOROUGHFARE PLAN SUMMARY									
FACILITY	ROUTE #	TERMINI	FUNCTIONAL CLASS/TYPICAL SECTION (RAP NUMBER)	RIGHT-OF-WAY STANDARD	NUMBER OF LANES	TRAIL CLASS/ LOCATION			
I-66	66	Fauquier CL to Fairfax CL	Freeway/Interstate (F-1)	275 (variable)	6 SOV/2 HOV	N/A			
I-66	96	Fairfax CL to Stafford CL	Freeway/Interstate (F-2)	450' (variable)	6 SOV/3 HOV	N/A			
James Madison Highway	15	Loudoun CL to Lee Highway (Route 29)	Parkway (PA-1)	160' - 174' variable	4	Class West			
Prince William Parkway	3000	Liberia Avenue to Heady Road	Parkway (PA-2)	160'	6	Class North			
Tri-County Parkway / Route 28 Bypass	411	Sully Road (Route 234) to Fairfax CL	Parkway (PA-3)	200'	6	Class North			
Centreville Road	26	Manassas CL to Manassas Park CL	Principal Arterial (PA-1)	128'	4	Class North			
Centreville Road	28	Manassas Park CL to Fairfax CL	Principal Arterial (PA-1)	128'	4	Class North			
Dumfries Road	234	Brent's Big Road to Country Club Drive	Principal Arterial (PA-2)	160'	6	Class South			
Dumfries Road	234	Country Club Drive to Jefferson Davis Highway (Route 1)	Principal Arterial (PA-2)	160'	6	Class South			
Dumfries Road	234 Business	Manassas CL to Prince William Parkway (Route 234)	Principal Arterial (PA-3)	128'	4	Class West			
Gorton Boulevard	123	Fairfax CL to Express Drive / Belmont Bay Drive	Principal Arterial (PA-4)	120'	6	Class East			
Harbor Station Parkway	TBD	Jefferson Davis Highway / Route 1 to Cherry Hill Road	Principal Arterial (PA-5)	148'	6	Class North			
Jefferson Davis Highway	1	Fairfax CL to Jephth Road / Fuller Road	Principal Arterial (PA-6)	140'	6	Class West			
Jefferson Davis Highway	1	Jephth Road / Fuller Road to Stafford CL	Principal Arterial (PA-6)	150'	6	Class West			
Lee Highway	29 / 15	Fauquier CL to James Madison Highway (Route 15)	Principal Arterial (PA-7)	existing	4	N/A			
Lee Highway	29	James Madison Highway (Route 15) to Route 234 Bypass-North	Principal Arterial (PA-7)	150'	6	Class South			
Manassas Battlefield Bypass	TBD	Route 234 Bypass-North to Fairfax CL	Principal Arterial (PA-8)	200'	4	Class South			
Hokevale Road	28	Fauquier CL to Vint Hill Road (Route 215)	Principal Arterial (PA-9)	180'	4	Class South			
Nokesville Road	28	Vint Hill Road (Route 215) to Manassas CL	Principal Arterial (PA-9)	150'	6	Class South			

**Attachment C
BOCS Initiating Resolution**

MOTION: CADDIGAN

**October 1, 2013
Regular Meeting
Res. No. 13-598**

SECOND: NOHE

RE: INITIATE A COMPREHENSIVE PLAN AMENDMENT TO REDUCE THE NUMBER OF PLANNED LANES FROM SIX TO FOUR ON ROUTE 234 (DUMFRIES ROAD) FROM BRENTSVILLE ROAD TO COUNTRY CLUB DRIVE – POTOMAC AND COLES MAGISTERIAL DISTRICTS

ACTION: APPROVED

WHEREAS, under § 15.2-2229 of the Virginia Code, the Board of County Supervisors may consider amendments to the Comprehensive Plan; and

WHEREAS, the Prince William County Comprehensive Plan currently designates Route 234 (Dumfries Road) between Brentsville Road and Country Club Drive as a six-lane Principal Arterial in the Thoroughfare Plan; and

WHEREAS, Route 234 carries heavy volumes of inter-county and intra-county traffic, connecting the eastern end of the County to the western end of the County; and

WHEREAS, Route 234 connects and provides access to both I-66 and I-95; and

WHEREAS, the recommended right-of-way corresponds with the standard Principal Arterial 2 section shown in the County Design and Construction Standards Manual, as well as the Virginia Department of Transportation (VDOT) engineering plans for the completed section of the roadway; and

WHEREAS, staff has conducted some preliminary research and analysis, specifically on the reduction of Route 234 (Dumfries Road) to four lanes, which indicates that there is a degradation through the corridor to level of service F in the peak in 2030; and

WHEREAS, the staff analysis indicates that by reducing Route 234 to four lanes, the additional traffic shifts to local secondary roadways including: Joplin Road, Spriggs Road, Waterway Road, Delaney Road, and Hoadly Road, and a traffic shift to Prince William Parkway, which is a primary roadway; and

WHEREAS, the staff analysis also indicates that there is an increase in traffic delay of 3,000 hours per day if Route 234 is reduced to four lanes; and

**Attachment C
BOCS Initiating Resolution**

**October 1, 2013
Regular Meeting
Res. No. 13-598
Page Two**

WHEREAS, Prince William County has been informed by VDOT that it may have to repay the Commonwealth for its right-of-way expenditures it has made on Route 234 (Dumfries Road) per § 33.1-12 of the Virginia Code;

NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors does hereby initiate a Comprehensive Plan amendment to reduce the number of lanes from six to four on Route 234 (Dumfries Road) from Brentsville Road to Country Club Drive in the Potomac and Coles Magisterial Districts.

Votes:

Ayes: Caddigan, Candland, Jenkins, Nohe, Stewart

Nays: Covington, May, Principi

Absent from Vote: None

Absent from Meeting: None

For Information:

Transportation

Director Planning

Maria Sinner – VDOT

ATTEST:


Clerk to the Board

Attachment D
Average Daily Trips

Reduction of Route 234 From 6 Planned Lanes to 4 Planned Lanes

Roadway	2030 Comp Plan	2030 Adjusted Comp Plan	% Difference Compared to 2030 Comp Plan
Rt. 234 (Sudley Manor to Rt. 28)	123,400 (6)	121,700 (6)	-1.4
Rt. 234 (Rt. 28 to Brentsville)	102,100 (6)	96,200 (6)	-5.8
Rt. 234 (Brentsville to Hoadly)	82,100 (6)	68,400 (4)	-16.7
Rt. 234 (Hoadly to Minnieville)	93,000 (6)	79,800 (4)	-14.2
Rt. 234 (Minnieville to C. Club)	70,400 (6)	58,200 (4)	-17.3
Prince William Parkway (Manassas CL to Hoadly)	78,700 (6)	84,900 (6)	7.9
Prince William Parkway (Hoadly to Minnieville)	67,800 (6)	68,900 (6)	1.6
Prince William Parkway (Minnieville to I-95)	79,900 (6)	80,100 (6)	0.3

Average Daily Traffic (Number of Lanes)

Attachment D
Average Daily Trips
Reduction of Route 234 From 6 Planned Lanes to 4 Planned Lanes

Roadway	2030 Comp Plan	2030 Adjusted Comp Plan	% Difference Compared to 2030 Comp Plan
Spriggs Road (South of Minnieville)	26,200 (4)	30,800 (4)	17.6
Hoadly Road (East of Dale)	24,200 (4)	26,400 (4)	9.1
Purcell Road (East of Dumfries Rd.)	16,400 (2)	16,400 (2)	0.0
Bristow Road (South of Brentsville)	29,300 (2)	33,100 (2)	13.0
Dale Blvd. (West of Delaney)	29,800 (4)	30,300 (4)	1.7
Joplin Road (South of Aden)	13,800 (2)	16,600 (2)	20.3
Waterway Road (South of Cardinal)	11,900 (4)	13,400 (4)	12.6
Delaney Road (North of Minnieville)	4,900 (2)	5,600 (2)	14.3

Average Daily Traffic (Number of Lanes)

**Attachment E
VDOT Comments**



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie A. Kilpatrick, P.E.
COMMISSIONER

January 22, 2014

TO: Rick Canizales
Department of Transportation
Prince William County, Virginia

FROM: Yao Lu, P.E.
Virginia Department of Transportation – Prince William Land Use Section
703-259-1769 Yao.Lu@VDOT.Virginia.gov

SUBJECT: Rt.234 Comprehensive Plan Amendment

In accordance with the Virginia Traffic Impact Analysis Regulations, 24VAC30-155, the proposed Rte. 234 comprehensive plan amendment was submitted to the Virginia Department of Transportation (VDOT) for review on December 13, 2013.

VDOT has reviewed the subject proposed comprehensive plan amendment and prepared a report with our written comments. The report presents a summary of our key findings as well as comments on the future transportation improvements that will be needed to support the current and planned development of the locality.

Our report and comments are attached to assist the Planning Director, the Planning Commission and the Board of Supervisors in their decision-making process regarding the comprehensive plan amendment.

Finally, I ask that you arrange to have VDOT's official comments included in the locality's official public records and to have both of this letter, VDOT's report and written comments placed in the official file for the comprehensive plan amendment. VDOT will make these documents available to the general public through various means such as posting them on our website.

Sincerely,

Yao Lu, PE
Area Land Use Engineer

Attachment E VDOT Comments

Proposed Comprehensive Plan Amendment to Reduce a Segment of Route 234 in Prince William County from 6 Lanes to 4

Executive Summary

Prince William County has submitted a proposed comprehensive plan amendment to VDOT for review on December 13, 2013. The proposed amendment, in the form of a map, text amendment, Board of Supervisors resolution and a staff report, would reduce the number of planned lanes from six to four on Route 234 (Dumfries Road) between Brentsville Road and Country Club Drive. Currently, the Prince William County Comprehensive Plan designates this section of Route 234 as a 6-lane Principal Arterial. The plan recommends a 160 foot right of way for this section of Route 234, consistent with the County's Design and Construction Standards Manual and the VDOT engineering plans for this section of road. VDOT staffs including Transportation Planning, Traffic Engineering and Land Use sections have conducted research and analysis in regards to this proposal. As a result, VDOT does not support the proposed comprehensive plan amendment. Furthermore, VDOT highly recommends that Prince William County includes this proposal with the Countywide Thoroughfare Plan review being initiated by the County rather than an independent amendment. This decision has been reached based on the following:

- Inconsistency with VTRANS and CLRP.
- NHS LOS requirement.
- Impacts on Land Use.
- Negative impacts on transportation network and traffic operations.
- Right of Way and limited access issues.
- Negative impacts on mobility and homeland security emergency.

Inconsistency with VTRANS and CLRP

1. VTRANS, the Commonwealth Transportation Board's official long range plan, designates a 14.7 mile segment of Route 234, from Route 1 to Route 234 Business, for a 6-lane urban cross-section with median. The proposed change is inconsistent with the VTRANS designation. Chapter 729 of the 2012 Virginia Acts of Assembly requires VDOT to notify the Commonwealth Transportation Board if a locally adopted comprehensive plan transportation element is inconsistent with the VTRANS designation for a significant roadway. The CTB may take action to try and encourage consistency between the state plans and the local transportation plan. The CTB may:
 - a. Request the locality to change the comprehensive plan to be consistent with VTRANS.
 - b. Reallocate funds to projects in plans that are not changed to be consistent
 - c. Require reimbursement for expended PE, R/W, construction funds
2. The proposed change is also inconsistent with the regional Constrained Long Range Plan (CLRP) developed by the Capital Region Transportation Planning Board. The proposed change would have to be reflected in the CLRP.

NHS LOS Requirement

1. Route 234 is part of the National Highway System. United State Code (USC) 23 part 109 requires that NHS projects be designed to "adequately serve the existing and planned future traffic of the highway in a manner that is conducive to safety, durability and economy of maintenance." A minimum design criteria Level of service (LOS) of "C" has

Attachment E VDOT Comments

been designated for Route 234. Deviation from this design standard would require approval of a design waiver by the VDOT District Administrator, and such waiver will be subject to FHWA periodic process reviews.

Impacts on Land Use

1. In the opinion of VDOT staff, making a change of this magnitude to the transportation element of the Comprehensive Plan without also reviewing and revising other plan elements, particularly the Land Use element, is inconsistent with good comprehensive planning practice. The nature, character and extent of development proposed in the Land Use Plan should be based, in part, on the availability of transportation services. Removing one-third of the transportation capacity of a principal arterial road would probably have a significant impact on the transportation network's ability to handle traffic generated by the ultimate land development plan. If the development proposed in the Land Use Plan is "scaled" to the capacity of a 6-lane Route 234, it is also possible that plans for utilities and community facilities have been based on the higher level of development that could be supported by a 6-lane arterial, and these facilities may be significantly "oversized" for the development supported by a 4-lane arterial.
2. The County should identify any re-zonings, subdivisions and site plans that have been approved along the Route 234 corridor, as well as related intersections with secondary roads, to determine the impact of "pipeline" developments on the transportation system.

Negative Impacts on Transportation Network and Traffic Operations

1. Travel demand modeling conducted by the Prince William County staff identified the following impacts of reducing the design cross-section for Route 234 from 6 lanes divided to 4 lanes divided:
 - The Prince William County travel demand model indicates that Route 234 operates at Level of Service (LOS) "C" during the peak period, carrying over 42,000 vehicles per day in 2010.
 - The travel demand model forecasts that, with a four-lane cross-section, the road will operate at LOS "F", with 80,000 vehicles per day, in 2030.
 - With the six lane cross-section currently proposed by the current Comprehensive Plan, the model forecasts that Route 234 will operate at LOS "E" in 2030 with 93,000 vehicles per day.
2. The County travel model also indicates the change from six to four lanes would impact other roadways, with increases of traffic up to 20% on secondary roads including Joplin Road, Spriggs Road, Waterway Road, Delaney Road, and Hoadly Road. The model forecasts a traffic increase of up to 8% (over 6,000 additional vehicles per day) on Prince William Parkway. The model indicates that shifting traffic to these secondary roads would increase delay by 3,000 hours per day. However, traffic operation analysis on these roads was not included.
3. It is important to note that the roads along Rte.234 maintained by the Commonwealth of Virginia have been designated as Truck Restricted Route.
 - Brentsville Road
 - Lake Jackson Drive

Attachment E VDOT Comments

- Purcell Road
- Joplin Road
- Minnieville Road
- Spriggs Road
- Country Club Drive

Therefore, the proposed amendment will further saturate Rte.234 with truck traffic.

4. The proposed amendment makes no proposals for mitigating the impacts of the proposed change. There are no recommendations on the need for improvements such as widening the primary and secondary roadways to which the additional traffic will be diverted, or addition of new links to the network to mitigate the impacts of the change. No other transportation alternatives, such as enhanced transit services are proposed, and there are no proposals for making better use of available capacity through travel demand management or operational improvements.

The study as submitted does not provide any recommendations on the need for reducing the land use densities in order to mitigate the impacts of this change to achieve a balance between land use and transportation. If the County proceeds with the effort to adopt the proposed amendment, the County should mitigate the transportation impacts of reducing the Route 234 cross-section from 6 lanes to 4 by making some combination of the following additional changes to the Comprehensive Plan:

- a. Revise the Land Use Plan to reduce the character, extent and density of future land development, thereby lessening transportation impacts.
- b. Identify improvements on other, parallel routes to accommodate excess traffic from Route 234.
- c. Provide mass transit alternatives to reduce vehicular traffic on the road network
- d. Utilize Transportation Demand Management (TDM) techniques to reduce peak period vehicle trips.
- e. Make additional changes to the Plan to make it consistent with the transportation goals and policies contained in the County's adopted Comprehensive Plan.

The County should demonstrate that these changes would mitigate the transportation impacts of the plan amendment. Even with these changes, there is still the problem of being inconsistent with VTRANS. The County would need to seek the concurrence of the Commonwealth Transportation Board.

Right of Way and limited access issues

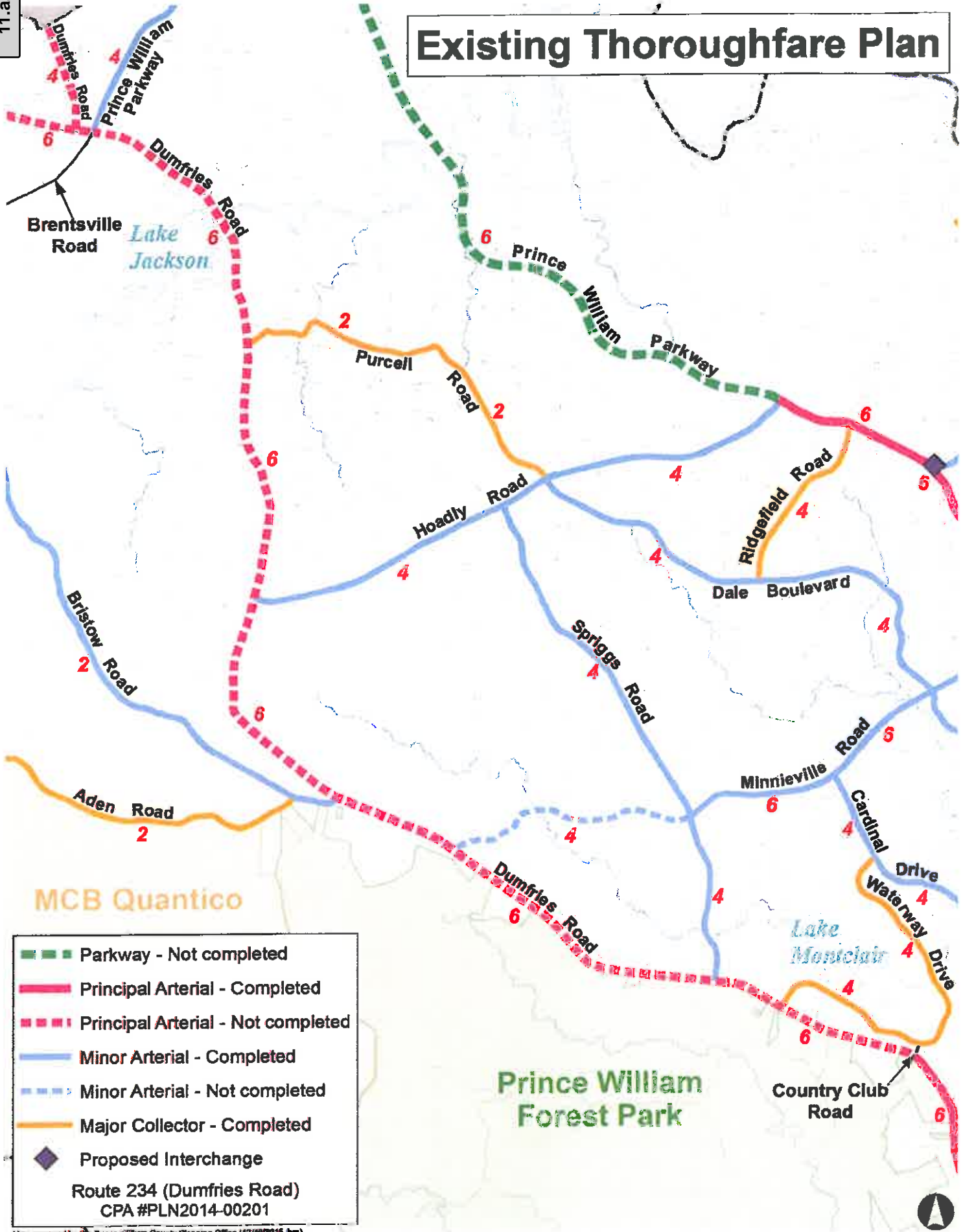
1. It is important to note that, when Route 234 was widened to 4 lanes, VDOT purchased right of way to accommodate the ultimate planned cross-section of 6 lanes. Section 33.7 of the Virginia Code would enable the Commonwealth to require reimbursement from the locality, for the excess right of way.
2. It should be noted that Brentsville road to approximately 900' south has been designated as limited access facility. Any changes or modifications would require the CTB approval process.

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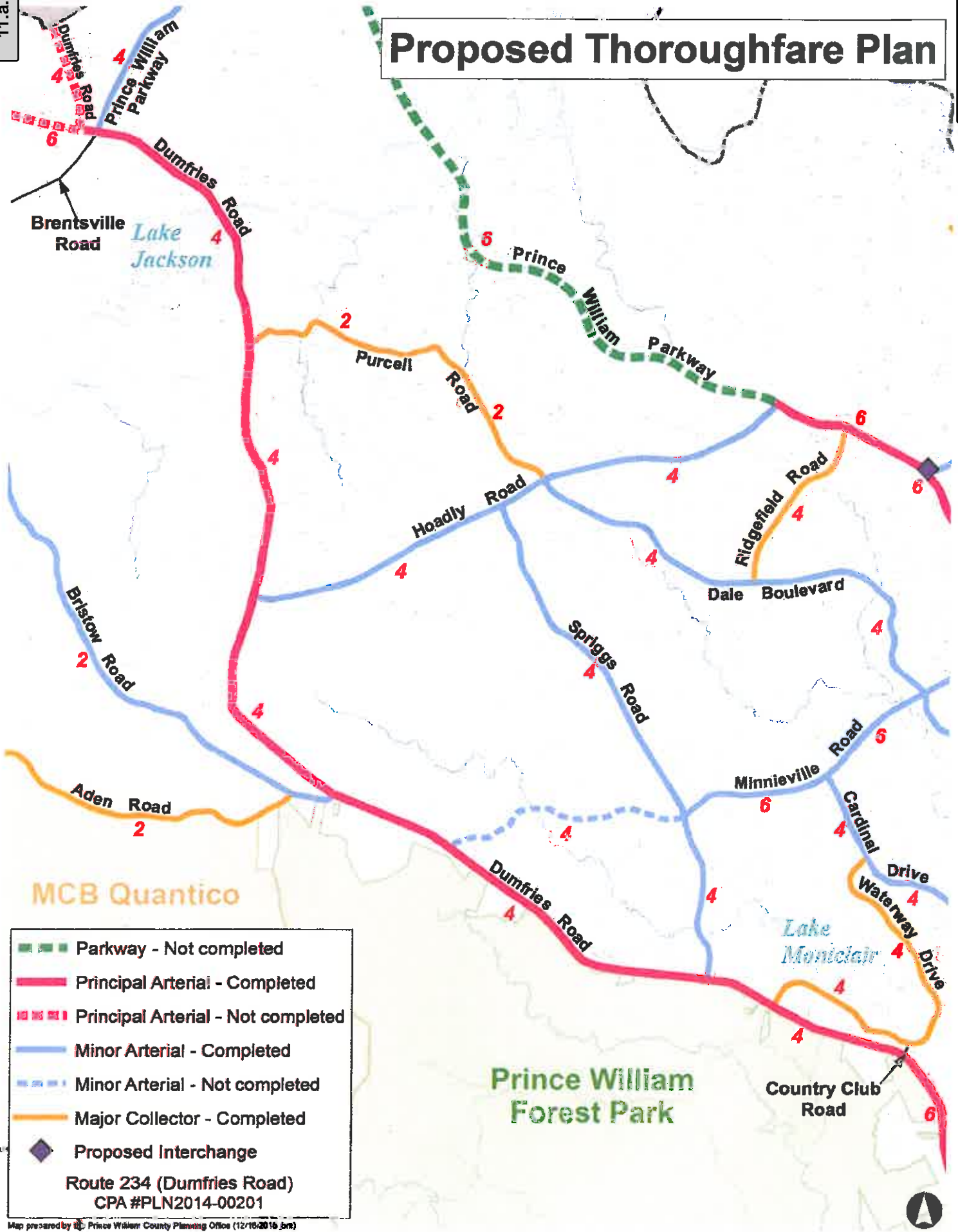
Negative Impacts on Mobility and Homeland Security Emergency

1. Chapter 770 of the 2012 Acts of the Virginia Assembly requires VDOT to comment on any congestion impacts resulting from a plan amendment that restrict mobility during a homeland security emergency. We have the following comments on this topic:
 - a. Route 234 is identified as a significant evacuation corridor in the regional evacuation plans. As noted above reducing the number of lanes to 4 will result in Level of Service F during peak conditions in the future. This is indicative of the fact that in case of evacuation when traffic volumes are likely to equal the peak hour volumes the corridor's ability to move people will be impacted versus the currently planned 6 lanes on Route 234. It is therefore suggested that the proposed change should be coordinated by the County staff with appropriate VDOT and local / state emergency personnel as it impacts the emergency evacuation planning.
 - b. Route 234 is a unique corridor connecting I-95 with I-66. The northern section of the corridor is planned for 6 lanes in the future. The southern section near I-95 is currently a 6 lane facility. Therefore, the proposed change will create a bottleneck in the section in between which is contrary to the purpose of evacuation corridors where the main goal is to reduce the bottlenecks / choke points.

Existing Thoroughfare Plan



Proposed Thoroughfare Plan



**PWC 2008
COMPREHENSIVE
PLAN TEXT
AMENDMENTS**

Table 2 THOROUGHFARE PLAN SUMMARY

FACILITY	ROUTE #	TERMINI	FUNCTIONAL CLASS/TYPICAL SECTION (MAP NUMBER)		RIGHT-OF-WAY STANDARD	NUMBER OF LANES	TRAIL CLASS/ LOCATION
I-66	66	Fauquier CL to Fairfax CL	Freeway/Interstate	(F1-1)	275' (variable)	6 SOV/2 HOV	N/A
I-95	95	Fairfax CL to Stafford CL	Freeway/Interstate	(F1-2)	450' (variable)	8 SOV/3 HOT	N/A
James Madison Highway	15	Loudoun CL to Lee Highway (Route 28)	Parkway	(PW-1)	160' - 174' variable	4	Class I/East
Prince William Parkway	3000	Liberia Avenue to Hoady Road	Parkway	(PW-2)	160'	6	Class I/North
Tri-County Parkway / Route 28 Bypass	411	Sudley Road (Route 234) to Fairfax CL	Parkway	(PW-3)	200' (see text)	6	Class I/North
Centerville Road	28	Manassas CL to Manassas Park CL	Principal Arterial	(PA-1)	128'	4	Class I/North
Centerville Road	28	Manassas Park CL to Fairfax CL	Principal Arterial	(PA-1)	128'	4	Class I/North
Dumfries Road	234	Brentsville Road to Country Club Drive	Principal Arterial	(PA-2)	180'	6-4	Class I/South
Dumfries Road	234	Country Club Drive to Jefferson Davis Highway (Route 1)	Principal Arterial	(PA-2)	180'	6	Class I/South
Dumfries Road	234 Business	Manassas CL to Prince William Parkway (Route 234)	Principal Arterial	(PA-3)	128'	4	Class I/West
Gordon Boulevard	123	Fairfax CL to Express Drive / Belmont Bay Drive	Principal Arterial	(PA-4)	120' (see text)	6	Class I/East
Harbor Station Parkway	TBD	Jefferson Davis Highway (Route 1) to Cherry Hill Road	Principal Arterial	(PA-5)	148' (see text)	6	Class I/North
Jefferson Davis Highway	1	Fairfax CL to Joplin Road / Fuller Road	Principal Arterial	(PA-6)	140' (see text)	6	Class I/West
Jefferson Davis Highway	1	Joplin Road / Fuller Road to Stafford CL	Principal Arterial	(PA-6)	150' (see text)	6	Class I/West
Lee Highway	28 / 15	Fauquier CL to James Madison Highway (Route 15)	Principal Arterial	(PA-7)	existing	4	N/A
Lee Highway	28	James Madison Highway (Route 15) to Route 234 Bypass-North	Principal Arterial	(PA-7)	156'	6	Class I/South
Manassas Battlefield Bypass	TBD	Route 234 Bypass-North to Fairfax CL	Principal Arterial	(PA-8)	200' (see text)	4	Class I/South
Notesville Road	28	Fauquier CL to Vint Hill Road (Route 215)	Principal Arterial	(PA-9)	180'	4	Class I/South
Notesville Road	28	Vint Hill Road (Route 215) to Manassas CL	Principal Arterial	(PA-9)	156'	6	Class I/South

Table 2 THOROUGHFARE PLAN SUMMARY

FACILITY	ROUTE #	TERMINI	FUNCTIONAL CLASSIFICATION SECTION (MAP NUMBER)	RIGHT-OF-WAY STANDARD	NUMBER OF LANES	TRAIL CLASS LOCATION
Prince William Parkway	234	I-66 to Manassas CL	Principal Arterial (PA-10)	160'	6	Class I/East
Prince William Parkway	234	Manassas CL to Brentsville Road	Principal Arterial (PA-10)	160'	6	Class I/East
Prince William Parkway	3000	Hoedly Road to Caton Hill Road	Principal Arterial (PA-11)	156'	6	Class I/North
Prince William Parkway	3000	Caton Hill Road to Jefferson Davis Highway (Route 1)	Principal Arterial (PA-11)	156'	4	Class I/North
Route 29 - Alternate Route	TBD	Lee Highway (Route 29) to Fairfax CL	Principal Arterial (PA-12)	156'	4	Class I/North
Route 234-Bypass-North	234	Loudoun CL to I-66	Principal Arterial (PA-13)	200'	4	Class I/East
Sudley Road	234 Business	I-66 to Manassas CL	Principal Arterial (PA-14)	160'	6	Class I/North
Balls Ford Road	621	Wellington Road to Sudley Road (Route 234)	Minor Arterial (MA-1)	128'	4	Class I/South
Belmont Bay Drive	TBD	Gordon Boulevard (Route 123) to Palisades Street	Minor Arterial (MA-2)	128'	4	Class I/East
Benita Fitzgerald Drive	2480	Dale Boulevard to Cardinal Drive	Minor Arterial (MA-3)	128'	4	Class I/West
Bristow Road	619	Notesville Road (Route 28) to Dumfries Road (Route 234)	Minor Arterial (MA-4)	existing	2	Class III
Cardinal Drive	610	Minnleville Road to Jefferson Davis Highway (Route 1)	Minor Arterial (MA-5)	104' - 128'	4	Class I/South
Caton Hill Road	849	Minnleville Road to Prince William Parkway (Route 3000)	Minor Arterial (MA-6)	120'	4	Class I/South
Dale Boulevard	784	Hoedly Road to Benita Fitzgerald Drive	Minor Arterial (MA-7)	110' - 160' (variable)	4	Class I/South
Dale Boulevard	784	Benita Fitzgerald Drive to Jefferson Davis Highway (Rte 1)	Minor Arterial (MA-7)	180'	6	Class I/South
Devlin Road	621	Linton Hall Road to Wellington Road	Minor Arterial (MA-8)	128'	4	Class I/East
Fleetwood Drive	611	Fauquier CL to Aden Road	Minor Arterial (MA-9)	62'	2	Class III
Gideon Drive	2068	Dale Boulevard to Snoketown Road	Minor Arterial (MA-10)	120'	6	Class I/East
Herbor Station Parkway	TBD	Cherry Hill Road to River Heritage Boulevard / Marina Access Road	Minor Arterial (MA-11)	121'	4	Class I/North

Airport, and many of the surrounding industrial areas in the center of the County. The recommended right-of-way corresponds with the PA-1 and PA-2 standard typical sections provided within the County's DCSM.

- PA-10) Prince William Parkway/Route 234 (I-66 to Brentsville Road, excluding the City of Manassas) (160' PA-2 standard)** – This section of Route 234 provides intra-county connections to employment areas such as Innovation, as well as connections to many of the industrial areas within the Brentsville district. When linked with the section of Dumfries Road discussed in Thoroughfare Plan narrative PA-2, this roadway provides a major connection between I-95 and I-66. The recommended right-of-way corresponds with the standard PA-2 typical section provided within the County's DCSM.
- PA-11) Prince William Parkway/Route 3000 (Hoadly Road to Jefferson Davis Highway/Route 1) (156' PA-1 standard)** – This road is designed to help facilitate the large volumes of traffic going to and coming from the I-95 corridor, and provides access to the commercial areas within and surrounding Potomac Mills. The recommended right-of-way corresponds with the standard typical section provided within the County's DCSM.
- PA-12) Route 29 – Alternate Route (Lee Highway/Route 29 to Fairfax County) (156' PA-1 standard)** – In an effort to provide access to and movement for the properties on the southern side of the Manassas Battlefield, this roadway would provide an additional connection from Route 29 in Prince William County to Route 29 in Fairfax County. The right-of-way recommended for this roadway corresponds to the PA-1 standard shown in the County's DCSM.
- ~~**PA-13) Route 234 Bypass – North (Loudoun County to I-66) (200')** – This proposed roadway will be a continuation of Route 234 (discussed in Thoroughfare Plan narrative PA-10) from I-66 into Loudoun County. This extension of Route 234 is planned to relieve James Madison Highway (Route 15). Additionally, this roadway serves as the north-south portion of the Manassas Battlefield Bypass which will be used by traffic shifted due to closures of Lee Highway (Route 29) and Sudley Road (Route 234). The main function of this roadway, however, will be to serve inter-county traffic between Prince William County and the Dulles corridors in Loudoun and Fairfax Counties. The recommended right-of-way corresponds with the typical section provided within the VDOT Environmental Impact Statement.~~
- PA-14) Sudley Road/Route 234 Business (I-66 to City of Manassas) (160' existing)** – This road provides a main commuter route for residents accessing I-66. Additionally, this road serves a large retail area of the County. The recommended right-of-way corresponds to existing right-of-way acquired for this road.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

Charlie A. Kilpatrick, P.E.
COMMISSIONER

January 07, 2016

TO: Rick Canizales
Department of Transportation, Prince William County, Virginia

FROM: Richard W. Burke
Virginia Department of Transportation – Prince William Land Use Section
703-259-2966 Richard.Burke@VDOT.Virginia.gov

SUBJECT: CPA 2016-00003/PLN 2014-00201 Bi-County Parkway and Route 234
(Dumfries Road) Comprehensive Plan Amendments

Thank you for your submission of December 17, 2015. In accordance with the Virginia Traffic Impact Analysis Regulations, 24VAC30-155, your proposed comprehensive plan amendment was submitted because it was anticipated that the adjustment would create a substantial impact or substantial change to the existing transportation network of state highways.

VDOT has reviewed this proposed comprehensive plan amendment and prepared a report with our written comments. The report presents a summary of our key findings as well as comments on the future transportation improvements that will be needed to support the current and planned development of the County. Our report and comments are attached to assist the Planning Director, the Planning Commission and the Board of Supervisors in their decision-making process regarding the comprehensive plan amendment. In addition, our comments provided to the County in a January 22, 2014 letter addressing proposed changes included in PLN2014-00201 are still valid.

Please have VDOT's comments included in the locality's official public records. This letter, VDOT's report and written comments should be placed in the official file for the comprehensive plan amendment. VDOT will make these documents available to the general public through various means such as posting them on our website.

Sincerely,

Richard Burke

VDOT Land Use Director – Prince William County

- CC. Helen Cuervo, VDOT
- Renée Hamilton, VDOT
- Maria Sinner, VDOT
- Tom Fahrney, VDOT
- Ricky Barker, Loudoun County
- Tom Biesiadny- Fairfax County
- Bruce Goudarzi, City of Manassas
- James Johnson Jr., City of Manassas Park
- Holly Montague, Town of Haymarket
- Richard West, Town of Dumfries

VDOT Preliminary Review

Prince William County has submitted a proposed comprehensive plan amendment to VDOT for review on December 17, 2015. The proposed amendment was submitted in the form of a map, text amendment, Board of Supervisors resolution and a staff report. It consists of two (2) amendments, CPA 2016-00003 and PLN 2014- 00201.

CPA 2016-00003 would remove the Bi-county Parkway from I-66 to Loudoun County; the Prince William County Comprehensive Plan designates this section of Route 234 as a 6-lane Principal Arterial. The plan recommends a 200 foot right of way for this section of Route 234.

PLN 2014- 00201 would reduce the number of planned lanes from six to four on Route 234 (Dumfries Road) between Brentsville Road and Country Club Drive. Currently, the Prince William County Comprehensive Plan designates this section of Route 234 as a 6-lane Principal Arterial. The plan recommends a 160 foot right of way for this section of Route 234, consistent with the County's Design and Construction Standards Manual and the VDOT engineering plans for this section of road. Our comments provided to the County in a letter dated January 22, 2014 addressing proposed changes included in PLN2014-00201 are still valid.

The proposed changes in CPA 2016-00003 and PLN 2014-00201 are inconsistent with the VTRANS designation. Chapter 729 of the 2012 Virginia Acts of Assembly requires VDOT to notify the Commonwealth Transportation Board if a locally adopted comprehensive plan transportation element is inconsistent with the VTRANS designation for a significant roadway. The CTB may take action to try and encourage consistency between the state plans and the local transportation plan. The CTB may:

- a. Request the locality to change the comprehensive plan to be consistent with VTRANS.
- b. Remove funding from projects where the plans are not consistent and reallocate funds where there is consistency.
- c. Require reimbursement for expended preliminary engineering, right of way, and/or construction funds

Proposed changes are also inconsistent with the regional Constrained Long Range Plan (CLRP) developed by the Capital Region Transportation Planning Board and would have to be reflected in the CLRP.

Based on the analysis and research conducted by VDOT staff in regards to this proposal the Department does not support the proposed comprehensive plan amendments. To fully assess the impact of the proposed changes on the regional transportation network, Prince William County should include this proposal with the Countywide Thoroughfare Plan review being initiated by the County rather than an independent amendment. This would allow further analysis of impacts from the proposed amendments on the local/regional transportation network. We are happy to review a complete submission (including models, maps and narrative) of an update to Countywide Thoroughfare Plan as required by Chapter 729.