

GENERAL REQUIREMENTS

Commercial signs must meet zoning requirements and typically require zoning and/or building permit approval. Common sign guidelines are provided on this document, additional sign types and requirements can be found in **Zoning Ordinance Article 4**.

COMMON SIGN TYPES REQUIRING PERMITS

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Building Permit Required		Signs (Sec. 130-126(a)(1))
	Location	- One per street frontage
		- Setback from street at least half the height of the sign
	Max Area	- 50 SF per street frontage
		- 75 SF, if two permitted freestanding signs are consolidated into one sign
	Height	- 25' from grade
		- Within buffer area – 10' monument style
	Wall Signs (S	ec. 130-126(a)(2))
	Location	- Each building that faces a street or contains a public entrance
	Max Area	- Within 45' of street – 1 SF / LF of building face
		- More than 45' from street – 1.5 SF / LF of building face
		- Entrances not on a street – 25 SF
		- Within shopping centers – 25 SF per occupant or 1.5 SF / LF of
		occupant's building face, if larger
	Projecting Sig	gns (Sec. 130-126(a)(3))
	Location	- One per lot or building frontage per occupant
		- Over public property: No more than 6' beyond the building face with
		minimum 2' to the curb and 8' above sidewalk or ground
		- Over private property: No more than 6' beyond the building face and 8'
		above sidewalk or ground. Minimum 12' clearance over vehicle travelways
	Max Area	- 24 SF
Zoning Permit Required	Portable ("A"	Frame) Signs* (Sec. 130-126(c))
	Location	- One per street frontage, maintaining sight distance and minimum five-
		foot walkway
	Max Area	- 15 SF
	Height	- 4'
	Banner Signs	(Sec. 130-126(d))
	Location	- Against a building wall
		- Suspended between canopy support columns, maintaining >8' clearance
		above grade
	Max Area	- One half of the maximum permitted wall sign area
		- Temporary: 14 days in any calendar month – monthly permit required

SF = square feet LF= linear feet

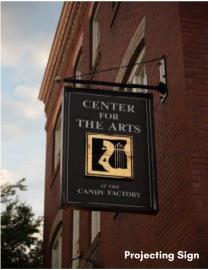
EXAMPLE SIGN TYPES REQUIRING PERMITS











Sign applications can be found online at: www.manassasva.gov/development

Contact Planning & Development at (703)257-8278 with questions and for supplemental requirements within the Historic District.

^{*}Portable signs in the Downtown Arts & Tourism District do not require a permit.



SIGNS NOT REQUIRING A PERMIT

Window Signs	(Sec. 130-129(f))	
Max Area	≤25% of the total transparent area of windows/doors on the building wall	
Multi-Occupant	Signs (Sec. 130-129(c)(2))	
Location	- Shopping centers and multi-building complexes	
Requirements	- Not more than 4' in height - Sign letters may not exceed 4" if ≤45' from street or 8" if >45' from street	
Commercial Flags (Sec. 130-130)		
Location	- Setback at least the height of the flag	
Requirements	- B-3 zoning district: 2 entrance flags up to 12 SF each - All other zoning districts: 1 flag per business ≤50 SF	
Minor Signs (Sec. 130-129(c)(3)		
Max Number	- Two (2) signs	
Requirements	- Wall signs may not exceed 3 SF in sign area - Freestanding signs may not exceed 3' in sign area or 4' in height and must be placed at least 25' apart	
For Sale/Rent or Contractor Signs (Sec. 130-129(e))		
Max Area	- 4 SF for single family residential - 18 SF for all other residential, non-residential or mixed use	
Temporary Signs in Right-Of-Way (Sec. 102-44(b))		
Location	- One per block, along the road shoulder/curb only. Not in medians or mounted on utility poles.	
Max Number	- 4 without a permit (up to 20 with a permit)	
Max Area	- 3 SF	
Duration	- Weekends only (12 p.m. on Friday - 12 p.m. on Monday)	
Portable Signs ("A" Frame) in the Downtown Arts & Tourism District (Sec. 102-44(c)		
Location	- 1 per business, located in front of the business during hours of operation - Maintain 5' pedestrian travelway and meet sight distance requirements	
Max Area	- 6 SF	
Max Height	- 3'	

PROHIBITED SIGNS (Sec. 130-128)

- Signs painted or affixed to rock, vegetation, or natural features
- Vehicle or trailer signs
- Signs more than 25 feet in height
- Signs hanging from supports, except against the face of a building
- Signs that move or display flashing, scrolling, or intermittent lights
- Illuminated tubing or string of lights
- Signs that emit sound, smoke, flame, scent, mist, aerosol, liquid, or gas
- Strings of flags
- Signs on a roof or extending above the roofline of a abuilding or parapet wall
- Offsite signs, outdoor advertising signs, or billboards
- Inflatable signs

COMMON SIGN VIOLATIONS

















