



APPLICATION ACCEPTED: October 7, 2008
PLANNING COMMISSION: April 15, 2009
BOARD OF SUPERVISORS: Not yet Scheduled

County of Fairfax, Virginia

April 1, 2009

STAFF REPORT

APPLICATION CSPA 80-P-039-04

PROVIDENCE DISTRICT

APPLICANT: CP III Vienna Metro LLC

ZONING: PDC, HC

PARCEL(S): 48-4 ((1)) 58

ACREAGE: 9.99 acres

PLAN MAP: Mixed Use

PROPOSAL: To amend CSPA 80-P-039-03 to permit signage for a multi family residential building located in the northwest quadrant of the intersection of Nutley Street and Hermosa Drive

STAFF RECOMMENDATIONS:

Staff recommends denial of CSPA 80-P-039-04; however, if it is the intent of the Planning Commission to approve CSPA 80-P-039-04, staff recommends that the approval be subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Kelli Goddard-Sobers

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

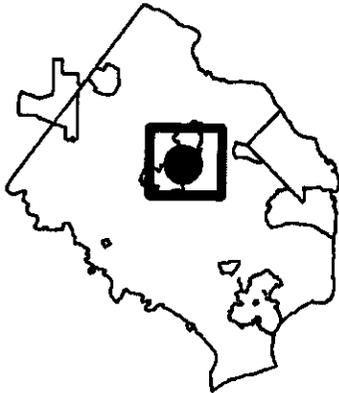
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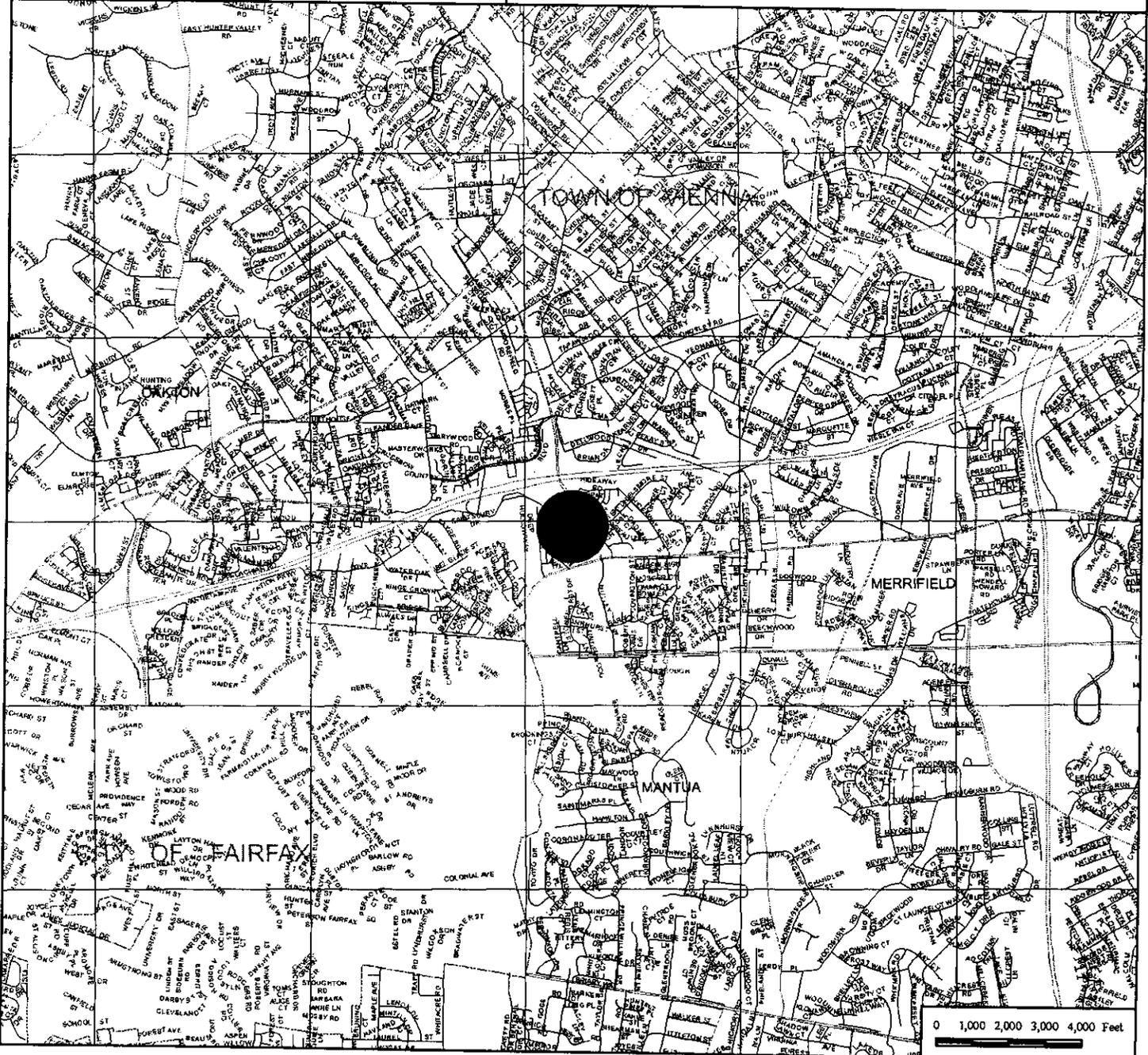
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Comprehensive Sign Plan Amendment

CSPA 80-P-039-04



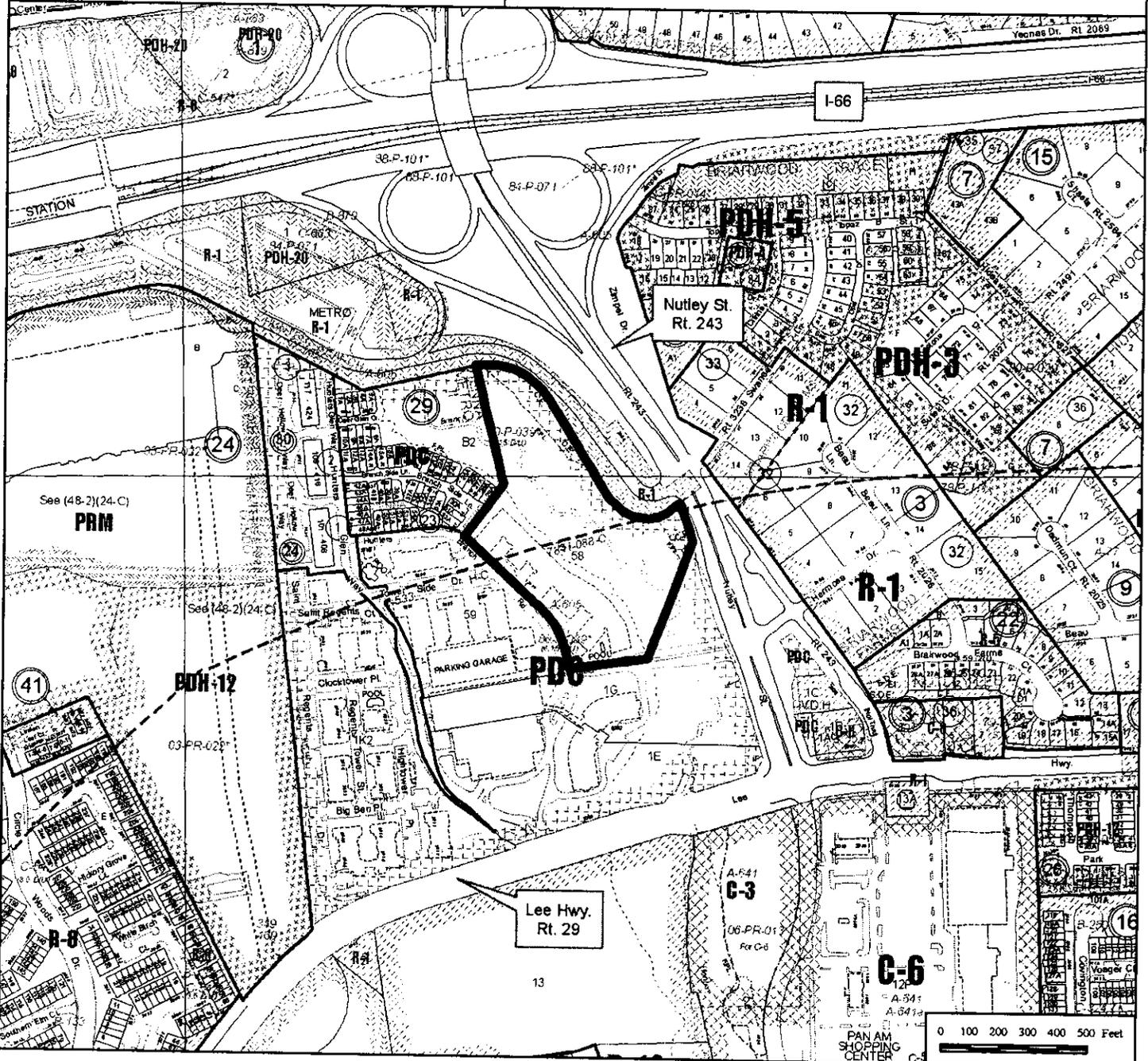
Applicant: CP III VIENNA METRO LLC
Accepted: 11/05/2008
Proposed: COMPREHENSIVE SIGN PLAN AMENDMENT
Area: 9.99 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION
OF NUTLEY STREET AND HERMOSA DRIVE
Zoning: PDC
Overlay Dist: HC
Map Ref Num: 048-4-/01/ /0058



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**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, CP III Vienna Metro LLC, is requesting approval of a Comprehensive Sign Plan Amendment (CSPA) for a multi family residential building located in the northwest quadrant of the intersection of Nutley Street and Hermosa Drive. The purpose of the proposed CSPA is to provide identification and marketing signage for an existing residential rental community (Carmel Vienna Metro).

This Comprehensive Sign Plan Amendment (CSPA) includes the following signs:

Sign Type	Number and Location
Sign Type A-1 Residential Identification, Freestanding	One sign located along Nutley Street
Sign Type A-2 Residential Identification, Wall Mounted	One sign located along Hermosa Drive
Sign Type A-3 Residential Identification, Building Mounted	Two signs located on the façade of building perpendicular to Hunters Branch Road
Sign Type B-1 Vehicular Directional Signs	Three signs; one located along Hermosa Drive, one located at the corner of Hermosa Drive and Hunters Branch Road and the third located toward the northern end of Hunters Branch Road
Sign Type B-2 Vehicular Informational Signs	Six signs located along Hunters Branch Road
Sign Type C-1 Canopy Sign	One sign located on the canopy-like structure on the façade of the building perpendicular to Hunters Branch Road
Sign Type R-1 Regulatory Signs	Twenty three existing signs located throughout the property
Sign Type R-2 Parking Entrance Signs	Three signs located on the façade of the building facing Nutley Street
Sign Type T-1 Temporary Leasing Sign Building Mounted	One sign located on the façade of the building facing Nutley Street
Sign Type T-2 Temporary Leasing Sign Free Standing	Two signs along Hermosa Drive, one sign along Nutley Street and one sign along Hunters Branch Road
Sign Type T-3 Temporary Leasing Sign Building Mounted	One sign located on the façade of the building facing Hermosa Drive

The sign location maps on pages 11 through 15 of the Comprehensive Signage Plan Amendment (CSPA) show the location of each type of sign included in the development. A copy of the complete CSPA proposed with this application is contained in Appendix 5.

The proposed development conditions and the applicant's statement of justification are contained in Appendices 1 through 2 of this report.

LOCATION AND CHARACTER

Site Description

The 9.99 acre property is located in the northwest quadrant of the intersection of Nutley Street and Hermosa Drive in the Hunters Branch development located to the south of the Vienna Metro Station. Nutley Street forms the eastern border and Hermosa Drive forms the southern border of the site. The main entrance to the development is located at the intersection of Hermosa Drive and Hunters Branch Road. The surrounding uses are as follows:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Washington Metropolitan Area Transit Authority (Vienna Metro Station)	R-1	Public Facilities
South	Office	PDC	Mixed Use
East	Single family detached dwelling (Briarwood Farm)	R-1	Private Open Space; Residential, 1-2 du/ac
West	Single family attached dwelling (Vienna Metro II)	PDC	Mixed Use

BACKGROUND

The subject property is zoned PDC (Planned Development Commercial) as part of a larger mixed-use development known as Hunters Branch. Hunters Branch is comprised of four (4) land bays; the subject property is referred to as Land Bay D. The original rezoning of Hunter’s Branch to the PDC District occurred in 1981. Many amendments have been made to zoning approval since that time. The current zoning for Land Bay D (via PCA 80-P-039-08) was approved by the Board of Supervisors (BOS) on July 29, 2004. Previously, Land Bay D was approved for office development.

A CSP for Hunters Branch, CSP 80-P-039, was originally approved in 1988. It was subsequently amended three (3) times to reflect changes in uses. The current CSP, CSPA 80-P-039-3, provides for office signage on the property in keeping with its previously approved use. The applicant seeks a CSPA to provide signage for identification and marketing of a residential rental community, known as Carmel Vienna Metro.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area:	II
Planning District:	Vienna
Planning Sector:	V1 Lee Community Planning Sector
Plan Map:	Mixed Use

Plan Text:

In the Fairfax County Comprehensive Plan, 2007 Edition, Area II, Vienna Planning District as amended through January 26, 2009, V1 Lee Community Planning Sector pages 41-47, the Plan states:

Infill development in this planning sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Also under the Vienna Transit Station Area Land Use Recommendations the site is shown as Land Unit A. The Plan text states:

This land unit is planned and approved for mixed-use development to include multi-family residential units as well as office uses up to .50 FAR and ancillary uses including, but not limited to, support retail and a day-care center. Approximately 320-350 housing units are approved for development in the southwest corner of the land unit and these should be provided. Additional multi-family residential units or a mix of multi-family and high density single-family attached units may be considered on the remaining undeveloped portion of the land unit at an average of 20-30 dwelling units per acre at a ratio converting approved office use to multi-family residential use of 1:1 (one office square foot for one residential square foot).

ANALYSIS**Comprehensive Sign Plan (Appendix 5)**

Title of Plan:	Hunters Branch Comprehensive Sign Plan Amendment CSPA 80-P-039-04 for Land Bay D Carmel Vienna Metro Apartments
Prepared By:	DZAP Group
Original and Revision Dates:	October 7, 2008 as revised through March 6, 2009

The submitted Comprehensive Sign Plan Amendment (CSPA) consists of 33 pages containing descriptions, locations and styles of the proposed signs. The applicant has included language in Note 1 on page five (5) of the CSPA indicating that the signs within Carmel Vienna Metro will be constructed in substantial conformance with the designs as illustrated and materials submitted in the Comprehensive Sign Plan Amendment. However, the applicant has also stated that the typography (depicted on page nine) and the color palettes (depicted on page ten) may be modified due to changes in market conditions and prevailing styles.

The CSPA is divided into seven (7) sections. These sections include: a Comprehensive Sign Design; Project Identity Signs – Sign Type A; Informational/Directional Signs – Sign Type B; Miscellaneous Signs – Sign Type C; Regulatory Signs – Sign Type R; and Temporary Signs – Sign Type T. The table below lists the contents of each section.

Comprehensive Sign Plan Amendment – Carmel Vienna Metro	
Page Numbers	Page Contents
	Cover Sheet
1	Table of Contents
2-15	Comprehensive Sign Design , which includes: Introduction, Notes, Vicinity Map, Site Map, Logo, Typography, Color Palette, Project Identity Sign Location Map, Miscellaneous Sign Location Map, Regulatory Sign Location Map and a Temporary Sign Location Map
16-19	Project Identity Signs - Sign Type A , which include: a Residential Identification Freestanding Sign (Type A-1), Residential Wall Mounted Sign (Type A-2) and a Residential Identification Building Mounted Sign (Type A-3)
20-22	Informational/Directional Signs – Sign Type B , which include: Vehicular Directional Signs (Type B-1) and Vehicular Informational Signs (Type B-2)
23-24	Miscellaneous Signs includes one canopy sign
25-27	Regulatory Signs – Sign Type R , which includes regulatory signs (Type R-1) and Parking Entrance Sign (Type R-2)
28-31	Temporary Signs – Sign Type T , which includes two building mounted (T-1 and T-3) and a freestanding (T-2) temporary leasing sign
32-33	Appendix which includes a matrix that list the signs, the relevant ordinance section, allowances and the difference between what is allowed by the zoning ordinance and what is being proposed

The comprehensive sign design section provides specific information about the location, typography and colors proposed for each sign. The project identity signs include one (1) freestanding sign (A-1), one (1) wall mounted sign (A-2), and two (2) building mounted signs (A-2). The informational/directional signs [three (3) vehicular directional signs (B-1) and six (6) vehicular informational signs (B-2)],

are proposed to assist vehicular and pedestrian accessibility to the site. The miscellaneous sign, also referred to as the canopy sign (C-1), identifies the leasing center building. The applicant states that the twenty- seven regulatory signs (twenty-three R-1 signs and four R-2 signs) provide for the safety and convenience of the residents, employees and visitors to the site. Regulatory signs R-2 exceed the regulatory signs' size limitations specified in Section 12-103 of the Zoning Ordinance and therefore require approval with this CSPA (regulatory signs R-1 do not). The temporary signs include four (4) freestanding and two (2) building mounted signs targeted to attract tenants to the site. In addition, these temporary signs are banners which provide leasing information for the building.

The applicant is proposing for the temporary signage to be up for eighteen (18) months. The appendix includes a chart that summarizes the proposed signs by type, number and size, as well as provides a comparison of the proposed signs to the maximum permitted by the Zoning Ordinance absent approval of a Comprehensive Sign Plan. This chart is provided below.

Sign Type/Description	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed/ Existing Vs. Allowable
Project Identity Signs – Sign Type A					
Sign Type A-1 Residential Identification Free standing	Total of one (1) 6' x 5'	30 sq. ft.	Not to exceed a height of 8 feet and 30 sq. ft. in area	12-202 Par 4	No change
Sign Type A-2 Residential Identification Wall Mounted	Total of one (1) 10' x 4'9"	47.5 sq. ft.	12 sq. ft. per building	12-202 Par 2	+ 35.5 sq. ft.
Sign Type A-3 Residential Identification Building Mounted	Total of two (2) 4' x 2.5' (each)	Total of 20 sq. ft. 10 sq. ft. each	12 sq. ft. per building	12-202 Par 2	+ 8 sq. ft.
Informational/Directional Signs – Sign Type B					
Sign Type B-1 Vehicular Directional Signs	Total of three (3) 2' x 3' each	Total of 18 sq. ft. 6 sq. ft. each	2 sq. ft. per sign	12-103 Par 2.G	+ 4 sq. ft. each
Sign Type B-2 Vehicular Informational Signs	Total of six (6) 1.5' x 2' each	Total of 18 sq. ft. 6 sq. ft. each	2sq. ft. per sign area or be closer than 5 ft. to any lot line	12-103 Par 2.G	+ 1 sq. ft. each
Miscellaneous Sign – Sign Type C					
Sign Type C-1 Canopy Sign	Total of one (1) 12' x 6'	72 sq. ft.	12 sq. ft.	12-202 Par. 2	+ 60 sq. ft.

Regulatory Sign – Sign Type R					
Sign Type R-1 Regulatory Signs	Total quantity of twenty-three (23) (Existing)	N/A	N/A	N/A	N/A
Sign Type R-2 Parking Entrance Signs	Total of one (1) (Existing) Two (2) 9'x 1.5' each and one (1) 11' x 8" diameter beam	Total of 34.33 sq. ft.	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Par 2.G	+ 11.5 sq. ft. each
Temporary Signs – Sign Type T					
Sign Type T-1 Temporary Leasing Sign Building Mounted	Total of one (1) 10' x 15'	150 sq. ft.	One (1) per property, 32 sq. ft (should be 12 sq. ft. 8 ft. in height)	12-103 Par. 3D	+ 118 sq. ft. (should be + 148 sq. ft.)
Sign Type T-2 Temporary Leasing Sign Free Standing	Total of four (4) 4' x 8' each	Total of 128 sq. ft. 32 sq. ft. each	One (1) per property, 32 sq. ft. (Should be 12 sq. ft. 8 ft. in height)	12-103 Par. 3D.	+ 96 sq. ft (Should be + 116 sq. ft.)
Sign Type T-3 Temporary Leasing Sign Building Mounted	Total of one (1) 6' x 10' 8"	64 sq. ft.	One (1) per property, 32 sq. ft. (Should be 12 sq. ft. 8 ft. in height)	12-103 Par. 3D.	+ 32 sq. ft. (Should be + 52 sq. ft.)

Land Use Analysis

Land Unit A of the Vienna Transit Station Area is characterized by a mixture of office, multi-family and high density single-family attached residential units. Even though there is no specific signage guidelines in the Comprehensive Plan provided for this area, the Zoning Ordinance does provide guidelines for review of sign plans. Section 12-101 of the Zoning Ordinance (Purpose and Intent) states that "...it is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public." Paragraph 4 of Section 12-210 of the Zoning Ordinance states that all signage shall be in accordance with the general and design standards for all planned developments as set forth in Part 1 of Article 16. Furthermore, it states that "all proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements." Based on these guidelines, staff has several concerns with the proposed Comprehensive Sign Plan.

First, staff believes that the size of proposed signs, primarily the temporary signs (T-1 through T-3), is too great. As illustrated in the charts above, the majority of the proposed signage is not within the limits allowed by the Zoning Ordinance. For example, the Zoning Ordinance permits one (1) 12 square-foot temporary sign per property. The applicant is proposing a total of 342 square feet of temporary signage, which represents a difference of 330 additional square feet. Furthermore, the proposed size of the A-2 permanent sign is approximately four (4) times as large as the square footage permitted per building. Finally, Sign T-3 is a 64 SF temporary banner which is proposed to hang on the side of the building. Not only is this sign 52 square feet greater than what is allowed by the Zoning Ordinance (12 SF), the sign is much larger than the windows and this difference in proportion gives the sign the appearance of a billboard.

Second, staff finds that the overall number of proposed signage seems excessive for one building. The applicant is proposing to erect six (6) temporary signs when Par. 3D of Sect. 12-203 allows only one (1) temporary sign per property (two signs for a corner lot). In addition to these temporary signs, the applicant is proposing four (4) permanent residential identification signs, including one freestanding, one wall mounted and the other two building mounted. In staff's opinion, the total number of signs proposed for one building seems out of proportion to the use.

Finally, staff is concerned about the length of time the applicant wishes to have the temporary signs erected. The applicant is seeking to allow the temporary signs to remain for 18 months but provides no justification for this period of time. While there may be justification for permitting a single temporary sign to remain for 18 months, allowing six temporary signs to continue for 18 months is too long and, in staff's opinion, would significantly detract from the overall development.

In conclusion, staff finds that the signs proposed with this CSPA are neither in scale nor appropriately sized for the Hunter's Branch development. Staff believes that the number of signs will add to street clutter and detract from the planned unit nature of the development. Staff recommends that the plan be revised to enable the development to function in a well-designed efficient manner.

Transportation Analysis (Appendix 6)

Department of Transportation (DOT) staff has no transportation issues with this application.

ZONING ORDINANCE PROVISIONS (Appendix 11)

Section 12-210 of the Zoning Ordinance allows the Planning Commission to approve a Comprehensive Sign Plan for developments within a "P" District as an alternative to the provisions contained in Article 12 of the Zoning Ordinance. This provision requires that a Comprehensive Sign Plan show the location, size, height and extent of all signs within the "P" District, or section of the "P" District, as well as the nature of the information being displayed on the signs. As discussed in the Land Use Analysis above, the Zoning Ordinance provides guidelines for review of comprehensive sign plans, including Section 12-101 (Purpose and Intent), Sections 16-101 and 16-102 (General and Design Standards for All Planned Developments) and Par. 4 of Section 12-210 (Uses in P District) which states that "it is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public." Staff does not believe that the proposed CSPA satisfies these standards.

In addition, staff has found several notes which contradict the provisions of the Zoning Ordinance. For instance, Par. 2 of Section 12-202 also states that "illumination, if used, shall be white and not colored light" and that "all illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14." The applicant has stated under Note 4 on Sheet 5 of the CSPA that neon lighting may also be used. The Zoning Ordinance does not permit neon lighting and the applicant needs to remove neon lighting from the illumination being proposed. Furthermore, this same note also needs to be revised to state that the Planning Commission, not the owner or its agent, shall approve the lighting for signs. The proposed CSPA is seeking approval of an amendment to the currently approved CSPA governing the site. Comprehensive Sign Plans dictate what signage is allowed on site and provide flexibility in the design of planned developments in the P districts. Subsequently, the signs permitted in the P districts must follow the CSPA, which can only be approved by the Planning Commission. No one else has the authority to determine what will be allowed by the CSP.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed Comprehensive Sign Plan Amendment does not meet the applicable provisions of the Zoning Ordinance.

Recommendation

Staff recommends that CSPA 80-P-039-04 be denied; however, if it is the intent of the Board of Supervisors to approve CSPA 80-P-039-04, staff recommends that the approval be subject to the draft development conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Statement of Justification
3. Comprehensive Sign Plan Amendment
4. CSPA 80-P-039-03 Approved Development Conditions
5. Comprehensive Plan Provisions
6. Transportation Analysis
7. Applicable Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS**CSPA 80-P-039-04****April 1, 2009**

If it is the intent of the Planning Commission to approve CSPA 80-P-039-04, located at Tax Map 48-4 ((1)) 58 to allow a Comprehensive Sign Plan Amendment (CSPA) pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, previously approved for a portion of the Hunters Branch mixed use development, to permit an amendment to provide signage for a multi family residential community, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions shall be in addition to and supplement those conditions approved by the Planning Commission for CSP 80-P-039 on September 28, 1988, CSPA 80-P-039 on November 20, 1996, and CSPA 80-P-039-2 on July 15, 1999. These development conditions supersede the previous conditions approved by the Planning Commission for CSPA 80-P-039-4 on March 1, 2001 (those conditions carried forward from previous approval are marked with an asterisk*).

1. There shall be no signs located on Land Bay D that are not shown as part of the approved Comprehensive Sign Plan Amendment CSPA 80-P-039-4 prepared by DZAP Group and dated October 7, 2008 as revised through March 6, 2009 and as revised by the following conditions. The required sign permits for the regulated signs under the Comprehensive Sign Plan Amendment shall be obtained through established procedures. No sign requiring an approved permit shall be installed until the required sign permit is acquired by the applicant.
2. The signs shall be erected and constructed in conformance with the numbers, location, design, and materials submitted in the Comprehensive Sign Plan Amendment CSPA 80-P-039-4. Minor deviations in sign locations may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved Comprehensive Sign Plan Amendment.*
3. Proposed signs that do not specify a height in the Comprehensive Sign Plan Amendment CSPA 80-P-039-4 shall be limited to the height limitations for the specific type of sign as specified in Article 12 of the Zoning Ordinance for conventional zoning districts.*

4. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval. No sign requiring an approved permit shall be installed until the required sign permit is acquired by the applicant.
5. No banners nor any sign of which all or part is in motion by any means, including fluttering, rotating or set in motion by movement of the atmosphere shall be permitted. This prohibition shall not apply to the hands of a clock or a weathervane, nor shall it apply to flags as described in Paragraph 2E of Section 12-103 of the Zoning Ordinance, and those temporary signs provided for in Section 12-103 of the Zoning Ordinance.*
6. Traffic regulatory signage shall meet the Manual on Uniform Traffic Control Devices (MUTCD) and Virginia Department of Transportation (VDOT) standards.
7. All street signs in the public rights-of-way, including directional, parking, and street names shall be in conformance with the Virginia Department of Transportation (VDOT) standards. The approval of this Comprehensive Plan Amendment in no way supersedes any approvals by VDOT.*
8. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb line, walkway, street right-of-way or other pedestrian or vehicular travel way.
9. Colors, materials, and lettering of signs shall remain as designated and described in the Comprehensive Sign Plan Amendment CSPA 80-P-039-4. Minor deviations may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved Comprehensive Sign Plan Amendment.*
10. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Additionally, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No uplighting

shall be permitted on any sign. Despite the notes on the CSPA, there shall be no neon lighting of signs.

11. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
12. Any existing signs that are inconsistent with the Comprehensive Signage Plan shall be removed prior to the issuance of any sign permits for signs approved pursuant to this CSPA.
13. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of signs.*

The above-proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. Sign permits must be obtained from Fairfax County for each and every sign erected pursuant to this Comprehensive Sign Plan. The applicant shall be himself responsible for obtaining the required Sign Permits through established procedures.



Elizabeth D. Baker
Land Use Coordinator
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**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

RECEIVED
Department of Planning & Zoning

OCT 07 2008

Zoning Evaluation Division

October 7, 2008

Regina C. Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, #801
Fairfax, VA 22035

Re: Comprehensive Sign Plan Amendment Application
CP III Vienna Metro LLC
Tax Map 48-4 ((1)) 58 (the "Subject Property")

Dear Ms. Coyle:

Please accept the following as a statement of justification for a Comprehensive Sign Plan Amendment application for a portion of Hunters Branch. The Applicant, CP III Vienna Metro LLC, is the owner of 9.99 acres located on the west side of Nutley Street immediately north of Hermosa Drive. The Subject Property has recently been developed with a multi-family rental residential building.

The Subject Property is zoned to the PDC-Planned Development Commercial District as a part of a larger mixed-use development known as Hunters Branch. Hunters Branch is comprised of four land bays; the Subject Property is referred to as Land Bay D.

The original rezoning to PDC occurred in 1981. There have been numerous amendments to zoning approval since that time. The current zoning for Land Bay D was approved by the Board of Supervisors on July 29, 2004 via PCA 80-P-039-08. Previously, Land Bay D was approved for office development. A Comprehensive Sign Plan (CSP) for Hunters Branch, CSP 80-P-039, was originally approved in 1988. It was subsequently amended in 1996, 1999, and 2001 to reflect changes in uses. The current CSP for Land Bay D, CSPA 80-P-039-3, provides for office signage on the Subject Property in keeping with its previously approved use. The Applicant seeks a CSP amendment to provide signage needed to identify and market a residential rental community.

The enclosed CSP provides a matrix of the types, sizes, designs and locations for the proposed signs. The entire signage program has been designed with a consistent theme in order to provide an identity for this first-class residential community within a larger mixed-use project.

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
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LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

It provides project identification signs, directional signs, regulatory signs as well as temporary signage. Residents, visitors and potential tenants alike will benefit from an attractive and informative sign package.

Should you have any questions regarding this CSPA, please call me.

Very truly yours,

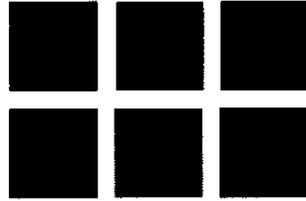
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Elizabeth D. Baker
Land Use Coordinator

RECEIVED
Department of Planning & Zoning
OCT 07 2008
Zoning Evaluation Division

EDB/kkf



CARMEL

Vienna Metro

A P A R T M E N T S

AT

HUNTERS BRANCH

HUNTERS BRANCH COMPREHENSIVE SIGN PLAN AMENDMENT

CSPA 80-P-039-4

FOR

LAND BAY D

CARMEL VIENNA METRO

APARTMENTS

~~OCTOBER, 07, 2008 (FIRST SUBMITTAL)~~

~~JANUARY 15, 2009 (REVISION 1)~~

MARCH 6, 2009 (REVISION 2)

PREPARED BY:
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**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
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CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
COMPREHENSIVE SIGN DESIGN

CARMEL
VIENNA METRO

I. COMPREHENSIVE SIGN DESIGN

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
INTRODUCTION



CARMEL VIENNA METRO COMPREHENSIVE SIGN PLAN PROPOSAL INTRODUCTION



THE CARMEL VIENNA METRO SITE IS LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTIONS OF LEE HIGHWAY (ROUTE 29) AND NUTLEY STREET (ROUTE 246) IN FAIRFAX, VIRGINIA. IT IS LOCATED WITHIN A MIXED-USE COMMUNITY KNOWN AS HUNTERS BRANCH. THE DOMINANT FACTORS IN THIS NEIGHBORHOOD ARE INTERSTATE 66 AND THE VIENNA METRORAIL STATION, WHICH ARE BOTH WITHIN ONE QUARTER OF A MILE TO THE NORTH OF THE PROPERTY.

CARMEL VIENNA METRO CAN BE ACCESSED FROM NUTLEY STREET TO HERMOSA DRIVE, JUST SOUTH OF THE EXIT FOR INTERSTATE 66, OR FROM LEE HIGHWAY (ROUTE 29) ONTO HUNTERS GLEN WAY.

DUE TO THE CLOSE PROXIMITY TO THE VIENNA METRORAIL STATION, THIS AREA IS PREDOMINANTLY PLANNED FOR RESIDENTIAL USES. CARMEL VIENNA METRO IS THE LAST SITE TO BE DEVELOPED IN HUNTERS BRANCH.

A COORDINATED AND WELL-DESIGNED SIGNAGE SYSTEM FOR CARMEL VIENNA METRO WILL ESTABLISH THE COMMUNITY'S IDENTITY AND PROVIDE ITS USERS A SENSE OF PRIDE. AT THE SAME TIME, A PROPERLY CONCEIVED SIGN SYSTEM REFLECTS THE OWNER'S CONCERN AND SENSE OF RESPONSIBILITY FOR PUBLIC SAFETY AND ENHANCES THE IMAGE AND USE OF THE DEVELOPMENT. SIGNS ARE A NECESSARY MEANS OF VISUAL CONNECTION FOR THE PUBLIC, AND CURRENTLY IT IS ALMOST NONEXISTENT.

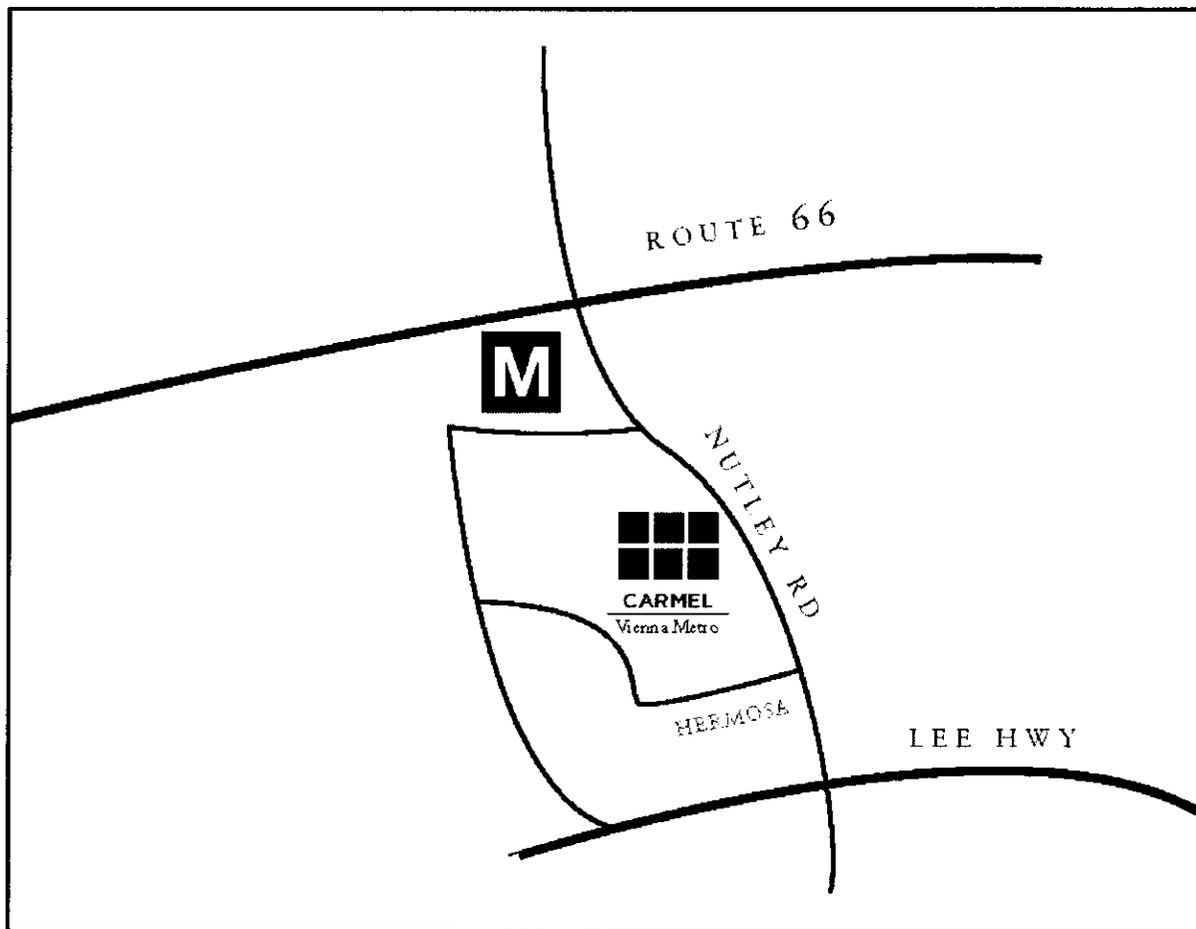
THE PROPOSED SIGN SYSTEM IS CONTEXTUAL TO THE ARCHITECTURE AND LANDSCAPE OF CARMEL VIENNA METRO. FONT TYPES ARE SELECTED TO UNIFY THE ADJACENT DEVELOPMENTS, AND COLORS WERE CHOSEN TO REFLECT THE SURROUNDINGS.

THE FOLLOWING PAGES PROVIDE ILLUSTRATIONS, DETAILS, AND LOCATIONS FOR EACH SIGN ON THE SITE. THESE GUIDELINES ASSURE CONSISTENT DISPLAY OF INFORMATION. THE END RESULT IS A COMPREHENSIVE SIGN PROGRAM THAT WILL IDENTIFY CARMEL VIENNA METRO, DIRECT VEHICULAR TRAFFIC, FACILITATE ACCESS TO THE SITE FACILITIES, AND BE HARMONIOUS WITH OTHER SIGNS WITHIN HUNTERS BRANCH.

**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
NOTES**

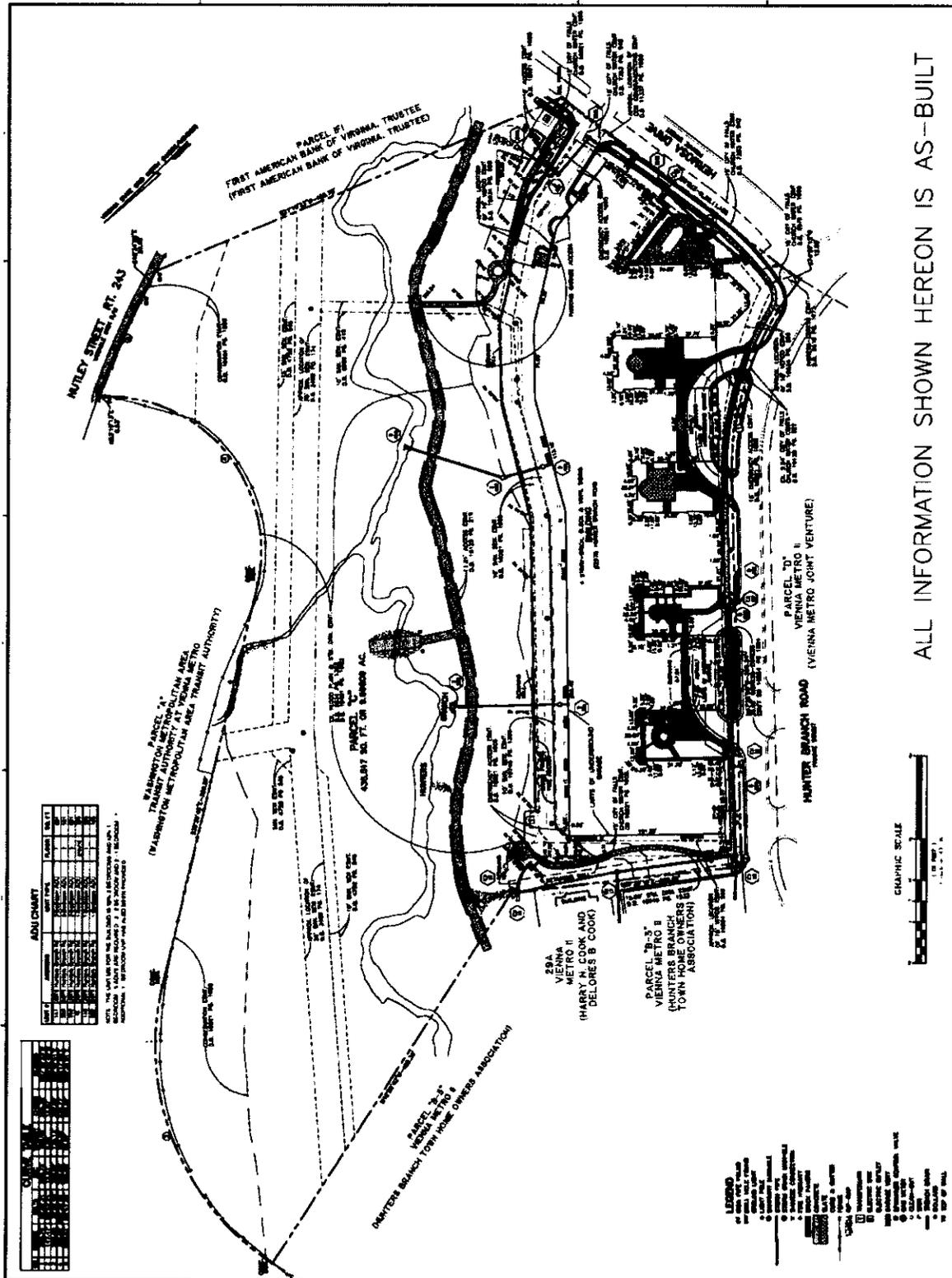
1. THE SIGNS WITHIN CARMEL VIENNA METRO SHALL BE ERECTED AND CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE DESIGNS ILLUSTRATED HEREIN AND MATERIALS SUBMITTED IN THIS COMPREHENSIVE SIGN PLAN. THE MATERIALS FOR EACH SIGN SHALL BE LIMITED TO THOSE LISTED SPECIFICALLY FOR EACH SIGN.
2. UNLESS MODIFIED BY THIS COMPREHENSIVE SIGN PLAN, THE PROVISIONS OF ARTICLE 12 – SIGNS OF THE FAIRFAX COUNTY ZONING ORDINANCE SHALL APPLY TO SIGNS AT CARMEL VIENNA METRO.
3. IN ORDER TO ENSURE COMPATIBILITY WITH THE ARCHITECTURAL DESIGN OF CARMEL VIENNA METRO, THE DESIGN AND LOCATION OF ALL SIGNS SHALL BE REVIEWED AND APPROVED BY THE OWNER, CP III VIENNA METRO, LLC, ITS AGENT, OR SUBSEQUENT OWNER, PRIOR TO SUBMISSION TO FAIRFAX COUNTY FOR SIGN PERMITS.
4. ALL SIGNS MAY BE ILLUMINATED. LIGHTING MAY BE BY EXTERNAL ILLUMINATION INCLUDING GROUND MOUNTED WALL-WASHERS, SIGN MOUNTED DOWN-LIGHTS, NEON, OR INTERNAL ILLUMINATION. LIGHTING OF SIGNS SHALL NOT BE BLINDING, FLUCTUATING OR MOVING. ILLUMINATION OF SIGNS SHALL BE IN CONFORMANCE WITH THE PERFORMANCE STANDARD FOR GLARE AS SET FORTH IN PART 9 OF ARTICLE 14 OF THE ZONING ORDINANCE. ALL SIGN LIGHTING SHALL BE REVIEWED AND APPROVED BY CP III VIENNA METRO, LLC OR ITS AGENT.
5. THIS COMPREHENSIVE SIGN PLAN MAY ONLY BE MODIFIED BY THE PROPERTY OWNER.
6. ILLUSTRATIONS IN THIS COMPREHENSIVE SIGN PLAN ARE INTENDED TO INDICATE THE GENERAL SIZE AND CHARACTER OF THE SIGNS PROPOSED FOR CARMEL VIENNA METRO. ALL SIGNS ARE SUBJECT TO FINAL DESIGN AND ENGINEERING, AND APPROVAL BY CP III VIENNA METRO, LLC OR ITS AGENT, AND ALL SIGNS SHALL BE IN CONFORMANCE WITH THIS COMPREHENSIVE SIGN PLAN. MINOR MODIFICATIONS MAY BE PERMITTED WITH ADMINISTRATIVE REVIEW BY THE FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING.
7. ALL SIGNS SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE BUILDING CODES. NO SIGN SHALL OBSTRUCT REQUIRED SIGHT DISTANCES AND SIGHT TRIANGLES.
8. NOTWITHSTANDING THE NUMBER OF SIGNS SHOWN IN THIS COMPREHENSIVE SIGN PLAN MANUAL, THE APPLICANT SHALL HAVE NO OBLIGATION TO CONSTRUCT EVERY SIGN SHOWN.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
VICINITY MAP

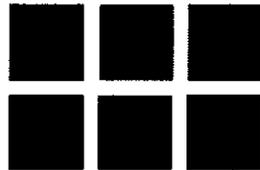


SITE IS LOCATED ON HUNTERS BRANCH ROAD – ACCESS FROM NUTLEY STREET TO HERMOSA DRIVE.

CARMEL VIENNA METRO COMPREHENSIVE SIGN PLAN PROPOSAL SITE MAP



CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
LOGO



CARMEL

Vienna Metro

A P A R T M E N T S

A LOGO HAS BEEN DEVELOPED TO PROVIDE AN IDENTITY FOR CARMEL VIENNA METRO PROPERTY; THIS LOGO WILL BE USED THROUGHOUT THE COMMUNITY IN VARIOUS FORMS AND SIZES WITH OR WITHOUT THE "CARMEL VIENNA METRO" TEXT, AS AN ELEMENT OF THE SIGN PROGRAM. THIS CAN ALSO BE USED IN THE SAME FASHION WITH OR WITHOUT THE SIX SQUARE BOXES AS AN ELEMENT TO IDENTIFY OWNERSHIP OF PROPERTY FIXTURES.

ALL USES OF THE LOGO THROUGHOUT THE PROPERTY SHALL BE CONSISTENT IN PROPORTION, COLORS (WHETHER MULTI-COLORED OR MONOTONE) AND TYPEFACE.

THE LOGO PRESENTED HERE IS THE INITIAL LOGO. THE TYPEFACE, SHAPE, TEXT AND COLORS MAY BE MODIFIED IN THE FUTURE TO RESPOND TO CHANGING MARKET CONDITIONS. SHOULD THE LOGO BE MODIFIED, ALL LOGOS WILL BE CHANGED IN ORDER TO ENSURE CONSISTENCY THROUGHOUT CARMEL VIENNA METRO.

Gotham Book
Gotham Medium
Gotham Bold

TRAJAN PRO REGULAR
TRAJAN PRO BOLD

STANDARD TYPOGRAPHY WILL BE USED FOR PERMANENT SIGNS WITHIN CARMEL VIENNA METRO, EXCEPT AS OTHERWISE NOTED.

THE INITIAL STANDARD TYPOGRAPHY WILL CONSIST OF GOTHAM BOLD, GOTHAM BOOK, GOTHAM MEDIUM, AND TRAJAN PRO BOLD. SUBJECT TO REVIEW OF CP III VIENNA METRO, LLC, OR ITS AGENT, OR SUBSEQUENT OWNERSHIP, THIS STANDARD TYPOGRAPHY MAY BE MODIFIED DUE TO CHANGES IN MARKET CONDITIONS AND PREVAILING STYLES; SHOULD THE STANDARD TYPOGRAPHY BE MODIFIED, ALL SIGNS WILL BE CHANGED TO REFLECT NEW TYPOGRAPHY IN ORDER TO ENSURE CONSISTENCY THROUGHOUT CARMEL VIENNA METRO.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
COLOR PALETTE



PANTONE 1817



PANTONE 1245



PANTONE 484



PANTONE 456



PANTONE 877



PANTONE 167



Black



Cool Gray 11

MOST SITE PERMANENT SIGNS AND TEMPORARY SIGNS SHALL USE THE COLORS SHOWN ABOVE IN THEIR DESIGN, EXCEPT AS OTHERWISE NOTED.

SUBJECT TO THE REVIEW OF THE PROPERTY OWNER, THESE COLOR PAlettes MAY BE MODIFIED DUE TO CHANGES IN MARKET CONDITIONS AND PREVAILING STYLES, PROVIDED THAT THE DESIGNATED COLOR PALETTE AND TYPOGRAPHY REMAIN CONSISTENT THROUGHOUT CARMEL VIENNA METRO.

MATERIALS SUCH AS BRICK PRECAST CONCRETE, ALUMINUM, AND GLASS MAY ALSO BE USED FOR THE SUPPORT STRUCTURE; THESE MATERIALS MAY BE USED IN THEIR NATURAL OR PAINTED FINISH.

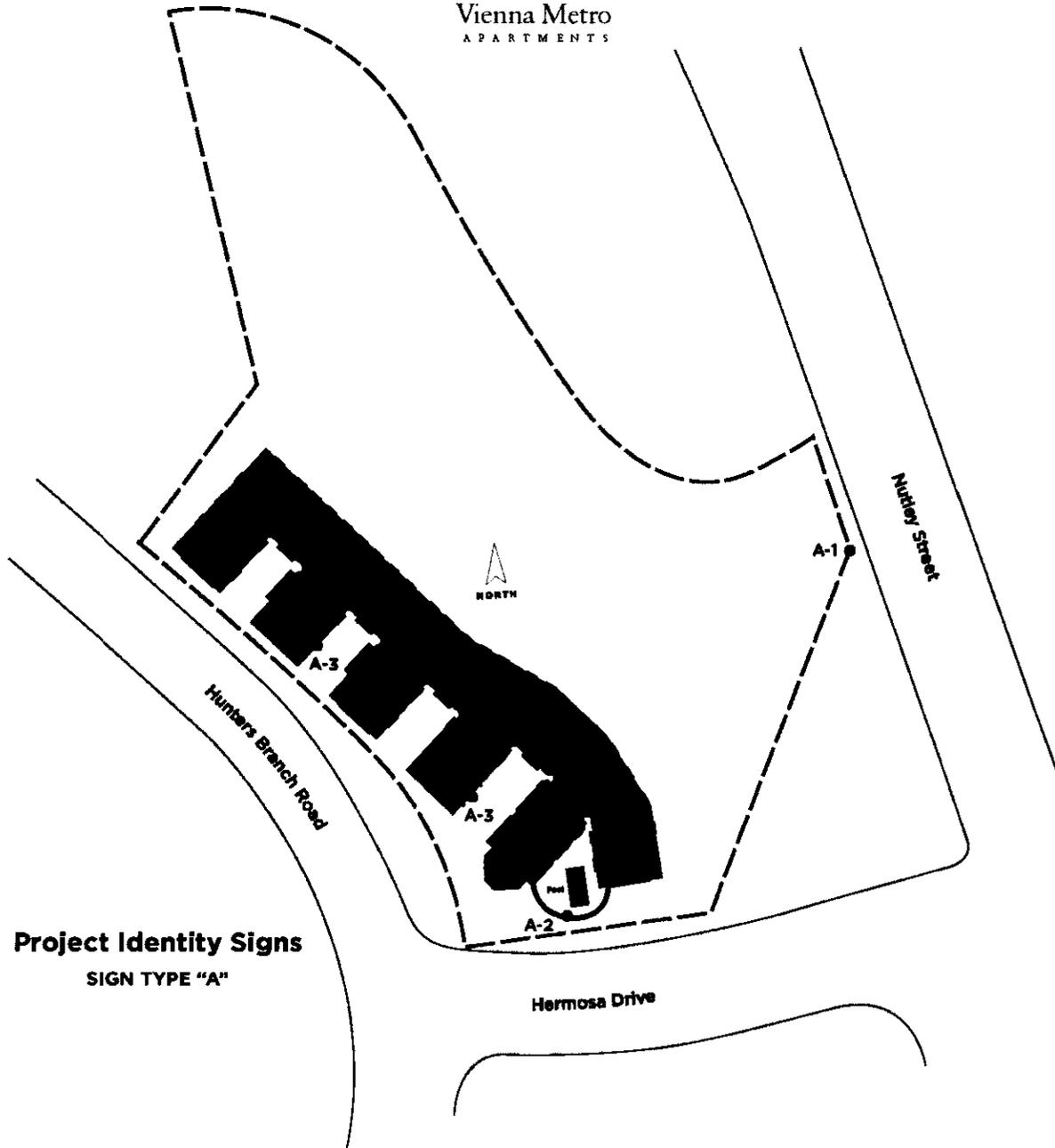
THE COLOR PALETTE MAY VARY TO MEET THE INDIVIDUAL USER'S STANDARDS AND/OR REGULATIONS.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
PROJECT IDENTITY SIGN LOCATION MAP



CARMEL

Vienna Metro
APARTMENTS

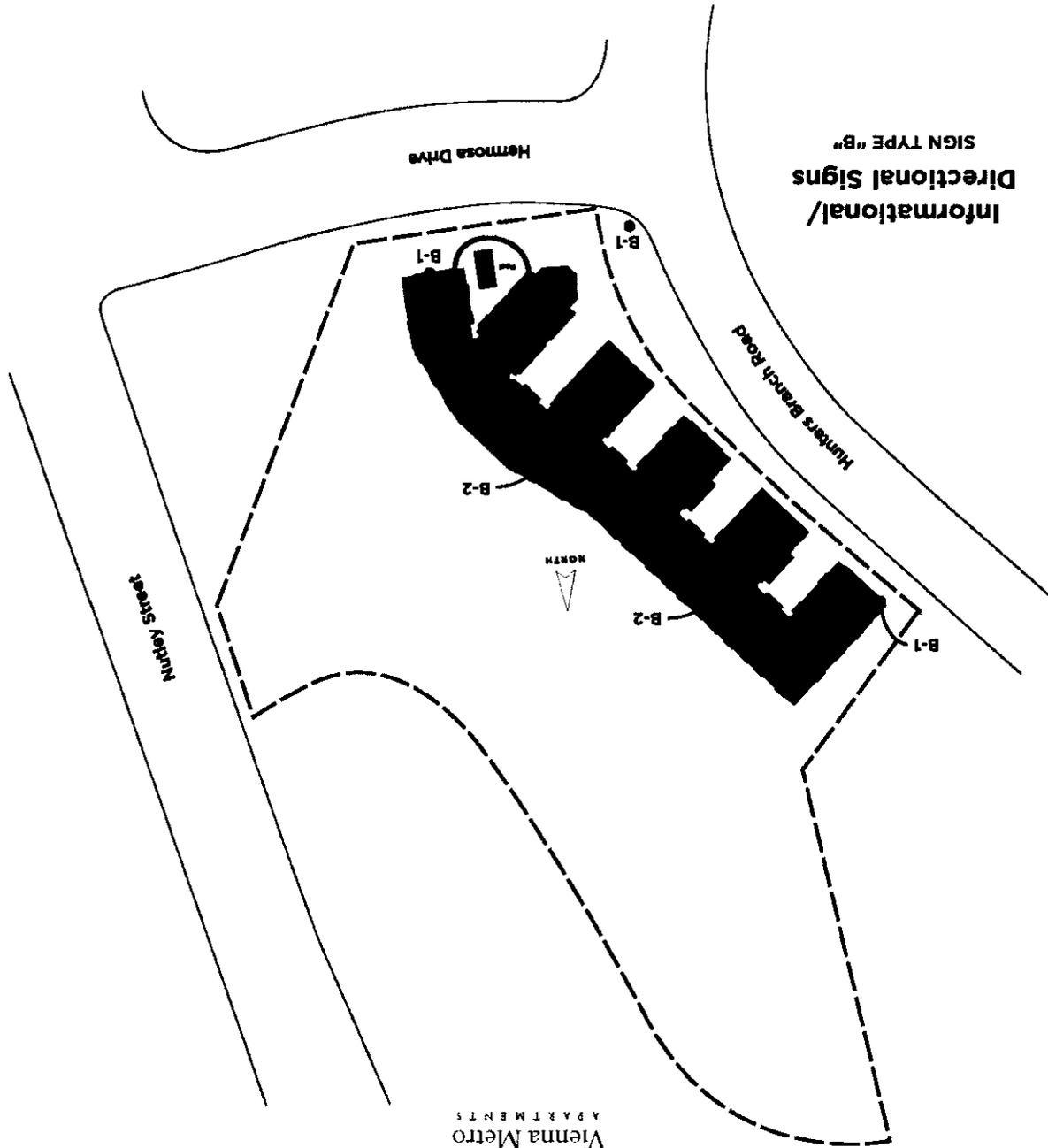


Project Identity Signs
SIGN TYPE "A"

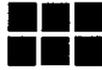
CARMEL VIENNA METRO
 COMPREHENSIVE SIGN PLAN PROPOSAL
 INFORMATIONAL/DIRECTIONAL SIGN LOCATION MAP



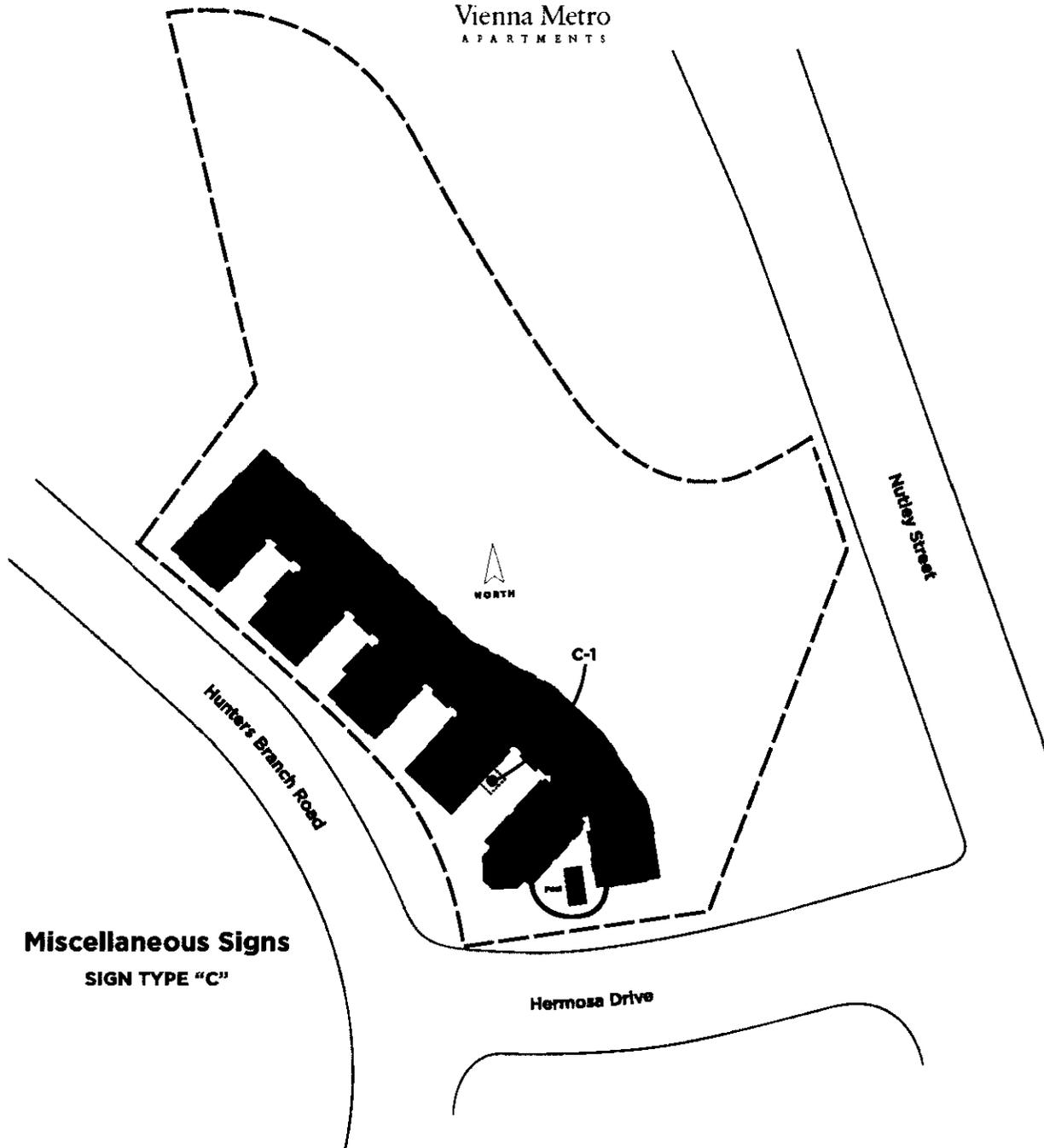
CARMEL
 Vienna Metro
 APARTMENTS



CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
MISCELLANEOUS SIGN LOCATION MAP



CARMEL
Vienna Metro
APARTMENTS



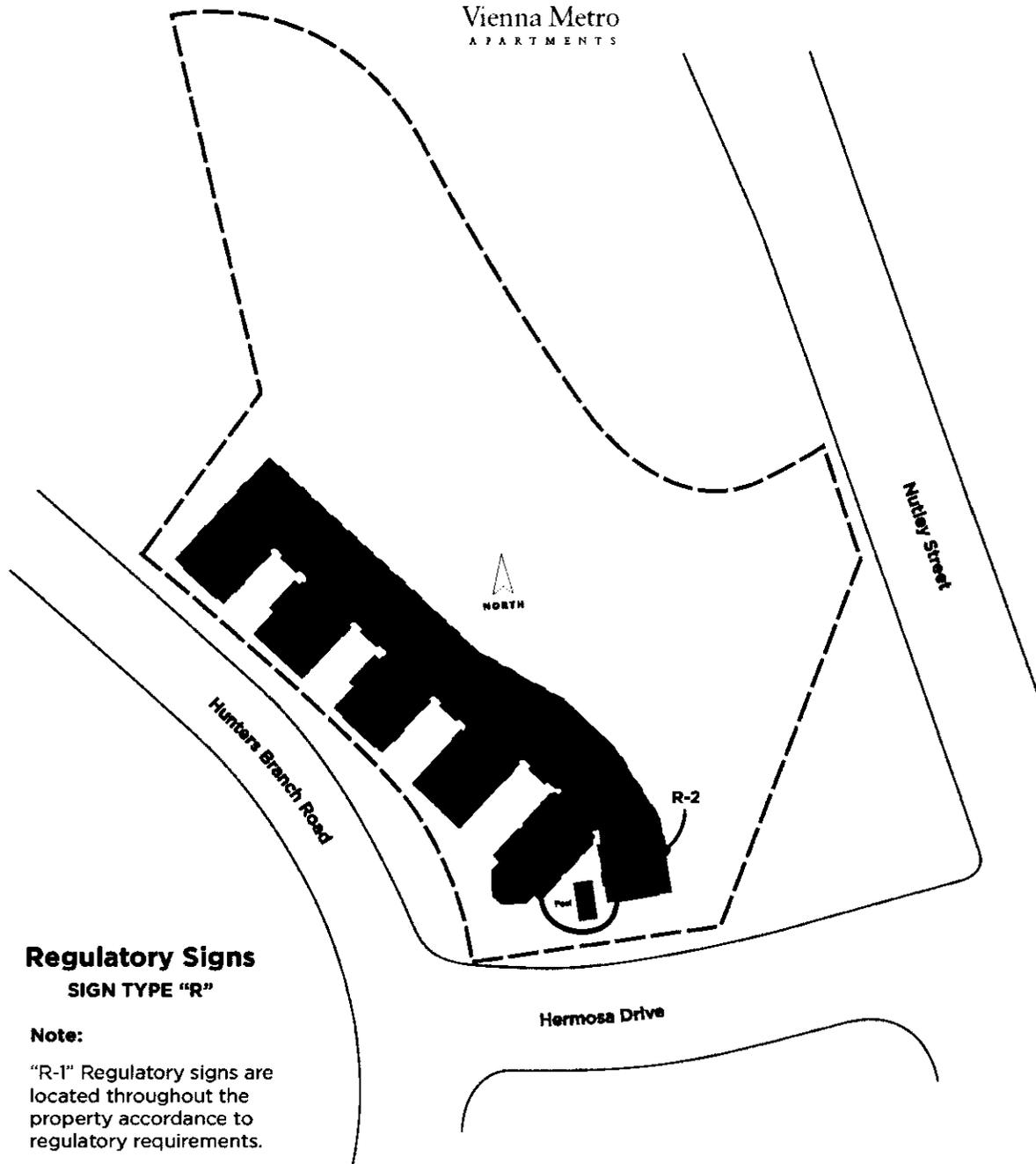
Miscellaneous Signs
SIGN TYPE "C"

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
REGULATORY SIGN LOCATION MAP



CARMEL

Vienna Metro
APARTMENTS

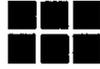


Regulatory Signs
SIGN TYPE "R"

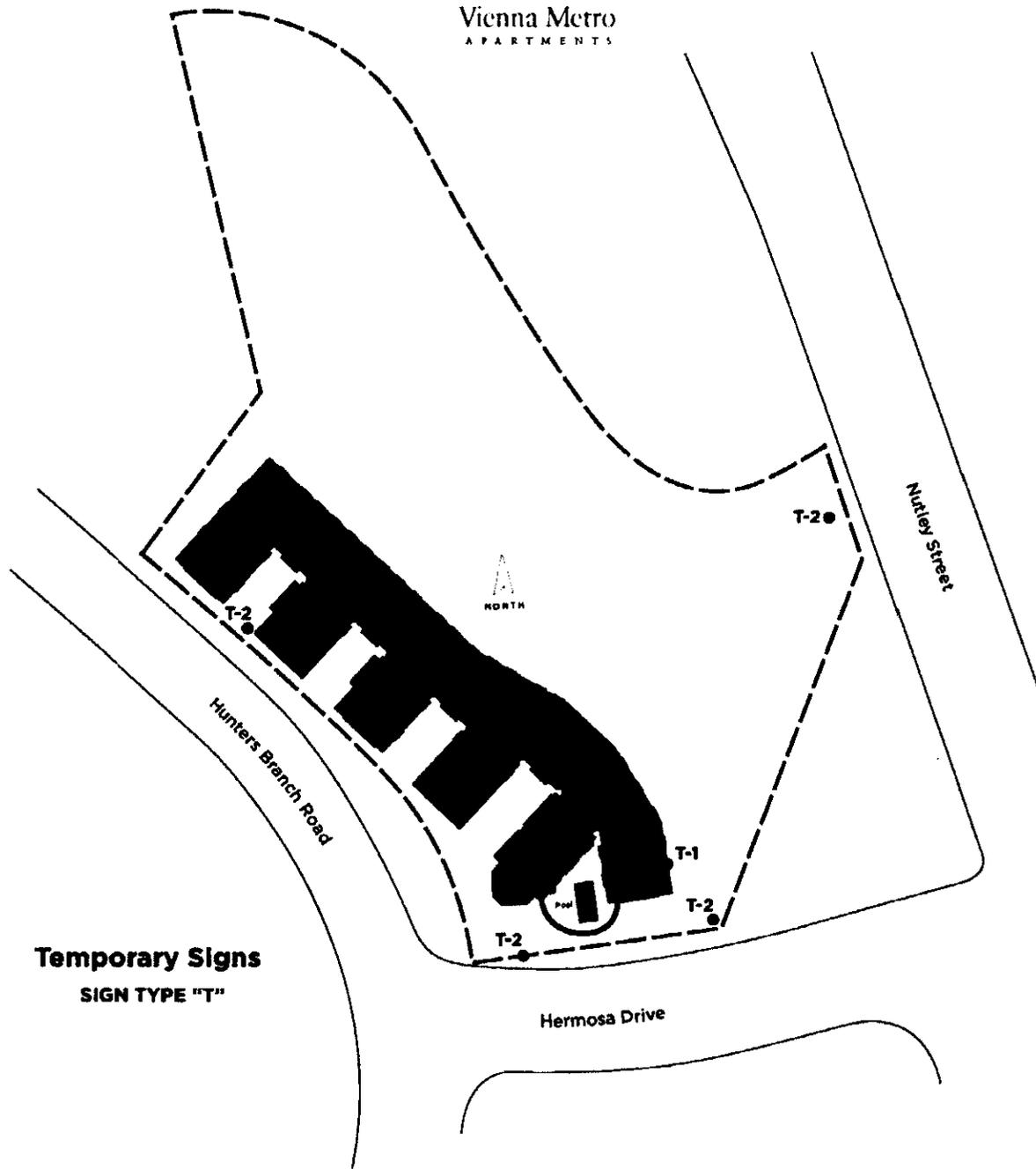
Note:

"R-1" Regulatory signs are located throughout the property accordance to regulatory requirements.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY SIGN LOCATIONS MAP



CARMEL
Vienna Metro
APARTMENTS



Temporary Signs
SIGN TYPE "T"

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
PROJECT IDENTITY SIGNS – SIGN TYPE “A”

CARMEL
VIENNA METRO

II. PROJECT IDENTITY SIGNS
SIGN TYPE “A”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
RESIDENTIAL IDENTIFICATION, FREESTANDING: TYPE A-1



ONE (1) FREESTANDING RESIDENTIAL IDENTIFICATION FEATURE (TYPE A-1) MAY BE PLACED ON NUTLEY STREET BETWEEN HERMOSA DRIVE AND SAINTSBURY DRIVE. THIS FREESTANDING FEATURE MAY INCORPORATE PANELS BEARING THE NAME AND LOGO OF THE PROPERTY.

THE MAXIMUM HEIGHT FOR THE FEATURE IS SIX FEET (6'-0"), AND THE SIGNAGE PANEL SHALL BE NO MORE THAN 17.5 SQ.FT.

THE IDENTIFICATION FEATURES WILL USE THE STANDARD TYPOGRAPHY AND COLORS. IT MAY BE EXTERNALLY ILLUMINATED WITH GROUND-MOUNTED LIGHTS.

MATERIALS FOR THIS SIGN SHALL BE SELECTED FROM THIS LIST:
-BRICK OR OTHER MASONRY MATERIALS
-METAL
-PRECAST CONCRETE-HIGH DENSITY FOAM

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
RESIDENTIAL IDENTIFICATION, WALL –MOUNTED: TYPE A-2



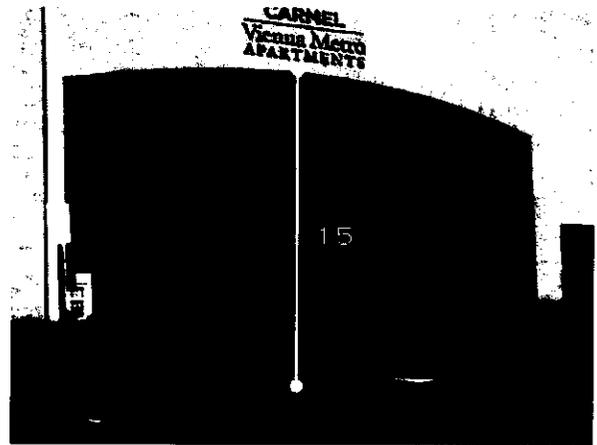
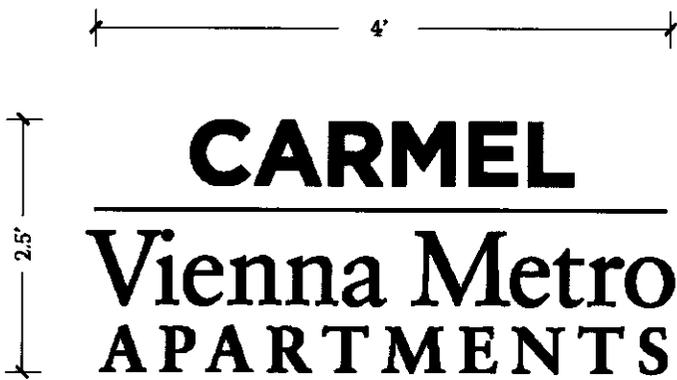
ONE (1) WALL MOUNTED RESIDENTIAL IDENTIFICATION SIGN SHALL BE INSTALLED ON THE PROPERTY'S RETAINING WALL.

THE IDENTIFICATION SIGN MAY INCORPORATE PANELS AND/OR INDIVIDUAL LETTERS IDENTIFYING THE NAME AND/OR LOGO OF THE RESIDENTIAL COMMUNITY TOTALING 47.5 SQ. FT.

INDIVIDUAL LETTERS SHALL CONSIST OF ONE (1) SET OF ALUMINUM LETTERS AND SHALL MATCH THE STANDARD TYPOGRAPHY.

THIS IDENTIFICATION FEATURE SHALL BE EXTERNALLY ILLUMINATED WITH GROUND-MOUNTED LIGHTS.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
RESIDENTIAL IDENTIFICATION, BUILDING –MOUNTED: TYPE A-3



TWO (2) WALL MOUNTED RESIDENTIAL IDENTIFICATION SIGNS SHALL BE INSTALLED ON THE BUILDING FAÇADE.

THESE IDENTIFICATION SIGNS MAY INCORPORATE PANELS AND/OR INDIVIDUAL LETTERS IDENTIFYING THE NAME AND/OR LOGO OF THE RESIDENTIAL COMMUNITY. EACH SIGN SHALL TOTAL A MAXIMUM OF 10 SQ FT.

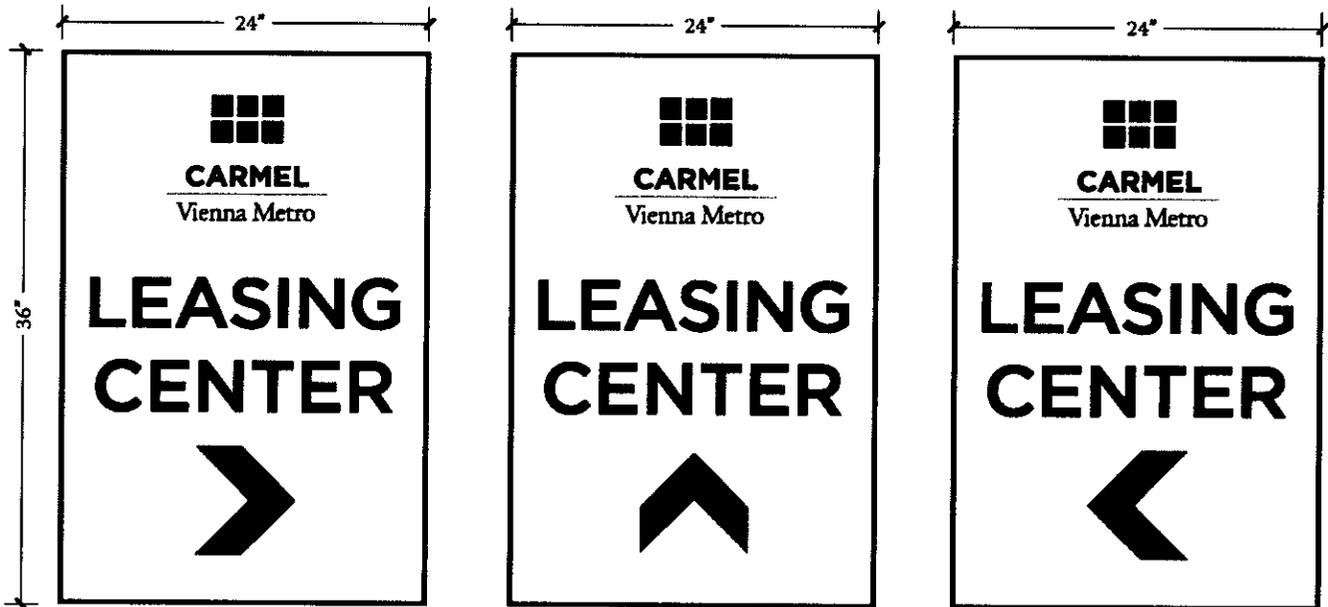
INDIVIDUAL LETTERS SHALL CONSIST OF ONE (1) SET OF ALUMINUM LETTERS AND SHALL MATCH THE STANDARD TYPOGRAPHY.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
INFORMATIONAL/DIRECTIONAL SIGNS – SIGN TYPE “B”

CARMEL
VIENNA METRO

III. INFORMATIONAL/DIRECTIONAL
SIGNS
SIGN TYPE “B”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
VEHICULAR DIRECTIONAL SIGNS: TYPE B-1



THREE (3) PROPERTY DIRECTIONAL SIGNS MAY BE MOUNTED ON BUILDING FAÇADE OR POST-MOUNTED, WHERE APPROPRIATE.

DIRECTIONAL SIGNS WILL PROVIDE BASIC INFORMATION INTENDED TO DIRECT USERS, RESIDENTS, AND VISITORS TO THE LEASING OFFICE OR OTHER SITE SERVICES.

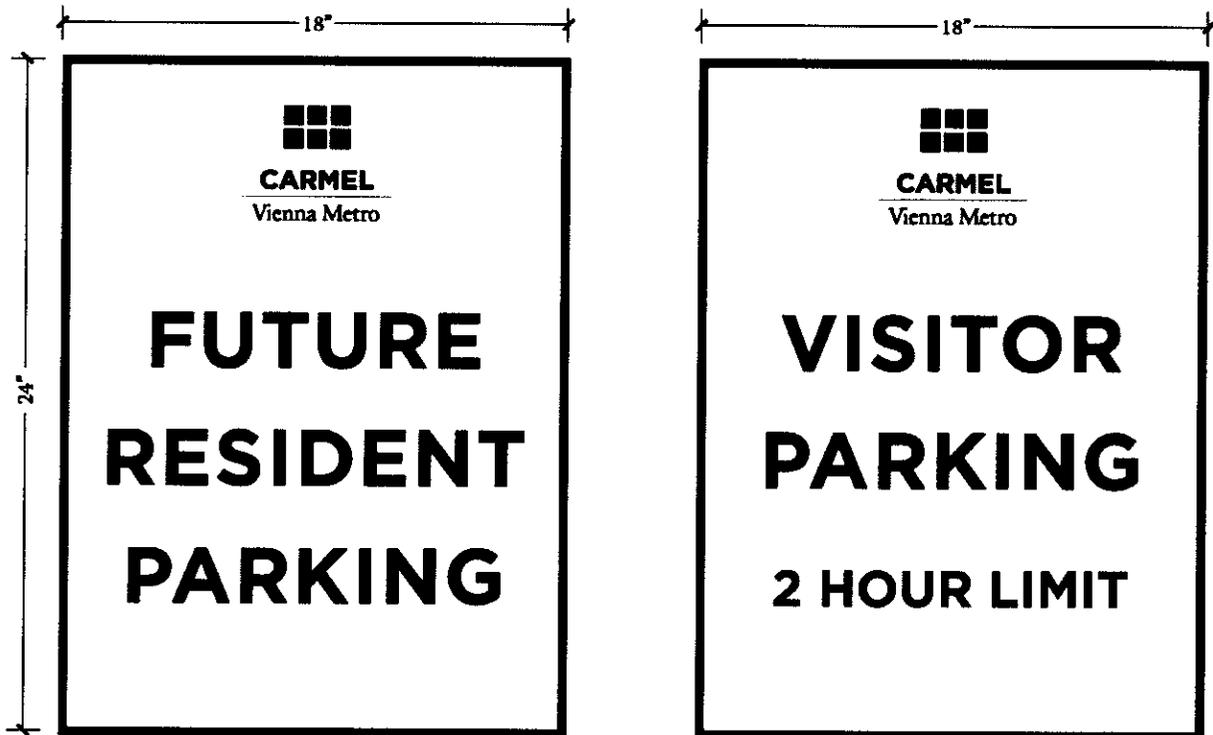
EACH SIGN SHALL BE A MAXIMUM OF 6 SQ. FT.

SITE DIRECTIONAL SIGNS WILL USE THE STANDARD TYPOGRAPHY AND COLORS.

MATERIALS FOR THIS SIGN SHALL BE SELECTED FROM THE LIST:

- VINYL
- HIGH DENSITY FOAM
- ALUMINUM

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
VEHICULAR INFORMATIONAL SIGNS: TYPE B-2



SIX (6) CUSTOM-DESIGNED VEHICULAR INFORMATIONAL SIGNS SUCH AS "VISITOR PARKING" AND/OR "FUTURE RESIDENT PARKING" SHALL BE PROVIDED FOR THE SAFETY AND CONVENIENCE OF THE USERS AND VISITORS TO CARMEL VIENNA METRO.

THE SYMBOLS, COPY REQUIREMENTS, STYLE, AND POST HEIGHTS SHALL BE CONSISTENT WITH THE APPLICABLE REGULATIONS.

EACH SIGN SHALL BE A MAXIMUM OF 3 SQ. FT.

SIGNS SHALL BE MOUNTED ON A POST WITH AN OPTION OF USING CUSTOM DETAILING OF CARMEL VIENNA METRO GROUND SIGN DESIGN.

MATERIALS FOR THIS SIGN SHALL BE SELECTED FROM THE LIST:

- VINYL
- HIGH DENSITY FOAM
- ALUMINUM

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
MISCELLANEOUS SIGNS – SIGN TYPE “C”

CARMEL
VIENNA METRO

IV. MISCELLANEOUS SIGNS
SIGN TYPE “C”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
CANOPY SIGN: TYPE C-1



ONE (1) RESIDENTIAL IDENTIFICATION CANOPY SIGN (TYPE C-1) MAY BE PROVIDED ON THE FRONT FACE OF THE CANOPY AS SHOWN IN THE RENDERING ABOVE.

THE IDENTIFICATION FEATURE MAY INCORPORATE PANELS AND OR INDIVIDUAL LETTERS IDENTIFYING THE NAME AND /OR LOGO OF THE RESIDENTIAL COMMUNITY TOTALING A MAXIMUM OF 72 SQ FT.

THE CANOPY SHALL BE CONTEXTUAL TO THE ARCHITECTURE AND LANDSCAPE OF CARMEL VIENNA METRO, AND IS SHOWN ON SIGN LOCATION MAP.

INDIVIDUAL LETTERS SHALL CONSIST OF ONE (1) SET OF LETTERS AND SHALL MATCH THE STANDARD TYPOGRAPHY.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
REGULATORY SIGNS – SIGN TYPE “R”

CARMEL
VIENNA METRO

V. REGULATORY SIGNS
SIGN TYPE “R”

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
REGULATORY SIGNS: TYPE R-1



ALL REGULATORY TRAFFIC SIGNS, SUCH AS STOP SIGNS, PARKING RESTRICTION SIGNS, FIRE LANE SIGNS, STREET SIGNS, ETC., SHALL BE SIGNS TO PROVIDE FOR THE SAFETY AND CONVENIENCE OF RESIDENTS, EMPLOYEES, AND VISITORS OF CARMEL VIENNA METRO. SIGN LOCATIONS, SIZES, HEIGHTS, AND MESSAGES SHALL BE GOVERNED BY REGULATIONS OF JURISDICTIONAL AUTHORITY.

VARIOUS TRAFFIC AND PARKING SIGNS CURRENTLY EXIST ON SITE AND ARE MOUNTED ONTO POSTS CONFORMING TO ALL REGULATIONS. SIGNS ARE 1/8" THICK ALUMINUM AND HAVE REFLECTIVE VINYL LETTERING.

BREAKDOWN IS AS FOLLOWS:

TYPE R-1A: "NO PARKING OR NO STANDING FIRE LANE" WITH A LEFT ARROW SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

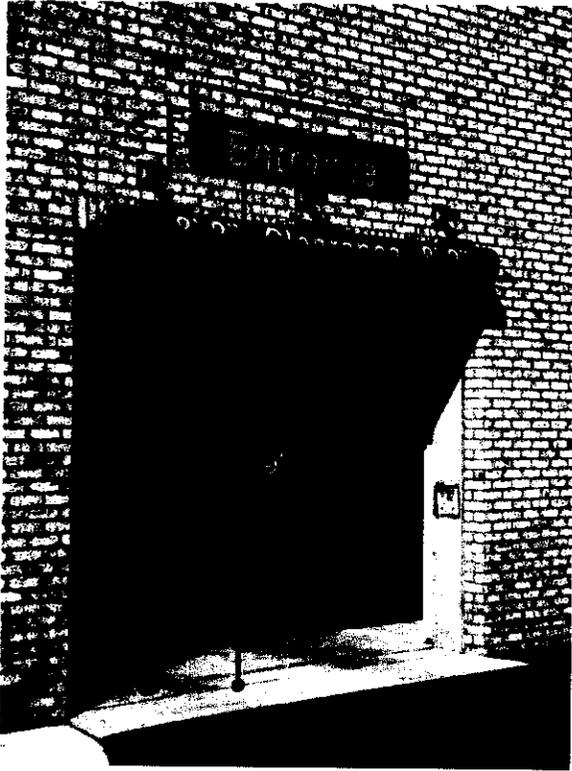
TYPE R-1B: "NO PARKING OR NO STANDING FIRE LANE" WITHOUT THE ARROW SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

TYPE R-1C: "NO PARKING OR NO STANDING FIRE LANE" WITH A RIGHT ARROW SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

TYPE R-1D: "STOP" SIGN
24" HIGH X 24" WIDE (POST MOUNTED)

TYPE R-1F: "NO COMMUTER PARKING" SIGN
18" HIGH X 12" WIDE (POST MOUNTED)

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
PARKING ENTRANCE SIGNS: TYPE R-2



SIGN TYPE R-2 CONSISTS OF TWO (2) FLAT ALUMINUM SHEET PANELS WITH APPLIED VINYL LETTERING DESIGNATING AN ENTRANCE AND AN EXIT TO THE PARKING FACILITY.

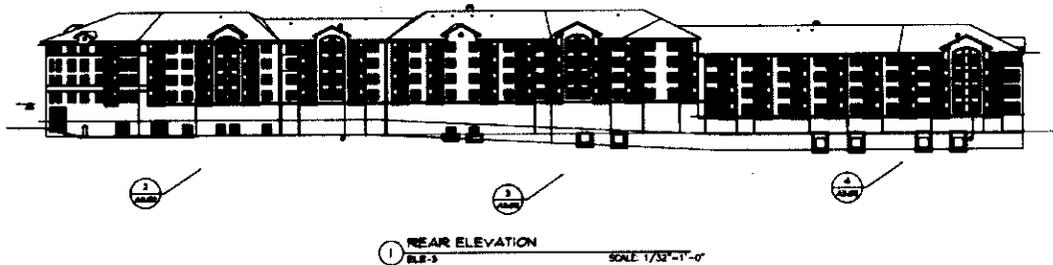
THESE PANELS ARE DIRECTLY MOUNTED ON TO THE BUILDING FAÇADE, AND THE "HEADACHE" BAR IS MOUNTED AT THE ENTRANCE OPENING ONLY.

CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY SIGNS – SIGN TYPE “T”

CARMEL
VIENNA METRO

VI. TEMPORARY SIGNS
SIGN TYPE “T”

**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY LEASING SIGN, BUILDING-MOUNTED: T-1**



THE TEMPORARY LEASING SIGN IS TO IDENTIFY LEASING INFORMATION FOR THE PROJECT AS A WHOLE.

A "NOW LEASING" SIGN MAY BE PLACED ON THE FAÇADE OF THE BUILDING ALONG HERMOSA DRIVE OR HUNTERS BRANCH ROAD. IT WILL BE AFFIXED TO THE FAÇADE SUCH THAT NO PART IS IN MOTION BY ANY MEANS.

THE SIGN WILL BE A MAXIMUM OF 150 SQ.FT.

COLORS SHALL BE CONSISTENT WITH THE COLOR PALETTE; TEXT SHALL MATCH THE STANDARD TYPOGRAPHY, WITH ADDITION OR ONE OR TWO (1-2) FONTS.

MATERIALS FOR THIS SIGN SHALL BE HIGH STRENGTH SYNTHETIC NYLON.

**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY LEASING SIGN, FREESTANDING: T-2**



THE TEMPORARY LEASING SIGN IS TO IDENTIFY LEASING INFORMATION FOR CARMEL VIENNA METRO APARTMENTS. THE SIGN MAY PROVIDE THE PROPERTY TELEPHONE NUMBER, WEB ADDRESS, AND OTHER INFORMATION PROMOTING THE PROPERTY.

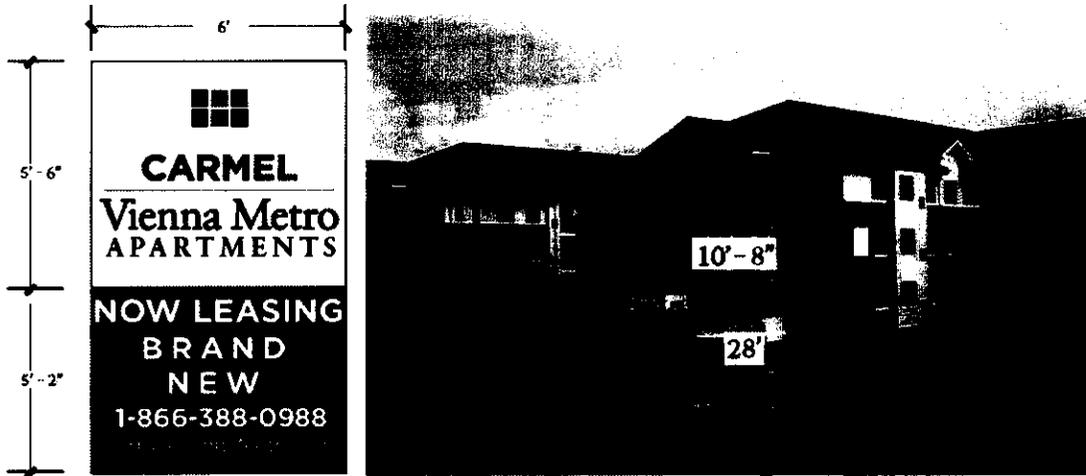
THESE FREESTANDING SIGNS SHALL BE PLACED AROUND THE PROPERTY, AND WILL BE SET BACK 8' MINIMUM FROM STREET. THERE SHALL BE A MAXIMUM OF FOUR (4) RESIDENTIAL TEMPORARY FREESTANDING SIGNS.

EACH SIGN SHALL BE A MAXIMUM OF 32 SQ. FT.

COLORS SHALL BE CONSISTENT WITH THE COLOR PALETTE; TEXT SHALL MATCH THE STANDARD TYPOGRAPHY, WITH ADDITION OF ONE OR TWO (1-2) FONTS.

ANTICIPATED TEMPORARY SIGN LOCATIONS ARE NOTED ABOVE; HOWEVER, ALTERNATIVE LOCATIONS MAY BE PERMITTED BASED ON CHANGES IN GENERAL CONDITIONS.

**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
TEMPORARY LEASING SIGN, BUILDING-MOUNTED: TYPE T-3**



ONE (1) TEMPORARY LEASING SIGN SHALL BE MOUNTED ONTO THE BUILDING FAÇADE AT THE INTERSECTION OF HERMOSA DRIVE AND HUNTERS BRANCH ROAD. IT SHALL BE FOLLOW THE RHYTHM OF THE EXISTING ARCHITECTURAL MODULES AND BLEND IN HARMONIOUSLY WITH THE BUILDING ELEMENTS. THIS SIGN MAY CONTAIN THE PROPERTY NAME AND LOGO, AND MAY ALSO BE CHANGED TO PROVIDE APPROPRIATE DECORATION OR COMMUNITY AND OWNER/MANAGEMENT INFORMATION.

THIS SIGN SHALL BE TOTALING A MAXIMUM OF 64 SQ FT.

THE SIGN SHALL BE MOUNTED FLAT ONTO BUILDING FAÇADE, AND IT SHALL BE AFFIXED SUCH THAT NO PART IS IN MOTION BY ANY MEANS.

MATERIALS FOR THIS SIGN SHALL BE HIGH STRENGTH SYNTHETIC NYLON.

CARMEL
VIENNA METRO
VII. APPENDIX

**CARMEL VIENNA METRO
COMPREHENSIVE SIGN PLAN PROPOSAL
MATRIX – SIGNS, ORDINANCE, ALLOWANCE, DIFFERENCE**

Sign Description	Number of Proposed/Existing Signs	Total Proposed/Existing Sign Area	Article 12 Allowable Sign Area	Zoning Ordinance Section	Difference Proposed/Existing Vs. Allowable
Project Identity Signs - Sign Type "A"					
Sign Type A-1 Residential Identification Freestanding	Total of one (1) 6 feet by 5 feet See page 17 detail	30 sq. ft.	Not to exceed a height of 8 feet and 30 sq.ft. in area	12-202 Paragraph 4	No Change
Sign Type A-2 Residential Identification Wall-mounted	Total of one (1) 10 feet by 4 feet 9 inches See page 18 detail	47.5 sq. ft.	12 sq. ft. per building	12-202 Paragraph 2	(+ 35.5 sq. ft.)
Sign Type A-3 Residential Identification Building-mounted	Total of two (2) 4 feet by 2.5 feet (each) See page 19 detail	Total of 20 sq. ft. 10 sq. ft. (each)	12 sq. ft. per building	12-202 Paragraph 2	(+ 8 sq. ft.) total
Informational/Directional Signs - Sign Type "B"					
Sign Type B-1 Vehicular Directional Signs	Total of three (3) 2 feet by 3 feet (each) See page 21 detail	Total of 18 sq. ft. 6 sq. ft. (each)	2 sq. ft. per sign	12-103 Paragraph 2.G.	(+ 4 sq. ft.) each
Sign Type B-2 Vehicular Informational Signs	Total of six (6) 1.5 feet by 2 feet (each) See page 22 detail	Total of 18 sq. ft. 3 sq. ft. (each)	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Paragraph 2.G.	(+ 1 sq. ft.) each
Miscellaneous Signs - Sign Type "C"					
Sign Type C-1 Canopy Sign	Total of one (1) 12 feet by 6 feet See page 24 detail	72 sq. ft.	12 sq. ft. aggregate	12-202 Paragraph 2	(+ 60 sq. ft.)
Regulatory Signs - Sign Type "R"					
Sign Type R-1 Regulatory Signs	Total quantity of twenty-three (23) (Existing) See page 26 detail	N/A	N/A	N/A	N/A
Sign Type R-2 Parking Entrance Signs	Total of one (1) set (Existing) See page 27 detail Two (2) 9 feet by 1.5 feet (each) and one (1) 11 feet 8" diameter beam	Total of 34.33 sq. ft. 2 @ 13.5 sq. ft. (each) and 1 @ 7.33 sq. ft. (11 feet 8" dia. beam)	2 sq. ft. per sign in area or be closer than 5 feet to any lot line	12-103 Paragraph 2.G.	(+ 11.5 sq. ft.) each
Temporary Signs - Sign Type "T"					
Sign Type T-1 Temporary Leasing Sign Building-mounted	Total of one (1) 10 feet by 15 feet See page 29 detail	150 sq. ft.	One (1) per property 32 sq. ft.	12-103 Paragraph 3D	(+ 118 sq.ft.)
Sign Type T-2 Temporary Leasing Sign Freestanding	Total of four (4) 4 feet by 8 feet (each) See page 30 detail	Total of 128 sq. ft. 32 sq. ft. (each)	One (1) per property 32 sq. ft.	12-103 Paragraph 3D	(+ 96 sq. ft.) total
Sign Type T-3 Temporary Leasing Sign Building-mounted	Total of one (1) 6 feet by 10 feet 8 inches See page 31 detail	64 sq. ft.	One (1) per property 32 sq. ft.	12-103 Paragraph 3D	(+ 32 sq.ft.)



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

PLANNING COMMISSION
SUITE 330
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VIRGINIA 22035-0042

(703) 324-2865
FAX (703) 324-3948
TTY (703) 324-7951
<http://www.co.fairfax.va.us/pcom>

Barbara J. Lippa, Executive Director
Sara Robin Hardy, Assistant to the Director
Mary A. Pascoe, Clerk to the Commission

APPENDIX 4

PLA

Peter F. Murphy, Jr., Chairman
John R. Byers, Vice Chairman
Suzanne F. Harsel, Secretary
Janet R. Hall, Parliamentarian

Walter L. Aloom
Joan M. DuBois
John B. Kelso
Ronald W. Koch
Iryong Moon
John M. Palatiello
Linda Q. Smyth
Laurie Frost Wilson

March 5, 2001

Kevin J. Tankersley, ASLA
Land Design, Inc.
1414 Prince Street
Suite 400
Alexandria, Virginia 22314

RE: CSPA-80-P-039-3 – The Orr Company
Providence District

Dear Mr. Tankersley:

This will serve as your record of the Planning Commission's action on CSPA-80-P-039-3, an application by The Orr Company (Hunters Branch), in the Providence District.

On Thursday, March 1, 2001, the Planning Commission voted unanimously (Commissioner Murphy absent from the meeting) to approve CSPA-80-P-039-3, subject to the development conditions dated March 1, 2001 as attached.

Also attached for your information is a copy of the verbatim excerpts from the Planning Commission's action on this application. Should you need any additional information on this action, please do not hesitate to contact me at 324-2865.

Sincerely,

Barbara J. Lippa
Executive Director

Attachments (a/s)

cc: Gerald Connolly, Supervisor, Providence District
Linda Smyth, Commissioner, Providence District
Cathy Belgin, Staff Coordinator, ZED, DPZ
March 1, 2001 Date File
Y-2 File

APPROVED DEVELOPMENT CONDITIONS

CSPA 80-P-039-3

March 1, 2001

If it is the intent of the Planning Commission to approve CSPA 80-P-039-3 located at Tax Map # 48-4 ((1)) 58 to allow a Comprehensive Sign Plan Amendment, pursuant to Section 12-210 of the Fairfax County Zoning Ordinance, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions. These conditions shall be in addition to and supplement those conditions approved by the Planning Commission for CSP 80-P-039 on September 28, 1988, CSPA 80-P-039 on November 20, 1996, and CSPA 80-P-039-2 on July 15, 1999.

1. There shall be no signs located on Land Bay D that are not shown as part of the approved Comprehensive Sign Plan Amendment CSPA 80-P-039-3 for Vienna Metro Center, Hunters Branch, prepared by Land Design, Inc., revised through February 28, 2001, and as revised by the following conditions. The required sign permits for the regulated signs under the Comprehensive Sign Plan Amendment shall be obtained through established procedures. No sign requiring an approved permit shall be installed until the required sign permit is acquired by the applicant.
2. The signs shall be erected and constructed in conformance with the numbers, location, design, and materials submitted in the Comprehensive Sign Plan Amendment CSPA 80-P-039-3. Minor deviations in sign locations may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved Comprehensive Sign Plan Amendment.
3. Proposed signs that do not specify a height in the Comprehensive Sign Plan Amendment CSPA 80-P-039-3 shall be limited to the height limitations for the specific type of sign as specified in Article 12 of the Zoning Ordinance for conventional zoning districts.
4. No banners nor any sign of which all or part is in motion by any means, including fluttering, rotating or set in motion by movement of the atmosphere shall be permitted. This prohibition shall not apply to the hands of a clock or a weathervane, nor shall it apply to flags as described in Paragraph 2E of Section 12-103 of the Zoning Ordinance, and those temporary signs provided for in Section 12-103 of the Zoning Ordinance.
5. All street signs in the public rights-of-way, including directional, parking, and street names shall be in conformance with the Virginia Department of

Transportation (VDOT) standards. The approval of this Comprehensive Sign Plan Amendment in no way supercedes any approvals required by VDOT.

6. Temporary signs shall be removed at the completion of each phase of construction or activity for which they are intended to describe.
7. Colors, materials, and lettering of signs shall remain as designated and described in the Comprehensive Sign Plan Amendment CSPA 80-P-039-3. Minor deviations may be permitted when the Zoning Administrator determines that such deviations are minor and are in substantial conformance with the approved Comprehensive Sign Plan Amendment.
8. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Signs permitted to be illuminated are the Office Address Sign (sign number 156), the Office Main Tenant Identification Sign (sign number 166) and the Office Secondary Tenant Identification Sign (sign number 167). These signs shall be illuminated from the top down, or from the interior, back, "silhouette" or "halo" lit, with appropriate measures to avoid glare and light trespass. In addition, the Office Address Sign (sign number 156), may be lit with recessed, in ground lights which include appropriate measures to avoid light and glare trespass. The applicant shall strongly encourage tenants to have their tenant identification signs' illumination be compatible with the existing office building parapet signs within the Hunters Branch development.
9. All landscaping located near any sign shall be maintained regularly to prevent overgrowth from obstructing the visibility of signs.
10. A maximum of one major tenant sign located on the penthouse, and one secondary tenant sign located on the parapet, shall be permitted on the proposed building.
11. The previously proposed Community Identification Sign (sign number 155), shall not be constructed.
12. The design, size, color, location, and lighting of the Office Main Tenant Identification Sign (sign number 166) and the Office Secondary Tenant Identification Sign (sign number 167) shall be provided to the Briarwood Citizens Association and the Hunter's Branch townhome community for their information and review, prior to installation, per proffer number 18 of PCA 80-P-039-7.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be itself responsible for obtaining the required Sign Permits through established procedures.

RECOMMENDATIONS

Land Use

Designs for future development should provide facilities to encourage residents to access the station without using their private vehicles. Pedestrian/bike paths should be installed to allow easy access to the station from new development, and it may be desirable for some segments of these paths to be covered to encourage the use of Metro even during inclement weather.

Infill development within and surrounding the Vienna Transit Station Area should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Densities north and south of the Metro station are reflected on the Comprehensive Plan map. Cooperation among property owners and Washington Metropolitan Area Transit Authority (WMATA) should be encouraged.

Recommendations for the Vienna Transit Station Area are organized by land units. The boundaries for these land units are shown on Figure 8.

Land Unit A

This land unit is planned and approved for mixed-use development to include multi-family residential units as well as office uses up to .50 FAR and ancillary uses including, but not limited to, support retail and a day-care center. Approximately 320-350 housing units are approved for development in the southwest corner of the land unit and these should be provided. Additional multi-family residential units or a mix of multi-family and high density single-family attached units may be considered on the remaining undeveloped portion of the land unit at an average of 20-30 dwelling units per acre built at a ratio converting approved office use to multi-family residential use of 1:1 (one office square foot for one residential square foot).

Optional uses may include housing for the elderly/elderly care facilities, hotel/motels and health/recreation facilities that are well integrated into the mixture of office and residential use not to exceed the approved commercial development for Land Unit A of 1,200,000 square feet.

Support retail uses should be integrated within office and residential buildings. Freestanding retail use is not appropriate.

Buildings should be sited so that building heights, in general, do not project more than ten (10) feet above the existing ridge line vegetation; the Environmental Quality Corridor should be preserved, covered paths to the Metro station and a minimum 50-foot landscaped or natural buffer to the residences on Fairlee Drive (Land Unit I) should be provided. The

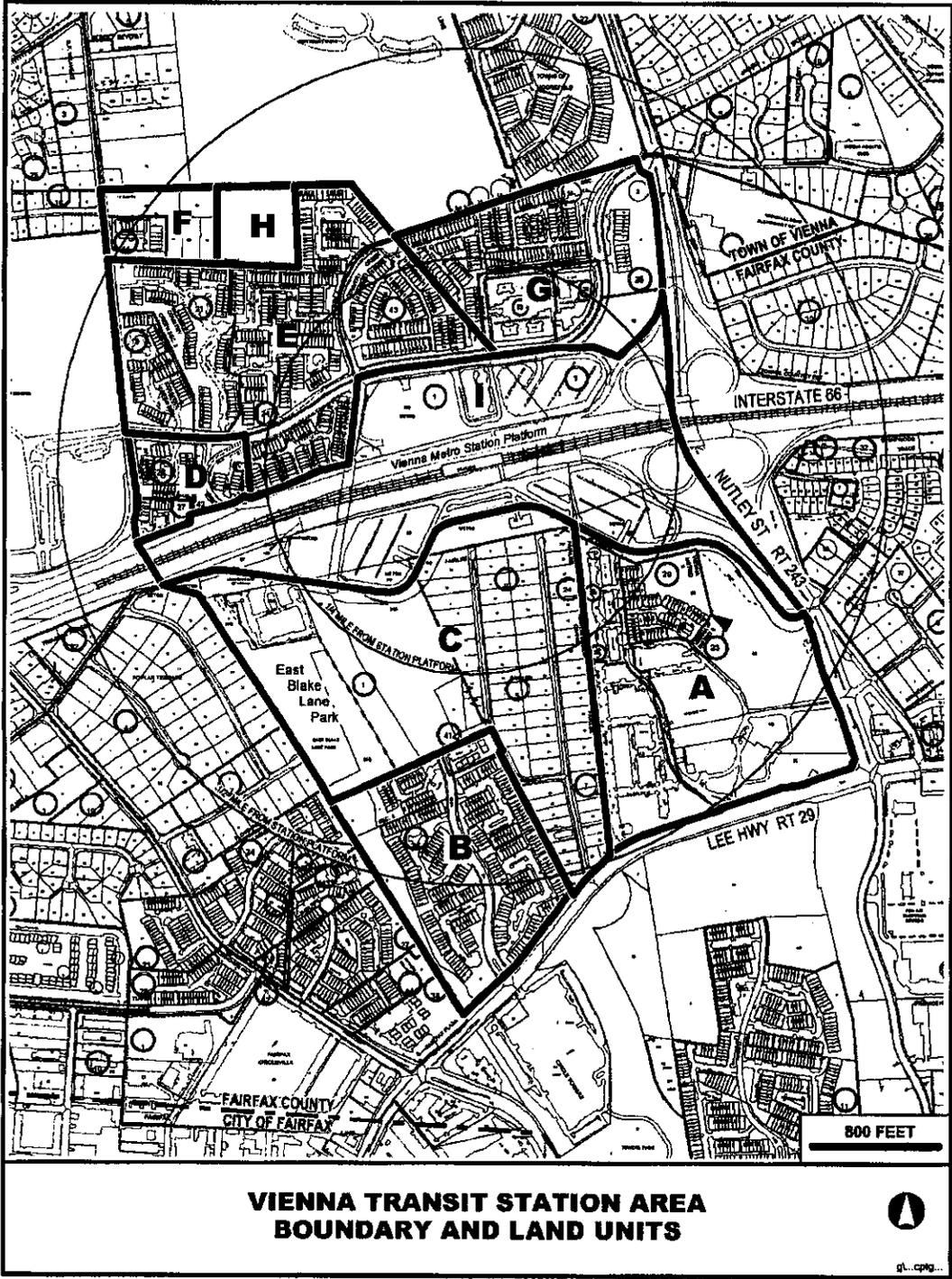


FIGURE 8

VI LEE COMMUNITY PLANNING SECTOR

CHARACTER

The Lee Community Planning Sector is located south of the Town of Vienna and is generally bounded to the north by I-66; to the east by the Long Branch Stream Valley, Lee Highway (Route 29), and Prosperity Avenue (Route 699); Arlington Boulevard (Route 50) on the south; and Blake Lane to the west.

The Lee Community Planning Sector includes the Vienna Transit Station Area and is adjacent to the Dunn Loring Transit Station Area, and a section of the Merrifield Suburban Center. (Recommendations for Dunn Loring and Merrifield are included in the Area I Plan, Jefferson Planning District.)

The Lee sector is characterized by a variety of housing types and land uses. It includes single-family detached homes, townhouses, multi-family (high-rise and garden) apartments, as well as commercial areas and industrial parks. Single-family residential development is the predominant land use.

Commercial uses are concentrated along Lee Highway in mostly strip-type development. The largest amount of uncommitted vacant land in the Lee Sector lies within the corridor between Lee Highway and Arlington Boulevard, in one large tract--east of the Bear Branch Stream Valley.

Thompson Cemetery is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Vienna Planning District Overview section, Figures 4 and 5. Additional historic sites in this sector are also included in the inventory.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that the Lee sector develop as Suburban Neighborhoods. The Vienna Transit Station Area is also located within the sector.

RECOMMENDATIONS

Land Use

Recommendations for the Vienna Transit Station Area are included in the Vienna Transit Station Area section of this Plan.

Infill development in this planning sector should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-designed, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 18, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief *AKR by CAA*
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 80-P-039)

SUBJECT: Transportation Impact

REFERENCE: CSPA 80-P-039-4, CP III Vienna Metro LLC
Traffic Zone: 1516
Land Identification: 48-4 ((1)) 58

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on information made available to this office dated October 7, 2008. The applicant proposes a CSP amendment to provide signage needed to identify and market a residential rental community.

This department has no transportation issues with this application.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

March 13, 2009

DAVID S. EKERN, P.E.
COMMISSIONER

Ms. Regina Coyle
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: CSPA 1980-P-039-4 CP III Vienna Metro LLC
Tax Map # 48-4((01)) 0058
Fairfax County

Dear Ms. Coyle:

I have reviewed the above plan submitted on March 6, 2009, and received on March 10, 2009. The following comment is offered:

1. There do not appear to be any signs visible from public streets. If any illuminated signs are visible from public streets, the illumination source (light bulbs, etc.) shall not create a glare or be directly visible from the public streets.

If you have any questions, please call me at (703)383-2424.

Sincerely,

A handwritten signature in black ink that reads "Kevin Nelson".

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodeheaver
fairfaxrezoning1980-P-039-04cspa2CPIIIViennaMetro3-1309RC

ARTICLE 12

SIGNS

PART 1 12-100 GENERAL PROVISIONS

12-101 Purpose and Intent

The purpose of this Article is to regulate all exterior signs and interior signs placed for exterior observance so as to protect property values, to protect the character of the various communities in the County, to facilitate the creation of a convenient, attractive and harmonious community, to protect against danger in travel and transportation, to improve and protect the public health, safety, convenience and general welfare, and to further the stated purpose and intent of this Ordinance.

Any sign erected on a lot or building for the purpose of identification or for advertising a use conducted therein or thereon shall be an accessory use to the principal use.

It is further intended that all signs within a given development be coordinated with the architecture of the principal use in such a manner that the overall appearance is harmonious in color, form and proportion, and that the signs shall be structurally sound so as to ensure the safety of the general public.

12-102 Permit Required

1. For the purpose of this Ordinance, all signs, to include those set forth in Sect. 103 below, are deemed to be accessory uses as defined in Article 20 and, unless specifically qualified, shall be located on the same lot with the principal use. Any sign authorized by this Ordinance is allowed to contain non-commercial content in lieu of any other content.
2. In keeping with the purpose and intent of this Article, all signs shall be regulated in accordance with the provisions that follow and in accordance with the provisions of the zoning district in which the sign is to be located.
3. No sign, except for those signs listed in Sect. 103 below, shall be painted, constructed, erected, remodeled, relocated, or expanded until a sign permit for such sign has been obtained in accordance with the provisions of Part 3 below.
4. No permit for any sign shall be issued unless the sign complies with the following regulations: this Article 12; Chapter 61 of The Code, Buildings; and Chapter 7 of Title 33.1 of the Code of Virginia.

12-103 Permit Not Required and Temporary Signs To Include Political Campaign Signs

1. The following operations shall not be considered as creating a sign and therefore shall not require a sign permit:
 - A. The changing of the advertised copy or message on an approved painted or printed sign or billboard or a theater marquee and similar approved signs which are specifically designed for the use of replaceable copy.

SIGNS

as administered by the Fairfax County Department of Transportation and may be located off-site.

3. Except where specifically qualified below, no permit shall be required for any of the following temporary signs; however, all other applicable regulations of the Zoning Ordinance and those set forth in Chapters 61 and 102 of The Code of the County of Fairfax, the Virginia Uniform Statewide Building Code and Chapter 7 of Title 33.1 of the Code of Virginia shall apply to such signs.
 - A. Official notices or advertisements posted by or under the direction of any public or court officer in the performance of his official duties, or by trustees under deeds of trust, deeds of assignment or other similar instruments; provided, that all such signs shall be removed not later than ten (10) days after the last day of the period for which the same are required to be displayed in order to accomplish their purpose.
 - B. Political campaign signs erected on election day at officially designated polling places for a period not to exceed twenty-four (24) hours.
 - C. Temporary signs, announcing a campaign, drive or event of a civic, philanthropic, educational, historical or religious organization. Such signs may be either building-mounted or freestanding and shall not exceed sixteen (16) square feet in area. If freestanding, no such sign shall exceed six (6) feet in height or be located closer than five (5) feet to any street line. Such signs may be located on or off-site, and may be posted for a period not to exceed fourteen (14) days.
 - D. Real estate signs advertising the sale, rental or lease of a premise or part of the premises on which the signs are displayed. Such signs shall not exceed a total area of four (4) square feet or a maximum height of six (6) feet when advertising a single family detached, attached or multiple family dwelling unit; a total area of twelve (12) square feet or a maximum height of eight (8) feet when advertising a multiple family dwelling development; a total area of thirty-two (32) square feet or a maximum height of eight (8) feet when advertising a commercial or industrial property or a residential property containing a minimum of twenty (20) acres.

Such signs shall not exceed one (1) in number per property, except that there may be two (2) such signs on a corner lot. Such signs shall be removed within seven (7) days of the settlement, rental or lease.
 - E. Freestanding, off-site directional sign(s) providing information as to the location of private garage or yard sales or of real estate that is for sale or for rent. Such signs shall be subject to the following conditions:
 - (1) No such sign shall exceed three (3) square feet in area or four (4) feet in height.
 - (2) Such signs shall not exceed five (5) in number per property or yard sale being advertised, provided that no two (2) signs advertising the same property and located beside the right-of-way of any one street shall be located closer than five hundred (500) yards from each other.

FAIRFAX COUNTY ZONING ORDINANCE

- (3) Signs giving direction to a private garage or yard sale shall not be posted more than two (2) weekends or legal holidays in any one calendar year.
 - (4) All such signs shall be permitted only if, and in only those locations, approved by the Virginia Department of Transportation.
 - (5) Nothing in this provision shall be construed to authorize the posting of such signs upon trees, utility poles, traffic control signs, lights or devices or in any place or manner prohibited by the provisions of this Article.
- F. Temporary signs associated with construction or alterations of residential, commercial, and industrial buildings shall be permitted in accordance with the following:
- (1) Temporary signs for a new residential, commercial or industrial development, which identify the name of the proposed development, the character of the building(s), enterprise(s), or the purpose for which the development is intended. Any such sign shall be limited to one (1) in number for each development, may be freestanding or building-mounted and shall be limited to a maximum area of sixty (60) square feet, and if freestanding, a maximum height of ten (10) feet.

In addition, temporary construction signs for the proposed development or additions/alterations to an existing development, other than those provided for in Par. 3F(2) below, which identify the architects, engineers, contractors, realtors and other individuals or firms involved with the construction shall be permitted but shall not include any advertisement of any product. Any such sign, not to exceed one (1) per street frontage, may be freestanding or building-mounted, shall be limited to a maximum area of thirty-two (32) square feet, and if freestanding, a maximum height of eight (8) feet. No such sign shall be located closer than ten (10) feet to any lot line.

Such sign shall be located on the site of the development and shall be removed within fourteen (14) days following completion of construction. No such sign shall be displayed for a period in excess of two (2) years, except if construction has not been completed, a sign permit may be obtained for an additional period as may be approved by the Zoning Administrator.
 - (2) Temporary signs for home improvements to individual single family dwelling units. Any such sign may identify the contractor, architect, or firm involved with the home improvement but shall not include any advertisement of any product. Such sign shall be located on the lot of the dwelling unit with the home improvement, shall not exceed a total area of four (4) square feet and a maximum height of three and one-half (3 ½) feet, shall be limited to one (1) in number per dwelling unit, and may be freestanding. No such sign shall be displayed prior to commencement of the one-site home improvement work, and such sign shall be removed within seven (7) days after the home improvement is complete. However, in no event shall such sign be displayed for a period in excess of six (6) months.

FAIRFAX COUNTY ZONING ORDINANCE

- J. Temporary signs advertising the sale of seasonal products such as Christmas trees, pumpkins, and fireworks as may be approved under the provisions of Part 8 of Article 8. Such signs may be either freestanding or building-mounted, and the total area of all such signs shall not exceed thirty-two (32) square feet. If freestanding, such signs shall not exceed eight (8) feet in height or be located closer than ten (10) feet to any lot line. Such signs shall not be posted for a period that exceeds twenty-one (21) days.
- K. Temporary signs affixed to or clearly visible through windows in commercial or industrial establishments advertising the sale or promotion of specific products, services or events. Such signs shall be temporary in construction, materials and method of attachment, and shall be removed promptly following the sale or promotion. The aggregate of all such signs at a given establishment shall not cover more than thirty (30) percent of the total window area through which the signs are clearly visible or affixed.
- L. Temporary political campaign signs may be permitted off-site in any district subject to the following conditions:
 - (1) No one such sign shall exceed thirty-two (32) square feet in area, and no freestanding sign shall exceed eight (8) feet in height.
 - (2) One (1) sign permit shall be required for all temporary political campaign signs for each candidate or organization.
 - (3) A \$5.00 non-refundable sign permit fee shall be required and, prior to the issuance of a permit, a \$100.00 bond, with surety to the satisfaction of the Zoning Administrator, shall be posted with the Zoning Administrator to ensure removal of such signs in accordance with the time period(s) set forth below.
 - (4) The sign permit number assigned to the applicant shall be affixed in the lower right hand corner of each sign.
 - (5) No signs shall be erected for more than seventy-five (75) days prior to the nomination, election or referendum which they purport to advertise.
 - (6) All signs shall be removed within fifteen (15) days after the nomination, election or referendum.
 - (7) Nothing in this provision shall be construed to authorize the posting of political campaign signs upon trees, utility poles, traffic control signs, lights or devices, or in any place or manner prohibited by the provisions of this Article.

SIGNS

The following signs are prohibited in any zoning district and in any area of the County. Where applicable, these prohibitions shall apply to those signs permitted by the provisions of Sect. 103 above.

1. Any portable signs except such signs that are permitted by the provisions of Sect. 103 above.
2. Any sign that violates any provision of any law or regulation of the Commonwealth of Virginia or the United States relative to outdoor advertising.
3. Any sign that violates any provision of Chapter 61 of The Code, Buildings and the Virginia Uniform Statewide Building Code.
4. Any sign or illumination that does not meet the performance standards for outdoor lighting set forth in Part 9 of Article 14.
5. Any sign of which all or any part is in motion by any means, including fluttering, rotating or set in motion by movement of the atmosphere. This prohibition shall not apply to the hands of a clock, a weather vane, flags as provided for in Par. 2E of Sect. 103 above, or those temporary signs approved by the Zoning Administrator as provided for in Par. 3G of Sect. 103 above.
6. Any sign displaying flashing or intermittent lights, or lights of changing degrees of intensity of color or moving copy. This prohibition shall not apply to signs which display time, temperature, weather or environmental conditions, but only when the sign does not constitute a public safety or traffic hazard as determined by the Zoning Administrator.
7. Any sign so placed that it obstructs any window, door, fire escape, stairway, ladder, opening or access intended for light, air, ingress to, or egress from any building.
8. Any sign that is attached to a tree, whether on public or private property, except official notices or announcements as provided in Par. 3A of Sect. 103 above.
9. Any sign that is attached to a rock, stone, tree, fence, stump, pole, mile-board, milestone, danger-sign, guide-sign, guidepost, highway sign, historical marker, building or other object lawfully within the limits of any highway, except official notices or announcements as provided in Par. 3A of Sect. 103 above, warning signs as provided in Par. 2J of Sect. 103 above, signs as provided for in the Commercial Revitalization District regulations of Appendix 7, and signs affixed to a public transit passenger shelter as provided for in Par. 2T of Sect. 103 above.
10. Any sign which by reason of its location, position, size, shape or color may obstruct, impair, obscure, interfere with the view of, or be confused with, any traffic control sign, signal or device erected by a public authority or where it may interfere with, mislead or confuse traffic. To those ends, no sign shall use the words 'Stop', 'Slow', 'Caution', 'Yield', 'Danger', 'Warning', or 'Go' when such sign may be confused with a traffic control sign used or displayed by a public authority.

FAIRFAX COUNTY ZONING ORDINANCE

11. Any sign located in the vision triangle formed by any two (2) intersecting streets, as regulated by the provisions of Sect. 2-505.
12. Any sign that projects beyond a lot line, except signs affixed to a public transit passenger shelter as provided for in Par. 2T of Sect. 103 above.
13. Any sign that overhangs and has a minimum clearance less than ten (10) feet above a walkway or fifteen (15) feet above a driveway, alley or travel lane, unless a lower clearance is specifically approved by the Zoning Administrator.
14. Except as qualified below, any sign attached to, painted, or displayed on a vehicle/trailer that is an arrow, or other such directional symbols or language, for example, "Turn Left Here," that provides directions to a use on the lot in which the vehicle/trailer is parked or to an adjacent lot; or any sign attached to, painted, or displayed on a vehicle/trailer that is parked twenty-five (25) feet or less from any public street line and is located on the same lot, or an adjacent lot, as the establishment to which the sign identifies. The Zoning Administrator may approve a request to allow the parking of vehicles/trailers with such signs within the twenty-five (25) foot setback when the sign owner has adequately demonstrated that there are no on-site parking spaces that are greater than twenty-five (25) feet from the public street line. The twenty-five (25) foot setback shall not apply to the parking of the one commercial vehicle that may be allowed in an R district pursuant to Sect. 10-102 of this Ordinance.

12-105

Sign Measurements

1. Except as qualified below, the area of a sign shall mean and shall be computed as the entire area within a single continuous rectilinear perimeter of not more than eight (8) straight lines enclosing the extreme limits of writing, representation, emblems or a figure of similar character together with all material, color or lighting forming an integral part of the display or used to differentiate the sign from the background against which it is placed.

The area of a sign(s) located on a raceway shall be computed in accordance with the provisions of Par. 2 below.
2. The area of building-mounted signs composed of individual letters and/or symbols shall be computed in accordance with one of the following methods:
 - A. If the space between the proposed individual letters and/or symbols is less in dimension than the width of the largest unit, the computation shall be made in accordance with a strict application of the provisions of Par. 1 above.
 - B. If the space between the proposed individual letters and/or symbols is greater than the width of the largest unit, the computation may be based on the total area within rectangular enclosures surrounding each individual unit.
3. The area of a sign designed with more than one (1) exterior face shall be computed in accordance with one of the following methods:
 - A. If the sign faces are separated by an interior angle of forty-five degrees (45°) or greater, all faces shall be included in computing the area of the sign.

FAIRFAX COUNTY ZONING ORDINANCE

PART 2 12-200 SIGN REGULATIONS BY USE AND DISTRICT

The following regulations shall apply to all signs which require a sign permit by the provisions of this Article. The regulations are based on the zoning district in which the use and accessory sign are located, the use itself and the location of the use.

12-201 Residential, Single Family Uses

The following regulations shall apply to all signs which are accessory to single family residential uses, to include single family detached, single family attached and mobile home dwellings.

1. Unless otherwise qualified, permitted signs may be located anywhere on the lot of the use to which the sign is accessory.
2. Building-mounted signs may be permitted in accordance with Par. 2F of Sect. 103 above; however, such signs shall be flush against the building and shall not exceed a height of ten (10) feet above grade.
3. Illumination, if used, shall be white and not colored. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
4. Freestanding signs which identify the name of a single family residential subdivision or development shall be permitted at each major entrance thereto. Such signs shall not exceed thirty (30) square feet in area or eight (8) feet in height. More than one (1) sign may be placed at each major entrance; however, the aggregate area of all such signs shall not exceed thirty (30) square feet at each entrance.

12-202 Residential, Multiple Family Uses

The following regulations shall apply to all signs which are accessory to multiple family residential uses.

1. Unless otherwise qualified, permitted signs may be located anywhere on the lot of the use to which the sign is accessory.
2. Building-mounted signs identifying the name of the building and the address as required by Chapter 102 of The Code shall be permitted. Such signs shall be flush against the building and shall not exceed twelve (12) square feet in area per building nor be located at a height exceeding thirty (30) feet above grade.
3. Illumination, if used, shall be white and not colored light. All illumination shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
4. Freestanding signs which identify the name of a multiple family development shall be permitted at each major entrance thereto. Such signs shall not exceed thirty (30) square feet in area or eight (8) feet in height. More than one (1) sign may be placed at each

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major entrance; however, the aggregate area of all such signs shall not exceed thirty (30) square feet at each entrance.

5. In addition to the signs permitted above, each multiple family development shall be permitted one (1) sign identifying a rental office. Such sign shall not exceed four (4) square feet in area, may be either building-mounted or freestanding, and if freestanding shall not exceed four (4) feet in height or be located closer than five (5) feet to any lot line.

12-203 Commercial Uses - General

The following regulations shall apply to all signs which are accessory to permitted, special permit and special exception uses located in a C district or the commercial area of a P district, except as provided in Par. 12 of Sect. 207 below. The regulations of this section are supplemented by the provisions set forth in Sections 204, 205 and 206 below.

1. Building-mounted signs may be located anywhere on the surface of the walls or roof of the building, but no part of any sign shall extend above or beyond the perimeter of the building wall, parapet wall or roof, except as permitted by Par. 2 below. No sign shall be located on a chimney, flue, antenna, monopole, transmission tower or cable, smokestack, or other similar rooftop structures and mechanical appurtenances. A sign may be mounted flat against a rooftop penthouse wall or rooftop screening wall which is an integral architectural element of the building through the continuation of materials, color, and design exhibited by the main portion of the building. Such signs shall conform to the following:
 - A. No part of the sign shall extend above or beyond the perimeter of the penthouse wall or screening wall to which it is attached or project outward from the penthouse wall or screening wall.
 - B. The sign shall not extend more than twelve (12) feet above the lowest point of the wall, and shall be limited to identification signs consisting of an organizational logo and/or the name of a company or premises.
2. A building-mounted sign may extend beyond the wall of a building when such sign is erected at a right angle to the wall, does not extend into the minimum required yard and is not located closer than two (2) feet to any street line.
3. Signs may be located on the vertical face of a marquee, but no part of the sign shall extend above or below the vertical face. The bottom of a marquee sign shall be no less than ten (10) feet above a walkway or grade, at any point.
4. Unless further restricted by the provisions that follow, no freestanding sign shall exceed a height of twenty (20) feet.
5. Freestanding signs, where permitted, shall in no instance project beyond any property line or be within five (5) feet of the curb line of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign shall be subject to the provisions of Sect. 2-505.

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6. Illumination of signs shall be in conformance with the performance standards for outdoor lighting as set forth in Part 9 of Article 14.
7. Except as qualified herein, signs shall be limited to identifying or advertising the property, the individual enterprises, the products, services or the entertainment available on the same property where the sign is located.
8. Building-mounted signs on buildings housing only one (1) tenant or multiple tenants that access the building via a common outside entrance(s) shall not exceed one and one-half (1 ½) square feet of sign area for each of the first 100 linear feet of building frontage plus one (1) square foot of sign area for each linear foot over 100 linear feet of building frontage. No one sign, however, shall have a sign area in excess of 200 square feet.
9. Building-mounted signs on buildings housing more than one (1) tenant where each tenant has its own outside entrance(s) shall not exceed one and one-half (1 1/2) square feet of sign area for each linear foot of building frontage occupied by each tenant, except as provided for in Par. 3 of Sect. 106 above. The maximum allowable sign area for any one tenant, however, shall not exceed a total of 200 square feet, except that a tenant, which has building frontage that results in an allowable sign area greater than 200 square feet and occupies an area with more than one perimeter wall containing a main entrance for use by the general public, may place a maximum of 200 square feet of allowable sign area on each such perimeter wall; however, in no instance shall the square footage of signage on any such wall exceed one and one-half (1 1/2) times the length of such wall.
10. A shopping center shall be permitted one (1) freestanding sign; provided, however, that a shopping center with frontage on two (2) or more major thoroughfares may have one (1) freestanding sign for each frontage on a major thoroughfare with a maximum of two (2) such signs. No freestanding sign(s), other than those noted above, shall be permitted for individual enterprises located within or on the same lot with a shopping center.
11. Service stations or service station/mini-marts may be allowed one (1) additional square foot of sign area on each gasoline pump for the sole purpose of identifying the specific product dispensed from that pump.
12. Notwithstanding the provisions of this Ordinance, motor vehicle fuel price signs required by the provisions of Article 4 of Chapter 10 of The Code shall be permitted, and the sign area of such sign(s) shall not be computed in the maximum sign area permitted by this Ordinance.
13. The following signs are permitted as accessory to office parks:
 - A. One (1) freestanding sign may be erected at each major entrance to an office park. Such sign(s) shall identify the name of the office park. No such sign shall exceed forty (40) square feet in area or twenty (20) feet in height or be located closer than ten (10) feet to any street line.
 - B. One (1) freestanding building identification sign may be permitted for each detached building which houses a principal use within an office park. Such sign(s) shall be limited to identifying the name of the building and/or the individual enterprises located therein, the address, trademark or identifying symbol or any

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- (1) If building-mounted, such sign shall not exceed a height of ten (10) feet above grade.
- (2) If freestanding, such sign shall not exceed a height of four (4) feet or be located closer than ten (10) feet to any lot line.

N. Any other use located in structures that do not have the exterior appearance of a single family detached dwelling and uses which are predominantly outdoor uses such as golf courses, marinas and cemeteries may be permitted one (1) building-mounted sign and one (1) freestanding sign. No such sign shall exceed a sign area of twelve (12) square feet and the combined total sign area for a given use shall not exceed twenty (20) square feet.

- (1) If building-mounted, such sign shall not exceed a height of twenty (20) feet above grade.
- (2) A freestanding sign shall not exceed a height of ten (10) feet or be located closer than ten (10) feet to any lot line.

12-209 Accessory Service Uses

Accessory service uses as permitted by the provisions of Part 2 of Article 10 shall be permitted one (1) building-mounted sign not to exceed fifteen (15) square feet in area for all such uses in a given building. Such signs shall be calculated as part of the sign area permitted for the building by the provisions of this Article.

12-210 Uses in P Districts

The provisions set forth in the preceding Sections shall be applicable to signs accessory to uses in P districts. However, in keeping with the intent to allow flexibility in the design of planned developments, the following options may be applicable to signs in the P districts:

1. As an alternative, signs may be permitted in a P district in accordance with a comprehensive plan of signage subject to the approval of the Planning Commission following a public hearing conducted in accordance with the provisions of Sect. 18-109. The comprehensive plan of signage shall show the location, size, height and extent of all proposed signs within the P district or section thereof, as well as the nature of the information to be displayed on the signs.
2. In addition, within a PRC District, a plan for off-site directional signs which identify destinations or locations within the district such as commercial centers, residential areas, public uses or community facilities may be approved by the Planning Commission following a public hearing conducted in accordance with Sect. 18-109; provided, however, that written notice to property owners and adjacent property owners shall not be required. The plan for off-site signs shall show the location, size, height and extent of all signs encompassed within the plan as well as the nature of the information to be displayed on each sign. All such signs shall be located within the PRC District.
3. Any application submitted pursuant to Par. 1 or 2 above may be made by any property owner, owner of an easement, lessee, contract purchaser or their agent. Such application

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shall be accompanied by a statement setting forth the names of the record owners of the properties upon which such signs are proposed to be located and a fee as set forth in Sect. 18-106.

When such application requests permission to erect a sign on property owned by someone other than the applicant, then such application shall be accompanied by a written statement signed by the record owners of such properties which indicates their endorsement of the application.

4. The above-cited signage options shall be in accordance with the standards for all planned developments as set forth in Part 1 of Article 16. All proposed signs shall be in scale and harmonious with the development and shall be so located and sized as to ensure convenience to the visitor, user or occupant of the development while not adding to street clutter or otherwise detracting from the planned unit nature of the development and the purposes of architectural and urban design elements.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-815 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets, trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers and operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 3-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers.

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code. Includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		