

CODE OF TOWN OF CLIFTON, VIRGINIA 1994

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*ADOPTION BY REFERENCE TO EROSION AND SEDIMENT CONTROL ORDINANCES OF FAIRFAX COUNTY, AS FOUND IN CHAPTER 104 OF THE FAIRFAX COUNTY CODE (SEE JOINT RESOLUTION TOWN AND COUNTY DATED APRIL 11, 1978)

CHAPTER 1
GENERAL PROVISIONS

CHAPTER 1

GENERAL PROVISIONS

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Sec. 1-1. DESIGNATION AND CITATION OF CODE.

The ordinances contained in this and the following Chapters and sections shall constitute and be designated as "The Municipal Code of Clifton, Virginia, 1994", and may be so cited. The Code may also be cited as the Municipal Code or in the provisions which follow, as "This Code".

Sec. 1-2. RULES OF CODE CONSTRUCTION; DEFINITIONS.

- a. In the construction of this Code and all ordinances, the following rules of construction and definitions shall be observed unless inconsistent with the manifest intent of the Council or the context clearly requires otherwise:
1. And/or means and may read or and or may be read and if the sense requires it.
 2. Building means any structure used or intended for supporting or sheltering any use or occupancy.
 3. Business means any profession, trade, occupation and any other commercial enterprise conducted for monetary reward.
 4. Charter means the Charter of the Town of Clifton.
 5. Clerk means the Town Clerk.
 6. Council means the governing body of the Town, the Town Council.
 7. County means Fairfax County, Virginia.
 8. Definitions given within a Chapter or Article apply only to words or phrases used in such Chapter or Article unless otherwise provided.
 9. Department of Permits and Inspections shall mean the Department of Permits and Inspections of Fairfax County.
 10. Designee, following an official of the Town, means the authorized agent, employee, or representative of such official.
 11. Gender - Words in any section importing the masculine gender shall include the feminine and neuter, as well as the masculine.
 12. May - The word may is permissive and discretionary.
 13. Mayor means the Mayor of the Town.
 14. Number - Words used in the singular include the plural and the plural includes the singular.

15. Oath means any form of attestation by which a person signifies that he is bound in conscience to perform an act or to speak faithfully and truthfully, and includes an affirmation or declaration in cases where by law an affirmation may be substituted for an oath.
16. Occupant means tenant or person in actual possession.
17. Operate means carry on, keep, conduct, maintain, manage, direct or superintend.
18. Ordinances mean the ordinances or by-laws of the Town of Clifton and all amendments and supplements thereto.
19. Owner means one who has complete dominion over particular property and who is the one in whom legal or equitable title rests; when applied to a building or land, owner means any part owner, joint owner, owner of a community or partnership interest, life tenant, tenant in common, tenant by the entirety, or joint tenant, of the whole or part of such building or land.
20. Person means any individual, natural person, legal entity; joint stock company, partnership, voluntary association, society, club, firm, company, corporation, business trust, organization, or any other group acting as a unit, or the manager, lessee, agent, servant, partner, member, director, officer or employee of any of them including an executor, administrator, trustee, receiver, or other representative appointed according to law.
21. Personal Property means any money, goods, movable chattels, things in action, evidence of debt, all objects and rights which are capable of ownership, and every other species of property except real property.
22. Public place means any park, stream, athletic field, playground, street, avenue, bus or railroad depot, station, terminal, or any other place commonly open to the public.
23. Shall - The word shall is mandatory.
24. Sidewalk means that portion of a street between the curb line and the adjacent property along the margin of a street or other highway, designated, constructed and intended for the use of pedestrians to the exclusion of vehicles.
25. Signature and subscription mean the name of a person, mark or symbol appended by him to a writing with intent to authenticate the instrument as one made or put into effect by him.
26. State means the State of Virginia.

27. Statutes or Revised Statutes mean the latest published edition of the Code, Statutes or Revised Statutes of Virginia.
28. Street means all streets, highways, avenues, boulevards, parkways, roads, lanes, viaducts, bridges and the approaches thereto, alleys, courts, places, squares, curbs, sidewalks, recreation and park lands used for vehicular traffic, or other public ways or thoroughfares in this Town, over which it has jurisdiction, which have been or may hereafter be dedicated and open to public use, or such other public property so designated in any law of this State.
29. Structure means that which is built or constructed.
30. Tenant means any person occupying the premises, building or land of another in subordination to such other person's title and with his express or implied assent, whether he occupies the whole or a part of those premises, building or land, whether alone or with others.
31. Tense - Words used in the past or present tense include the future, past, and present where applicable, unless the context clearly indicates otherwise.
32. Time of performance means the time within which an act is to be done as provided in any section or any order issued pursuant to any section, when expressed in days, and is computed by excluding the first and including the last day. If the last day is Sunday or a legal holiday, that day shall not be counted in the computation. When the time is expressed in hours, the whole of Sunday or a legal holiday from midnight to midnight is excluded.
33. Town means the Town of Clifton, in the County of Fairfax and State of Virginia.
34. Town limits means within the Town and includes not only the corporate limits of the Town, but also any property which it owns or which is under its jurisdiction.
35. Treasurer means the Town Treasurer.
36. Watercourse means any drain, ditch and stream, flowing in a definite direction or course in a bed with banks.
37. Week means seven (7) days.
38. Words and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases and others that have acquired a peculiar and appropriate meaning in the law, shall be construed and understood according to such meaning.

39. Writing and written mean any representation of words, letters or figures, whether by printing or otherwise, capable of comprehension by ordinary visual means.

Sec. 1-3. TERRITORIAL APPLICABILITY.

This Code shall refer only to the commission or omission of acts within the territorial limits of the Town and to that territory outside this Town over which the Town has jurisdiction, or control by virtue of any Constitutional or Charter provisions, or any law.

Sec. 1-4. AUTHORITY OF CODE.

This Code is a revision and codification of the general ordinances of the Town of Clifton which have been enacted and published in accordance with the authority granted in section 15.1-37.3, Va. Code (1950).

Sec. 1-5. CERTIFIED COPY OF CODE ADMISSIBLE INTO EVIDENCE.

Any printed copy of this Code or any printed supplement thereto, published and certified according to law, shall be received in evidence in any court for the purpose of proving any Charter or ordinance provision therein contained with like effect and for the same purpose as the original ordinances, minutes or journals would be received.

Sec. 1-6. ACTS BY DEPUTY OR DESIGNEE.

Whenever a power is granted to or a duty is imposed upon a public officer or employee, the power may be performed by any authorized deputy or designee or by any person authorized pursuant to law or ordinances, unless this Code expressly provides otherwise.

Sec. 1-7. EFFECTIVE DATE OF ORDINANCE, AMENDMENT OR REPEAL; PUBLICATION REQUIREMENTS.

No ordinance or amendment or repeal of any section hereof shall be operative, in full force and effect, until it has been adopted in the manner prescribed by law.

Sec. 1-8. CODE PROVISIONS AS CONTINUANCE OF EXISTING ORDINANCES.

- a. The provisions appearing in this Code shall be considered as restatements of the previously existing ordinances and by-laws adopted by the Town.
- b. Precedent set under any previously enacted ordinance or by-law shall not be binding on this Code.

Sec. 1-9. EFFECT OF REPEAL OF ORDINANCES; REVIVAL.

- a. Neither the adoption of this Code nor the repeal hereby of any ordinance of this Town shall in any manner affect the prosecution

for violation of ordinances, which violations were committed prior to the effective date hereof, nor be construed as a waiver of any license or penalty at the effective date due and unpaid under such ordinance, nor be construed as affecting any of the provisions of such ordinance relating to the collection of any such license or penalty or the penal provisions applicable to any violation thereof, nor to affect the validity of any bond or cash deposit in lieu thereof, required to be posted, filed or deposited pursuant to any ordinance, and all rights and obligations thereof appertaining shall continue in full force and effect.

- b. Whenever any ordinance repealing a former ordinance, clause or provision is repealed, such repeal shall not be construed as reviving such former ordinance, clause or provision, unless expressly provided therein.

Sec. 1-10.CONFLICTING PROVISIONS.

- a. If the provisions of different Chapters, Articles, or sections of this Code conflict with or contravene each other, the provisions of each Chapter, Article, or section shall prevail as to all matters and questions growing out of the subject matter of that Chapter, Article, or section.
- b. If clearly conflicting provisions are found in different sections of the same Chapter, the provisions of the section last enacted shall prevail unless the construction is inconsistent with the meaning of that Chapter.
- c. Where any conflict exists between a Chapter, Article, or section of this Code and any Chapter or section of the Town Charter or State Code, the latter shall prevail.

Sec. 1-11.CATCHLINES AND HEADINGS; CONSTRUCTION.

All designations and headings of Chapters, Articles, and sections are intended only for convenience in arrangement and as mere catchwords to indicate the contents of such Chapter, Articles, or sections, whether printed in boldface type or italics. They shall not be deemed or taken to be any part or title of such Chapters, Articles, or sections; nor unless expressly so provided, shall they be so deemed upon amendment or reenactment; nor shall they be construed to govern, limit, modify, alter or in any other manner affect the scope, meaning or intent of any of the provisions of this Code.

Sec. 1-12.NOTICES TO BE WRITTEN AND IN ENGLISH LANGUAGE.

All notices, reports, statements, applications or records required or authorized by this Code shall be made in writing in the English language unless specifically provided otherwise.

Sec. 1-13.NOTICES; SERVICE AND PROOF.

- a. Unless otherwise specifically provided, whenever a notice is required to be given pursuant to any section of this Code, such notice shall be given either by personal delivery to the person to be notified or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the person to be notified at his last known business or residence address as the same appears in the public records or other records pertaining to the matter for which such notice is served, or by any other method of delivery approved by law. Service by mail shall be deemed to have been completed at the time of deposit in the post office or any United States mailbox.
- b. Proof of giving any notice may be made by the certificate of any officer or employee of this Town or by affidavit of any person over the age of eighteen (18) years who actually accomplished personal service in conformity with this Code or other provisions of law applicable to the subject matter concerned, or by a return receipt signed by the recipient notified by United States mail.

Sec. 1-14. INSPECTION AND RIGHT OF ENTRY.

- a. All records, building and premises subject to inspection under this Code may be inspected from time to time by the designated officer of the Town or his designee.
- b. All records, rooms and areas of a building or premises shall be available and accessible for inspection. Such inspection shall be made during the usual business hours if the premises is used for nonresidential purposes, provided that inspections may be made at other times if:
 - 1. The premises are not available for inspection during business hours.
 - 2. There is reason to believe that violations are occurring on the premises which can only be discovered by inspection during other than business hours.
 - 3. There is reason to believe a violation exists of a character which is an immediate threat to health or safety requiring inspection and abatement without delay.
- c. Where the designated officer or his designee is refused entry or access or is otherwise impeded or prevented by the owner, occupant, or operator from conducting an inspection of the premises, such person shall be in violation of this Article and subject to the penalties hereunder.

Sec. 1-15. SEARCH WARRANT OR ACCESS WARRANT.

- a. Any officer designated by the Town to inspect a premises may, upon affidavit, apply to the Judge of competent jurisdiction for a search warrant setting forth factually the actual conditions and circumstances that provide a reasonable basis for believing that a

nuisance or violation of this Code may exist, including one or more of the following:

1. That the premises or records require inspection according to the cycle established by the inspecting officer of the Town for periodic inspections of records, buildings, or premises of the type involved;
 2. That observation of external conditions of the premises and its public areas has resulted in the belief that violations of this Code exist.
- b. If the Judge of competent jurisdiction is satisfied as to the matters set forth in the affidavit, he shall authorize the issuance of a search warrant permitting access to and inspection of that part of the premises on which the nuisance or violation may exist.

Sec. 1-16. SUSPENSION OR REVOCATION OF LICENSES OR PERMITS; REFUSAL TO ISSUE LICENSES OR PERMITS.

- a. The Town may refuse to issue a license or permit or the licenses or permits issued pursuant to this Code, unless otherwise provided hereunder, may be suspended or revoked by the Mayor or such other authorized official, department, board or agency where applicable, after notice and hearing for any of the following causes:
1. Any fraud, misrepresentations or false statements contained in the application for permit or license.
 2. Any fraud, misrepresentations or false statements made in connection with the selling of goods, wares, merchandise and services.
 3. Any violation of this Code and/or any ordinance of the Town.
 4. Conviction of the applicant, licensee, or permittee of any crime or misdemeanor involving moral turpitude or a violation of any Act of the State, Town or any law of the United States having a reasonable relationship to the purpose and scope of the permit or license.
 5. Conducting the activity under this Code and/or any ordinance of the Town in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety, morals or general welfare of the public.
- b. Notice of hearing for the suspension or revocation of a license or permit shall be in writing given by the Clerk, setting forth specifically the grounds of the complaint and the time and place of the hearing. Service of such notice shall be made by either personal service or by certified mail, return receipt requested, to the applicant, licensee or permittee at the last known address, at least five (5) days prior to the date set for the hearing.

- c. In case of refusal to issue a permit or license or the suspension or revocation of a license or permit as herein provided, no portion of the application, license, or permit fee shall be returned to the applicant, licensee or permittee unless otherwise provided in this Code and/or any ordinance of the Town.
- d. Any suspension or revocation hereunder may be either in addition to or instead of any penalty or fine as prescribed in this Code and/or any ordinance of the Town.
- e. The order of the Mayor or such other authorized official, department, board or agency where applicable, shall be the final municipal action for the purpose of judicial review.

Sec. 1-17. CONTINUING OFFENSES.

For each day any violation of this Code occurs or continues to exist after proper notification of such violation, such day shall constitute a separate offense, unless otherwise provided in the notice.

Sec. 1-18. PROHIBITED ACTS INCLUDE CAUSING, PERMITTING, CONCEALING.

Whenever in this Code any act or omission is made unlawful, it shall include causing, allowing, permitting, aiding, abetting, suffering or concealing the fact of such act or omission.

Sec. 1-19. SAME OFFENSE PUNISHABLE BY DIFFERENT SECTIONS OF THE CODE; TOWN OPTION.

In all cases where the same offense is made punishable or is created by different sections of this Code, the Town may elect under which to proceed, but not more than one recovery shall be had against the same person for the same offense.

Sec. 1-20. CODE SEVERABILITY.

It is declared to be the intention of the Council that the sections, subsections, paragraphs, sentences, clauses and words of this Code are severable. If any section, subsection, paragraph, sentence, clause, or word is declared unconstitutional or otherwise invalid by the lawful judgement or decree of any court of competent jurisdiction, its unconstitutionality or invalidity shall not affect the validity of any of the remaining sections, subsections, paragraphs, sentences, clauses and words of this Code, since the sections or parts of sections would have been enacted by the Council without and irrespective of any unconstitutional or otherwise invalid section, subsection, paragraph, sentence, clause or word being incorporated into this Code.

Sec. 1-21. GENERAL PENALTY; SUBSEQUENT VIOLATION; SUSPENSION OR REVOCATION OF LICENSE OR PERMIT.

- a. Whenever in this Code or in any ordinance of the Town any act or failure to do a required act is prohibited or is made or declared

to be unlawful or an offense or a misdemeanor, where no specific penalty is provided therefor, the violation of any such provision of this Code or any ordinance shall be punished by a fine not exceeding Five Hundred Dollars (\$500.00) or by imprisonment in the Fairfax County Jail or other place of legal incarceration for not more than thirty (30) days, or by both such fine and imprisonment in the discretion of the court.

- b. Whenever in this Code or in any ordinance there is no provision for a greater penalty for a second or subsequent conviction for a violation of this Code, any person who has previously been convicted of the same violation shall be subject to a fine of not less than Ten Dollars (\$10.00), more for each succeeding offense, not to exceed the maximum penalty permitted for each offense.
- c. If the penalty for a particular offense is limited by State Statute, then such limitation shall be applicable to the provision of this Code and other ordinances of the Town notwithstanding the provisions of the section.
- d. The suspension or revocation of any license, certificate or other privilege conferred by the Town shall not be regarded as a penalty for the purposes of this Code, but shall be in addition thereto.

Sec. 1-22. PAYMENT OF FINES IN INSTALLMENTS BY INDIGENT PERSONS; PROCEDURE.²

- a. In the case of indigency of the defendant (a person without means to pay the fine), the imposition of any fine in this Code shall be payable by the defendant to the Town Treasurer in equal monthly installments as set by the Court until the fine is satisfied in full.
- b. Upon default by the defendant of any such monthly installments, the entire balance of the fine may be deemed immediately due and payable to the Town. The Town Treasurer shall report this default within thirty (30) days to the Court that imposed the fine.
- c. The Court that imposed the fine, upon receipt of a report of such default from the Town Treasurer, shall set a date and place of hearing with proper notice to the defendant ordering him to appear and show cause why he should not be imprisoned until the fine is satisfied in full. Such notice shall be made either by personal service or by registered mail to the defendant at his last known address no later than five (5) days prior to the date set for the hearing.
- (d) After hearing thereon, if the evidence warrants, the Court, in its discretion, may sentence the defendant to imprisonment in the Fairfax County Jail or other place of legal incarceration for a term not to exceed thirty (30) days for any one (1) offense until the fine is fully paid.

²Decisional law: As to payment of fines in installments by indigent persons,

see *Tate v. Short*, 401 U.S. 495 (1971).

CHAPTER 2
ADMINISTRATION

CHAPTER 2
ADMINISTRATION

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ARTICLE 1
GENERAL PROVISIONS

Sec. 2-1. AMENDMENTS TO CHAPTER.

This Chapter, which constitutes the by-laws of the Town, may be amended by a majority vote of the members of the Council.

Sec. 2-2. RULES, BY-LAWS AND CHARTER COMMITTEE; DESIGNATED.

The Council may establish a Rules, By-Laws, and Charter Committee and designate the membership thereof.

ARTICLE 2
TOWN OFFICIALS

Sec. 2-3. POWERS AND DUTIES OF MAYOR.

- a. The Mayor shall see that the ordinances of the Town are faithfully executed and shall be the chief executive officer and the head of the administrative branch of the Town government. The Mayor shall be responsible for the administration of the Town's affairs to the Council and to the voters of the Town.
- b. The Mayor shall prepare or cause to be prepared annually, on the first Monday in July, a report to the Council in the name of the government of the Town. This report shall deal with the financial condition of the Town, and with the accomplishments of the Town and its various departments and agencies. In the report the Mayor shall make whatever recommendations he deems proper for the public good and welfare of the Town. The report shall be published and printed for distribution as may be deemed advisable by the Council.
- c. The Mayor shall have complete supervision over the financial administration of the Town government. He shall prepare or have prepared annually a budget and submit it to the Council. He shall supervise the disbursement of all moneys and have control over all expenditures to assure that budget appropriations are not exceeded.
- d. The Mayor shall have such other powers and perform such other duties as may be provided by the Charter or as may be required of him by the Council, not inconsistent with the Charter or State law.

Sec. 2-4. POWERS AND DUTIES OF COUNCIL.

- a. In addition to any other powers authorized by State law and the Town Charter, the Council may:
 1. Make ordinances and prescribe fines or other punishment for violation thereof.
 2. Appoint a collector of its taxes and levies, and such other officers as they may deem proper, define their powers, prescribe their duties and compensation.
 3. Lay off streets, walks or alleys, alter, improve and light the same and have them kept in good order.
 4. Provide off-street automobile parking facilities and open the same to the public, with or without charge.
 5. Lay off public grounds and provide all buildings proper for the Town.
 6. Prescribe the time for holding markets and regulate the markets.

7. Prevent injury or annoyance from anything dangerous, offensive or unhealthy and cause any nuisance to be abated.
8. Regulate the keeping of gunpowder or other combustibles and provide magazines for the same.

Sec. 2-5. DESIGNATION OF RESPONSIBILITY FOR SERVICES.

- a. The Council shall designate which of its members shall be responsible for proper performance in the Town of each of the following functions:
 1. Police and fire protection.
 2. Streets and roads.
 3. Street lights.
 4. Health and welfare.
 5. Sanitation and sewerage.
 6. Water supply.
 7. Zoning and restoration.
 8. County Liaison.
 9. Provide places for the interment of the dead in or near the Town.
 10. Regulate the transportation of hay, coal, gasoline, explosives, or other articles through the streets of the Town.
 11. Make regulations concerning the building of houses in the Town.
 12. Establish and maintain parks, playgrounds and boulevards.
 13. Make regulations for the purpose of guarding against danger from accidents by fire.
 14. Acquire and preserve things of historical interest.

Sec. 2-6. POWERS AND DUTIES OF CLERK.

- a. The Clerk shall:
 1. Serve as clerk of the Council and perform such other duties of a like nature as shall be required by that body.
 2. Be responsible for the recording, filing, indexing and safekeeping of all proceedings of the Council.
 3. Record in full, uniformly and permanently, all ordinances and shall authenticate the same.
 4. Publish all adopted ordinances and resolutions of the Council, and all legal notices required by law or ordinance.
 5. Prepare, attest and report on the vital statistics of the Town.
 6. Be the custodian of the official seal of the Town.

Sec. 2-7. CLERK; VACANCY.

- a. In case of vacancy in the office of Clerk for any cause, the Council shall fill the office. Any person so appointed shall serve in an interim capacity until duly qualified. Such person shall take the oath and have all powers and perform all the duties of such office.
- b. In case of absence or temporary incapacity in the office of Clerk, the Council shall fill the office for such period of temporary absence.

Sec. 2-8. SUCCESSOR IN OFFICE OF CLERK.

All books, documents and papers, accounts, credits and deposits belonging to the Clerk's office, or in the custody of the Clerk, shall immediately be delivered up and transferred by him to his successor in office.

Sec. 2-9. TOWN SERGEANT.*

In addition to any other power conferred by State law, the Town Sergeant shall see that all Town ordinances are enforced.

Sec. 2-10. PAYMENTS BY TOWN TREASURER; LIMITS; EXCEPTIONS; TOWN TREASURER.

- a. Apart from items specifically appropriated for in the Budget adopted for the fiscal year, no payments shall be made from the Town Treasury except in liquidation of charges for services or supplies specifically contracted for, including the amount of expenditure, by resolution of a majority of the members of the Council present in advance of the rendering of the services or the furnishing of the supplies. For an amount in excess of \$500, an approval by two-thirds of the Council is required.
- b. The Treasurer shall be the custodian of all Town funds and shall disburse the funds only upon direction by the Council or in any other manner according to law.

*State law reference: As to Sergeants generally, see Code of Va., 1950, Sec. 15.1-74 et. seq.

ARTICLE 3

PROCEDURE AT COUNCIL MEETINGS

Sec. 2-11.COUNCIL MEETINGS; TIME AND PLACE; SPECIAL MEETINGS.

- a. The Council shall hold its regular meetings at some convenient place in the Town at 7:30 p.m., on the first Tuesday of each month, unless the Council shall for any month prescribe a different time or place. At the discretion of the mayor, the regularly scheduled meeting of the Town Council may be rescheduled or cancelled for lack of a quorum.
- b. Special meetings and executive meetings may be called by the Mayor or Acting Mayor at such times and places as he may deem proper. On written request signed by three (3) or more Councilmen, special meetings shall be called.

Sec. 2-12.OPEN COUNCIL MEETINGS.

Every meeting of the Council shall be open, except as noted in section 2-13, to all Town residents and property owners to express their views on any matter before the Council when called upon by the Mayor or any other member of the Council to do so, after the Council members have expressed their views.

Sec. 2-13.EXECUTIVE MEETING LIMITATIONS.

- a. Executive meetings of the Council may be held when:
 1. The Council is planning to purchase certain real estate for the Town.
 2. The Council is consulting with the Town Attorney on legal controversies in which the Town is involved.
 3. The Council is considering the hiring, disciplining, or discharging of some individual.
- b. Executive meetings shall not be open to the public.

Sec. 2-14.PROPOSED RESOLUTIONS AND ORDINANCES; COPIES; TIME LIMIT.

- a. A Council member, including the Mayor, introducing a proposed resolution or ordinance, must make a copy available to the Mayor and to each of the other members of the Council at least fifteen (15) days before the Council meeting at which it shall be introduced.
- b. This section may be waived only by a unanimous vote of all members of the Council present at such meeting that an emergency exists.

Sec. 2-15.SUBMISSION OF MATTERS TO COUNCIL.

- a. If any resident or property owner wishes a decision on some matter from the Council at the next scheduled meeting of the Council, the question should be submitted to the Clerk in writing at least

fifteen (15) days before the meeting, so as to give the Council members the opportunity to collect relevant facts, check pertinent law, and give the matter careful consideration before the meeting.

- b. Any question or proposal may be presented by any resident or property owner at any regularly scheduled Council meeting, if the resident or property owner is willing to postpone the decision until the next meeting of the Council while the Council members collect relevant facts, check pertinent law, and give the matter careful consideration.

Sec. 2-16. ORDER OF BUSINESS.

- a. At each regular meeting the order of business shall be as follows:
 - 1. Reading of minutes of last regular meeting and any subsequent special meetings.
 - 2. Report of the Treasurer.
 - 3. Reading of communications.
 - 4. Citizens' remarks.
 - A. Suggestions or complaints of citizens and taxpayers, and other persons authorized by the Mayor to address the Council.
 - B. Each person wishing to address the Council shall, when recognized by the Mayor:
 - i. Give his name and address
 - ii. Direct his remarks to the Council and not to other citizens present
 - iii. Be limited to one period of not over five (5) minutes, unless granted additional time by unanimous consent of the Council.
 - C. Priority shall be given to persons who have signified to the Clerk their desire to address the Council.
 - D. The Mayor shall enforce this Subsection.
 - 5. Unfinished business
 - 6. Reports of special committees
 - 7. Reports of standing committees, in the order as may be determined by the Mayor

8. New business

9. Adjournment

Sec. 2-17. DUTIES OF THE MAYOR AT MEETINGS.

- a. The Mayor shall act as chairman of the Council.
- b. In addition to the appointment of any committee and the reference of communications to them, the Mayor may in his discretion assign to any committee for investigation and report matters which come within the proper functions of that committee.

Sec. 2-18. DUTIES OF THE CLERK AT MEETINGS.

- a. At each meeting, the Clerk shall submit to the Mayor a statement of all matters pending and not disposed of by the Council at its last preceding meeting, which matters shall be considered as "unfinished business".
- b. He shall submit a list of all special committees with the date of appointment and the subjects referred thereto, and a list of all matters specifically referred to each of the standing committees and not yet reported on.
- c. He shall transmit to the chairman of each committee all papers (or copies thereof) relating to matters referred to that committee by the Mayor.
- d. He shall submit to the Mayor a list of all persons who have expressed a desire to address the Council, together with all subjects to be discussed by them.

Sec. 2-19. MOTIONS.

All motions shall be made and seconded before being subject to debate. The Mayor may make or second a motion of any nature, the same as if he were a member of the Council.

Sec. 2-20. COMMUNICATIONS TO COUNCIL.

- a. All communications received by the Clerk which require action of any sort by the Council shall be promptly submitted to the Mayor for reference to the proper committee.
- b. Communications not received in time for the reference shall be read to the Council under section 2-16.a.5. except that, by direction of the Mayor, the Clerk shall prepare and read only a brief summary of any communication which is too long to justify its reading in full.

- c. The Mayor shall refer to the proper committee all communications read or summarized at the meetings of the Council.
- d. The committee to which the communication is referred shall return the same, with its recommendations thereon, within two (2) months of the date of the first meeting at which the communication was in the hands of the committee.

Sec. 2-21. PARLIAMENTARY AUTHORITY.

Robert's Rules of Order shall be the recognized authority as to any matter of procedure not covered by this Article.

Sec. 2-22. QUORUM; PASSAGE OF ORDINANCES.

Four (4) Councilmen, including the Mayor, shall constitute a quorum for the transaction of business. No ordinance shall be approved without a majority favorable vote of the entire Council.

CHAPTER 3

FIRE PREVENTION ORDINANCE

FIRE PREVENTION ORDINANCE

Sec. 3-1. FIRE PREVENTION ORDINANCE

Adoption of Provisions of the Virginia Statewide Fire Prevention Code and the Fire Prevention Code of the County of Fairfax.

The provisions of the Virginia Statewide Fire Prevention Code and the Fire Prevention Code of the County of Fairfax shall be enforced by the Fairfax County Fire Marshal and, under the authority of the Fairfax County Fire Marshal, by the Deputy County Fire Marshal and the members of the Fire Marshal's staff. The Fairfax County Fire Marshal, the Deputy Fire Marshall and the members of the Fire Marshal's staff shall have all of the powers of the local fire official, the local arson investigator and the local Fire Marshal and his assistants as set forth in Title 27 in the Code of Virginia, as amended, and all the powers of the fire official and the enforcing agency set forth in the Virginia Statewide Fire Prevention Code and the Fire Prevention Code of the County of Fairfax.

CHAPTER 4
BUSINESSES

AN ORDINANCE TO RECODIFY ALL OF CHAPTER 4, EFFECTIVE JANUARY 1, 1997 OF THE CODE OF TOWN OF CLIFTON, RELATING TO THE BUSINESS, PROFESSIONAL AND OCCUPATIONAL LICENSE TAX.

Sec. 4-1. Definitions and requirements.

a. General definitions. Except as otherwise provided by subsection b of this section, the words and phrases defined in this section when used in this Chapter shall have the following meanings, unless a different meaning clearly is required by the context:

1. "Affiliated group" means:

A. One or more chains of corporations subject to inclusion connected through stock ownership with a common parent corporation which is a corporation subject to inclusion if:

I. Stock possessing at least eighty percent of the voting power of all classes of stock and at least eighty percent of each class of the nonvoting stock of each of the corporations subject to inclusion, except the common parent corporation, is owned directly by one or more of the other corporations subject to inclusion; and

ii. The common parent corporation directly owns stock possessing at least eighty percent of the voting power of all classes of stock and at least eighty percent of each class of the nonvoting stock of at least one of the other subject to inclusion corporations. As used in this subdivision, the term "stock" does not include nonvoting stock which is limited and preferred as to dividends; the phrase "corporation subject to inclusion" means any corporation within the affiliated group irrespective of the state or country of its incorporation; and the term "receipts" includes gross receipts and gross income.

B. Two or more corporations if five or fewer persons who are individuals, estates or trusts own stock possessing:

I. At least eighty percent of the total combined voting power of all classes of stock entitled to vote or at least eighty percent of the total value of shares of all classes of the stock of each corporation; and

ii. More than fifty percent of the total combined voting power of all classes of stock entitled to vote or more than fifty percent of the total value of shares of all classes of stock of each corporation,

taking into account the stock ownership of each such person only to the extent such stock ownership is identical with respect to each such corporation.

C. When one or more of the corporations subject to inclusion, including the common parent corporation is a nonstock corporation, the term "stock" as used in this subdivision shall refer to the nonstock corporation membership or membership voting rights, as is appropriate to the context.

2. "Assessment" means a determination as to the proper rate of tax, the measure to which the tax rate is applied, and ultimately the amount of tax, including additional or omitted tax, that is due. An assessment shall include a written assessment made pursuant to notice by the Town Treasurer or a self-assessment made by a taxpayer upon the filing of a return or otherwise not pursuant to notice. Assessments shall be deemed made by the Town Treasurer when a written notice of assessment is delivered to the taxpayer by the Town Treasurer, or mailed to the taxpayer at his last known address. Self-assessments shall be deemed made when a return is filed, or if no return is required, when the tax is paid. A return filed or tax paid before the last day prescribed by this Chapter for the filing or payment thereof shall be deemed to be filed or paid on the last day specified for the filing of a return or the payment of tax, as the case may be.

3. "Base year" means the calendar year preceding the license year, except for contractors subject to the provisions of Va. Code § 58.1-3715 or for a different period for measuring the gross receipts of a business, such as for beginning businesses filing estimated license applications pursuant to sec. 4-5. of this Chapter.

4. "Business" means a course of dealing which requires the time, attention and labor of the person so engaged for the purpose of earning a livelihood or profit. It implies a continuous and regular course of dealing, rather than an irregular or isolated transaction. A person may be engaged in more than one business. The following acts shall create a rebuttable presumption that a person is engaged in a business: (I) advertising or otherwise holding oneself out to the public as being engaged in a particular business or (ii) filing tax returns, schedules and documents that are required only of persons engaged in a trade or business.

5. "Calendar year" means the period beginning on January 1 of each year and ending on December 31 of each year.

6. "Definite place of business" means an office or a location at which occurs a regular and continuous course of dealing for

thirty consecutive days or more. A definite place of business for a person engaged in business may include a location leased or otherwise obtained from another person on a temporary or seasonal basis and real property leased to another. A person's residence shall be deemed to be a definite place of business if there is no definite place of business maintained elsewhere and the person is not subject to licensure as a peddler or itinerant merchant.

7. "Financial services" means the buying, selling, handling, managing, investing, and providing of advice regarding money, credit, securities, or other investments.

8. "Gross purchases" means all goods, wares and merchandise received for sale at each definite place of business of a wholesale merchant. Gross purchases shall include all costs incurred in the manufacture or acquisition of property of any nature or description acquired (i) for resale to retail merchants or (ii) for sale at wholesale to other wholesale merchants, institutional, commercial or industrial users. Gross purchases does not mean any costs incurred for the acquisition of property of any nature or description which, when sold by a wholesale merchant, is subject to taxation by the Virginia Retail Sales and Use Tax Act, Va. Code §§ 58.1-600 through 58.1-639, as amended, or by any similar retail sales and use tax. A wholesale merchant may elect to report the gross receipts from the sale of manufactured goods, wares and merchandise if it cannot determine the cost of manufacture or chooses not to disclose the cost of manufacture.

9. "Gross receipts" means the whole, entire, total receipts, without deduction. Gross receipts consist of the gross receipts from any business, profession, trade, occupation or calling, including cash, credits, fees, commissions, brokerage charges and rentals, and property of any kind, nature or description from either sales made or services rendered without any deduction therefrom on account of cost of the property sold, the cost of material, labor or services or other costs, interest or any expense whatsoever, and such term shall include in case of merchants the amount of the retail value of supplies and goods furnished to or used by the licensee or his family or other person for which no charge is made. Gross receipts include receipts from all sales and services rendered or conducted from a place of business within the Town to persons in the Town or to persons outside the Town and all other receipts from all activities having a taxable situs within the Town for local license taxation authorized by Virginia law. For the purposes of this definition, receipts from rendering sales and services to persons include all gross receipts from government agencies, as well as those entities described within the definition of "person" provided by this section.

10. "License year" means the calendar year for which a license is issued for the privilege of engaging in business.

11. "Person" means any individual, firm, partnership, corporation, company, association or joint stock association. Person includes any trustee, receiver, assignee or personal representative thereof carrying on or continuing a business, profession, trade, occupation or calling, but shall not include a court-appointed trustee, receiver or personal representative in the liquidation of assets for immediate distribution or a sergeant or sheriff, or any deputy, selling under authority of process or writ of a court of justice.

12. "Real estate services" means providing a service with respect to the purchase, sale, lease, rental, or appraisal of real property.

13. "Tax commissioner" means the chief executive officer of the Virginia Department of Taxation, or delegated representative.

b. Special definitions, exclusions and provisions. The general definitions provided by this Chapter shall be subject to the following limitations, unless a different meaning clearly is required by the context:

1. Exclusions from the definition of gross receipts:

A. Gross receipts do not include those receipts excluded by Virginia law pursuant to Va. Code § 58.1-3703(C).

B. Gross receipts do not include revenues that are attributable to taxable business activity conducted in another jurisdiction within the Commonwealth of Virginia and the volume attributable to that business activity is deductible pursuant to Va. Code §§ 58.1-3708 and 58.1-3709.

C. Pursuant to Va. Code § 58.1-3732, gross receipts do not include those amounts not derived from the exercise of the licensed privilege to engage in a business or profession in the ordinary course of business.

D. Gross receipts do not include revenues that are attributable to business activity with a taxable situs in another jurisdiction not within the Commonwealth of Virginia which shall include any amount attributable to business conducted in another state or foreign country in which the taxpayer is liable for an income or other tax based upon income.

E. Gross receipts do not include any amounts received and paid to the United States, the Commonwealth or any county, city or town for the Virginia retail sales or use tax, for

any local sales tax or any local excise tax on cigarettes, for any federal or state excise taxes on motor fuels.

F. Gross receipts do not include any amount paid for computer hardware and software that are sold to a United States federal or state government entity provided that such property was purchased within two years of the sale to said entity by the original purchaser who shall have been contractually obligated at the time of purchase to resell such property to a state or federal government entity. This deduction shall not occur until the time of resale and shall apply to only the original cost of the property and not to its resale price, and the deduction shall not apply to any of the tangible personal property which was the subject of the original resale contract if it is not resold to a state or federal government entity in accordance with the original contract obligation.

G. Gross receipts do not include licenses, admission taxes or pari-mutual wagering pools established under Va. Code §§ 59.1-392 or 59.1-393 in accordance with the provisions of Va. Code § 58.1-3732.1.

H. Gross receipts do not include any amounts received by a real estate broker which arise from real estate sales transactions to the extent that such amounts are paid to a real estate agent as a commission and the agent is subject to a business license tax on such gross receipts in accordance with the provisions of Va. Code § 58.1-3732.2. Real estate brokers must include all such receipts within their taxable gross as individual real estate agents are not licensed separately under Chapter 4, of the Code of the Town of Clifton. In addition, gross receipts, when used in connection with sec. 4-33. of this Chapter, means all commissions received by real estate brokers with respect to the purchase, sale or purchase and sale of any real estate and the management fees paid by real estate agents to real estate brokers as established in accord with a contractual agreement between the broker and the agents of that broker. After December 31, 1995, gross receipts, when used in connection with sec. 4-33. of this Chapter, do not include management fees paid by real estate agents to real estate brokers as established in accord with a contractual agreement between the broker and the agents of that broker. Such receipts are taxable in accordance with sec. 4-23. of this Chapter.

I. Gross receipts do not include the value of any trade-in vehicle accepted in trade by a motor vehicle dealer who accepts a trade-in as part of a sale of a motor vehicle pursuant to Va. Code § 58.1-3734.1.

J. Gross receipts do not include all amounts received in the course of conducting the state lottery by a lottery sales agent licensed by the State Lottery Board, but gross receipts do include the compensation actually paid to a lottery sales agent in accordance with the provisions of Va. Code § 58.1-4011.

K. Gross receipts do not include membership dues collected by trade, business, professional, service or civic associations, or other similar nonprofit organizations.

L. Gross receipts do not include amounts paid by advertising agents and agencies for any customer for advertising space, radio time, television time, electrical transcription, pressing, art work, engraving, plate, mats, printing stock and postage.

M. Gross receipts do not include income which is exempt from the federal income tax pursuant to § 501(c)(6) of the United States Internal Revenue Code, as amended. However, this exclusion pertaining to organizations which are exempt from the federal income tax pursuant to § 501(c)(6) of the United States Internal Revenue Code does not exempt unrelated business income received by those organizations which is taxable pursuant to § 501(b) of the United States Internal Revenue Code, as amended.

N. Gross receipts do not include:

1. The income of a charitable nonprofit organization except to the extent an organization has receipts from an unrelated trade or business the income of which is taxable under Internal Revenue Code § 511 et seq. For the purpose of this subsection, "charitable nonprofit organization" means an organization which is described in Internal Revenue Code § 501(c)(3) and to which contributions are deductible by the contributor under Internal Revenue Code § 170, except that educational institutions shall be limited to schools, colleges and other similar institutions of learning.

2. On or measured by gifts, contributions, and membership dues of a nonprofit organization. Activities conducted for consideration which are similar to activities conducted for consideration by for-profit businesses shall be presumed to be activities that are part of a business subject to licensure. For the purpose of this subsection, "nonprofit organization" means an organization exempt from federal income tax under Internal Revenue Code § 501, other than charitable nonprofit organizations.

O. Gross receipts do not include receipts which are the

proceeds of a loan transaction in which the licensee is the obligator, or the return of principal of a loan transaction in which the licensee is the creditor. Gross receipts also do not include the return of principal or basis upon the sale of a capital asset. Gross receipts, when used in connection with or in respect to financial transactions involving the sale of notes, stocks, bonds or other securities or the loan, collection or advance of money or the discounting of notes, bills or other evidence of debt, mean the gross interest, gross discount, gross commission or other gross receipts earned by means of, or resulting from such financial transactions, but gross receipts do not include any amount received as payment of debt.

P. Gross receipts do not include the pass-through funds of any money lender duly organized, registered and doing business as a cooperative association under the Virginia Cooperative Association Act or any corresponding cooperative association act of any other state or the District of Columbia. However, all funds used for operating expenses, retained margins and reserves of any such cooperative association are gross receipts which are taxable in accordance with sec. 4-30. of this Chapter. Any cooperative money lender whose gross receipts are subject to taxation in accordance with this subparagraph shall submit such documentary proof as required by the Town Treasurer that the cooperative money lender is duly organized, registered and doing business as a cooperative association in the manner provided herein.

Q. Gross receipts do not include donations, gifts or contributions made without consideration to a nonprofit organization described in Internal Revenue Code § 501.

R. Gross receipts do not include any amounts received from withdrawals from inventory for purposes other than sale or distribution and for which no consideration is received and the occasional sale of assets other than inventory whether or not again or loss is recognized for federal purposes.

S. Gross receipts do not include investment income not directly related to the privilege exercised by a business subject to licensure not classified as rendering financial services. This exclusion shall apply to interest on bank accounts of the business, and to interest, dividends and other income derived from the investment of its own funds in securities and other types of investments unrelated to the licensed privilege. This exclusion shall not apply to interest, late fees and similar income attributable to an installment sale or other transaction that occurred in the regular course of business.

T. Gross receipts do not include general and administrative intra-company receipts or intra-company reimbursements or transfer payments.

U. Gross receipts do not include receipts on any venture capital fund or other investment fund, except commissions and fees of such funds. Gross receipts from the sale and rental of real estate and buildings remain taxable.

V. Gross receipts do not include rebates and discounts taken or received on account of purchases by the licensee. A rebate or other incentive offered to induce the recipient to purchase certain goods or services from a person other than the offeror, and which the recipient assigns to the licensee in consideration of the sale goods and services shall not be considered a rebate or discount to the licensee, but shall be included in the licensee's gross receipts together with any handling or other fees related to the incentive.

W. Gross receipts do not include any amount representing the liquidation of a debt or conversion of another asset to the extent that the amount is attributable to a transaction previously taxed (e.g., the factoring of accounts receivable created by sales which have been included in taxable receipts even though the creation of such debt and factoring are a regular part of its business).

X. Gross receipts do not include any amount representing returns and allowances granted by the business to its customer.

2. Exclusions from the definition of person:

A. Person does not include: (I) volunteer fire departments; (ii) volunteer rescue squads; or (iii) nonprofit charitable, cultural, educational or recreational organizations which are created to operate a community center, a swimming pool, a tennis court or some other facility or service for the exclusive benefit of the residents of the Town of Clifton.

3. Other special provisions:

A. Notwithstanding the provisions of sec. 4-22. of the Chapter, every person conducting or engaging in the occupation, business, trade or calling of leasing aircraft shall be taxed on the gross receipts of that activity at the annual license tax rate imposed on wholesale merchants by sec. 4-29.

c. The calculation of gross purchases and gross receipts for annual

license tax or fee purposes shall be on a cash, a modified accrual or an accrual basis used for the preceding calendar year, but the basis used for such calculation of gross receipts for each person shall be the same system of accounts used by that person for federal income tax purposes.

d. Any person claiming the benefit of any exclusion, exemption, restriction or limitation to the taxes or fee imposed by this Chapter shall bear the burden of showing that the exclusion, exemption, restriction or limitation is applicable to their claim.

e. Where, before the expiration of the time prescribed for the assessment of any license tax imposed pursuant to state law, both the Town Treasurer and the taxpayer have consented in writing to its assessment after such time, the tax may be assessed at any time prior to the expiration of the period agreed upon. The period so agreed upon may be extended by subsequent agreements in writing made before the expiration of the period previously agreed upon.

f. Notwithstanding Va. Code § 58.1-3903, the Town Treasurer shall assess the local license tax omitted because of fraud or failure to apply for a license for the current license year and the six preceding license years.

Sec. 4-2. Persons subject to business licensing.

a. Except as otherwise provided by this Chapter or by state law, the license taxes or fee imposed by this Chapter are imposed on every person engaged in any business, profession, trade, occupation or calling which has a taxable situs in the Town.

b. Every person shall apply for a license for each business or profession when engaging in a business in the Town if the person has a definite place of business in the Town; or there is no definite place of business anywhere and the person resides in the Town.

Sec. 4-3. Application for license; renewal of license; requirements.

a. Every person required to obtain a license by this Chapter shall make application for any license or licenses to the Town Treasurer. All applications for new licenses or for the renewal of licenses shall be submitted by mail or in person to the Town Treasurer.

b. The Town Treasurer shall furnish the necessary forms which shall be properly filled in with such information as the Town Treasurer may require. Every applicant for a license to conduct any business, profession, trade or occupation under the provisions of this Chapter shall furnish the Town Treasurer the information necessary to assess a license tax or fee on the basis provided by law. Such information shall be furnished in all instances regardless of the amount of gross receipts or type of business.

1. Such information shall be filed as follows:

A. For license tax year 1997 and preceding years, license applications shall be filed on or before January 31 of each year or within seventy-five calendar days of the commencement of the business operation.

B. For the license year commencing January 1, 1998 and the years thereafter, license applications shall be filed on or before March 1 of each year or within seventy-five calendar days of the commencement of the business operation.

2. All license information shall be submitted in writing on forms prescribed by the Town Treasurer and shall include, but not be limited to, the applicant's signature, correct name and trade name, correct mailing address, the correct business address, the nature, type and location of the business, profession, trade or occupation to be pursued, market area to be served, number of persons employed, and a recording of gross receipts for the preceding calendar year.

c. In the event that the filing due date, as set forth in subsection a of this section, or seventy-five days after the commencement of a business falls on a Saturday, Sunday, or legal holiday, then the application required to be filed by subsection a of this section shall be filed no later than the next succeeding day on which the Town Treasurer's office is open.

d. In the event of a failure or refusal to file the required necessary information with the Town Treasurer, the Town Treasurer shall assess such license tax upon the best information he can obtain (adding thereto the penalty prescribed by law).

e. The Town Treasurer may grant an extension of time in which to file an application for a license, for reasonable cause. The extension may be conditioned upon the timely payment of a reasonable estimate of the appropriate tax; the tax is then subject to adjustment to the correct tax at the end of the extension, together with interest from the due date until the date paid and, if the estimate submitted with the extension is found to be unreasonable under the circumstances, with a penalty of ten percent of the portion paid after the due date.

f. Prior to January 1, 1998, upon receipt of the application from the taxpayer the Town Treasurer shall compute the license tax due and bill the taxpayer for such tax. Effective January 1, 1998, the taxpayer shall compute the license tax due and remit payment of such tax and the license application and such information required under subsection b.2. of this section no later than March 1 of the tax year or, in the case of a beginning business, the tax shall be paid within 75 days of the date the business began in the Town of Clifton.

Sec. 4-4. Separate license required for each place of business or office; exception.

A separate license shall be required for each definite place of business and for each business. A person engaged in two or more businesses or professions carried on at the same place of business may elect to obtain one license for all such businesses and professions if all of the following criteria are satisfied: (I) each business or profession is subject to licensure at the location and has satisfied any requirements imposed by state law or other provisions of the ordinances of the Town; (ii) all of the businesses or professions are subject to the same tax rate, or, if subject to different tax rates, the licensee agrees to be taxed on all businesses and professions at the highest rate; and (iii) the taxpayer agrees to supply such information as the Town Treasurer may require concerning the nature of the several businesses and their gross receipts.

Sec. 4-5. Computation of annual license taxes: beginning business; renewal of licenses.

a. Beginning business. Notwithstanding the provisions of section 4-1.c. of this Chapter, every person beginning a business, profession, trade, occupation or calling which is subject to a license tax or fee under the provisions of this Chapter, shall estimate the amount of the gross receipts or gross purchases that the person applying for a license expects to receive between the date of beginning business and the end of the then current license year, and the license tax or fee for the current year also shall be computed on such estimate. Whenever a license tax or fee is computed upon estimated gross receipts or gross purchases, such estimate shall be subject to adjustment by the Town Treasurer at the end of the tax year to reflect actual gross receipts or gross purchases and the Town Treasurer shall give credit for any overpayment on the license tax or fee payable the following year. Similarly, underestimates will be adjusted to reflect actual gross receipts or actual gross purchases and the amount underestimated will be added to the license tax for the succeeding year. License tax shall be levied according to the license fee table set forth under sec. 4-7. or the tax rates established within this Chapter.

b. Renewal of license. The license taxes and fees imposed by this Chapter shall be imposed annually on all phases of any business activity required to be licensed by this Chapter. Except as otherwise provided by this Chapter or by state law, the renewal of the annual license tax for each licensable business activity shall be computed by multiplying annual gross receipts or gross purchases from the preceding calendar year, as established in accordance with sec. 4-1.c., by the tax rate set forth in this Chapter which is appropriate for the type of business, profession, trade, occupation or calling to be licensed.

Sec. 4-6. Situs of gross receipts; apportionment; agreements.

a. Situs. Whenever the tax imposed by this Chapter is measured by gross receipts, the gross receipts included in the taxable measure shall be only those gross receipts attributed to the exercise of a privilege subject to licensure at a definite place of business within the Town. In the case of activities conducted outside of a definite place of business, such as during a visit to a customer location, the gross receipts shall be attributed to the definite place of business from which such activities are initiated, directed, or controlled. The situs of gross receipts for different classifications of business shall be attributed to one or more definite places of business or offices as follows:

1. The gross receipts of a contractor shall be attributed to the definite place of business at which his services are performed, or if his services are not performed at any definite place of business, then the definite place of business from which his services are directed or controlled, unless the contractor is subject to the provisions of Va. Code § 58.1-3715.

2. The gross receipts of a retailer or wholesaler shall be attributed to the definite place of business at which sales solicitation activities occur, or if sales solicitation activities do not occur at any definite place of business, then the definite place of business from which sales solicitation activities are directed or controlled; however, a wholesaler or distribution house subject to a license tax measured by purchases shall determine the situs of its purchases by the definite place of business at which or from which deliveries of the purchased goods, wares and merchandise are made to customers. Any wholesaler who is subject to license tax in two or more localities and who is subject to multiple taxation because the localities use different measures, may apply to the Virginia Department of Taxation for a determination as to the proper measure of purchases and gross receipts subject to license tax in each locality.

3. The gross receipts of a business renting tangible personal property shall be attributed to the definite place of business from which the tangible personal property is rented or, if the property is not rented from any definite place of business, then to the definite place of business at which the rental of such property is managed.

4. The gross receipts from the performance of services shall be attributed to the definite place of business at which the services are performed or, if not performed at any definite place of business, then to the definite place of business from which the services are directed or

controlled.

b. Apportionment. If the licensee has more than one definite place of business and it is impractical or impossible to determine to which definite place of business gross receipts should be attributed under the general rule, the gross receipts of the business shall be apportioned between the definite places of businesses on the basis of payroll. Gross receipts shall not be apportioned to a definite place of business unless some activities under the applicable general rule occurred at, or were controlled from, such definite place of business. Gross receipts attributable to a definite place of business in another jurisdiction shall not be attributed to the Town solely because the other jurisdiction does not impose a tax on the gross receipts attributable to the definite place of business in such other jurisdiction.

c. Agreements. The Town Treasurer may enter into agreements with any other political subdivision of Virginia concerning the manner in which gross receipts shall be apportioned among definite places of business. However, the sum of the gross receipts apportioned by the agreement shall not exceed the total gross receipts attributable to all of the definite places of business affected by the agreement. Upon being notified by a taxpayer that its method of attributing gross receipts is fundamentally inconsistent with the method of one or more political subdivisions in which the taxpayer is licensed to engage in business and that the difference has, or is likely to, result in taxes on more than one hundred percent of its gross receipts from all locations in the affected jurisdictions, the Town Treasurer shall make a good faith effort to reach an apportionment agreement with the other political subdivisions involved. If an agreement cannot be reached, either the Town Treasurer or taxpayer may seek an advisory opinion from the Virginia Department of Taxation pursuant to Va. Code § 58.1-3701; notice of the request shall be given to the other party. Notwithstanding the provisions of Va. Code § 58.1-3993, when a taxpayer has demonstrated to a court that two or more political subdivisions of Virginia have assessed taxes on gross receipts that may create a double assessment within the meaning of Va. Code § 58.1-3986, the court shall enter such orders pending resolution of the litigation as may be necessary to ensure that the taxpayer is not required to pay multiple assessments even though it is not then known which assessment is correct and which is erroneous.

Sec. 4-7. When license taxes and fees payable.

a. All license taxes imposed by this Chapter, except as provided under subsections c or d of this section, shall become due and payable as follows:

1. Beginning businesses. If any person shall begin a business, profession, trade, occupation or calling upon which an annual license tax or fee is imposed under this Chapter after January 1 of each license tax year, then such license tax or fee shall

become due immediately, and payment shall be made within seventy-five calendar days of the time such person commences business.

2. Renewal of license. Notwithstanding subsection a.1., of this section,

A. For license tax year 1997 and preceding years, license taxes on are due and payable on or before April 15;

B. For the license year commencing January 1, 1998 and the years thereafter, payment of the license tax or fee shall be included as part of the annual license application as set forth in section 4-3. of this Chapter. Payment shall be made at the time of submission of the annual license application to the Town Treasurer, but in no circumstance later than March 1 of each year.

b. In the event that the payment due date, as set forth in subsection a of this section, or seventy-five calendar days after the commencement of a business falls on a Saturday, Sunday, or legal holiday, then the required tax or fee required shall be paid on the next succeeding day on which the Town Treasurer's office is open.

Sec. 4-8. Payment by corporations and partnerships.

All licenses issued and license taxes imposed under the provisions of this Chapter upon the gross receipts of a business, trade, occupation or calling conducted by a corporation or partnership shall be issued to and paid by the corporation or partnership, and when so paid, it shall be deemed to discharge 1. the license tax liability of the members of such partnerships insofar as it relates to partnership business or 2. the license tax liability of the employees of such corporations as it relates to the corporation business.

Sec. 4-9. Levy of penalties and interest; waiver of penalties.

a. Levy of penalties. A penalty of ten percent of the tax may be imposed upon the failure to file an application or the failure to pay the tax by the due date established by sec. 4-7. Only the late filing penalty shall be imposed by the Town Treasurer if both the application and payment are late; however, both penalties may be assessed if the Town Treasurer determines that the taxpayer has a history of noncompliance. In the case of an assessment of additional tax made by the Town Treasurer, if the application and, if applicable, the return were made in good faith and the understatement of the tax was not due to any fraud, reckless or intentional disregard of the law by the taxpayer, there shall be no late payment penalty assessed with the additional tax. If any assessment of tax by the Town Treasurer is not paid within thirty days, the Town Treasurer may impose a ten percent late payment penalty. If the failure to file or pay was not the fault of the taxpayer, the penalties shall not be imposed, or if imposed, shall be abated by the

Town Treasurer. In order to demonstrate lack of fault, the taxpayer must show that he acted responsibly and that the failure was due to events beyond his control.

1. "Acted responsibly" means that: a. the taxpayer exercised the level of reasonable care that a prudent person would exercise under the circumstances in determining the filing obligations for the business and b. the taxpayer undertook significant steps to avoid or mitigate the failure, such as requesting appropriate extensions (where applicable), attempting to prevent a foreseeable impediment, acting to remove an impediment once it occurred, and promptly rectifying a failure once the impediment was removed or the failure discovered.

2. "Events beyond the taxpayer's control" include, but are not limited to, the unavailability of records due to fire or other casualty; the unavoidable absence (e.g., due to death or serious illness) of the person with the sole responsibility for tax compliance; or the taxpayer's reasonable reliance in good faith upon erroneous written information from the Town Treasurer who was aware of the relevant facts relating to the taxpayer's business when he provided the erroneous information.

3. In no case will the penalty for failure to file a license application by the date established in sec. 4-3. of this Chapter, nor the penalty for failure to pay the tax by the date established in sec. 4-7. of this Chapter exceed the amount of the tax due.

4. A penalty of ten percent shall be imposed upon any underpayment of the taxes assessable by this Chapter.

b. Levy of interest. Interest shall be charged on the late payment of the tax, or any portion thereof, from the due date until the date paid without regard to fault or other reason for the late payment.

1. Interest will accrue on the sum of the unpaid tax and penalty for the first year at the rate of ten percent and for all following years either at the rate of ten percent per year or at the rate established pursuant to § 6621 of the United States Internal Revenue Code, as amended, whichever is greater. Interest will be computed from the first day following the day on which the tax was payable.

2. No interest shall accrue on an adjustment of estimated tax liability to actual liability at the conclusion of a base year. No interest shall be charged on a late payment, provided the late payment is made not more than thirty days from the due date of the tax.

c. Waiver of penalties. The Town Treasurer may waive any penalty for the failure to file a license application in accordance with sec.

4-3. if such failure was not the fault of the taxpayer. The Town Treasurer may waive any penalty for failure to pay a license tax or fee in accordance with sec. 4-7. if such failure was not the fault of the taxpayer.

Sec. 4-10. Collection of assessments; refunds.

a. Collection of assessments.

1. Taxes and penalties herein provided shall be assessed and collected in the manner provided by law for the enforcement of the collection of other taxes. In addition, upon nonpayment, reasonable attorney's or collection agency's fees may be recovered by the Town, but such fees shall not exceed twenty percent of the delinquent tax bill. However, attorney's fees shall be added only if such delinquency is collected by action at law or suit in equity.

2. No tax assessment shall be delinquent and subject to collection during the pendency of any administrative appeal made to the Town Treasurer in accordance with Va. Code § 58.1-3980, so long as the administrative appeal is filed within ninety days of the date of the assessment. Any such appeal shall be in writing. Any such administrative appeal shall state the factual or legal basis for the appeal, and it shall provide copies of any documents which support the claim. If an administrative appeal has been filed in accordance with this subsection, no tax assessment shall be deemed delinquent and subject to collection for a period of thirty days after the date of the final determination of the appeal by the Town Treasurer. Nothing in this paragraph shall be construed to preclude the assessment or refund, following the final determination of such appeal, of such interest as otherwise may be provided by general law as to that portion of a tax bill which has remained unpaid or was overpaid during the pendency of such appeal and is determined in such appeal to be properly due and owing.

3. The period for collecting any license tax shall not expire prior to the period specified in Va. Code § 58.1-3940, two years after the date of assessment if the period for assessment has been extended pursuant to sec. 4-1.e. of this Chapter, two years after the final determination of an appeal for which collection has been stayed pursuant to sec. 4-11. of this Chapter, or two years after the final decision in a court application pursuant to Va. Code § 58.1-3984 or similar law for which collection has been stayed, whichever is later.

b. Refunds. Except as otherwise provided by this Chapter or by state law, there shall be no refunds of any license tax paid under the provisions of this Chapter.

1. In the event a person permanently ceases to engage in a

business, profession, trade, occupation or calling within the Town during a year for which a license tax has already been paid, that person shall be entitled, upon application, to a refund for that portion of the license tax already paid, prorated on a monthly basis so as to ensure that the licensed privilege is taxed only for that fraction of the year during which it is exercised within the Town. For the purposes of proration, a period of more than one-half of a month (at least sixteen days) shall be considered a full month and a period of less than one-half of a month shall not be counted. However, if a person has obtained a license by payment of a license fee pursuant to sec. 4-7.d. of this Chapter, then no refund shall be allowed.

2. No interest shall be paid on a refund, provided the refund is made not more than thirty days from the date of the payment that created the refund or the due date of the tax, whichever is later.

3. Whenever an assessment of additional or omitted tax by the Town Treasurer is found to be erroneous, all interest and penalty charged and collected on the amount of the assessment found to be erroneous shall be refunded together with interest on the refund from the date of payment or the due date, whichever is later. Interest shall be paid on the refund of any license tax from the date of payment or due date, whichever is later, whether attributable to an amended return or other reason. Interest on any refund shall be paid at the same rate charged under Va Code § 58.1-3916.

Sec. 4-11. Appeals on assessments; rulings.

a. Any person assessed with a license tax or fee as a result of an audit may apply within ninety days from the date of such assessment to the Town Treasurer for a correction of the assessment. The application must be filed in good faith and sufficiently identify the taxpayer, audit period, remedy sought, each alleged error in the assessment, the grounds upon which the taxpayer relies, and any other facts relevant to the taxpayer's contention. The Town Treasurer may hold a conference with the taxpayer if requested by the taxpayer, or require submission of additional information and documents, a further audit, or other evidence deemed necessary for a proper and equitable determination of the application. The assessment shall be deemed prima facie correct. The Town Treasurer shall undertake a full review of the taxpayer's claims and issue a determination to the taxpayer setting forth its position. Every assessment pursuant to an audit shall be accompanied by a written explanation of the taxpayer's right to seek correction and the specific procedure to be followed in the Town (e.g., the name and address to which an application should be directed).

b. Provided a timely and complete application is made, collection

activity shall be suspended until a final determination is issued by the Town Treasurer, unless the Town Treasurer determines that collection would be jeopardized by delay or that the taxpayer has not responded to a request for relevant information after a reasonable time. Interest shall accrue in accordance with the provisions of sec. 4-9., but no further penalty shall be imposed while collection action is suspended. The term "jeopardized by delay" includes a finding that the application is frivolous, or that a taxpayer desires to 1. depart quickly from the locality, 2. remove his property therefrom, 3. conceal himself or his property therein, or 4. do any other act tending to prejudice, or to render wholly or partially ineffectual, proceedings to collect the tax for the period in question.

c. Any person assessed with a local license tax as a result of an audit may apply within ninety days of the determination by the Town Treasurer on an application pursuant to subsection a of this section to the Virginia Tax Commissioner for a correction of such assessment.

The Tax Commissioner shall issue a determination to the taxpayer within ninety days of receipt of the taxpayer's application, unless the taxpayer and the Town Treasurer are notified that a longer period will be required. The application shall be treated as an application pursuant to Va. Code § 58.1-1821, and the Tax Commissioner may issue an order correcting such assessment pursuant to Va. Code § 58.1-1822.

Following such an order, either the taxpayer or the Town Treasurer may apply to the appropriate circuit court pursuant to Va. Code § 58.1-3984. However, the burden shall be on the party making the application to show that the ruling of the Tax Commissioner is erroneous. Neither the Tax Commissioner nor the Virginia Department of Taxation shall be made a party to an application to correct an assessment merely because the Tax Commissioner has ruled on it.

d. On receipt of a notice of intent to file an appeal to the Tax Commissioner under subsection c of this section, the Town Treasurer shall further suspend collection activity until a final determination is issued by the Tax Commissioner, unless the Town Treasurer determines that collection would be jeopardized by delay or that the taxpayer has not responded to a request for relevant information after a reasonable time. Interest shall accrue in accordance with the provisions of sec. 4-9., but no further penalty shall be imposed while collection action is suspended. The term "jeopardized by delay" shall have the same meaning as set forth in subsection b of this section.

e. Any taxpayer may request a written ruling regarding the application of a license tax to a specific situation from the Town Treasurer. Any person requesting such a ruling must provide all the relevant facts for the situation and may present a rationale for the basis of an interpretation of the law most favorable to the taxpayer.

Any misrepresentation or change in the applicable law or the factual situation as presented in the ruling request shall invalidate any such ruling issued. A written ruling may be revoked or amended

prospectively if 1. there is a change in the law, a court decision, or the guidelines issued by the Virginia Department of Taxation upon which the ruling was based or 2. the Town Treasurer notifies the taxpayer of a change in the policy or interpretation upon which the ruling was based. However, any person who acts on a written ruling which later becomes invalid shall be deemed to have acted in good faith during the period in which such ruling was in effect.

Sec.4-12. Records and reports required.

Every person who is assessable with a local license tax shall keep sufficient records to enable the Town Treasurer to verify the correctness of the tax paid for the license years assessable and to enable the Town Treasurer to ascertain what is the correct amount of tax that was assessable for each of those years. All such records, books of accounts and other information shall be open to inspection and examination by the Town Treasurer in order to allow the Town Treasurer to establish whether a particular receipt is directly attributable to the taxable privilege exercised within the Town. The Town Treasurer shall provide the taxpayer with the option to conduct the audit in the taxpayer's local business office, if the records are maintained there. In the event the records are maintained outside the Town, copies of the appropriate books and records shall be sent to the Town Treasurer's office upon demand.

Sec.4-13. Transfer of license.

Licenses may be transferred from one person to another; provided, that no such transfer shall be valid unless and until notice in writing be given to the Town Treasurer. Failure to notify the Town Treasurer of the transfer of the license within seventy-five days of such transfer shall invalidate such license.

Sec. 4-14. License required; penalty for failure to comply with Chapter.

Any person who willfully fails or refuses to apply for any license at the time or times required by this Chapter shall be subject to criminal penalties to the maximum extent permitted by Va. Code § 58.1-3916.1. Any person who makes any false statement with the intent to defraud in connection with any license required by this Chapter shall be subject to criminal penalties to the maximum extent permitted by Va. Code § 58.1-3916.1.

Sec. 4-15. Effect on other licenses.

The annual licenses required by this Chapter are revenue licenses. The requirement to obtain any license required by this Chapter and the issuance of any such license shall be in addition to any regulatory license requirements that may be imposed by law.

Sec. 4-16. through 4-18. [Reserved].

Sec. 4-19. Minimum annual license tax

The minimum annual license tax required by this Chapter shall be \$25.00. No license shall be required by this Chapter where gross receipts do not exceed \$5000.00.

Sec. 4-20. Amusements; license tax rate.

Every person conducting or engaging in any amusement occupations, businesses, trades or callings shall pay an annual license tax of Twenty-six Cents for each One Hundred Dollars of gross receipts. Amusement occupations, businesses, trades or callings include, by way of illustration, but are not limited to, persons who provide or operate:

- Amusement parks
- Amusement rides
- Arcades
- Auditoriums
- Billiard or pool halls
- Bowling alleys
- Coliseums
- Golf courses
- Golf driving ranges
- Marinas
- Miniature golf courses
- Parks, athletic fields
- Petting farms
- Rifle ranges, shooting galleries
- Skating rinks
- Tennis courts
- Theaters
- Zoos, zoological parks

Sec. 4-21. Builders, developers; license tax rate.

Every person conducting or engaging in the business, trade, occupation or calling of improving or developing for sale or rent of any property or structure owned or leased by or otherwise in the control of such builder and developer shall pay an annual license tax of Five Cents for each One Hundred Dollars of gross receipts on the business done within the County.

Sec. 4-22. Business service occupations; license tax rate.

Every person conducting or engaging in business service occupations, businesses, trades or callings shall pay an annual license tax of Nineteen Cents for each One Hundred Dollars of gross receipts. Business service occupations, businesses, trades or callings include, by way of illustration, but are not limited to, persons who provide or operate:

Addressing letters or envelopes
Advertising agent, agency or firm
Agents/Agencies: collection, credit bureau, employment,
tour operator or travel
Airports
Audio-visual studios
Auto damage estimator service
Boarding Horses
Bookbinder
Correspondent (news) establishment or bureau
Data processing, computer service, systems development
Drafting services
Erecting, installing, removing, storing awnings
Impounding lots
Landfill
Lawn development and maintenance
Leasing any kind of tangible personal property
Livery stables
Messenger services
On line computer services, computer time share services
Operating analytical or engineering laboratories
Packing, crating, shipping, hauling or moving goods or
materials.
Paging or beeper communication services
Parking lots, garages
Photo copying, photostating, facsimile copying
Plating or chromiumizing metals or other materials
Polling, tabulating services
Private detectives
Promotional agents or agency
Promoters of arts and craft shows
Protective agency or bodyguard
Public relations counselors
Publicity services, booking agents, concert managers
Realty multiple listing service
Royalty and/or franchise firms
Septic tank cleaning
Sign painting, window lettering, vehicle lettering
Storage of any kind of tangible personal
property
Swimming pool maintenance and management
Telephone answering services
Temporary help services, firms
Title insurance company
Towing services
Tree surgery, trimming, removal
Uniform or linen services
Vehicular, electric, business or commercial advertising

Sec. 4-23. Personal service occupations; license tax rate.

Every person conducting or engaging in any personal service

occupations, businesses, trades or callings shall pay an annual license tax of Nineteen Cents for each One Hundred Dollars of gross receipts. Personal service occupations, businesses, trades or callings include, by way of illustration, but are not limited to, persons who provide or operate:

Ambulance services
Animal grooming
Animal hospital
Auctioneering
Adult and child care services
Cemeteries (except non-profit)
Chartered clubs
Civil marriage celebrant
leasing of any kind of tangible or real property
Day nursery, preschool
Dental laboratory
Diaper services
Extermination services
Fumigating or disinfecting services
Funeral directors, services
Furnishing labor services
Hair care services: barber shops, beauty salons
Hauling, transfer, transport
Health and fitness clubs
House, animal, plant sitting
House cleaning services
Instruction, tutoring, training services or courses
Interior decorating
Janitorial services
Kennels
Laundering, dry cleaning, pressing, dyeing services
Massage practitioners
Notary publics
Nurses registries
Personal care services: manicure, pedicure, tanning, facials
Photographers
Physician registries
Piano tuning
Picture framing, gilding
Press clipping services
Private hospitals (except non-profit corporations)
Private schools (other than religious, non-profit)
Retirement, convalescent, life care resident services (except non-profit corporations)
Sales of money orders, travelers' checks
Scalp treatment establishments
Seamstress services
Tailoring services
Taxi, limousine or bus services
Taxidermists

Turkish, Roman or other like bath or bath parlor
Upholstery and drapery services
U-drive-it companies
Vehicle title services
Wake-up services
Weight management programs
X-ray laboratories

Sec. 4-24. Contractors and contracting; license tax rate.

Every person conducting or engaging in contracting occupations, businesses, trades or callings shall be considered a contractor and shall pay an annual license tax of Eleven Cents for each One Hundred Dollars of gross receipts. For the purposes of this Article, the meaning of the term "contractor" provided by Va. Code § 58.1-3714(B) is incorporated by reference. The provisions of Va. Code § 58.1-3715 relating (i) to licensing exemptions, (ii) to licensing requirements for businesses located outside of the Town which do more than \$25,000 per year in the Town and (iii) to credits for business done in other counties, cities and towns in which a similar tax is paid are incorporated by reference.

Sec. 4-25. Hotels and motels; license tax rate.

Every person operating a hotel, motel or similar business which rents rooms to transients shall pay an annual business license tax of Twenty-six Cents for each One Hundred Dollars of gross receipts.

Sec. 4-26. Professions and professional services; license tax rate.

Every person conducting or engaging in any profession, or professional occupations or businesses shall pay an annual license tax of Thirty-one Cents for each One Hundred Dollars of gross receipts. Professions and professional services means services performed by the following persons and such occupations, and no others as the Department of Taxation may list in the BPOL guidelines promulgated pursuant to Va. Code § 58.1-3701.

Architect
Attorney-at-law
Certified public accountant
Dentist
Engineers
Land surveyor
Surgeons, practitioners of the healing arts (the art or science or group of arts or sciences dealing with the prevention, diagnosis, treatment and cure or alleviation of human physical or mental ailments, conditions, diseases, pain or infirmities.)
Veterinarian

Sec. 4-27. Repair service occupations; license tax rate.

Every person conducting or engaging in any repair service occupations, businesses, trades or callings shall pay an annual license tax of Nineteen Cents for each One Hundred Dollars of gross receipts. Repair service occupations, businesses, trades or callings include, by way of illustration, but are not limited to, persons who repair:

Automobiles, trucks, boats, cycles, recreational vehicles
Aircraft
Apparel
Furniture, upholstery, carpeting, rugs
Guns
Jewelry
Lawnmowers
Leather goods
Locks
Boilers
Machinery or tools: home, business, office, farm, industrial, commercial or road
Major or minor appliances or electronics
Motor vehicle body and paint shops
Reweaving, chair caning
Scales
Shades or blinds
Shoes
Toys
Watches or clocks
Welding or fabricating

Sec. 4-28. Retail merchants; license tax rate.

a. Every person who sells goods, wares or merchandise at retail only and not for resale in any retail merchants' occupations, businesses, trades or callings shall pay an annual license tax of Seventeen Cents for each One Hundred Dollars of gross receipts. Retail merchants' occupations, businesses, trades or callings include, by way of illustration, but are not limited to, persons who sell:

Aircraft or aircraft parts
Animal supplies or feed
Antiques
Apparel
Appliances or electronics
Automobile, trucks, boats, cycles, recreational vehicles or parts
Baked goods
Books, stationery, periodicals
Building materials

Candy or nuts
Catered foods
Cigar, tobacco products
Dairy products
Drugs or convalescent aids
Dry goods
Fabrics
Flowers or plants
Foods or beverages
Fuel or fuel products
Furniture or home furnishings
Furs
Garden or agricultural supplies
General merchandise
Gifts, novelties or souvenirs
Groceries
Hardware
Ice
Jewelry
Livestock
Luggage
Lumber goods
Machinery and equipment
Millinery
Musical instruments
Office, store, appliance or photographic supplies
Optical goods
Paint, glass, wallpaper
Premium stamp suppliers
Prepared foods
Produce
Second hand goods
Sporting goods
Vending machine goods

b. A retail merchant's license, the tax on which would be One Hundred Dollars or more were it issued for the period of one year, may be issued on an installment basis by the Town Treasurer at the request of the licensee.

c. Except as otherwise provided by this subsection, any person who is engaged in business as a retail merchant and as a wholesale merchant shall obtain a license for both business activities. However, any retail merchant who conducts business as a wholesale merchant may elect to do such wholesale business under a retail merchants license by paying license taxes as a retailer on both this retail and wholesale businesses.

Sec. 4-29. Wholesale merchants; license tax rate.

Wholesale merchant means any person (i) who sells to retailers, as set forth in section 4-28., for resale; (ii) who sells at wholesale

to other wholesale merchants; or (iii) who sells at wholesale to institutional, commercial or industrial users. Every person conducting or engaging in any wholesale merchants' occupations, businesses, trades or callings shall pay an annual license tax of Four Cents for each One Hundred Dollars of gross purchases. Wholesale merchants' occupations, businesses, trades or callings include, by way of illustration, but are not limited to, persons who sell:

- Apparel
- Automotive products
- Chemicals
- Coal, coke
- Drugs
- Dry goods
- Electrical, plumbing goods
- Farm products or supplies
- Furniture and house furnishings
- Groceries, foods or beverages
- Hardware
- Jewelry
- Lumber, paint and construction materials
- Machinery, equipment or supplies
- Metals and metal work
- Paper and paper products
- Petroleum and petroleum products
- Sporting goods
- Tobacco and tobacco products, except leaf tobacco
- Waste materials

Sec. 4-30. Money lenders; license tax rate.

Every person conducting or engaging in any of the following money lending occupations, businesses, trades or callings shall pay an annual license tax of Nineteen Cents for each One Hundred Dollars of gross receipts. Money lending occupations, businesses, trades or callings include, by way of illustration, but are not limited to, persons who provide or operate:

- Buying installment receivable
- Chattel mortgage financing
- Consumer financing
- Factor
- Financing accounts receivable
- Industrial loan company
- Installment financing
- Inventory financing
- Loan or mortgage broker
- Loan or mortgage company
- Money lender

Sec. 4-31. Telephone companies; license tax rate.

Every person engaged in business in the Town as a telephone company which is subject to assessment under Chapter 26 of Title 58.1 of the Code of Virginia shall pay an annual license tax of Thirty-eight Cents for each One Hundred Dollars of gross receipts from all sales of goods or services to the ultimate consumer with an exclusion of all receipts from long distance telephone calls.

Sec. 4-32. Heat, light, power and gas companies; license tax rate. Every person furnishing heat, light, power and gas for domestic, commercial or industrial consumption in the Town shall pay an annual license tax of Thirty-eight Cents for each One Hundred Dollars of gross receipts.

Sec. 4-33. Real estate brokers; license tax rate.

Every person licensed and doing business exclusively as a real estate broker with respect to the purchase and/or sale of any real estate shall be subject in calendar years 1993 and 1994 to an annual license tax of One Cent for each One Hundred Dollars of gross receipts in each of those years. In calendar year 1995, every such real estate broker shall pay an annual license tax of Ten Cents for each One Hundred Dollars of gross receipts. In calendar year 1996 and thereafter, every such real estate broker shall pay an annual license tax of Thirty-one Cents for each One Hundred Dollars of gross receipts.

Sec. 4-34. Research and development business; license tax rate.

a. Every person engaged in the business of research and development, designated as principal or prime contractor receiving identifiable federal appropriations as defined in subsection c of this section shall pay an annual license tax of Three Cents for each One Hundred Dollars of such research and development gross receipts.

b. Every person engaged in the business of research and development other than those described in subsection c of this section shall pay an annual license tax of Thirty-one Cents for each One Hundred Dollars of such research and development gross receipts.

c. For the purpose of this article, identifiable federal appropriations shall mean federal funds received for research and development services as defined in the Federal Acquisition Regulations ("FAR") by 48 C.F.R. § 31.205-18(a) for research and development in the areas of 1. computer and electronic systems, 2. computer software, 3. applied sciences, 4. economic and social sciences and 5. electronic and physical sciences.

d. Every person receiving identifiable federal appropriations for research and development who qualify for license taxation under

subsection c of this section shall provide the required documentation to the Town Treasurer no later than January 31 each year confirming the applicability of subsection c. Such documentation will be prescribed by the Town Treasurer and shall show that (I) the person is the principal or prime contractor, and (ii) that all gross receipts subject to taxation under subsection c are federal funds received in accordance with all terms and conditions prescribed by the provisions of this section.

e. The provisions of subsection c of this section shall not apply in cases where documentation required by this section is not submitted in the time and manner prescribed by the provisions of this section.

Sec. 4-35. Consultants and specialized occupations; license tax rate.

Other than Professionals and Professional Services as set forth and taxed under section 4-26. of this Chapter, every person conducting or engaging in any consulting or specialized occupation or business shall pay an annual license tax of Thirty-one Cents for each One Hundred Dollars of gross receipts. Consulting, specialized occupations or businesses include, by way of illustration, but are not limited to, persons who provide or operate:

Accounting services: bookkeeping or tax preparation
Actuary
Analysts: business financial, marketing research or operations
Appraisers
Arborist
Artist
Blue printer
Brokers: stock or investment
Business operations management
Chemists
Commercial inventory, valuation service
Commission merchant
Consultant: business, engineering, financial, labor, tax or transportation
Counselors: family or financial
Designers: landscape, fashion or graphic
Entertainers, performers, musicians, storytellers or clowns
Estimators, measurers or assayers
Insurance claims adjustors
Investment advisory services
Labor arbitrators
Language translators or interpreters
Lecturers
Producers: motion picture, television or radio
Property management services
Public stenographers and recorders
Real estate settlement services

Sculptors
Title abstract companies
Writers or editors

That the provisions of this Ordinance shall become effective January 1, 1997.

That the provisions of prior Ordinance shall remain in force for all assessments made prior to January 1, 1997 and any omitted BPOL tax levies as may be made under such provisions.

That the provisions of prior Ordinance shall expire on January 1, 2000 and be repealed at that time.

CHAPTER 5

NUISANCES

CHAPTER 5

NUISANCES

ARTICLE 1 ANIMALS

5-1 MANNER OF KEEPING ANIMALS.

5-2 KEEPING OF HOGS PROHIBITED.

5-3 KEEPING OF VICIOUS ANIMALS PROHIBITED.

5-4 KEEPING OF REPTILES AND WILD ANIMALS.

5-5 ANIMALS OR POULTRY; LICENSE TO RAISE.

5-6 LICENSE FEE.

5-7 ANIMALS OR POULTRY; SANITARY CONDITIONS FOR RAISING.

ARTICLE 2 (RESERVED)

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5-8 GENERAL PROVISIONS.

5-9 DEFINITIONS AND STANDARDS.

5-10 ADMINISTRATION, AUTHORITY AND DUTIES.

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ARTICLE 5 PUBLIC NUISANCES

5-14 DEFINITIONS.

5-15 PUBLIC NUISANCES PROHIBITED.

5-16 PUBLIC NUISANCES ENUMERATED.

5-17 FILING COMPLAINTS; INSPECTIONS.

5-18 NOTICE TO ABATE NUISANCE.

5-19 ABATEMENT BY TOWN.

5-20 COST OF ABATEMENT.

5-21 WEED AND VEGETATION CONTROL ORDINANCE

ARTICLE 1

ANIMALS ¹

¹Note: County law governs the keeping of animals, dogs and fowl.
See Chapter 2 of Fairfax County Code.

Sec. 5-1. MANNER OF KEEPING ANIMALS.

- a. No person shall keep or maintain any animal in the Town in such manner so as to become a public nuisance or unreasonably disturb the peace, comfort or health of any person within the Town.
- b. The keeping of all animals within the Town shall be subject to all pertinent regulations of the State Health Department, and County Health Officer, and the Fairfax County Code.

Sec. 5-2. KEEPING OF HOGS PROHIBITED.

No person shall keep any live hogs within the Town.

Sec. 5-3. KEEPING OF VICIOUS ANIMALS PROHIBITED.

No person shall keep any vicious animal, whether owned by him or not, on his premises within the Town.

Sec. 5-4. KEEPING OF REPTILES AND WILD ANIMALS.

No person shall keep or maintain any poisonous reptile or wild animal without first having registered such animal or reptile with the County Chief of Police and the Health Officer. The County Chief of Police may prescribe regulations to insure the safe penning or caging of such animals.

Sec. 5-5. ANIMALS OR POULTRY; LICENSE TO RAISE.

- a. Any person engaged in raising or breeding poultry, pigeons, rabbits, hares or guinea pigs for commercial purposes or otherwise shall obtain a Town license.
- b. Each application shall state the number and kind of poultry or animals to be raised and the location of the premises to be used for that purpose.
- c. Such licenses shall only be issued for the raising of animals or poultry in an area zoned as an Agricultural District.*

Sec. 5-6. LICENSE FEE.

Upon payment of a license fee of One Dollar (\$1.00), the Town Clerk shall issue the license for raising poultry or animals if the provisions of this Article are complied with.

Sec. 5-7. ANIMALS OR POULTRY; SANITARY CONDITIONS FOR RAISING.

All persons raising poultry or animals within the Town, whether for commercial purposes or otherwise, shall be required to keep the same at all times in a clean and sanitary condition and free from obnoxious odors.

*Cross reference: As to the Agricultural District, see section 9-2 of this Code.

ARTICLE 2

(RESERVED)

²Decisional law reference: As to disorderly conduct provisions, see Colten v. Kentucky 407 U. S., 104 (1974)

ARTICLE 3

(RESERVED)

ARTICLE 4

NOISE

Sec. 5-8. GENERAL PROVISIONS.

a. Enforcement

Whenever the Town Sergeant or Fairfax County Police Officer (either hereinafter referred to as "Officer") has reason to believe that a violation of any provision of this ordinance or a rule or regulation issued pursuant thereto has occurred, he may give notice of such violation to the person failing to comply with this ordinance and order said person to take such corrective measures as are necessary within a prescribed time thereafter.

Such notice and order shall be in writing and shall be served personally upon the person to whom directed, or if he be not found, by mailing a copy thereof by certified mail to his usual place of abode and conspicuously posting a copy at the premises, if any, affected by the notice and order.

If such person fails to comply with the order issued hereunder, the Officer may institute such actions as may be necessary to terminate the violation, including, if appropriate, obtaining criminal warrants, and applying to courts of competent jurisdiction for such injunctive relief as shall appear proper.

Sec. 5-9. DEFINITIONS AND STANDARDS.

a. Definitions

The following words and phrases, when used in this ordinance, shall, for the purposes of this ordinance, have the meanings respectively ascribed to them in this section, except in those situations where the context clearly indicates a different meaning.

1. Emergency Work

Work made necessary to restore property to a safe condition following a public calamity, or work required to protect persons or property from immediate exposure to danger or for the immediate health, safety, or welfare of the community.

2. Emergency Vehicle

A motor vehicle used in response to a public calamity or to protect persons or property from immediate exposure to danger, or for the immediate health, safety or welfare of the community.

3. Noise Disturbance

Any unreasonably loud and unnecessary noise of such character, intensity and duration as to be detrimental to or disturb the quiet, comfort and repose of any person within the Town of Clifton.

4. Stationary Noise Source

Any equipment or facility, fixed or movable, capable of emitting sound beyond the property boundary of the property on which it is used.

Sec. 5-10. ADMINISTRATION, AUTHORITY AND DUTIES.

a. Administration of the Ordinance.

The provisions of this Ordinance shall be administered and enforced by the Council's duly authorized agent, or the Fairfax County Police.

b. The Council shall have authority to:

1. Issue such orders, rules and regulations as may be necessary to effectuate the provisions of this ordinance; and
2. Perform such other acts as may be necessary to carry out the functions of this ordinance and such other acts as may be specifically enumerated herein.

c. The Town Sergeant and the Fairfax County Police shall have authority to:

Obtain warrants for violations of any of the provisions of this Ordinance and apply to any court of competent jurisdiction for such injunctive relief as shall be necessary to terminate continuing violations of this Ordinance.

Sec. 5-11. PROHIBITED.

a. Loud and Unnecessary Noise

1. It shall be unlawful for any person to make, continue to make, or cause to be made or continued, a noise disturbance within the Town of Clifton.

2. A warrant may be obtained for the violation of any provision of this Ordinance upon the sworn complaint of two persons who are not members of the same household alleging the specific violation complained of, that either or both of the complainant operating a loudspeaker or other sound amplification device in a fixed or movable position exterior to any building, or mounted upon any motor vehicle for the purpose of commercial advertising, giving instructions, information, directions, talks, addresses, lectures, or providing entertainment to any

persons or assemblage of persons on any private or public property, between the hours of 9 p.m. and 6 a.m. the following day.

2. Operating or permitting the use or operation of any radio, receiving set, musical instrument, television, phonograph, or any other device for the production of sound in such a manner as to be plainly audible across property boundaries or through partitions common to two persons within a building or plainly audible at fifty (50) feet from such device when operated within a motor vehicle parked on a public right-of-way or in a public place.
3. Owning, keeping, possessing, or harboring any animal or animals which frequently or habitually howl, bark, meow, squawk, or make such other noise as is plainly audible across property boundaries or through partitions common to two persons within a building.

Sec. 5-12.VARIANCES AND EXEMPTIONS PERMITTED.

a. Emergencies

An exemption from the provisions of this Chapter is granted for noise caused in the performance of emergency work. Nothing in this section shall be construed to permit law enforcement, ambulance, fire, or other emergency personnel to make excessive noise in the performance of their duties when such noise is clearly unnecessary.

Sec. 5-13.PENALTY.

Violations of this ordinance shall be punished by a fine not exceeding \$300 or by imprisonment in the Fairfax County Jail or other place of legal incarceration for not more than 15 days, or by both such fine and imprisonment in the discretion of the court.

ARTICLE 6
PUBLIC NUISANCES

Sec. 5-14.DEFINITION.

As used in this Article:

- a. Public nuisance shall mean any act, thing, occupation, condition or use of property which shall continue for such length of time as to:
 1. Substantially annoy, injure or endanger the comfort, health, repose or safety of the public;
 2. In any way render the public insecure in life or in the use of property;
 3. Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way.

Sec. 5-15.PUBLIC NUISANCES PROHIBITED.

No person shall erect, contrive, cause, continue, maintain or permit to exist any public nuisance within the Town.

Sec. 5-16.PUBLIC NUISANCES ENUMERATED.

Public nuisances affecting health shall include but not be limited to the following acts, omissions, conditions or things:

- a. All decayed, harmfully adulterated or unwholesome food or drink sold or offered for sale to the public.
- b. Carcasses of animals, birds or fowl not buried or otherwise disposed of in a sanitary manner within twenty-four (24) hours after death.
- c. Accumulations of decayed animals or vegetable matter, trash, rubbish, rotting lumber, bedding, packing material, scrap metal or any material whatsoever in which flies, mosquitoes, insects, rats or other vermin may breed.
- d. All stagnant water in which mosquitoes, flies or other insects can multiply.
- e. Privy vaults and garbage cans which are not fly-tight.
- f. All noxious weeds and other rank growth or vegetation.
- g. The escape of smoke, soot, cinders, noxious acids, fumes, gases, fly ash or industrial dust within the limits of the Town in such quantities so as to endanger the health of persons of ordinary sensibilities or to threaten or cause substantial injury to

property or in violation of standards issued by the Environmental Protection Agency.

- h. The pollution of any public well or cistern, stream, lake, canal or other body of water by sewage, or industrial wastes or other substances.
- i. Any use of property, substances or things within the Town emitting or causing any foul, offensive, noisome, nauseous, noxious, or disagreeable odors, effluvia or stenches extremely repulsive to the physical senses of ordinary persons which annoy, discomfort, injure or inconvenience the health of any appreciable number of persons within the Town.

Sec. 5-17.FILING COMPLAINTS; INSPECTIONS.

- a. All complaints alleging the existence of a public nuisance shall be filed with the Clerk.
- b. The Clerk shall within 30 days notify the Town Sergeant, County Health Officer, Building Inspector or other person designated by the Town Council who shall inspect or cause to be inspected the premises and make a written report of his findings to the Mayor. Whenever practicable, the inspecting officer shall cause photographs to be made of the premises and shall file the photographs in the office of the Clerk.

Sec. 5-18.NOTICE TO ABATE NUISANCE.

- a. If the inspecting officer determines that a public nuisance exists on private property and that there is a great and immediate danger to the public health, safety, peace, the Mayor may direct the Town Sergeant or other official designated by him to serve notice on the owner or, if the owner cannot be found, on the occupant or person causing, permitting or maintaining such nuisance and to post a copy of the notice on the premises.
- b. Such notice shall direct the owner, occupant or person causing, permitting or maintaining such nuisance to abate or remove such nuisance within five (5) days. The notice shall state that unless such nuisance is so abated, the Town shall cause it to be abated and will charge the costs to the owner, occupant or person causing, permitting or maintaining the nuisance.

Sec. 5-19.ABATEMENT BY TOWN.

If the nuisance is not abated within the time provided or if the owner, occupant or person causing the nuisance cannot be found, the County Health Officer or other designated official, in case of health nuisances, and the Town Sergeant or other official, in other cases, may cause the abatement or

removal of such public nuisance.

Sec. 5-20.COST OF ABATEMENT.

In addition to any other penalty imposed by this Article for the erection, contrivance, creation, continuance or maintenance of a public nuisance, the cost of abating a public nuisance by the Town shall be collected as a debt from the owner, occupant or person causing, permitting or maintaining the nuisance. If notice to abate the nuisance has been given to the owner, such cost shall be assessed against the real estate as other special taxes.

Sec. 5-21. WEED AND VEGETATION CONTROL ORDINANCE

- a. Definitions. For the purpose of this section, the following words and phrases shall have the meanings respectfully assigned to them by this section.
 1. Owner or Occupier of property includes persons holding title to any land or lot in town; lessees, tenants and principal occupants in the town or agents of persons holding title to such land or lots, having care, custody, control and management of the land or lots and fiduciaries holding title to or having care, custody, control or management of land or lots in the town for others.
 2. Weeds. The word "Weeds" as used in this section shall include any and all offensive and uncontrolled vegetation and/or vegetable growth or economically useless plants of unsightly appearance and wild or uncontrolled growth, standing on land, grass in excess of eight inches in height, unkept bushes, poison ivy, poison oak, and all uncontrolled vegetation and plant growth, but exclude trees and timber, plants, flowers or garden vegetables cultivated as or for landscaping or useful economic purposes.
- b. The owners or occupiers of the property as herein described in the Town of Clifton shall not allow grass, weeds, offensive uncontrolled vegetation and/or other growth as heretofore described to grow on property under their control or ownership to exceed eight inches in height.
- c. Where weeds, grass or other offensive and uncontrolled vegetation or growth as heretofore described shall exceed eight inches in height on any property within the Town of Clifton, and when either a written complaint of the existence of said grass, weeds or vegetation shall be received, or when said grass, weeds or vegetation shall be found on property within the Town of Clifton, the Town Clerk shall immediately notify the owner or occupant of such property and notify him to remove the grass, weeds, or vegetation within ten days of the date of such notice or appear at the next regular meeting of the Clifton Town Council for a hearing and opportunity to explain why such

vegetation should not be abated. Such notification shall be by registered or certified letter sent to the owner and/or occupant of the property at their last known address. If, after diligent inquiry, no address can be found for such owner, the letter herein referred to shall be posted at a conspicuous place on the property.

- d. If the vegetation heretofore referred has not been removed from the property within the ten-day period from the date the letter referred to above has been mailed or the notice posted, the Clifton Town Council, after their next regular Town Council meeting, shall, if due cause has not been given as to why the vegetation shall not be abated, cause removal of such vegetation by its appropriate agent or representative and the cost of said removal and expenses incurred pursuant to the enforcement of this section shall be billed to the owner of the property and, if said bill has not been paid within forty-five days, it shall become a lien on the property to the same extent and effect as a real estate tax and collected by the town as taxes and levies are collected.

CHAPTER 6

SEWERS

ARTICLE 1 GENERAL PROVISIONS

- 6-1 DEFINITIONS.
- 6-2 SANITATION FACILITIES REQUIRED.
- 6-3 USE OF DISPOSAL SYSTEM AFTER MALFUNCTION OR BECOMING UNSANITARY.
- 6-4 DEPOSITING EXCREMENT ON GROUND.

ARTICLE 2 PRIVIES

- 6-5 PIT PRIVIES PROHIBITED; EXCEPTIONS.
- 6-6 WATER CLOSETS.
- 6-7 PRIVIES; SPECIFICATIONS.
- 6-8 INSPECTIONS REQUIRED.
- 6-9 LOCATION OF PRIVY.
- 6-10 MAINTENANCE OF PRIVIES.

ARTICLE 3 SEPTIC TANKS

- 6-11 FLUSH WATER CLOSETS; SEPTIC TANK REQUIRED.
- 6-12 SEPTIC TANKS; PERMIT REQUIRED.
- 6-13 SEPTIC TANKS; SUPERVISION OF INSTALLATION.
- 6-14 SEPTIC TANKS; SUBMISSION OF PLANS, CAPACITY.
- 6-15 SEPTIC TANKS; CAPACITY REQUIRED.

ARTICLE 1
GENERAL PROVISIONS

Sec. 6-2. SANITATION FACILITIES REQUIRED.¹

No owner of any house or other structure used as a human habitation, or other place where human beings congregate or are employed, shall rent, occupy, or lease such structure for occupancy to any person unless and until the house, building or structure has been supplied or equipped with a sanitary water closet, septic tank, or privy for the catching or receiving of human excrement.

Sec. 6-3. USE OF DISPOSAL SYSTEMS AFTER MALFUNCTION OR BECOMING UNSANITARY.

No person, whether he is the owner, tenant, or lessee, shall use, or permit to be used, any premises having an individual sewage disposal system or a pit privy for the disposal of human excrement after the system or pit privy has become malfunctioning or unsanitary.

Sec. 6-4. DEPOSITING EXCREMENT ON GROUND.

No person shall deposit or allow to be deposited any human excrement upon the surface of the ground or any other place where it may endanger a source of drinking water or be accessible to flies, fowl, or animals.

¹County law reference: As to privies generally, see Code of Fairfax County,,1961, Sec. 22-51 to 22-54.

ARTICLE 2

PRIVIES

Sec. 6-5. PIT PRIVIES PROHIBITED; EXCEPTIONS.

- a. No person shall erect, install, or allow to be erected or installed, a pit privy on or after December 31, 1975.
- b. This section shall not prohibit the maintenance of any privy existing on December 31, 1975.

Sec. 6-6. WATER CLOSETS.

A satisfactory flush type water closet may be used if connected with an approved sewer system or an approved septic tank system. Flush type water closets shall meet with the approval of the Health Officer or the Sanitation Officer.

Sec. 6-7. PRIVIES; SPECIFICATIONS.

- a. The excreta disposed in the privy shall not be allowed to fall upon the surface of the ground. All privies shall have a vault or other receptacle provided to contain excreta.
- b. The contents of a privy vault or receptacle shall not be accessible to flies, fowl, or animals at any time.
- c. The seat box of the privy shall be constructed of metal, concrete or sound seasoned lumber, all joints being made tight. The seat box shall be provided with a closely fitting top or cover.
- d. Each seat shall be provided with a self-closing, hinged lid, fastened with two (2) hinges and so arranged as to render the seat box fly-proof.
- e. Proper ventilation shall be provided by a suitably placed ventilator or flue, covered with 16-mesh copper wire screen.
- f. The seat box, vault, and floor shall be covered by a house built of upright boards or other suitable materials securely nailed to two (2)-inch by four (4)-inch timbers. The house shall be provided with a leak-proof roof.

Sec. 6-8. INSPECTIONS REQUIRED.

No building shall be occupied until an inspection is made and approval given by the County Health Department of the pit privy serving the building.

Sec. 6-9. LOCATION OF PRIVY.

- a. No person shall maintain or be allowed to use any privy or other arrangement for the disposal of human excrement which would endanger a source of drinking water supply.

- b. No privy shall be maintained within one hundred (100) feet from any private water supply and twenty-five (25) feet from all property lines.
- c. Privies shall not be located within any building used for human occupancy.

Sec. 6-10.MAINTENANCE OF PRIVIES.

- a. All sanitary privies shall be kept in a clean condition at all times, and so used that all excreta disposed therein shall fall into the vault or receptacle provided for that purpose.
- b. No vault or receptacle shall be permitted to become filled or overflowing.
- c. The privy vault or tank shall be cleaned out at least once weekly or as often as necessary to prevent the contents from filling the tank above two-thirds (2/3) its capacity. Cleaning of the tank shall be done by a contractor licensed by the County.
- d. Chemicals provided by the County Health Department shall be added as often as necessary to liquefy wastes and prevent objectionable odors. Daily washing of the toilet seat and inside of building shall be required. Toilet tissue shall be provided at all times.
- e. The privy shall be maintained in such a way that it will not endanger the public health or create a nuisance.

ARTICLE 3
SEPTIC TANKS

Sec. 6-11.FLUSH WATER CLOSETS; SEPTIC TANK REQUIRED.

- a. Every building or structure where human beings dwell, congregate, or are employed, if equipped with a satisfactory flush water closet, shall not discharge on the ground or into any stream, ditch, or creek, but shall be provided by the owners with an approved septic tank or connected to an approved sewer system. Cesspools shall not be permitted in the Town.
- b. No person shall construct or restore any building or structure where human beings dwell, congregate, or are employed on or after December 31, 1975, unless an approved septic tank is or has been installed or unless connected to an approved sewer system.

Sec. 6-12.SEPTIC TANKS; PERMIT REQUIRED.

No person shall install any septic tank in the Town without first obtaining a permit from the Health Officer or the Sanitation Officer.

Sec. 6-13.SEPTIC TANKS; SUPERVISION OF INSTALLATION.

Septic tank systems shall be installed under the supervision of the Health Officer or the Sanitation Officer. The septic tank system shall be inspected and approved by the Health Officer or the Sanitation Officer before they are permitted to be covered.

Sec. 6-14.SEPTIC TANKS; SUBMISSION OF PLANS; CAPACITY.²

- a. No such permit shall be issued unless an inexpensive, detailed sketch in duplicate on forms prescribed by the Health Officer or Sanitation Officer, showing the exact location in feet and inches of such septic tank, and its relation to the adjacent lot boundaries, local water supply, and existing or proposed buildings is submitted to and approved by the Health Officer or Sanitation Officer.
- b. The Health Officer or Sanitation Officer shall decide the capacity of the septic tank.
- c. The number of feet of sub-soil pipe to be used shall be decided by the Health Officer or Sanitation Officer. In no case shall a fewer number of feet of sub-soil drainage pipe be used than that specified by the Health Officer or the Sanitation Officer. This pipe shall be laid in conformity with specifications of the Virginia State Board of Health.

Sec. 6-15. SEPTIC TANKS; CAPACITY REQUIRED.

The working capacity of any septic tank shall be as follows:

Number of persons:	Working Gallons Capacity:
1-5	450 fluid gals - 12-in. air space
6-9	720 fluid gals - 12-in. air space
10-14	1,000 fluid gals - 12-in. air space
15-20	1,480 fluid gals - 12-in. air space

²County law reference: As to specifications of septic tanks, see Code of Fairfax County, 1961, Sec. 22-44.

CHAPTER 7

VEHICLES

CHAPTER 7

VEHICLES

ARTICLE 1 DEFINITIONS

7-1 DEFINITIONS.

ARTICLE 2 MOTOR VEHICLE LICENSES

7-2 MOTOR VEHICLE LICENSE REQUIRED.

7-3 EXEMPTION FROM ARTICLE.

7-4 LICENSE FEE; PRORATING FEE; DUPLICATES.

7-5 APPLICATION FOR LICENSE; ISSUANCE.

7-6 LICENSE YEAR.

7-7 USE OF LICENSE FEES.

7-8 TRANSFER OF LICENSE.

7-9 CLERK TO MAINTAIN RECORDS.

7-10 DISPLAY OF LICENSE TAG.

7-11 PENALTY.

ARTICLE 1
DEFINITIONS

Sec. 7-1. DEFINITIONS.

a. As used in this Chapter:

1. Motor Vehicle shall mean any vehicle which is self-propelled and shall include, but not be limited to, any automobile, truck, motorized camper, or home, travel trailer, pickup camper, motorcycle or scooter, motorbike, trail bike, or any other power-assisted bicycle.
2. Motorized Camper or Home shall mean a portable dwelling designed and constructed as an integral part of a self-propelled vehicle.
3. Pickup Camper shall mean a structure designed primarily to be mounted on a pickup truck chassis and with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreational and vacation uses.
4. Travel Trailer shall mean a vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation uses, permanently identified travel trailer by the manufacturer.

ARTICLE 2

MOTOR VEHICLE LICENSES

Sec. 7-2. MOTOR VEHICLE LICENSE REQUIRED.

All residents of the Town who own any type of motor vehicles "licensed by the State," or who shall regularly house, keep and use such a motor vehicle in the Town, shall obtain a Town license for each such vehicle.

Sec. 7-3. EXEMPTION FROM ARTICLE.

This Article shall not include any vehicle licensed and owned by the United States government, the Commonwealth of Virginia, or any vehicle held for sale by licensed dealers.

Sec. 7-4. LICENSE FEE; PRORATING FEE; DUPLICATES.

a. The annual fee for the license year to obtain a motor vehicle license shall be as follows:

- | | |
|--|---------|
| 1. All motor vehicles except motorcycles | \$25.00 |
| 2. Motorcycles and scooters | \$18.00 |

The license fee for the transitional year of April 15, 1994 through October 5, 1994 shall be \$12.50 for subsection a.1. and \$9.00 for subsection a.2.

b. When the motor vehicle license is issued after April 1 of any tax year, the annual fee shall be reduced by one-half (1/2) and after July 1 of any tax year, the fee shall be reduced to Two Dollars and Fifty Cents (\$2.50 for motorcycles and Six Dollars (\$6.00) for all other motor vehicles. This subsection shall not apply during the transitional year.

c. In the event that the license tag shall be lost or stolen, a replacement tag shall be issued upon the payment of one-half (1/2) of the license fee as provided in subsections a. and b. hereof.

Sec. 7-5. APPLICATION FOR LICENSE; ISSUANCE.

a. Application for motor vehicle license shall be made to the Clerk.

b. A motor vehicle license shall not be issued if the Clerk has evidence that the payment of all duly assessed and payable personal property taxes upon the vehicle to be licensed (i.e., State registration) has not been paid.

c. Upon payment of the license fee, the Clerk shall issue a license plate for such vehicle.

Sec. 7-6. LICENSE YEAR.

The tax and license year shall be from October 5 through October 4

following. The tax and license transitional year shall be from April 15, 1994 through October 5, 1994.

Sec. 7-7. USE OF LICENSE FEES.

The license fees collected by the Clerk shall be remitted to the Town Treasurer for deposit to the credit of the Town.

Sec. 7-8. TRANSFER OF LICENSE.

- a. Any owner who sells or transfers a registered motor vehicle, previously registered under the provisions of this Article, may have the license and the registration number thereon assigned to another vehicle of like design and titled in such owner's name, upon application to the Clerk on forms providing for the name and address of the applicant, and a description of the motor vehicle for which such license has been issued, as well as a description of the motor vehicle for which such license is to be transferred.
- b. The application shall be accompanied by a fee of One Dollar (\$1.00).

Sec. 7-9. CLERK TO MAINTAIN RECORDS.

The Clerk shall maintain a record of all vehicles licensed by the Town, including the owner's name, number of State and Town licenses, and the number and description of the vehicle.

Sec. 7-10. DISPLAY OF LICENSE TAG.

Any vehicle licensed under this Article shall have the Town License Tag prominently displayed upon such vehicle.

Sec. 7-11. PENALTY.

Any person found guilty of violating any of the provisions of this Chapter shall be fined not more than One Hundred Twenty-Five Dollars (\$125.00) or imprisoned not more than five (5) days, or both, for each such offense.

CHAPTER 8

CIGARETTE TAX ORDINANCE

CHAPTER 8

CIGARETTE TAX ORDINANCE

- 8-1 DEFINITIONS.
- 8-2 LEVY AND RATE.
- 8-3 METHODS OF COLLECTION.
- 8-4 REGISTERED AGENTS.
- 8-5 NOTICE OF INTENTION BY RETAIL DEALERS.
- 8-6 SALE OF CIGARETTES IN VENDING MACHINES; CONTRABAND.
- 8-7 ILLEGAL ACTS.
- 8-8 POWERS OF THE NVCTB.
- 8-9 JEOPARDY ASSESSMENT.
- 8-10 ERRONEOUS ASSESSMENT.
- 8-11 DISPOSAL OF SEIZED PROPERTY.
- 8-12 EXTENSIONS.
- 8-13 PENALTY FOR VIOLATIONS OF CHAPTERS.
- 8-14 EACH VIOLATION A SEPARATE OFFENSE.
- 8-15 SEVERABILITY.

Sec. 8-1. DEFINITIONS.

For the purpose of this Article, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Board shall mean the Northern Virginia Cigarette Tax Board.

Cigarette shall mean and include any roll of any size or shape for smoking, whether filtered or unfiltered, with or without a mouthpiece, made wholly or partly of cut, shredded or crimped tobacco or other plant or substitute for tobacco, whether the same is flavored, adulterated or mixed with another ingredient, if the wrapper or cover is made of any material other than leaf tobacco or homogenized leaf tobacco, regardless of whether the roll is labeled or sold as a cigarette or by any other name.

Dealer shall mean and include every manufacturer, manufacturer's representative, self-wholesaler, wholesaler, retailer, vending machine operator, public warehouseman or other person who shall sell, receive, store, possess, distribute or transport cigarettes within or into the Town.

Package shall mean and include any container, regardless of the material used in its construction in which separate cigarettes are placed without such cigarettes being placed into any container within the package. Packages are those containers of cigarettes from which individual cigarettes are ordinarily taken when they are consumed by their ultimate user. Ordinarily, a package contains twenty (20) cigarettes; however, "package" includes those containers in which fewer or more than twenty (20) cigarettes are placed.

Person shall mean and include any individual, firm unincorporated association, company, corporation, joint stock company, group, agency, syndicate, trust or trustee, receiver, fiduciary, partnership, and conservator. The word "person" as applied to a partnership, unincorporated association or other joint venture means the partners or members, thereof, and as applied to a corporation, shall include all the officers and directors thereof.

Place of Business shall mean and include any place where cigarettes are sold, placed, stored, offered for sale, or displayed for sale or where cigarettes are brought or kept for the purpose of sale, consumption, or distribution, including vending machines, by a dealer within the Town.

Registered Agent shall mean and include every dealer and other person who shall be required to report and collect the tax on cigarettes under the provisions of this Article.

Retailer Dealer shall mean and include every person who, in the usual course of business, purchases or receives cigarettes from any source whatsoever for the purpose of sale within the Town to the ultimate consumer; or any person who, in the usual course of business, owns, leases, or otherwise operates within his own place of business, one or more cigarette vending machines for

the purpose of sale within the Town of cigarettes to the ultimate consumer; or any person who, in any manner, buys, sells, stores, transfers, or deals in cigarettes for the purpose of sale within the Town to the ultimate consumer, who is not licensed as a wholesaler or vending machine operator. Sale or Sell shall mean and include every act or transaction, regardless of the method or means employed, including barter, exchange, or the use of vending machines or other mechanical devices or a criminal or tortious act whereby either ownership or possession, or both, of any cigarettes shall be transferred within the Town from a dealer as herein defined to any other person for a consideration.

Stamp shall mean a small gummed piece of paper or decalcomania used to evidence provision for payment of the tax as authorized by the Northern Virginia Cigarette Tax Board, required to be affixed to every package of cigarettes sold or used within the Town.

Store or Storage shall mean and include the keeping or retention of cigarettes in this Town for any purpose except sale in the regular course of business.

Town shall mean the Town of Clifton, Virginia.

Use shall mean and include the exercise of any right or power over any cigarettes or packages of cigarettes incident to the ownership or possession of those cigarettes or packages of cigarettes including any transaction where possession is given or received or otherwise transferred, other than a sale.

User shall mean any person who exercises any right or power over any cigarettes or packages of cigarettes subject to the provisions of this Article incident to the ownership or possession of those cigarettes or packages of cigarettes or any transaction where possession is given or received or otherwise transferred, other than a sale.

Sec. 8-2. LEVY AND RATE.

In addition to all other taxes of every kind now or hereinafter imposed by law, there is hereby levied and imposed by the Town upon every person who sells or uses cigarettes within the Town from and after the effective date of this Article an excise tax equivalent to five (5) cents for each package containing twenty (20) cigarettes and two and one-half (2 1/2) mills for each cigarette contained in packages of fewer or more than twenty (20) cigarettes sold or used within the Town. The tax shall be paid and collected in the manner and at the time hereinafter prescribed; provided that the tax payable for each cigarette or cigarette package sold or used within the Town shall be paid but once. The tax hereby levied shall not apply to free distribution of sample cigarettes in packages containing five or fewer cigarettes.

Sec. 8-3. METHODS OF COLLECTION.

The tax imposed by this Article shall be evidenced by the use of a stamp and

shall be paid by each dealer or other person liable for the tax under a reporting method deemed by the Board to carry out the provisions of this Article. The stamps shall be affixed in such a manner that their removal will require continued application of water or steam. Each dealer or other person liable for the tax is hereby required, and it shall be his duty, to collect and pay the tax and report separately for packages of twenty (20) cigarettes and packages of cigarettes which contain fewer or more than twenty (20) cigarettes on forms prescribed for this purpose by the Board, (1) the quantity of NVCTB stamped cigarettes sold or delivered to (a) each registered agent appointed by the Board for which no tax was collected, (b) each manufacturer's representative and (c) each separate person and place of business within the Town during the preceding calendar or fiscal month, and, (2) the quantity of NVCTB stamps on hand, both affixed and unaffixed on the first day and the last day of the preceding calendar or fiscal month and the quantity of NVCTB stamps or NVCTB stamped cigarettes received during the preceding calendar or fiscal month, and (3) the quantity of cigarettes on hand to which the NVCTB stamp had not been affixed on the first and last day of the preceding calendar or fiscal month and the quantity of cigarettes received during the preceding calendar or fiscal month to which the NVCTB stamp had not been affixed, and (4) such further information as the Administrator for the Board may require for the proper administration and enforcement of this Article for the determination of the exact number of cigarettes in the possession of each dealer or user.

Each dealer or other person liable for the tax shall file such reports with the Board and pay the tax due to the Board between the first (1st) and twentieth (20th) day after the close of each calendar or fiscal month, and shall furnish a copy of any cigarette tax reports submitted to the Department of Taxation for the previous month.

When, upon examination and audit of any invoices, records, books, cancelled checks, or other memoranda touching on the purchase, sale, receipt, storage or possession of tobacco products taxed herein, any dealer or other person liable for the tax is unable to furnish evidence to the Board of sufficient tax payments and stamp purchases to cover cigarettes which were sold, used, stored, received, purchased or possessed by him, the prima facie presumption shall arise that such cigarettes were received, sold, used, stored, purchased or possessed by him without the proper tax having been paid. The Board shall, from the results of such examination and audit based upon such direct or indirect information available, assess the tax due and unpaid and impose a penalty of ten (10) per cent and interest of three-quarters (3/4) per cent per month of the gross tax due.

The dealer or other person liable for the tax shall be notified by certified mail of such deficiency and such tax, penalty, and interest assessed shall be due and payable within ten (10) days after notice of such deficiency has been issued. Every dealer or other person liable for the tax shall examine each package of cigarettes to ensure that the NVCTB stamp has been affixed thereto prior to offering them for sale.

Any dealer or other person liable for the tax who shall receive cigarettes not bearing the NVCTB stamp shall, within one hour of receipt of such

cigarettes, commence and with all reasonable diligence continue to affix the NVCTB stamp to each and every package of cigarettes until all unstamped packages of cigarettes have been stamped and before offering such cigarettes for sale. Any dealer or other person liable for the tax who has notified the Board that he is engaged in interstate or intrastate business shall be permitted to set aside such part of his stock as may be legally kept for the conduct of such interstate or intrastate business (that is, cigarettes held for sale outside the jurisdiction of the Board) without affixing the stamps required by this Chapter. Any such interstate or intrastate stock shall be kept entirely separate and apart from the NVCTB stamped stock, in such a manner as to prevent the co-mingling of the interstate or intrastate stock with the NVCTB stock. Any dealer or other person liable for the tax found to have had untaxed cigarettes which have been lost, whether by negligence, theft, or any other unaccountable loss, shall be liable for and shall pay the tax due thereon.

It shall also be the duty of each dealer or other person liable for the tax and he is hereby required to maintain and keep for a period of three (3) years, not including the current calendar year, records of cigarettes received, sold, stored, possessed, transferred or handled by him in any manner whatsoever, whether the same were stamped or unstamped, to make all such records available for audit, inspection and examination and to make available at all reasonable times, the means, facilities and opportunity for making such audit, inspection or examination upon demand of the Board.

Sec. 8-4. REGISTERED AGENTS.

Any dealer or other person liable for the tax who shall sell, use, store, possess, distribute or transport cigarettes within, or into the Town, shall first make application to the Board to qualify as a Registered Agent. Such application blank, which shall be supplied upon request, shall require such information relative to the nature of the business engaged in by said applicant as the Board deems necessary. Such applicant shall provide a surety bond to the Board of one hundred and fifty (150) per cent of his average monthly tax liability or fifty thousand (50,000) dollars, whichever is less, with a surety company authorized to do business in the Commonwealth of Virginia. Such bond shall be so written that, on timely payment of the premium thereon, it shall continue in force from year to year. Any applicant whose place of business is outside the Town shall automatically, by filing his application, submit himself to the Board's legal jurisdiction and appoint the Administrator for the Board as his agent for any service of lawful process.

Upon receipt of the properly completed application, and the required surety bond executed, the Board shall issue to said applicant a permit to qualify him as a Registered Agent to purchase, sell, use, store, possess, distribute or transport within or into the Town, NVCTB stamped cigarettes.

Registered Agents shall agree to the reporting and payment requirements placed upon him by this Article and the rules and regulations as from time to time may be promulgated by the Board. In his reporting and payment of the tax, the registered agent shall be allowed a discount, as the Board may

determine not to exceed \$.00175 per package sold or delivered by him. When any registered agent's monthly report and payment of the tax is not received within the dates prescribed, the Board shall disallow any discount taken up to a maximum amount of five hundred (500) dollars, and shall impose a late reporting penalty of ten (10) per cent of the gross tax due or ten (10) dollars whichever is greater, but in no event more than five hundred (500) dollars. The Board may also require such registered agent to provide proof that he has complied with all applicable State laws to legally conduct such business and to file financial statements showing all assets and liabilities. The Board may revoke any registered agent's permit if such bond, as required, is impaired for any reason.

After adoption of this Chapter, dealers or other persons liable for that tax who shall sell, use, store, possess, distribute or transport tobacco products within or into the Town, shall be allowed thirty (30) days to become qualified as a Registered Agent.

Sec. 8-5. NOTICE OF INTENTION BY RETAIL DEALERS.

Retail dealers who shall sell, offer for sale, store, possess, distribute, purchase, receive or transport cigarettes in or into the Town, shall notify the Board, in writing, of the supplier of such cigarettes and the name and address and the Virginia Retail Sales and Use Certificate of Registration number for each separate place of business. Possession of a Virginia State Retail Sales and Use Tax Certificate and, where applicable, both a retail business license and a retail tobacco license issued by the Town for each separate place of business by a retail dealer, shall be considered sufficient written notification to the Board.

No retail dealer, as defined herein, who shall have complied with the provisions of this Chapter and who purchases only tax paid NVCTB stamped cigarettes for each separate place of business shall be required to qualify as a registered agent.

Sec. 8-6. SALE OF CIGARETTES IN VENDING MACHINES; CONTRABAND.

Any cigarettes placed in any coin operated vending machine shall be presumed for sale within the Town. Any vending machine located within the Town containing cigarettes upon which the NVCTB stamp has not been affixed or containing cigarettes placed so as to not allow visual inspection of the NVCTB stamp through the viewing area as provided for by the vending machine manufacturer shall be in violation of this Chapter.

Any cigarettes, coin-operated vending machines, counterfeit stamps, or other property found in violation of this Article shall be declared contraband goods and may be seized by the Board. In addition to any tax due, the dealer or other person liable for the tax possessing such untaxed cigarettes shall be subject to civil and criminal penalties herein provided.

In lieu of seizure, the Board may seal such vending machines to prevent continued illegal sale or removal of such cigarettes. The removal of such seal from a vending machine by an unauthorized person shall be a violation

of this Article. Nothing in this Chapter shall prevent the seizure of any vending machine at any time after it is sealed.

All cigarette vending machines shall be plainly marked with the name, address and telephone number of owner of said machine.

Sec. 8-7. ILLEGAL ACTS.

It shall be unlawful and a violation of this Chapter for any dealer or other person liable for the tax:

- a. To perform any act or fail to perform any act for the purpose of evading the payment of any tax imposed by this Article or of any part thereof, or to fail or refuse to perform any of the duties imposed upon him under the provisions of this Chapter or to fail or refuse to obey any lawful order which may be issued under this Chapter.
- b. To falsely or fraudulently make, or cause to be made, any invoices or reports, or to falsely or fraudulently force, alter or counterfeit any stamp, or to procure or cause to be made, forged, altered or counterfeited any such stamp, or knowingly and willfully to alter, publish, pass or tender as true and false, altered, forged or counterfeited stamp or stamps.
- c. To sell, offer for sale, or authorize or approve the sale of any cigarettes upon which the NVCTB stamp has not been affixed;
- d. To possess, store, use, authorize, or approve the possession, storage or use of any cigarettes in quantities of more than sixty (60) packages upon which the NVCTB stamp has not been affixed;
- e. To transport, authorize, or approve the transportation of any cigarettes, in quantities of more than sixty (60) packages into or within the Town upon which the NVCTB stamp has not been affixed, if they are:
 1. Not accompanied by a bill of lading or other document indicating the true name and address of the consignor or purchaser and the brands and quantity of cigarettes transported; or
 2. Accompanied by a bill of lading or other document which is false or fraudulent in whole or part; or
 3. Accompanied by a bill of lading or other document indicating:
 - A. A consignee or purchaser in another State or the District of Columbia who is not authorized by the law of such other jurisdiction to receive or possess such tobacco products on which the taxes

imposed by such other jurisdiction have not been paid unless the tax of the State or District of destination has been paid and said cigarettes bear the tax stamps of that State or District; or

- B. A consignee or purchaser in the Commonwealth of Virginia but outside the taxing jurisdiction who does not possess a Virginia Sales and Use Tax certificate, a Virginia retail tobacco license and, where applicable, both a business license and a retail tobacco license issued by the local jurisdiction of destination; or
- g. To re-use or refill with cigarettes any package from which cigarettes have been removed, for which the tax imposed has been theretofore paid;
- h. To remove from any package any stamp with intent to use or cause the same to be used after same have already been used or to buy, sell, or offer for sale or give away any used, removed, altered or restored stamps to any person, or to re-use any stamp which had theretofore been used for evidence of the payment of any tax prescribed by this Article or to sell, or offer to sell, any stamp provided herein.

Sec. 8-8. POWERS OF THE NVCTB.

The Board may delegate any of its powers to its Administrator or employees and may adopt regulations regarding the administration and enforcement of the provisions of this Chapter.

The Board shall be granted the following powers:

- a. To assess, collect, and disburse the cigarette tax for each participating jurisdiction;
- b. To audit dealer sales of cigarettes for each participating jurisdiction;
- c. To provide information for criminal prosecution by the Commonwealth's attorneys for each participating jurisdiction;
- d. To designate an Administrator;
- e. To manage the Northern Virginia Cigarette Tax Fund;
- f. To retain an accounting firm to audit its books;
- g. To designate a depository bank or banks;
- h. To contract with member jurisdictions for administrative services;

- i. To hold and convey real and personal property;
- j. To enter into contracts;
- k. To hire, supervise, and discharge its own employees;
- l. To sue and be sued in its own name;
- m. To prescribe the design of a stamp(s); and
- n. To establish different classes of taxpayers and extend varying discount rates.

The Board may employ legal counsel, bring appropriate Court action in its own name to enforce payment of the tobacco tax or penalties owed, and file tax liens against property of taxpayers hereunder.

The Board is authorized to enter into an agreement with the Department of Taxation under which a wholesaler, qualified to purchase Virginia Revenue Stamps, may qualify to purchase Dual Virginia-NVCTB stamps from the Department of Taxation either at its Richmond, Virginia office or its Northern Virginia Branch office.

The Board may appoint certain employees as Tobacco Revenue Agents, who shall be required to carry proper identification while performing their duties and shall have the power to seize or seal any coin operated vending machines, seize any cigarettes, counterfeit stamps or other property found in violation of this Chapter and shall have the power of arrest upon reasonable and probable cause that a violation of this Article has been committed. The Board is authorized to provide its Tobacco Revenue Agents with (1) firearms for their protection; (2) emergency-equipped vehicles while on duty; and, (3) other equipment deemed necessary and proper.

The Board may exchange information relative to the sale, use, transportation or shipment of cigarettes with an official of any other jurisdiction entrusted with the enforcement of the cigarette tax laws of said other jurisdiction.

Sec. 8-9. JEOPARDY ASSESSMENT.

If the Administrator for the Board determines that the collection of any tax or any amount of tax required to be collected and paid under this Article will be jeopardized by delay, he shall make an assessment of the tax or amount of tax required to be collected and shall mail or issue a notice of such assessment to the taxpayer, together with a demand for immediate payment of the tax or of the deficiency in tax declared to be in jeopardy, including penalties and interest. In the case of a current period, for which the tax is in jeopardy, the Administrator may declare the taxable period of the taxpayer immediately terminated and shall cause notice of such finding and declaration to be mailed or issued to the taxpayer together with a demand for immediate payment of the tax based on the period declared terminated and such tax shall be immediately due and payable, whether or not

the terms otherwise allowed by this Chapter for filing a return and paying the tax has expired.

Sec. 8-10.ERRONEOUS ASSESSMENT.

Notices and Hearings in the Event of Sealing of Vending Machines or Seizure of Contraband Property.Any person assessed by the Board with a cigarette tax, penalties, and interest, or any person whose cigarettes, vending machines, and other property have been sealed or seized under process of this Article, who has been aggrieved by such assessment, seizure, or sealing may file a request for a hearing before the Administrator for the Board for a correction of such assessment and the return of such property seized or sealed.

Where holders of property interest in cigarettes, vending machines, or other property are known at time of seizure or sealing, notice of seizure or sealing shall be sent to them by certified mail within twenty-four (24) hours. Where such holders of property interests are unknown at time of seizure or sealing, it shall be sufficient notice to such unknown interest holders to post such notice to a door or wall of the room or building which contained such seized or sealed property. Any such notice of seizure or sealing shall include procedures for an administrative hearing for return of such property seized or sealed as well as affirmative defenses set forth in this section which may be asserted.

Such hearing shall be requested within ten (10) days of the notice of such assessment, seizure, or sealing, and shall set forth the reasons why said tax, penalties and interest and cigarettes, vending machines, or other property should be returned or released. Within five (5) days after receipt of such hearing request the Administrator shall notify the petitioner by certified mail of a date and time for the informal presentation of evidence at a hearing to be held within fifteen (15) days of the date notification is mailed. Any such request for hearing shall be denied if the assessed tax, penalties and interest has not been paid as required or if the request is received more than ten (10) days from first notice to the petitioner of such seizure or sealing. Within five (5) days after the hearing, the Administrator shall notify the petitioner, by registered mail, whether his request for a correction has been granted.

Appropriate relief shall be given by the Administrator if he is convinced by the preponderance of the evidence that the illegal sale or use of such seized cigarettes or vending machine or other property was not intentional on the part of the petitioner, and that said seized cigarettes were in the possession of a person other than the petitioner without the petitioner's consent at the time said cigarettes, vending machines or other property were seized or sealed or that petitioner was authorized to possess such untaxed cigarettes. If the Administrator is satisfied that the tax was erroneously assessed, he shall refund the amount erroneously assessed, together with any interest and penalties paid thereon and shall return any cigarettes, vending machines, or other property seized or sealed to the petitioner. Any petitioner who is unsatisfied with the written decision of the Board may, within thirty (30) days of the date of said decision, appeal such decision

to the appropriate Court in the jurisdiction where the seizure or sealing occurred.

Sec. 8-11.DISPOSAL OF SEIZED PROPERTY.

Any seized and confiscated cigarettes, vending machines or other property used in the furtherance of any illegal evasion of the tax may be disposed of by sale or other method deemed appropriate by the Board after any petitioner has exhausted all Administrative appeal procedures. No credit from any sale of cigarettes, vending machines or other property seized shall be allowed toward any tax and penalties.

Sec. 8-12.EXTENSIONS.

The Administrator, upon finding of good cause, may grant an extension of time to file a tax report upon written application therefore, until the end of the calendar or fiscal month in which any tax report is due hereunder, or for a period not exceeding thirty (30) days. In no case shall a request for an extension of time to file a tax report be granted by the Administrator when such request is not received within the due date for filing such tax report. No interest or penalty shall be charged, assessed or collected by reason of the granting of such an extension. Where such extension is granted beyond the end of the calendar or fiscal month in which any tax report is due, hereunder, interest on the tax at a rate of three-quarters (3/4) of one percent per month shall be charged.

Sec. 8-13.PENALTY FOR VIOLATIONS OF CHAPTERS.

Any persons violating any of the provisions of this Chapter shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one thousand (1,000) dollars or imprisonment for not more than twelve (12) months or by both such fine and imprisonment. Such fine and/or imprisonment shall not relieve any such person from the payment of any tax, penalty, or interest imposed by this Chapter.

Sec. 8-14.EACH VIOLATION A SEPARATE OFFENSE.

The sale of any quantity or the use, possession, storage or transportation of more than sixty (60) packages of cigarettes upon which the NVCTB stamp has not been affixed, nor provision for the tax to be paid, shall be and constitute a separate offense.

Sec. 8-15.SEVERABILITY.

If any section, phrase, or part of this Chapter should for any reason be held invalid by a Court of competent jurisdiction, such decision shall not effect the remainder of the Chapter; and every remaining section, clause, phrase, or part thereof shall continue in full force and effect.

CHAPTER 9

ZONING

CHAPTER 9

ZONING

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ARTICLE 1

THE CONSTITUTION OF THE ORDINANCE

Sec. 9-1. TITLE

Chapter 9 of the Code of the Town of Clifton, Virginia, shall be designated the Zoning Ordinance of the Town of Clifton, Virginia, and may be so cited.

Sec. 9-2. PURPOSE AND INTENT

The Zoning Ordinance of the Town of Clifton, Virginia, is intended to promote the health, safety and general welfare of the public.

To accomplish these ends, the Zoning Ordinance is designed:

- a. to create and maintain conditions under which people and their environment can exist in a productive and enjoyable harmony while fulfilling the social, economic and other requirements of present and future generations;
- b. to maintain a convenient, attractive and harmonious community;
- c. to recognize the needs of agriculture, housing, industry and business in the Town's future growth; and to preserve the historic features of the Town;
- d. to provide residential areas with healthy surroundings for family life;
- e. to protect against destruction of or encroachment upon historic areas or historic structures;
- f. to promote the conservation of natural resources;
- g. to encourage the preservation of stream valleys, steep slopes, lands of natural beauty, dense forestation, scenic vistas, and other similar areas, and to ensure that development in such areas is well controlled;
- h. to protect against the following: overcrowding of land; undue intensity of noise; air and water pollution; undue density of population in relation to available community facilities; obstruction of light and air; danger and congestion in travel and transportation; and loss of life, health, or property from fire, flood, panic or other dangers;
- i. to accomplish all other objectives and exercise all other powers set forth in Article 8 Chapter 11, Title 15.1 of the

Code of Virginia.

Sec. 9-3. SEVERABILITY

Should any section or any provision of this Ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so held to be unconstitutional or invalid.

Sec. 9-4. CONFLICTING ORDINANCES

Whenever any provision of this Ordinance imposes a greater requirement or a higher standard than is required in any State or Federal statute or other Town ordinance or regulation, the provision of this Ordinance shall govern.

Whenever any provision of any State or Federal statute or other Town ordinance or regulation imposes a greater requirement or a higher standard than is required by this Ordinance, the provision of such State or Federal statute or other Town ordinance or regulation shall govern.

Sec. 9-5. MINIMUM REQUIREMENTS

In interpreting and applying the provisions of this Ordinance, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity, or general welfare. It is not the intent of this Ordinance to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use and dimensions of buildings or premises, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of this Ordinance shall govern, except where expressly qualified by this Ordinance.

Sec. 9-6. EFFECTIVE DATE

The Zoning Ordinance of the Town of Clifton, Virginia, as herein presented, was adopted on _____, 1994, and became effective at 1 a.m., on _____, 1994, at which time the Zoning Ordinance of the Town of Clifton, Virginia, as adopted in 1979 and as amended was repealed.

Sec. 9-7. COPY ON FILE

A certified copy of the Zoning Ordinance of the Town of Clifton, Virginia, as may be amended from time to time, shall be filed in the Office of the Clerk to the Town Council.

ARTICLE 2

GENERAL REGULATIONS

Sec. 9-8. TERRITORIAL APPLICATION OF REGULATIONS

The provisions of this Ordinance shall apply to all land and all structures in the incorporated territory of the Town of Clifton, Virginia.

Sec. 9-9. GENERAL EFFECT

No structure shall hereafter be erected and no existing structure shall be moved, altered, added to or enlarged, nor shall any land or structure be used or arranged to be used for any purpose other than that which is included among the uses listed in the following Articles, as permitted in the zoning district in which the structure or land is located, nor shall any land or structure be used in any manner contrary to any other requirements specified in this Ordinance. A structure shall be defined as that which is built or constructed and affixed to the ground, including but not limited to: buildings, including garages; sheds; greenhouses; swimming pools; fences; and the like. A building shall be defined as any structure used or intended for supporting or sheltering any use or occupancy.

Sec. 9-10. USE PERMIT REQUIRED

- a. No person shall: (a) change the use, or permit or cause a change in the use of any existing building; or (b) make any change in the use of non-conforming use; or (c) enlarge any use; or (d) continue any use after a change in the ownership or proprietorship of such use, except a single family dwelling or agricultural use; or (e) occupy or use any building or structure hereafter erected without a Use Permit approved and issued by the Town Council or its agent. Change in ownership shall include any transfer of more than 50% of the stock of the applicant or the sale or lease of more than 50% of the assets of the corporation.
- b. Application for a Use Permit shall be made to the Town Clerk, and the fee for such application shall be \$25.00. The original of the Application for Use Permit and the fee for the Application, \$25.00, shall be delivered to the Town Clerk, and ten copies of the Use Permit Application shall be delivered to the Secretary of the Planning Commission.
- c. Standards for Issuance of a Use Permit. The following minimum requirements must be met prior to issuance of a Use Permit:
 1. Compliance with the zoning district regulations.
 2. Provision of adequate parking.

3. Such other provisions as may be deemed reasonable and necessary by the Town Council to fulfill the purpose and intent of the Zoning Ordinance of the Town of Clifton and the Historic Overlay District.
- d. The Planning Commission shall review the Use Permit Applications and make a recommendation to the Town Council. The Applicant shall post a notice of the application in the Post Office and on the property concerned at least one week before the Planning Commission and Town Council meetings. The Town Clerk shall provide the notice forms to the Applicant. The Applicant or Agent must be present at the hearings before the Planning Commission and Town Council and must provide proof of the notice provided herein.
- e. All use permits and ARB Certificates of Appropriateness shall expire at the end of two years from the date of issuance if construction has not been 100% completed. The Town Council or ARB may renew the use permit or Certificate of Appropriateness.

All use permits and ARB Certificates of Appropriateness issued or approved prior to 6/1/84 shall expire by operation of law on 6/1/86 if construction has not been 100% completed. All approved use permits with respect to a person subject to a business license (BPOL) will expire three (3) months after written notification to the person or persons subject to the business license (BPOL) by the Town Council of non-payment of the BPOL tax, penalties and interest due and payable to the Town.

Sec. 9-11.ZONING MAP

The boundary lines of the zoning districts established herein shall be shown on a map of the Town, a copy of which shall be kept in the office of the Clerk to the Town Council and shall be available for public use and inspection.

Sec. 9-12.ZONING DISTRICT BOUNDARIES

The boundary line of the districts shall be as established and shown on the Zoning Map. The district boundary lines shall be, unless otherwise shown on the Zoning Map or herein described, either the center lines of streets or roads or railroads, or lines parallel or perpendicular thereto, as noted on the Zoning Map. The Zoning Map and all notations, dimensions, and designations shown thereon shall be as much a part of this Chapter as if fully described herein; however, in the case of a conflict between the Zoning Map and the text of the zoning ordinance or its written amendments thereto, the text shall govern.

Sec. 9-13.PARKING

a. Definitions.

1. Off-Street Parking - any space, whether or not required by the provisions of this Ordinance, specifically allotted to the parking of motor vehicles as an accessory use. For the purpose of this Ordinance, such space shall not be located in a dedicated right-of-way, a travel lane, a service drive, nor any easement for public ingress and egress.
2. Gross Floor Area - the sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls. The term "gross floor area" shall include basements; elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural headroom of six feet six inches or more; penthouses, attic spaces, whether or not a floor has actually been laid, providing structural headroom of six feet six inches or more; interior balconies; and mezzanines.

The gross floor area of structures devoted to bulk storage of materials shall be computed by counting each ten feet of height or fraction thereof as being equal to one floor.

The term "gross floor area" shall not include balconies which do not exceed a projection of six feet beyond the exterior walls of the building.

3. Net Floor Area - the sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls and from the centerline of walls separating two or more buildings. In the instance where one or more separate uses are contained within one building, the determination of the net floor area for one use shall be based upon the total horizontal area designated for that use, measured from the interior faces of exterior walls and from the interior faces of walls separating individual uses.

The term "net floor area" shall exclude areas designed for permanent uses such as toilets, utility closets, mechanical and equipment rooms, public and fire corridors, stairwells and elevators. Generally, the amount of total net floor area of a building can be considered to be eighty (80) percent of the total gross floor area of the same building.

b. Non-Conforming Uses.

1. Any non-conforming use or structure which lawfully existed at the time of passage of section 9-13 may be continued only so long as the then existing or a more restricted use continues and such use is not discontinued for more than two years.

2. Any non-conforming use or structure which is rendered non-conforming because of the operation of section 9-13 shall not be enlarged, extended or expanded. Structural alternations may be made to a structure which is non-conforming so long as such alternations do not enlarge, extend or expand such non-conformance. In all cases, state fire regulations must be complied with. Nothing herein shall prevent the strengthening or restoring to a safe and lawful condition of any part of any building declared unsafe by the Fire Marshall or other authorized person.
 3. A non-conforming use changed or altered to a more restricted use or a conforming use may not thereafter be changed back to the original non-conforming use.
- c. Minimum required vehicular off-street parking spaces for uses within the Town.
1. Residential: at least two (2) off-street parking space shall be required for each new residential dwelling unit used solely as a residence.
 2. Restaurant: one (1) off-street parking space for every four customer seats plus one (1) space for every employee on the premises during peak hours of operation shall be required.
 3. Office, retail, and other commercial uses: one (1) off-street parking space for every two hundred and seventy five (275) square feet of gross floor area shall be required where space within a commercial building is to be utilized by one user. In the instance where the building is utilized by more than one user in separately operated office, retail or other commercial space, one (1) off-street parking space for every two hundred and twenty (220) square feet of net floor area shall be required.
 - A. In no event shall calculations based on floor area allow a reduction in required parking below what is needed for the maximum number of employees present at any one time and one (1) space for customer parking except as may be approved by the Town Council in section 9-13.c.3.B. below.
 - B. The Town Council may modify requirements for off-street parking for office, retail and commercial uses other than restaurant use when it can be demonstrated that a particular use, because of its unique type, will not require the number of parking spaces calculated under the provisions of this section. However, in no instance shall the number of parking spaces approved for a given use fall below that needed for one (1) employee and one (1) customer. The applicant/user

shall demonstrate to the Town Council's satisfaction that a parking reduction is warranted.

4. Industrial uses: one (1) off-street parking space for every employee on a major shift, plus one (1) space for every company vehicle and piece of mobile equipment, plus a sufficient number of spaces for all those persons who may be expected to visit the same at any one time, shall be required.
5. Churches: one (1) space for every four seats in the principal place of worship shall be required.
6. Public and quasi public uses, including but not limited to post offices, fire stations, government facilities and parks: one (1) off-street parking space for every employee on the premises at any one time plus one (1) space for every company vehicle and piece of mobile equipment shall be required. Furthermore, additional spaces deemed by the Town Council to be necessary for public parking may be required and will be based upon the type of use and the anticipated need for such parking.
7. For all other uses, including, but not limited to Home Businesses, a sufficient number of off-street vehicular parking spaces shall be required to accommodate the vehicles of all employees of the establishment, plus those of all persons who may be expected to visit the same at any one time. The spaces shall be specified by the use permit issued by the Town Council.
8. One loading space shall be required for all non-residential uses for which daily or weekly deliveries or pick ups are made.
9. All required vehicular off street parking spaces for non-residential structures or uses permitted in the Commercial or Industrial District shall be located on the same lot as the structure or use to which they are accessory or a lot contiguous thereto which has the same zoning classification and is under the same ownership. The Town Council, acting upon a specific use permit application, may authorize an alternative parking arrangement in the Commercial District subject to the following conditions:
 - A. Required off street vehicular parking spaces may be provided cooperatively for two or more commercial structures or uses subject to arrangements that will assure the permanent availability of such spaces to the satisfaction of the Town Council. The amount of such combined space shall equal the sum of the amounts required for the separate uses; provided, however, that

the Town Council may reduce the total number of parking spaces required when it can be determined that the same spaces may adequately serve two or more commercial structures or uses by reason of the hours of operation of such structures or uses.

- B. Required off-street parking for a structure or use in a Commercial District may be located on an adjacent commercial lot under different ownership only if the existing or proposed parking facilities are adjacent and can be considered a natural extension of each other. Pedestrian access to the structure or use for which parking is needed shall be direct, convenient and safe.
10. No off-street vehicular parking for a non residential structure or use permitted in a Commercial or Industrial District shall be located in a Residential District except upon approval of a special exception application by the Town Council. The Town Council may approve such an application but only where the following conditions can be met:
- A. The residentially zoned property in question shall be adjacent to the structure or use for which parking is to be accessory. The proposed parking shall be so configured as to provide convenient direct and safe pedestrian access to the structure or use in question.
 - B. The proposed parking shall not, in and of itself be intended for use as a commercial enterprise.
 - C. Vehicular parking shall not be located closer to any lot line abutting a Residential District than the corresponding distance required for a building set-back on the adjacent residential lot.
 - D. Parking lot lighting shall be implemented so as to minimize glare and other negative impacts on adjacent residential areas.
 - 1. Lighting shall be minimal serving only to provide security for patrons of the structure or use for which parking is accessory.
 - 2. The parking area shall generally be illuminated in accordance with the hours of operation of the structure or use for which it is associated except as specifically approved by the Town Council in conjunction with a special exception.

- E. Parking shall be permitted for vehicles in operating condition only.
 - F. Safe, convenient access to a public street shall be available.
 - G. Off-street parking areas shall be constructed and maintained with a dustless surface.
 - H. The use of residentially zoned land for off-street vehicular parking shall not conflict with the provisions of the Comprehensive Plan, the Historic Overlay Zoning District, the remaining provisions of this Ordinance.
- d. Each automobile parking space shall not be less than 180 square feet in area. The width shall not be less than 8 feet 6 inches.
 - e. Setbacks for all off-street parking areas shall conform to those established herein for buildings, except as may be modified by the use permit.
 - f. In districts other than residential, lighting of off-street parking areas shall be arranged so as not to cause glare onto the abutting or facing land zoned or being used as residential.
 - g. In districts other than residential, off-street parking areas shall be constructed and maintained with a dustless surface.
 - h. Provisions for adequate storm-water drainage shall be made for all off-street parking areas.
 - i. In districts other than residential, signs indicating the location of off-street parking shall be prominently located for the convenience of the public.
 - j. In all districts the parking of junk vehicles in view from public streets shall be prohibited. A junk vehicle shall be defined as any motor vehicle, trailer or semi-trailer which is inoperable and which by virtue of its condition cannot be economically feasibly restored. Any vehicle will be presumed to be a junk vehicle when:
 - (a) valid license plates are not displayed, or license plates have been expired for more than sixty (60) days; or
 - (b) valid state inspection stickers, as required for use of the vehicle, are not displayed, or have been expired for more than ninety (90) days; or
 - (c) the vehicle remains in an inoperable condition for more than ninety (90) days.
 - k. In all districts except commercial and industrial, the parking of commercial vehicles shall be prohibited. A commercial vehicle shall be defined as any vehicle having more than four wheels.

Sec. 9-14.SIGNS

a. Administration

1. No permanent sign shall be erected, altered, relocated or displayed without a Certificate of Appropriateness as issued by the Architectural Review Board (ARB). Such Certificate shall be issued when all requirements of this Article have been met and when ARB approval has been obtained. Existing approved signs, removed for repair, do not require a new Certificate of Appropriateness if repaired sign is exactly the same as the approved original. Any business which relocates, must apply for a new Certificate of Appropriateness for the sign location or new sign design.
2. Signs existing and lawfully placed as of the date of enactment of this section of the ordinance are exempt from the provisions hereof. (Exempt sign). If an exempt sign is removed, except for repair, it shall not be erected, altered, relocated or displayed without compliance herewith.
3. A completed and properly filed application for Certificate of Appropriateness, including filing fee, shall be filed with the Chairman of the ARB on forms furnished by the ARB. Applicant shall include a drawing of the proposed sign which clearly indicates size, color, letter style, message content and a diagram indicating where on the property or building the sign will be located. Applications will be accepted only from the owner(s) or agent of the property on which the sign is to be posted.

b. Permitted Signs

1. Subdivision - One sign per principal street entrance in a subdivision shall be permitted with the sign area, color, height and style to match the existing street signs in the Town. Message content is limited to the name of the street, which shall be approved by the ARB. Such signs shall be placed, relative to the road right-of-way, to match the existing location of approved signs in Town.
2. All Districts
 - A. Freestanding Signs - Permitted signs may be located anywhere on the premises except that they may not project beyond the property line. The top of the sign or any part of the supporting members shall not exceed six (6) feet above the ground unless otherwise approved by the ARB. Exception: Historic markers shall not exceed eight (8) feet above the ground.

- B. Wall Signs - Permitted signs shall be affixed directly on the wall or on a bracket. If on a bracket, the sign shall not project more than eighteen (18) inches from the wall and the lowest part of the sign or bracket shall not be less than 6'-8" from the ground at the sign location.
- C. Memorial Markers - Markers shall not exceed one (1) square foot in area and shall be level with the ground.
- D. Sandwich Board Signs - Permitted signs shall conform to the following:
 - 1. The area of each face shall not exceed six (6) square feet.
 - 2. Sign information shall be permanently affixed and no temporary information is allowed.
 - 3. The sign may be displayed only when the business or businesses are open and shall be stored indoors or in an enclosed area out of view at all other times.
- E. Historic Markers - Markers shall be submitted for approval for size, location, color and message content.
- F. Size - In Residential Districts or Districts being used as Residential, no new sign shall exceed two (2) square feet in area for each property. In all other Districts, no new sign shall exceed twelve (12) square feet for each business owner, however, the ARB may require a smaller size to be in scale with adjacent signs.
- G. Material - All permanent signs shall be made of wood.

c. Prohibited Signs

- 1. All off-site signs, including but not limited to, real estate signs not on the property being advertised, unless otherwise approved by the Town Council.
- 2. Any sign erected on public property which is owned or leased by the Town of Clifton or any other public property, other than those erected at the direction of the Town. These include but are not limited to real estate and political signs. Any such unlawfully erected sign is subject to

immediate removal and disposal by the Town.

3. Any sign displayed on a stationary vehicle when said vehicle is used primarily for the purpose of and serving the function of a sign.
 4. Any sign that violates any provision of any law of the Commonwealth of Virginia relating to outdoor advertising on streets and highways.
 5. Any sign painted directly on a building or structure.
 6. Any flashing sign.
 7. Any sign consisting of illuminated tubing or strings of lights.
 8. Any sign attached to living natural vegetation.
- d. Signs Not Requiring ARB Approval.
1. The changing message content on approved church signs.
 2. Signs erected by the Town of Clifton, the State of Virginia or Fairfax County including, but not limited to, traffic control signs signals, regulatory devices, legal announcements and directional signs.
 3. National, State or local flags or other civic, charitable, educational or philanthropic groups or decorative flags without wording, which can in no way be construed as advertising and which are not otherwise prohibited by any statute or ordinance.
 4. Property address numbers when affixed directly to the building.
 5. Seasonal displays or decorations, not advertising a product, service or entertainment.
 6. Contractors' signs, one per project, during construction or work, not to exceed four (4) square feet in total area and not posted longer than sixty (60) days. Signs posted beyond sixty (60) days require a Certificate of Appropriateness.
 7. Real estate signs for the purpose of advertising the sale or lease of the premises, limited to the following:
 - A. Each property for sale or lease shall be permitted one (1) sign, located anywhere on the property, advertising the sale or lease of said property. Property bordered

by more than one road shall be permitted two (2) signs.

- B. All real estate signs shall include the words "SALE" or "FOR SALE" or "RENT" or "FOR RENT" or some combination of these or similar words in lettering which is clearly legible from the road.
 - C. Size of the sign shall not exceed four (4) square feet. If freestanding, the height shall not exceed six (6) feet.
- 8. Political campaign signs on private property may be erected not more than sixty (60) days prior to the election. Such signs shall be removed within seven (7) days after the election.
 - 9. Signs are permitted on the interior of one window or door per business provided that they cover no more than 20% of the glass area to which they are affixed and that the same signs are not displayed for longer than thirty (30) days. Exception: The 20% requirement may be exceeded for posting of notices such as Certificates of Appropriateness, Use Permits, Building Permits and the like.
 - 10. Entrance and Exit signs and Open and Closed signs containing those words only, as reasonably required, to a maximum area of one (1) square foot.
 - 11. Temporary banners or signs intended to notify the public of special events, not of a recurring nature, may be erected for no more than 45 days upon the specific, written approval of the Town. Any such banner or sign must be removed within seven (7) days following the event announced.
- e. General Regulations
- 1. Illumination. Signs in the Commercial District may be in directly lighted if the source of light is so shielded that it illuminates only the face of the sign.
 - 2. Color and Design. It is the intent of this Article to encourage harmonious and unified signage in the Town. The ARB may require uniformity in sign design regardless of corporate logos or colors.
 - 3. Termination of Sign Permits. Whenever the use of a building or premises by a business is discontinued, signs pertaining to that business shall be removed within a period of thirty (30) days following the vacation of the premises. It shall be the responsibility of the owner of the building or

premises to accomplish such removal.

4. Violations. Violations shall be subject to the provisions of Article 4, Enforcement, of the Zoning Ordinance.

Sec. 9-15. PROHIBITED USES

- a. No mobile home or van shall be occupied on any lot on a permanent basis in any district.
- b. Bookstores dealing in pornographic literature, massage parlors, or similar uses shall not be allowed in any district.

Sec. 9-16. NON-CONFORMING USES AND STRUCTURES

- a. Any non-conforming use or structure which lawfully existed at the time of the passage of this Chapter may be continued and any such existing non-conforming building or structure may be restored or structurally altered provided it shall meet the requirements of this section and all other sections of this Chapter, the Code of the Town of Clifton and other applicable statutes and ordinances.
- b. Alteration, extension or enlargement of non-conforming uses or structures. Changes in non-conforming uses or structures in all Districts shall conform to the following requirements:
 1. Any structure or use of land which is non-conforming because of use shall not be enlarged or extended in any manner whatsoever.
 2. There shall be no structural alterations made to any non-conforming building or structure that is non-conforming because of use. Structural alterations may be made to a building which is non-conforming because it fails to comply with height, area, yard, off-street parking or other like requirements of this Chapter, so long as such alterations do not extend or enlarge the non-conformance. In all cases, state fire regulations must be complied with as to access and fire-resistance of the structure. Nothing herein shall prevent the strengthening or restoring to a safe and lawful condition of any part of any building declared unsafe by the Fire Marshal or other authorized person.
 3. A non-conforming use changed or altered to a more restricted use or a conforming use may not thereafter be changed back to the original non-conforming use.
 4. In the event that there shall be a cessation of operation of any nonconforming use for a period of twenty-four consecutive calendar months, the cessation shall be an abandonment of such non-conforming use. Any subsequent attempt to rely

upon, exercise, or reinstate such abandoned non-conforming use shall be a violation of the terms of this Chapter.

5. Nothing in this Chapter shall require any change in plans, construction, or designated use of a structure or building for which a building permit has been heretofore validly issued if construction has been started and diligently prosecuted at the time of the adoption of this Chapter.
 6. Nothing in this Chapter shall be construed as authorization for or approval of the continuance of the use of a building, structure or premises in violation of any zoning ordinances, rules or regulations in effect immediately preceding the time of the effective date of this Chapter, unless such use ceases to be in violation under the provisions of this Chapter.
- c. Restoration of existing buildings which are non-conforming because of use. Nothing in this Chapter shall prevent the restoration or continuance of a non-conforming building or structure which is non-conforming because of its use and which is partially destroyed by fire, explosion, act of God, or by any public enemy, or the like, if the extent of the destruction be not more than fifty per cent (50%) of the tax appraisal of record of the whole building or structure at the time of the partial destruction. If, however, any such building or structure shall be destroyed in the manner aforesaid to an extent exceeding fifty per cent (50%) of the tax appraisal of record of the whole building or structure at the time of such destruction, then the same may only be reconstructed and thereafter used in such a manner as to conform to all requirements, terms and conditions of this Chapter.
 - d. Restoration of existing buildings which are non-conforming because of reasons other than use. Nothing in this Chapter shall prevent the restoration or continuance of a non-conforming building or structure which is non-conforming because it fails to comply with any height, area, yard, off-street parking or other like requirements of this Chapter, and which is partially destroyed by fire, explosion, act of God, or by any public enemy, or the like, provided that any restoration of any such building or structure shall comply with Paragraph (b) (2) of this section.
 - e. No non-conforming building or structure shall be moved on the same lot or to any other lot which is not properly zoned to permit such non-conforming use.
 - f. Any non-conforming lot which is presently existing or has been approved by the Town Council prior to September 2, 1986, and recorded in the County land records prior to July 1, 1987, of less than one acre, but 10,000 square feet or more, shall be deemed to be a non-conforming lot. On such lot, structures may be erected, developed, rebuilt, restored, structurally altered, reconstructed

or improved provided it shall meet the requirements of this section and all other sections of this Chapter, the Code of the Town of Clifton and all other applicable statutes and ordinances.

- g. Any non-conforming lot which is presently existing or has been approved by the Town Council prior to October 2, 1990 and recorded in the County of Fairfax land records at that time having less than a minimum lot width of one hundred (100) feet or a minimum frontage of sixty (60) feet shall be deemed to be a nonconforming lot. On such lot, structures may be erected, developed, rebuilt, restored, structurally altered, reconstructed or improved provided it shall meet the requirements of this section and all other sections of this Chapter, the Code of the Town of Clifton and all other applicable statutes and ordinances.

Sec. 9-17.LIMITATION ON THE OCCUPANCY OF A DWELLING UNIT

A dwelling unit may be occupied by not more than one (1) family, and such family may consist of not more than one (1) of the following:

- a. One (1) person or two (2) or more persons related by blood or marriage with not to exceed two (2) roomers or boarders, and with any number of natural children, grandchildren, foster children, or adopted children.

A roomer or boarder shall be defined as a person who rents and lives in one or more rooms of a dwelling from a person who owns and occupies the same dwelling for a period of not less than thirty (30) days.

- b. A group of not more than four (4) persons not necessarily related by blood or marriage.
- c. Any other housekeeping unit which may be approved by the Town Council as being compatible with the character of the neighborhood in which it is to be located, provided such housekeeping unit does not exceed ten (10) persons.

ARTICLE 3

ZONING DISTRICTS

Sec. 9-18.ZONING DISTRICTS ESTABLISHED

- a. The Zoning Districts in the Town of Clifton shall be as follows:
 1. Residential District
 2. Agricultural District
 3. Commercial District
 4. Industrial District
- b. The zoning overlay districts in the Town of Clifton shall be as follows:
 1. Historic Overlay District
 2. Floodplain Overlay District

Sec. 9-19.RESIDENTIAL DISTRICT

- a. In a Residential District no building shall be erected, enlarged, or used, and no land shall be used, except for one or more of the following purposes:
 1. Single family dwelling.
 2. Churches, parsonages, community buildings and parks.
 3. Home Businesses.
 4. Private garages and accessory buildings.
 5. Boarding or maintaining of horses on a lot of no less than two (2) acres.
- b. Buildings and structures in Residential Districts shall be regulated as follows:
 1. Minimum lot size: One acre.
 2. Maximum height of building: Thirty-five (35) feet.
 3. Building set-back requirements:

Front: Forty-five (45) feet from centerline of abutting street.

Side: Ten (10) feet from adjoining property lines on either side of a building.

Rear: Twenty-five (25) feet from adjoining property line in the rear of the lot, except corner lots which set-back shall be the same as the side-yard requirement. In no case shall any building or structure be erected, constructed, or enlarged within ten (10) feet of any adjoining property line.

The setback line shall be measured from the closest part of the structure to the property line, including any roof overhang, porch, etc., but excluding any stairway or steps, provided that such stairway or steps do not extend more than four (4) feet beyond any wall of the structure.

Exception: any building shall be required to set back from a street the same distance as the set-back line observed by that one, of the two existing buildings on the immediate adjoining lots on either side, which is nearer to the street centerline. A building may be permitted to set back from the street less than the required set-back to conform to the set-back established by adjacent existing buildings located on that side of the street within the same block.

4. The minimum lot width shall be one hundred (100) feet measured at the front setback line, which width shall continue back to the midpoint of the lot depth.
5. The minimum frontage of a lot shall be sixty (60) feet.
6. Retaining walls may not be erected without a Use Permit issued by the Town Council.
7. Fences may not be erected without the approval of the ARB. Fences six (6) feet or less in height may be erected in any location regardless of the set-back requirement. Fences greater than six (6) feet in height may not be erected in the set-back yard area. Fences may not be erected that exceed eight (8) feet in height or that obstruct safe passage of vehicular traffic or that obstruct necessary sight distances.
8. Garages, tool sheds, and other similar detached accessory structures may be erected on any property, provided that such detached accessory structures, except garages, not exceed one hundred (100) square feet in floor area and provided that such structure shall conform to the set-back requirements as specified for a Residential District. However, accessory

buildings as described above, may be located up to ten (10) feet from the railroad right-of-way and up to ten (10) feet from the rear property line.

9. Apartments, including duplexes, townhouses, and other multi-family or attached dwellings, shall be allowed only by special use permit issued by the Town Council and subject to appropriate and reasonable restriction in order to preserve the historic nature of the Town consistent with the intent and purpose of the Zoning Ordinance and the Historic Overlay District.

c. Definitions

1. Home Business

One or more businesses, for each of which a separate use permit must be obtained, conducted entirely within a dwelling, or operated primarily from said dwelling, or in any structure appurtenant thereto, and which use is ancillary to the primary use of the lot for dwelling purposes provided the following requirements are met for all such businesses:

- A. that the dwelling is the bona fide residence of the owner(s) of the business;
- B. that the total area utilized by all such businesses, regardless of location on the lot, may not exceed 20% to 25% of the gross floor space of the dwelling;
- C. that all such businesses may have no more than one employee on site at any one time, who is not a full time resident of the dwelling;
- D. that so sales of goods, provision of services, pickups or deliveries, or other activities occur in connection with all such businesses which result in visits to the premises by more than six people per day and not to exceed more than two client, customer, pick-up or delivery vehicles, situated on or about the premises at any one time; provided, however, that visits by the public, customers or clients, in numbers greater than six people per day, and the display of merchandise may be permitted on an individual basis for special occasions, such as a sale, fair, or class, as specified on the use permit;
- E. that there be no identification sign or advertising sign for all or any such businesses;
- F. that all such businesses may operate within those hours approved by the Town Council and set forth on the use

permit; provided, however, the hours of business during which clients or customers may visit, or pick-ups and deliveries be made to the premises, are to be not earlier than 8 a.m. and not later than 9 p.m.;

- G. all work and storage in connection with any such businesses must be within a completely enclosed building and screened from public view as noted in the use permit;
 - H. no noxious, dangerous, harmful or offensive dust, odors or fumes shall be generated in connection with any such businesses;
 - I. no dangerous or explosive materials may be stored on the premises in connection with any such businesses;
 - J. that all such businesses be consistent with the purpose and intent of Historic Overlay District and the Town Plan of Clifton.
2. Lot frontage: that dimension of a lot measured along the front street line thereof. The shorter street line of a lot abutting on more than one street shall be deemed to be the front street line thereof, regardless of the location of the principal entrance of a building on the lot.

Sec. 9-20.AGRICULTURAL DISTRICT

- a. The permitted uses in the Agricultural District shall be:
 - 1. Farming, dairy farming, livestock and poultry raising, forestry, floriculture, and other uses commonly classed as agricultural, but not including the maintenance and operation of a commercial greenhouse, the feeding of garbage to animals, the raising of fur-bearing animals as a principal use, or the operation of or maintenance of a commercial stockyard or feed yard.
 - 2. Wayside stands for the sale of products raised on the immediate premises.
 - 3. Boarding horses.
 - 4. If 75% of the land is used for a permitted use set forth in (1) of this paragraph, then only single family detached dwellings and home businesses, as defined in this Chapter, shall be permitted.
- b. The minimum lot size requirement for the Agricultural District shall be five (5) acres.

- c. The height, setback, lot width and frontage restrictions shall be the same as are required in the Residential District, section 9-19.

Sec. 9-21.COMMERCIAL DISTRICT

- a. The permitted uses in a Commercial District shall be:
 - 1. Offices.
 - 2. Retail or wholesale trades and services, but not including any use which requires the accumulation of refuse or junk.
 - 3. Uses permitted in the Residential District.
 - 4. Private Schools.
 - 5. Hotels, restaurants, bed and breakfast inn, and apartments, including duplexes, townhouses, and other multi-family or attached dwellings, shall be allowed only by special use permit issued by the Town Council and subject to appropriate and reasonable restrictions in order to preserve the historic nature of the Town, consistent with the intent and purpose of the Zoning Ordinance and the Historic Overlay District.
- b. The minimum lot size requirement for the Commercial District shall be 10,000 square feet.
- c. The height, lot width, frontage and setback restrictions of the Commercial District shall be the same as are required in the Residential District, section 9-19; except, however that the side yard set-back shall be twenty five (25) feet as a transitional yard where the Commercial District side yard property line abuts a parcel zoned and developed residential.

Sec. 9-22.INDUSTRIAL DISTRICT

- a. The permitted uses in the Industrial District shall be:
 - 1. Manufacturing and assembly, provided that:
 - A. all work and storage is within a completely enclosed building and screened from public view;
 - B. no noxious, dangerous, harmful or offensive dust, odors or fumes shall be generated.
 - C. no dangerous or explosive materials are stored on the premises;
 - D. no noise generated by said manufacturing shall exceed 85 decibels as measured at the lot boundaries;

E. no substances generated by said manufacturing shall pollute the waters or waterways.

2. Uses permitted in the Commercial and Residential Districts.

b. The minimum lot size requirement for the Industrial District shall be 20,000 square feet.

c. The height, setback, lot width and frontage restrictions shall be the same as are required in the Residential District, section 9-19.

Sec. 9-23 HISTORIC OVERLAY DISTRICT

a. Purpose. The Historic Overlay District is created for the purpose of promoting the general welfare, educational, and recreational pleasure of the public through the perpetuation of the historic nature of the Town and to maintain the historical, architectural and cultural significance of the Town.

b. District boundaries. The Historic Overlay District shall cover all land within the boundaries of the Town.

c. Prohibitions. No structure shall be erected, reconstructed, restored or have the exterior altered in the District until a Certificate of Appropriateness for the work has been approved by the Architectural Review Board (ARB), following the procedures set forth below; nor shall any building in the District be demolished, razed, relocated or moved until a Certificate of Appropriateness has been approved by the ARB. However, a Certificate of Appropriateness will not be required if the structure being erected, constructed, reconstructed, restored, demolished, razed or altered does not exceed 100 square feet in size. No sign and/or fence shall be erected or modified in the District until a Certificate of Appropriateness has been approved by the ARB.

d. Architectural Review Board.

1. The Architectural Review Board (ARB) shall be established for the purpose of administering the provisions of the Historic Overlay District. The ARB shall be composed of five (5) or seven (7) voting members appointed by the Town Council, who shall be residents of the Town of Clifton, with a demonstrated knowledge of and interest in the preservation of historical and architectural landmarks. It is recommended that the composition of the ARB be as follows:

A. At least one member shall be a certified architect;

B. At least one member shall be a lawyer with membership in the Virginia Bar;

- C. At least one member shall be a member of the Town Council;
 - D. The other members shall be drawn from the interested citizens at large.
2. Members shall serve for a term of two years, and members may be reappointed to succeed themselves.
 3. The members of the ARB shall elect a Chairman who shall call the meetings of the ARB when needed. All members shall be notified at least five days in advance of the meeting. All meetings shall be open to the public.
 4. A quorum shall consist of three members and shall be required for consideration of any matter. Any action taken shall require the affirmative vote of a majority of the members present at the meeting.
 5. Members shall not vote on any action in which their financial interests or those of their immediate family are directly involved.
 6. The ARB shall keep records of their proceedings and such records shall be made available to the public upon request to the Chairman.
- e. Powers and duties of the ARB. The powers and duties of the ARB shall be as follows:
1. To hear and decide on the issuance of Certificates of Appropriateness for the erection, reconstruction, restoration, or exterior alteration of any building in the District.
 2. To hear and decide on the issuance of Certificates of Appropriateness for the demolition, razing, relocation or moving of any building in the District.
 3. To hear and decide on the issuance of Certificates of Appropriateness for signs.
 4. To formulate recommendations concerning the use of markers for historic sites and buildings.
 5. To cooperate with and enlist the assistance of the Fairfax County History Commission, the Virginia Landmarks Commission, the National Trust for Historic Preservation, and other interested parties in efforts to preserve, restore, and conserve historic, architectural and/or aesthetic landmarks, buildings, sites or areas in the Town.

- f. Application. Application for a Certificate of Appropriateness shall be filed with the Chairman of the ARB on a form designed by the Chairman. Unless waived by the ARB, the Application shall contain at least: (1) a plat plan; (2) a statement of the proposed use; (3) the name of the proposed user; (4) the name of the owner of the property; (5) a statement of the estimated time of construction; (6) design sketches showing all exterior views of the building and any site development with all materials indicated; and (7) a plan showing exterior signs, graphics and lighting to establish location, size, and type of materials. The Chairman shall have the power to request reasonable additional information. The applicant shall be required to post a notice of the application on the premises in a place clearly visible from the street and at the Clifton Post Office at least five days prior to the ARB hearing. The form of the notice shall be set forth by the Chairman of the ARB. A fee of \$10.00 shall be paid with each application filed before work on the structure has started. A fee of \$25.00 shall be paid with each application filed after work on the structure has started. At least eight (8) copies of the application shall be filed.
- g. The ARB shall review each application for a Certificate of Appropriateness promptly upon its receipt of the same. In reviewing applications for the erection, construction, reconstruction, remodeling, exterior alteration or restoration of a building or structure, the ARB shall not consider interior arrangement, features not subject to any public view, and shall not make any requirements except for the purpose of preventing developments architecturally incompatible with the historic aspects of the Historic Overlay District. The ARB shall consider the following in determining the appropriateness of architectural features:
1. the exterior architectural features, including all signs, which are subject to public view from a public street way or place;
 2. the general design, arrangement, texture, material, and fenestration of the proposed building or structure and the relation of such factors to similar features of buildings or structures in the immediate vicinity of the historic landmarks within the Historic Overlay District;
 3. the extent to which the building or structure would be harmonious with or architecturally incompatible with the historic district or historic landmarks;
 4. the extent to which the building or structure will preserve or protect historic places and areas of historic significance in the Town;

5. the extent to which the building or structure will promote the general welfare of the Town and all citizens by the preservation and protection of historic places and areas of historic interest in the Town;
 6. the standards and recommendations for development as set forth in the staff proposal for the Clifton Historic Overlay District.
- h. In reviewing the application for a Certificate to raze or demolish any building or structure in the historic district, the ARB shall review the circumstances and the condition of the structure or part proposed for demolition and shall report its finding based on consideration of any or all of the following criteria:
1. Is the building of such architectural or historical interest that its removal would be to the detriment of the overall historic nature of the district?
 2. Is the building of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?
 3. Would retention of the building help preserve and protect the historic character of the district?
- i. In reviewing an application for a Certificate to move or relocate any building or structure in the Historic District, the ARB shall consider the following criteria:
1. Would the proposed relocation have a detrimental effect on the structural soundness of the building or structure?
 2. Would the proposed relocation have a detrimental effect on the historical aspects of other buildings in the Historic Overlay District?
 3. Would relocation provide new surroundings that would be harmonious with or incongruous to the historical and architectural aspects of the structure or building?
 4. Would relocation of the building help preserve and protect a historic place or area of historic interest in the Town?
- j. The ARB, on the basis of the information received from the applicant and from its general background and knowledge, and upon application of the appropriate criteria set forth in Paragraphs g, h, and i above, shall approve, approve with modifications, or disapprove the application. If the ARB disapproves the application, it shall, within three days, so notify the applicant in writing of the reasons for the disapproval.

- k. Any person aggrieved by any decision of the ARB may appeal such decision to the Town Council, provided such appeal is filed with the Clerk to the Town Council within ten (10) days of the ARB's decision. The Town Council shall hear the appeal within thirty (30) days of the filing of the appeal. The ARB may present its reasons for its decisions at the appeal. The Town Council may affirm, reverse, or modify the decision of the ARB.

- l. Any person or persons jointly or severally aggrieved by any decision of the Town Council or any officer, board or agency of the Town may appeal such decision to the Circuit Court of Fairfax County for review by filing a petition at law setting forth the alleged illegality of the action of the Town Council, provided such petition is filed within thirty (30) days after the final decision is rendered by the Town Council. The filing of said petition shall stay the decision of the Town Council pending the outcome of the appeal to the Court, except that the filing of such petition shall not stay the decision of the Town Council if such decision denies the right to raze or demolish any building or structure in the Historic District.

- m. In addition to the right of appeal set forth in Paragraphs k and l above, the owner of a building or structure in the Historic District shall, as a matter of right, be entitled to raze or demolish such building or structure, provided that:
 - 1. he has applied to the ARB for such right;
 - 2. the owner has for the period of time set forth in the time schedule below and at a price reasonably related to its fair market value, made a bona fide offer to sell such landmark, building or structure, and the land pertaining thereto, to the Town, to any person, firm, corporation, or to any department, officer, agency, board of government of the Federal, State, or local governmental body, which gives reasonable assurance that it is willing to preserve and restore such landmark, building, or structure and the land pertaining thereto or described; and,
 - 3. that no bona fide contract, binding upon all parties thereto shall have been executed for the sale of any such landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule below. Any appeal which may be taken to the Court from the decision of the Town Council, whether instituted by the owner or by any other proper party, notwithstanding the provisions heretofore stated relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to above. No offer to sell

shall be made more than one (1) year after a final decision by the Town Council, but thereafter, the owner may renew his request to the Town Council to approve the razing or demolition of the historic landmark, building, or structure. The time schedule for offers to sell shall be as follows:

- A. Three (3) months when the offering price is less than twenty-five thousand dollars (\$25,000.00);
- B. Four (4) months when the offering price is twenty-five thousand dollars (\$25,000.00) or more, but less than forty thousand dollars (\$40,000.00);
- C. Five (5) months when the offering price is forty thousand dollars (\$40,000.00) or more, but less than fifty-five thousand dollars (\$55,000.00);
- D. Six (6) months when the offering price is fifty-five thousand dollars (\$55,000.00) or more, but less than seventy-five thousand dollars (\$75,000.00);
- E. Seven (7) months when the offering price is seventy-five thousand dollars (\$75,000.00) or more, but less than ninety thousand dollars (\$90,000.00);
- F. Twelve (12) months when the offering price is ninety thousand dollars (\$90,000.00) or more.

ARTICLE 4

ENFORCEMENT

Sec. 9-24.ENFORCEMENT

This Ordinance shall be enforced by the Town Council or its duly designated agent. If the Town Council or its agent finds that any of the provisions of this Ordinance are being violated, they shall notify in writing the owner of the property and the occupant of the property of the nature of the violation and shall allow a reasonable time for correction of the violation.

Notice to the owner shall be sufficient if sent by certified or registered mail, postage prepaid, to the address of the owner indicated in the current tax records of Fairfax County. Notice to the occupant shall be sufficient if sent by certified or registered mail, postage prepaid, to the property.

In the event that the violation is not corrected, then the Town Council or its agent may bring legal action to insure compliance with the provisions, including, but not limited to, injunction, abatement, or other appropriate action or proceeding.

Sec. 9-25.VIOLATIONS AND PENALTIES

- a. Any person, whether owner, lessee, principal, agent, employee, or otherwise, who violates any of the provisions of this Ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who erects any building or uses any building or uses any land in violation of any detailed statement or plan submitted by him and approved under the provisions of this Ordinance, shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to a fine of up to One Thousand Dollars (\$1,000.00). Each day that a violation continues shall be deemed a separate offense.
- b. Any building erected or improvements constructed contrary to any of the provisions of this Ordinance and any use of any building or land which is conducted, operated or maintained contrary to any of the provisions of this Ordinance shall be and the same is hereby declared to be unlawful.
- c. The Town Council or its agent may initiate injunction, mandamus, or any other appropriate action to prevent, enjoin, abate or remove such erection or use in violation of any provision of this Ordinance. Such action may also be instituted by any citizen who may be aggrieved or particularly damaged by any violation of any provisions of this Ordinance.
- d. Upon its becoming aware of any violation of any provisions of this Ordinance, the Town Council or its agent shall serve notice of such violation on the person committing or permitting the same,

and if such violation has not ceased within such reasonable time as the Town Council or its agent has specified in such notice, it shall institute such action as may be necessary to terminate the violation.

- e. The remedies provided for in this section are cumulative and not exclusive and shall be in addition to any other remedies provided by law.

ARTICLE 5

ZONING AMENDMENTS

Sec. 9-26.ZONING AMENDMENTS

- a. The Town Council may amend this Chapter by amending the text thereof, or by changing any district boundary shown on the Zoning Map as adopted.
- b. An amendment shall be initiated by other than the Town Council in the following manner:
 1. By the filing with the Council of a petition of the owners or their agents of the land to be rezoned, which petition shall be sworn to under oath and acknowledged before a Notary Public.
 2. Said petition shall be on a standard form entitled "Application for Zoning Map Amendment" and shall be accompanied by a fee of one hundred and fifty dollars (\$150.00).
- c. A public hearing shall be held by the Planning Commission on any such petition, as provided by state law. The Planning Commission shall report to the Council its recommendations with respect to the proposed amendment stating its reasons either for or against said amendment.
- d. A public hearing shall be held by the Town Council on any such petition, as provided by state law.
- e. Upon denial by the Council of any petition for rezoning of property filed pursuant to the above procedure, no further petition concerning any or all of the same property for amendment to the same zoning category as applied for in the petition denied shall be filed by the previous applicant within nine months of such denial.

ARTICLE 6

ZONING APPEALS

Sec. 9-27. BOARD OF ZONING APPEALS

The Board of Zoning Appeals (BZA) is established to vary specific terms of the Ordinance to the ends that the intent of the provisions may be effected, and to perform such other duties as are set forth in Article 8, Chapter 11, Title 15.1 of the Code of Virginia, and those duties as set forth in the provisions of this Ordinance as it exists and as it may be amended.

The BZA shall consist of five (5) or seven (7) residents of the Town, and the members shall be appointed by the Circuit Court of Fairfax County. Their terms of office shall be for five years, except that original appointments shall be made for such terms that the term of one member shall expire each year. The secretary of the BZA shall notify the court at least thirty days in advance of the expiration of any terms of office, and shall also notify the court promptly if any vacancy occurs. Appointments to fill vacancies shall be only for the unexpired portion of the term, and members may be reappointed to succeed themselves. Members of the Board shall hold no other public office in the Town, except that one may be a member of the local planning commission.

The Board shall keep a full public record of its proceedings and shall submit a report of its activities to the Town Council at least once each year. For the conduct of any hearing and the taking of any action, a quorum shall be not less than a majority of all the members of the Board.

- a. Application. An application for a variance or other request shall be filed with the secretary of the BZA on a form designated by the secretary. Unless waived by the BZA, the application shall contain at least (1) the name and address of the applicant, (2) the location and owner of the property, (3) a plat of the property, (4) a statement of the section of the Ordinance for which a variance is requested, (5) a statement of the justification for the requested variance.

ARTICLE 7

FLOOD PLAIN CONTROLS AND
ESTABLISHMENT OF THE FLOOD PLAIN DISTRICT

Sec. 9-28. GENERAL PROVISIONS

a. Purpose and Intent

In furtherance of the zoning powers, purposes and jurisdiction provided for by sections 15.1-486, 15.1- 489, and 15.1-490 Code of Virginia 1950, as amended, these regulations are created to provide for safety from flood and other dangers; to protect against loss of life, health, or property from flood or other dangers; and to preserve and protect floodplain in as natural state as possible for the preservation of wildlife habitats, the maintenance of the natural integrity and function of the streams, for the protection of water quality, and for the promotion of a zone for ground water recharge. This Ordinance supersedes and replaces Chapter 10 (Flood Plain Controls and the Establishment of the Flood Plain District) in the Town of Clifton Ordinances.

b. Administration

1. The provisions of this Ordinance shall apply to all land within a floodplain. The floodplain limits shown on the Zoning Map shall be used as a guide; provided, however, than only those land areas which meet the definition of floodplain shall be subject to the provisions of this Ordinance.
2. The Town of Clifton will administer this Ordinance, with the assistance of Fairfax County's Director of Environmental Management, hereinafter referred to as the Director.
 - A. All uses, activities, and development occurring within any floodplain district shall be undertaken only upon the issuance of a Use Permit. Such development shall be undertaken only in strict compliance with the provisions of the Ordinance and with all other applicable codes and ordinances, such as the Virginia Uniform Statewide Building Code and the Town of Clifton Subdivision Regulations.
 - B. Prior to the issuance of any such permit, the Planning Commission shall require all applications to include compliance with all applicable state and federal laws. Prior to any proposed alteration or relocation of any channels or of any watercourse, stream, etc., within this jurisdiction a permit shall be obtained from the U. S. Corps of Engineers, the Virginia Department of

Environmental Quality, and the Virginia Marine Resources Commission (a joint permit application is available from any of these organizations). Furthermore, notification of the proposal shall be given by the applicant to all affected adjacent jurisdictions, the Department of Conservation and Recreation (Division of Soil and Water Conservation) and the Federal Insurance Administration.

- C. As a part of the review of all Use Permit Applications, The Town of Clifton shall review all proposed uses to determine if the land on which the proposed use may be located is in a floodplain, and may refer such applications to the Director for review. The Director may, in appropriate cases, require further information from the applicant including, but not limited to, an engineering study of the floodplain. The Director shall prepare a report to the Town of Clifton including his recommendations and rationale for submission. Any expenses incurred by the Town of Clifton and/or the Director in the review of applications will be paid by the applicant(s).
3. Any decision of the Town of Clifton regarding the use in a floodplain shall be based on consideration of at least all of the following factors:
- A. Type and location of the proposed structure and/or use
 - B. Access to site
 - C. Frequency and nature of flooding
 - D. Nature and extent of any proposed grading or fill
 - E. Impact of proposal on the floodplain on properties upstream and downstream
 - F. Potential of proposal to cause or increase flooding or to jeopardize human life
 - G. Impact of the proposed use on the natural environment and on water quality
4. All applications for development in the floodplain district and all building permits issued for the floodplain shall incorporate the following information:
- A. For structures to be elevated, the elevation of the lowest floor (including basement).

- B. For structures to be floodproofed (non-residential only), the elevation to which the structure will be floodproofed.
- C. The elevation of the one hundred (100)-year flood.
- D. Topographic information showing existing and proposed ground elevations.

c. Description of Districts

- 1. Basis of Districts: The various floodplain districts shall include areas subject to inundation by waters of the one hundred (100)-year flood. The basis for the delineation of these districts shall be the Flood Insurance Study (FIS) for the Town of Clifton prepared by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, dated May 2, 1977, as amended.

- A. The Floodway District is delineated, for purposes of this ordinance, using the criterion that certain areas within the floodplain must be capable of carrying the waters of the one hundred (100)-year flood without increasing the water surface elevation of that flood more than one (1) foot at any point. The areas included in this District are specifically defined in Table of the above-referenced Flood Insurance Study and shown on the accompanying Flood Boundary and Floodway Map or Flood Insurance Rate Map.

- B. The Flood-Fringe District shall be that area of the one hundred (100)-year floodplain not included in the Floodway District. The basis for the outermost boundary of the District shall be the one hundred (100)-year flood elevations contained in the flood profiles of the above-referenced Flood Insurance Study and as shown on the accompanying Flood Boundary and Floodway Map or Flood Insurance Rate Map.

- 2. Overlay Concept:

- A. The Floodplain Districts described above shall be overlays to the existing underlying districts as shown on the Official Zoning Ordinance Map, and as such, the provisions for the Floodplain Districts shall serve as a supplement to the underlying district provisions.

- B. Any conflict between the provisions or requirements of the Floodplain Districts and those of any underlying district, the more restrictive provisions and/or those pertaining to the Floodplain Districts shall apply.

C. In the event any provision concerning a Floodplain District is declared inapplicable as a result of any legislative or administrative actions or judicial decision, the basic underlying provisions shall remain applicable.

d. Official Zoning Map

The boundaries of the Floodplain Districts are established as shown on the Flood Boundary and Floodway Map and/or Flood Insurance Rate Map which is declared to be a part of this ordinance and which shall be kept on file at the Town of Clifton offices.

e. District Boundary Changes

The delineation of any of the Floodplain Districts may be revised by the Town of Clifton where natural or man-made changes have occurred and/or where more detailed studies have been conducted or undertaken by the U. S. Army Corps of Engineers or other qualified agency, or an individual documents the need for such change. However, prior to any such change, approval must be obtained from the Federal Insurance Administration.

Sec. 9-29. USES

a. Permitted Uses

The following uses and topographic improvements, as qualified below by the Use Limitations in section 9-29.b., may be permitted in a floodplain if, and only if, upon a determination of the Town of Clifton that such use is permitted in the zoned district in which located, and that the use is in accordance with the provisions of this Ordinance and the standards and criteria set forth in the current Fairfax County Public Facilities Manual.

1. Any use within a minor floodplain. As set forth in the definition of floodplain, a minor floodplain is a floodplain which has a drainage area greater than 70 acres but less than 360 acres.
2. Agricultural uses such as general farming, pasture, grazing, outdoor plant nurseries, horticulture, viticulture, truck farming, forestry, sod farming, and wildcrop harvesting; providing, however, that such use does not require the approval of a Building Permit or require major fill. All uses permitted by this paragraph shall be operated in accordance with a conservation plan prepared in accordance with the standards on the Northern Virginia Soil and Water Conservation District.
3. Residential uses accessory to dwellings such as play areas,

lawns, play courts, trails, gardens, patios, and decks, which do not require major fill or more than 100 square feet of paved area.

4. Community, commercial and public recreational uses consistent with the Town of Clifton Plan and Historic District Overlay, such as picnic grounds, parks, wild life and nature preserves, and hiking, bicycle and equestrian trails. This paragraph shall not be deemed to permit any paved tennis or play courts, or any use requiring the approval of a Building Permit or requiring major fill.
5. Unpaved off-street parking and loading areas including aisles and driveways which do not exceed 5000 square feet in area, which will have one (1) foot or less depth of flooding and which will not require major fill.
6. Where approved by the Town of Clifton, railroad track and roadway floodplain crossings meeting VDOT and/or Fairfax County design requirements and where any additional rise in water surface will not have an adverse effect upon the floodplain and/or will be set aside in an easement.
7. Public and private utility lines, and all public uses and public improvements performed by or at the direction of the Town of Clifton, or may be required by the Town of Clifton, to include but not be limited to channel improvements and erosion control, reservoirs, storm water management and best management practice facilities and similar uses provided the installation of such facilities is accomplished with appropriate easements or agreements and with the minimum disruption to the floodplain.

All new and replacement water supply and sanitary sewage systems in the Flood Plain District shall be designed, located and constructed so as to minimize or eliminate flood damage, infiltration of flood waters into the system, and discharge from the sewage system into flood waters. All new and replacement gas and electrical systems shall be designed, located, and constructed so as to minimize or eliminate flood damage.

8. Additions or permitted accessory structures to single family dwellings constructed prior to May 2, 1977, subject to the following conditions:
 - A. The estimated cost of the addition or permitted accessory structure is less than fifty (50) per cent of the assessed value of the existing structure.
 - B. The lowest part of the lowest floor of any such structure may be constructed less than eighteen (18)

inches above the 100-year flood level provided it is determined that there is less than one (1) per cent chance of flooding the structure in any given year, i.e., the structure is higher than the 100-year flood level.

C. As may be required by the Town of Clifton and/or the Director, the applicant and owners shall sign a "hold harmless" agreement holding the Town of Clifton and/or Fairfax County harmless from all adverse effects which may arise as a result of the construction and establishment of the proposed use within the floodplain. Such an agreement shall be recorded among the land use records of Fairfax County.

D. No major fill is required.

9. Topographic improvements which do not require major fill.

In addition, the provisions set forth above which exclude uses requiring a Building Permit shall not apply when such Building Permit is required for structures such as retaining walls, fences, ramps, or trail bridges.

b. Use Limitations

All permitted use in a floodplain shall be subject to the following provisions:

1. All new construction in the floodplain, except as may be permitted by section 9-29.a. above, is prohibited.
2. Except as may be permitted by sections 9-29.a.6. and 9-29.a.7. above, any construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level calculated in accordance with the provisions of the Fairfax Public Facilities Manual.
3. Except as permitted by section 9-29.a.8. above, the lowest elevation of the lowest floor of any proposed addition or permitted accessory to a dwelling shall be eighteen (18) inches or greater above the water surface elevation of the 100-year flood level calculated in accordance with the provisions of the Fairfax Public Facilities Manual.
4. No building shall be erected on any land in the floodplain and no change shall be made to any land in the floodplain, including any change to the course, width, or elevation of any natural or other drainage channel, in any manner that

will obstruct, interfere with, or change the drainage of such land, taking into account land development that may take place in the vicinity under the provisions of this Ordinance, without providing adequate drainage in connection therewith as determined by the Town of Clifton and/or the Director in accordance with the provisions of the Fairfax Public Facilities Manual.

5. No structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as defined in the Fairfax Public Facilities Manual is provided.
 6. Stable vegetation shall be protected and maintained in the floodplain.
 7. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain.
 8. For uses other than those enumerated in sections 9-29.a.2. and 9-29.a.3. above, the applicant shall demonstrate to the satisfaction of the Town of Clifton and the Director the extent to which:
 - A. There are no other feasible options available to achieve the proposed use; and
 - B. The proposal is the least disruptive option to the floodplain; and
 - C. The proposal meets the environmental goals and objectives of the adopted Comprehensive Plan for the subject property.
 9. Nothing herein shall be deemed to prohibit the refurbishing, repair, or reconstruction of the structure for an existing dwelling or building that is a Historic Structure as defined in section 9-30 below, if such actions do not change its status as a Historic Structure, or is located within the Clifton Historic District, provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code and section 9-16 of the Town of Clifton Zoning Ordinances.
 10. Nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the Town of Clifton.
- c. Yard Regulations for Lots Having Area in Floodplain.
No dwelling or portion thereof shall be located closer than fifteen (15) feet in horizontal distance to the

edge of a floodplain, except the Town of Clifton and the Director may approve the locations of dwellings closer than fifteen (15) feet to a permanent water surface of any appropriately designed impoundment. For the purpose of this Ordinance, the fifteen (15) feet in horizontal distance shall be deemed a minimum required yard.

- d. Recreational vehicles placed on sites within the floodplain must be on the site for fewer than 45 consecutive days, and must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. Section 9-15 of the Ordinance prohibits the permanent occupation of mobile homes or vans in any Zoning District.
- e. Trailered boats placed on sites within the floodplain must be on the site for fewer than 45 consecutive days, and the trailers must be fully licensed and ready for highway use.

Sec. 9-30. DEFINITIONS

- a. Base Flood/One-Hundred Year Flood - A flood that, on the average, is likely to occur once every 100 years (i.e., that has a one (1) percent chance of occurring each year, although the flood may occur in any year).
- b. Base Flood Elevation (BFE) - The Federal Emergency Management Agency designated 100 year water surface elevation plus eighteen (18) inches.
- c. Development - Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, the placement of manufactured homes, streets, and other paving, utilities, filling, grading, excavation, mining, dredging, drilling operations, or storage of equipment or materials.
- d. Flood - A general and temporary inundation of normally dry land areas.
- e. Flood-Prone Area - Any land area susceptible to being inundated by water from any source.
- f. Floodplain - Those land areas in and adjacent to streams and watercourses subject to continuous or periodic inundation from flood events with a one (1) percent chance of occurrence in any given year (i.e., the 100-flood frequency event) and having a drainage area greater than seventy (70) acres. For the purposes of administering this Article, minor floodplains shall be those floodplains which have a drainage area greater than 70 acres but

less than 360 acres.

- g. Floodway - The designated area of the floodplain required to carry and discharge flood waters of a given magnitude. For the purposes of this Ordinance, the floodway shall be capable of accommodating a flood of the one hundred (100)-year magnitude.
- h. Freeboard - A factor of safety usually expressed in feet above a flood level for purposes of floodplain management.
- i. Historic Structure - Any structure that is:
 - 1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
 - 2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - 3. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
 - 4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - A. By an approved state program as determined by the Secretary of the Interior or
 - B. Directly by the Secretary of the Interior in states without approved programs.
- j. Major Fill For the purpose of this Article, major fill shall be deemed to be any fill, regardless of amount, in an area greater than 5000 square feet, or any fill in excess of 278 cubic yards in an area of 5000 square feet or less. The combined and cumulative area of any fill and pavement permitted in this Article shall not exceed an area of 5000 square feet for all uses on a lot.
- k. New Construction - For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

1. Start of Construction - The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration on any wall, ceiling, floor, or other structural part of a building, whether or not the alteration affects the external dimensions of the building.

- m. Recreational Vehicle - A vehicle which is:
 1. built on a single chassis;
 2. 400 square feet or less when measured at the largest horizontal projection;
 3. designed to be self-propelled or permanently towable by a light duty truck; and
 4. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational camping, travel, or seasonal use.

- n. Substantial Damage - Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

- o. Substantial Improvement - Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage" regardless of the actual repair work performed. The term does not, however, include either: (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or (2) any alteration of a "historic structure," provided that the alteration

will not preclude the structures continued designation as a "historic structure."

Sec. 9-31.VARIANCES: FACTORS TO BE CONSIDERED

In passing upon applications for Variances, the Board of Zoning Appeals shall satisfy all relevant factors and procedures specified in other sections of the zoning ordinance and consider the following additional factors:

- a. The danger to life and property due to increased flood heights or velocities caused by encroachments. No variance shall be granted for any proposed use, development, or activity within any Floodway District that will cause any increase in the one hundred (100)-year flood elevation.
- b. The danger that materials may be swept on to other lands or downstream to the injury of others.
- c. The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions.
- d. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owners.
- e. The importance of the services provided by the proposed facility to the community.
- f. The requirements of the facility for a waterfront location.
- g. The availability of alternative locations not subject to flooding for the proposed use.
- h. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
- i. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
- j. The safety of access by ordinary and emergency vehicles to the property in time of flood.
- k. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site.
- l. The repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

- m. Such other factors which are relevant to the purposes of this ordinance. The Board of Zoning Appeals may refer any application and accompanying documentation pertaining to any request for a variance to any engineer or other qualified person or agency for technical assistance in evaluating the proposed project in relation to flood heights and velocities, and the adequacy of the plans for flood protection and other related matters.

Variations shall be issued only after the Board of Zoning Appeals has determined that the granting of such will not result in (a) unacceptable or prohibited increases in flood heights, (b) additional threats to public safety, (c) extraordinary public expense; and will not (d) create nuisances, (e) cause fraud or victimization of the public, or (f) conflict with local laws or ordinances.

Variations shall be issued only after the Board of Zoning Appeals has determined that variance will be the minimum required to provide relief from any hardship to the applicant.

The Board of Zoning Appeals shall notify the applicant for a variance, in writing, that the issuance of a variance to construct a structure below the one hundred (100)-year flood elevation (a) increases the risks to life and property and (b) will result in increased premium rates for flood insurance.

A record shall be maintained of the above notification as well as all variance actions, including justification for the issuance of the variations. Any variations which are issued shall be noted in the annual or biennial report submitted to the Federal Insurance Administrator.

CHAPTER 10
SUBDIVISION ORDINANCE

CHAPTER 10

SUBDIVISION ORDINANCE

ARTICLE 1 TITLE, POLICY AND PURPOSES

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ARTICLE 1

TITLE, POLICY AND PURPOSES

Sec.10-1. TITLE

Chapter 10 of the Code of the Town of Clifton, Virginia shall be designated the Subdivision Ordinance of the Town of Clifton, Virginia, and may be so cited.

Sec.10-2. POLICY AND PURPOSES

It is hereby declared to be the policy of the Town of Clifton to consider the subdivision of land as subject to the power of the Town of Clifton to implement the Comprehensive Plan. This Ordinance is adopted for the following purposes:

- a. To establish subdivision standards, procedures and reviews for the Town of Clifton, Virginia.
- b. To guide and facilitate the orderly, beneficial growth of the community by assuring the orderly subdivision of land and its development.
- c. To promote the public health, safety, convenience, comfort, prosperity and general welfare within the Town.
- d. To preserve the historic features of the Town of Clifton.
- e. To encourage to the extent possible the preservation of such environmental features as existing tree cover, steep slopes, streams and floodplains.

ARTICLE 2

ADMINISTRATION

Sec.10-3. ADMINISTRATOR

The Planning Commission is hereby delegated the authority and the power by the Town Council of Clifton to administer this Ordinance.

Sec.10-4. DUTIES

The Planning Commission shall perform its duties as regards subdivisions and subdividing in accordance with this Ordinance and Article 7 of the Virginia Planning Act.

Sec.10-5. ADDITIONAL AUTHORITY

In addition to the regulations herein contained for the platting of

subdivisions, the Planning Commission may, from time to time, establish any reasonable additional administrative procedures deemed necessary for the proper administration of this Ordinance.

ARTICLE 3

DEFINITIONS

Sec.10-6. ADEQUATE DRAINAGE

Adequate drainage of surface water means the effective conveyance of storm and other surface waters through and from the development site and the discharge of such waters either into a natural watercourse, i.e., a stream with incised channel (bed and banks), or into a drainage facility of sufficient capacity without adverse impact either upon the land over which the waters are conveyed or upon the watercourse or facility into which such waters are discharged.

Sec.10-7. BEST MANAGEMENT PRACTICES (BMP'S)

A technique, or combination or techniques, that is determined by a state or designated area wide planning agency to be the most effective practicable means of preventing or reducing the amount of pollution generated by non-point sources to a level compatible with those water quality goals adopted by Fairfax County for the Occoquan Reservoir. Such techniques may include, but not be limited to, volume control measures incorporated into the stormwater management system (i.e. standard detention pond facilities modified in design to reduce the release rate of detained stormwater, percolation trenches, natural open space), porous pavement, creation of marsh/wetland areas, provision of vegetative strips for sheet flow and programs for parking lot vacuuming and street sweeping.

Sec.10-8. COMMISSION

The Town of Clifton Planning Commission

Sec.10-9. CONSTRUCTION PLANS

Any drawing required by the Town of Clifton Planning Commission which may be used in the processing of record plats or for the construction of any phase of on-site or off-site improvements. These include but are not limited to site plans, grading plans, plans and profiles and cross sections.

Sec.10-10.DRIVEWAY

That space or area of a lot measuring a minimum of ten (10) feet in width that is specifically designated and reserved for the movement of motor vehicles within a lot, between two lots in the case of a shared driveway, or from a lot to a public street.

Sec.10-11.FRONTAGE

A lot shall be deemed to have frontage if it is contiguous to a public street and has a width of sixty (60) feet at the public street right-of-way.

Sec.10-12.LOT

For the purposes of this Ordinance the term lot shall mean a parcel of land, tract or plot of land however designated, which is to be used, developed, sold, conveyed or built upon as a single unit.

Sec.10-13.LOT CONSOLIDATION

The joining of two or more separate lots of record into a smaller number of lots.

Sec.10-14.STREET

A strip of land intended primarily for vehicular traffic and providing the principal means of access to three or more lots, parcels, tracts or plots of land, and which may include sidewalks, trails, sewers, and other storm drainage facilities and public utilities.

Sec.10-14.STREET, ARTERIAL

Streets that provide service to trips of moderate length at higher levels of travel mobility than a collector street. Arterial streets do not penetrate identifiable neighborhoods. A minor arterial street serves intra-urban trips between smaller geographic areas. Such a facility is designed with greater emphasis on traffic movement or services than it is on providing access to abutting land. A principal arterial street carries the major portion of trips entering and leaving an urban area as well as the majority of through movements desiring to by-pass a central town or city. The concept of service to abutting land is subordinate to the provision of travel service to major traffic movements.

Sec.10-15.STREET, COLLECTOR

A street which provides for principal internal movements at moderate operating speeds within residential developments, neighborhoods and commercial or industrial districts. It also provides the primary means of circulation between adjacent neighborhoods and can serve as a local bus route. A collector street functions to distribute trips from arterials to local and other collector streets. Conversely, it collects traffic from local streets and channels it into the more intensively used arterial system. The collector street provides for the dual purpose of land access and local traffic movement. In line with its dual function, there must be continuity in the pattern of these streets.

Sec.10-16.STREET, LOCAL

A street which primarily provides direct access to residential, commercial, industrial, or other abutting property. The local street system includes

all facilities not classified as a principal arterial, minor arterial or collector street. Overall operating speeds are low in order to permit frequent stops or turning movements to be made with maximum safety. Service to through traffic movement is deliberately discouraged.

Sec.10-17.STREET, PRIVATE

A street providing sole access to three or more lots, and which is not or cannot be accepted into the State of Virginia Highway System.

Sec.10-18.STREET, PUBLIC

A platted street, dedicated for the use of the general public and paved in order that every person has the right to pass and to use it at all times for all purposes of travel, transportation and parking to which it is adapted and devoted.

Sec.10-19.SUBDIVIDE

To divide or redivide any tract, parcel or lot of land into two or more parts including condominium development or condominium conversion where there is any division or redivision of real property.

Sec.10-20.SUBDIVIDER

A person or his agent who has applied for approval of or has duly recorded a plat for the subdivision of a tract of land.

Sec.10-21.VDOT

An abbreviation for the Virginia Department of Transportation.

ARTICLE 4

APPROVAL OF PLATS AND PLANS

Sec.10-22.PLATTING REQUIRED

Any owner or developer of any tract of land situated within the town limits who subdivides the same shall cause a plat of such subdivision, with reference to known or permanent monuments, to be made and recorded in the office of the clerk of Fairfax County. No such plat of subdivision shall be recorded unless and until it shall have been submitted, approved and certified by the Planning Commission in accordance with the regulations set forth in this Ordinance. No lot shall be sold in any such subdivision before the plat shall have been recorded. Nor shall any building be erected or sold upon such lot before the plat shall have been recorded.

Sec.10-23.PLAT PREPARATION

Every such plat shall be prepared by a surveyor or engineer duly licensed by the State of Virginia, who shall endorse upon each plat a certificate signed by him setting forth the source of the title of the land subdivided, and the

place, of record of the last instrument in the chain of title. When the plat is of land acquired from more than one source of title, the outlines of the several tracts shall be indicated upon such plat, within an inset block, or by means of a dotted boundary line upon the plat.

Sec.10-24.NO ONE EXEMPT

No person, owner or corporation shall subdivide any tract of land that is located within the Town, except in conformity with the provisions of this Ordinance.

ARTICLE 5

FILING OF PLATS AND PLANS - GENERAL

Sec.10-25. FILING OF PLATS

Whenever any subdivision of land is proposed, and before any permit for clearing, grading or any other construction shall be granted, the subdivider or his agent shall apply in writing to the Planning Commission for the approval of a preliminary subdivision plat and submit the number of copies of the plat as required by the Commission's administrative procedures ten days before the next scheduled meeting of the Planning Commission and submit one copy to the Town Clerk. Upon receipt of a plat and payment of fees, the Planning Commission shall, at its next regularly scheduled meeting, with the subdivider present, make a determination whether the plat is officially accepted for review.

- a. If the proposed subdivision is a resubdivision, if it adjusts an existing boundary line, or if a consolidation of lots is proposed, the applicant/subdivider or his agent shall apply in writing as outlined in section 10-25 above, and submit the number of copies of the plat as required by the Commission's administrative procedures in the time period outlined in section 10-25 above. See also ARTICLE 16.

Sec.10-26.FEES

- a. There shall be a charge for the examination and approval or disapproval of every plat and plan reviewed by the Planning Commission. At the time of filing the preliminary plat, subdivision construction plans, and final plats, the subdivider shall pay the Treasurer of the Town of Clifton, Virginia an initial review and inspection fee deposit in accord with the Fairfax County Fee Schedule. At the time for plat approval, an accounting will be made and any Town review costs exceeding fees paid will be paid prior to approval. Subsequent to approval, any excess fees paid will be refunded. Subdivision construction plan review and site inspection fee accounting will be made prior to bond release. In the event the Planning Commission deems it necessary to retain a consultant, an engineer or an inspection agency in connection with its review of any of the above

submissions, the subdivider shall be responsible for those costs incurred by the Planning Commission.

Sec.10-27.NOTICE

- a. After the Planning Commission officially accepts the plat for review, a hearing date shall be set to consider testimony regarding the plat.
- b. The subdivider shall be advised of the date of the hearing.
- c. The provision of notice shall be the responsibility of the subdivider. The subdivider shall be required to notify all owners of property contiguous to and across the street or road from the parcel to be subdivided. Such notice shall provide information on the proposed subdivision and shall provide the date of the scheduled hearing. This notification must be to a minimum of ten (10) property owners within the Town other than the owner of the parcel to be subdivided and must be to those who own property closest to the parcel to be subdivided.
- d. The Tax Map reference number shall be included in the notice sent to property owners.
- e. Notice shall be sent at least ten days prior to the hearing by registered or certified mail to the last known address of such owners as shown on the current real estate tax assessment book and shall be deemed adequate compliance with the requirement. Written proof of notification of all such owners shall be provided to the Planning Commission.
- f. The notice shall read as follows: "This is to notify you that a proposed _____ subdivision _____ plat, _____ entitled _____, has been submitted to the Town of Clifton Planning Commission. The proposed subdivision plat may be reviewed by contacting the Secretary of the Planning Commission. A hearing will be held on _____ for purposes of obtaining public comment and input."

Sec.10-28.PROCEDURE

- a. After review of any plat by the Planning Commission, its consultants, any appropriate Town, County of Fairfax, or State agency in order to determine whether or not the plat generally conforms to the requirements of the Subdivision Ordinance and the standards, regulations and requirements of the appropriate County and State agencies, the Commission shall, within sixty (60) days advise the subdivider, his agent, engineer or surveyor concerning any additional data which may be required and of the decision of the Planning Commission. In the event of State agencies making a review of such plat, the Commission shall act upon such plat within thirty-five (35) days after receiving approval from all State agencies.

- b. Where physical improvements are required by the approved preliminary plat, construction plans shall be submitted by the subdivider in accordance with Article 7 and all other pertinent sections of this Ordinance, and shall be in complete conformance with the approved preliminary plat.
- c. A final plat shall be filed by the subdivider after approval of the preliminary plat and with a construction plan if such has been required. The final plat shall be submitted in accordance with Article 8 and all other pertinent sections of this Ordinance, and shall be in complete conformance with the approved preliminary plat.
- d. Failure of the subdivider to provide information deemed necessary by the Commission for full review of the plat or plan, or failure to resubmit a revised, corrected plat or plan within six (6) months of Planning Commission action of the plat will necessitate consideration of any plat submitted thereafter as new. Consideration of the plat by the Commission shall commence only after a determination is made that the plat is officially accepted for review and payment of a new review fee has been made if required by the Planning Commission.

Sec.10-29.NECESSARY CHANGES

No change, erasure or revision shall be made on any preliminary plat or final plat, nor on accompanying data sheet after approval of the Planning Commission, unless authorization for such changes has been requested in writing from and granted by the Planning Commission.

Sec.10-30.APPEALS OF THE COMMISSION'S DECISION

Appeals of the Commission's decision shall be made to the Circuit Court in accordance with section 15.1-475 of the Code of Va. Appeals shall cite the section of the Ordinance in which the appellant alleges the Planning Commission to be in error. The appeal shall be filed within sixty (60) days of written disapproval by the Commission.

ARTICLE 6

PRELIMINARY PLATS

Sec.10-31.PREPARATION

The subdivider shall present to the Commission the required number of copies of a preliminary plat layout as set forth in the Commissioner's administrative procedures drawn no smaller than at a scale of fifty (50) feet to the inch. The preliminary plat shall include the following information:

- a. Name of subdivision, owner, subdivider, surveyor or engineer, date of drawing, number of sheets, north point and scale.
- b. Location of proposed subdivision by a vicinity map at a scale of not less than two (2) inches equal one mile showing adjoining roads and nearest intersecting streets, their names and numbers, the Fairfax County/Town of Clifton boundary lines, subdivisions and other landmarks.
- c. The boundary survey or existing survey of record, total acreage of subdivided area, number and approximate area and frontage of all building sites, existing buildings within the boundaries of the tract, names of owners and their property lines within the boundaries of the tract and adjoining such boundaries.
- d. All existing, platted and proposed streets, their names, numbers, and widths; existing utility or other easements, public areas and parking spaces, culverts, drains and watercourses, their names and other pertinent data.
- e. The proposed drainage layout, including drainage easements and means of transporting the drainage to a well defined bed and banks channel with the capacity to convey a two (2) year storm without overtopping its banks which is considered adequate drainage.
- f. A cross section showing the proposed street construction, depth, and type of base, type of surface and other pertinent data.
- g. A contour map with two foot intervals and a profile for all proposed streets showing tentative grades, along the center line of streets.
- h. Proposed connections with existing sanitary sewers and existing water supply or alternate means of sewage disposal and water supply.
- i. All parcels of land to be dedicated for public use, their area and their proposed use, and the condition of such dedication.

Sec.10-32.PRELIMINARY PLAT

The following construction may be required to be included on the preliminary plat prior to preliminary plat approval.

- a. Storm water management.
- b. BMP's.
- c. Trails.
- d. Sidewalks.
- e. Street lights.
- f. Recreation facilities.

Sec.10-33.DESIGN REQUIREMENTS

Subdivisions within the Town shall be designed so as to reflect the existing small town, historical and rural character of the Town and the scale of the municipality as it lies within an otherwise low-density, environmentally sensitive area. New development along new or existing streets shall be compatible and consistent with the appearance of the existing Town, maintaining streetscapes as are presently found in the Town along public roads designed to rural standards, rather than to urban standards, characterized by curb and gutter construction.

- a. The arrangement of streets in new subdivisions shall make provision for the continuation of existing streets in adjoining areas. The street arrangement must be such as to cause no unnecessary hardship to owners to adjoining property when they plat their own land and seek to provide convenient access to it. Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication and construction to the boundary line of such property. Half streets along the boundary of land proposed for subdivision shall not be permitted.
- b. Whenever possible streets should intersect at right angles. All streets shall approach other streets at an angle of not less than eighty (80°) degrees, unless the Commission, at the recommendation of the State highway engineer, shall approve a lesser angle of approach for reasons of contour, terrain or matching of existing conditions. In all hillside areas, streets running with contours shall be required to intersect at an angle of not less than sixty (60°) degrees, unless otherwise approved by the Commission at the recommendation of the highway engineer.
- c. The maximum right-of-way width of proposed streets, measured from lot line to lot line shall be as follows, modified only by VDOT requirements for acceptance into the State Highway system:
 1. Collector or local streets not more than fifty (50) feet.
- d. Generally local terminal streets (cul-de-sacs) designed to have one end permanently closed, shall be no longer than twelve hundred (1200) feet to the beginning of the turn around. Each cul-de-sac must be terminated by a right-of-way turn around of not less than one hundred ten (110) feet in diameter.
- e. There shall be no private streets platted in any subdivision. Every subdivided property or lot shall be served from a publicly dedicated street. There shall be no reserve strip of land between properties or lots controlling access to streets.
- f. Proposed streets which are obviously in alignment with other already existing and named streets either in the Town of Clifton or the County of Fairfax shall bear the names of the existing

streets. In no case shall the names of the proposed streets duplicate existing street names either within the Town of Clifton or Fairfax County irrespective of the use of the suffixes street, avenue, boulevard, drive, way, place, lane or court. Street names shall be indicated on the preliminary and final plats and shall be approved by the Commission. Names of existing streets shall not be changed except by approval of the governing body.

- g. Where public water is available, the service shall be extended by the subdivider to all lots within the proposed subdivision, including fire hydrants, in accordance with the design standards and specifications for water system construction and improvements in Fairfax County. The service shall meet the approval of the Commission.
- h. Every subdivision shall be provided with a means of sewage disposal satisfactory to the Virginia Department of Health.
 - 1. Where public sewage facilities are available the service shall be extended to all lots within the subdivision and septic tanks will not be permitted.
- i. Nothing in this Ordinance shall prevent the installation of privately owned water wells and/or individual lot sewage disposal facilities in areas where public water and/or sewerage facilities are not available, provided, however, that such installations must meet all the requirements of the State Water Control Board, the State Health Department, and any other State or local regulation having authority over such installation.
- j. The minimum lot width shall be one hundred (100) feet measured at the front setback line, which width shall continue back to the midpoint of the lot depth.
- k. The minimum frontage of a lot shall be sixty (60) feet.
- l. The subdivider shall provide all necessary information needed to determine what improvements are necessary to properly develop the subject property, including the proposed drainage system and flood control devices.
- m. In addition to the area and width requirements of this Ordinance and the Zoning Ordinance, lots shall be arranged in order that the following considerations are satisfied:
 - 1. The lot arrangement, design and shape shall be such that lots will provide satisfactory and desirable sites for buildings, and be properly related to topography and conform to requirements of this Ordinance. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage of area which would be unusable for normal purposes.

2. Each lot shall abut on a street dedicated by the subdivision plat or on an existing publicly dedicated street. If the existing streets are not fifty (50) feet in width or such greater or lesser width as may be required by the Commission, the subdivider shall dedicate such additional width as required for a minimum of one half (1/2) of the ultimate width for such street as determined by the Planning Commission.
 3. Corner lots shall have extra width sufficient for maintenance of any required building lines on both streets as determined by the Commission.
 4. Side lines of lots shall be approximately at right angles, or radial to the street line.
 5. All remnants of lots below minimum size left over after subdividing of a tract must be added to adjacent lots, or otherwise disposed of rather than allowed to remain as unusable parcels.
 6. Where the land covered by a subdivision includes two or more parcels in separate ownership, and the proposed lot arrangement is such that a property ownership line divides one or more of the proposed lots, the land in each proposed lots so divided shall be transferred by the subdivision deed of dedication to single ownership, simultaneously with the recording of the final plat. Said deed and the final plat both shall be recorded together.
 7. Lots intended for business or industrial use shall be designed specifically for such purposes with adequate space set aside for off-street parking and delivery facilities.
 8. Lots shall be arranged to provide the minimum amount of clearing necessary for required grading and building sites. Fairfax County Public Facility Manual standards for tree cover, tree preservation, and associated erosion control considerations shall apply unless otherwise modified by the Planning Commission.
- n. Where created by the subdivision of land, all new blocks shall comply with the following general requirements:
1. Generally, the maximum length of blocks shall be twelve hundred feet.
 2. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on collector streets, or prevented by topographical conditions or size of the property, in which case the Commission may approve a single

tier of lots of minimum depth.

3. Where a proposed subdivision will adjoin a collector road or thoroughfare, the Commission may require that the greater dimension of the block shall be parallel to such road to avoid unnecessary additional intersections, or may require lots to back up to such road with direct access to it prohibited.
 - o. The platted name of the subdivision shall be subject to Planning Commission approval. The subdivision name shall not duplicate or approximate the name of the Town of Clifton nor shall it duplicate or closely approximate the names of existing or platted subdivisions within the Town or the County of Fairfax.
 - p. The preliminary plat shall show the location and type of improvements proposed for the purpose of controlling storm water run-off quantity (i.e. stormwater management) and quality (i.e. Best Management Practices) which facilities shall be required according to the standards and criteria adopted in the Fairfax County Public Facilities Manual.
 - q. In the interest of public welfare the subdivider shall provide reservations of suitable land for schools, parks, play grounds in accord with the Comprehensive Plan, the Capital Improvements Program and the official map.

Sec.10-34.LIMITS OF APPROVAL

The approval of the preliminary plat by the Planning Commission does not guarantee approval of the final plat and does not constitute approval or acceptance of the subdivision by the governing body or authorization to proceed with construction or improvements within the subdivision.

Sec.10-35.LIFE OF PRELIMINARY PLATS

The subdivider shall have not more than one (1) year after receiving approval of his preliminary plat to obtain approval for a final plat in accordance with this Ordinance. Failure to do so shall make the preliminary approval null and void. The Planning Commission may, on written request of the subdivider and for good cause shown, grant an extension of this limit. A preliminary plat is subject to all Ordinance and Fairfax County Public Facilities Manual changes at all times. Such approval gives no grandfather rights against future Ordinance amendments. Approval shall not be considered to be an acceptance of such plat for recordation.

ARTICLE 7

IMPROVEMENTS/SUBDIVISION CONSTRUCTION PLANS

Sec.10-36.CONSTRUCTION

PLAN

A construction plan shall be submitted by the subdivider in accordance with the construction plan requirements established under this Section to insure compliance with the Zoning Ordinance and to provide specific information on improvements to be made by the subdivider as required in this Ordinance and the Fairfax County Public Facilities Manual. The construction plan must be approved by the Planning Commission prior to the approval of the final subdivision plat. The construction plan shall conform to the layout, notes, and all conditions of the approval of the preliminary plat.

Sec.10-37.CONSTRUCTION REQUIRED BY THE SUBDIVIDER

All required improvements shall be installed by the subdivider at his cost. The subdivider's bond shall not be released until construction has been inspected and approved by the appropriate engineers representing VDOT and the Town.

Sec.10-38.SPECIFICATIONS TO BE FOLLOWED

In cases where specifications have been established either by the Virginia Department of Transportation for streets, curbs, etc. or by local ordinances and codes, such specifications shall be followed. In cases where Virginia Department of Transportation specifications are lacking or are less restrictive than the requirements of this Ordinance, this Ordinance shall prevail.

Sec.10-39.DESIGN REQUIREMENTS

Subdivision construction plans prepared by a certified professional engineer or licensed land surveyor shall be submitted to the Commission for review and approval. The number of copies to be submitted shall be designated by the Commission.

- a. All streets in the proposed subdivision shall be designed in accordance with the following minimum requirements and constructed by the subdivider at no cost to the Town.
 1. Where drainage and drainage structures require curbs and gutters, the same shall be installed by the subdivider and when curbs and gutters are required on any part of a block they shall be installed on both sides of the street and in that entire block.
 2. The grades of streets on subdivision construction plans shall be approved by the Planning Commission after recommendation of the highway engineer. Street grades shall not exceed nine (9%) percent unless specifically approved by VDOT after a recommendation by the Planning Commission.
 3. Street identification signs of a design approved by the Commission shall be installed at all intersections.
- b. Monuments.

1. In all subdivisions, monuments shall be placed in the ground at all lot corners and angle points in the outer lines of the subdivision, and at all points of angles and curvature in the right of way lines of all streets within the subdivision, according to the duly adopted standards and criteria of The Fairfax County Public Facilities Manual.
 2. All monuments must be installed by the subdivider and shall meet the minimum specifications. Upon completion of subdivision streets, sewers and other improvements, the subdivider shall make certain that all monuments required by the Commission are clearly visible for inspection and use. Such monuments shall be inspected and approved before the agreement and bond for the improvements are released.
 3. Concrete monuments four inches in diameter or square, three feet long with a flat top, shall be set at all street corners, at all points where the street line intersects the exterior boundaries of the subdivision, and at all angle points, and points of curve in each street. The top of the monument shall have an appropriate mark to identify properly the location and shall be set flush with the finished grade.
 4. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and twenty-four inches long and driven so as to be flush with the finished grade. When rock is encountered, a hole shall be drilled four inches deep in the rock, into which shall be cemented a steel rod one-half inch in diameter, the top of which shall be flush with the finished grade line.
- c. The installation of adequate fire hydrants in a subdivision at locations approved by the Planning Commission may be required, provided necessary public water is available. The Commission shall consult with the proper authority before approving such location.
 - d. The Planning Commission may require that easements for drainage through adjoining property be provided by the subdivider. Easements of not less than ten (10) feet in width shall be provided for water, sewer, power lines and other utilities in the subdivision when required by the Planning Commission.
 - e. Where not inconsistent with the provisions of this Ordinance, the construction plans and design for the subdivision are to conform to the requirements and standards of the Fairfax County Public Facilities Manual or as directed by the Planning Commission. When shown on the approved preliminary plat all construction including but not limited to storm water management facilities, Best Management Practices, trails, sidewalks, street lights and streets shall be designed in accordance with the Public Facilities Manual

and VDOT's Road and Bridge Standards unless otherwise directed by the Planning Commission.

1. Normally storm water management and Best Management Practices will be required with any new subdivision and are to be provided in accordance with Fairfax County's Public Facilities Manual. Design of facilities requiring little or no maintenance is encouraged. If the Planning Commission determines that a particular site is not adaptable to storm water management or Best Management Practices due to size, shape or topography, the Commission may waive these requirements.
- f. Construction plans shall conform to the provisions of the Town of Clifton Flood Plain Ordinance.
- g. In any subdivision which proposes land disturbing activities, vegetation may be disturbed only to the minimum extent feasible for purposes of preparing access and building sites. The limits of such land disturbing activities shall be clearly shown on the submitted plans. The Fairfax County Arborist has jurisdiction within the Town of Clifton to determine which trees on the parcel to be subdivided are eligible to be preserved and the measures that the subdivider/developer must take to so preserve in accordance with Fairfax County Public Facilities Manual standards. The Arborist's determination shall be implemented unless otherwise modified by the Planning Commission.
- h. Problems soils. Where a soil report would be required under the standards and criteria of the Fairfax County Public Facilities Manual the same shall be required in the Town of Clifton and may be used to determine appropriate standards and restrictions in the development of the subject property.
- i. Driveways shall not exceed a maximum grade of fifteen (15%) percent unless otherwise specifically approved by the Planning Commission.
- j. Utilities Underground. The Construction plans shall note that "All utilities when provided by the subdivider shall be installed underground in accordance with duly adopted County standards, as established in the Fairfax County Public Facilities Manual. All other utilities shall be installed underground in accordance with standards of utility practice for underground construction, which standards and any amendments thereto shall be furnished to the Commission by the Utility Company, and in accordance with standards furnished to and regulations issued by the applicable regulatory authority."
- k. Tentative grading of lot development shall be shown.
- l. The subdivider shall provide on the construction plans a properly

qualified certified engineer's or surveyor's statement that such improvements, when properly installed will be adequate for proper development. The highway engineer shall then recommend approval or disapproval of the plans. The subdivider shall also provide any other information required by the highway engineer.

Sec.10-40.COMPLIANCE WITH FAIRFAX COUNTY'S EROSION AND SEDIMENTATION CONTROL AND CONSERVATION ORDINANCE IS REQUIRED.

Sec.10-41.APPROVAL TIMEFRAME AND PROCEDURE FOR SUBDIVISION CONSTRUCTION PLANS

- a. The Construction plan shall be acted upon within sixty (60) days, except under abnormal circumstances, from receipt thereof either by the Planning Commission Secretary or by the Commission's consultant. Determination as to who will receive the plan for review, and the number of copies required shall be made by the Planning Commission at the subdivider's request prior to plan submission.
- b. There shall be a charge for examination and approval or disapproval of every subdivision construction plan reviewed by the Planning Commission or its consultant in accordance with section 10-26. The balance of any plan review and site inspection fees due shall be paid prior to the plan approval.
- c. Prior to approval of the construction plan by the Commission, the Commission shall have received recommendations for approval, or approvals from all other Town, County or State Agencies as may be appropriate.
- d. All off-site easement plats required for the subdivision shall be approved and recorded prior to plan approval.
- e. Execution of an erosion and sedimentation control agreement and payment of an escrow deposit shall be required prior to plan approval.
- f. Payment of the subdivision's pro rata share for off-site improvements, if applicable, shall be made prior to approval of the subdivision construction plans. In the event that the Town of Clifton or County of Fairfax establishes a general sewer, water and/or drainage improvement program for an area having related and common sewer, water and drainage conditions, the subdivider of land shall pay in cash his pro rata share of the cost of providing reasonable and necessary sewerage, water, and drainage facilities, located outside the property limits of the land owned or controlled by the subdivider but necessitated or required, at least in part, by the construction or improvement of the subdivision or development.
 1. The subdivider's pro rata share shall be limited to the

proportion of such total estimated cost which the increased sewage flow, water flow and/or increased volume and velocity of storm water runoff to be actually caused by the subject subdivision or development bears to the total estimated volume and velocity of such sewage, water and/or runoff from such area in its fully developed state.

2. Each such payment received shall be expended only for the construction of those facilities for which the payment was required, and until so expended shall be held in an interest-bearing account for the benefit of the subdivider.

Sec.10-42.LIFE OF SUBDIVISION CONSTRUCTION PLANS

The construction plan for the required physical improvements shall be submitted and approved prior to the approval of the final plats. The life of subdivision construction plans shall be one (1) year. The approval of the construction plans and specifications shall be null and void if the final subdivision plat is not recorded in the County land records within one (1) year of such approval of the construction plans unless such period of one (1) year is extended by the Planning Commission. All extensions will be subject to all ordinances and codes then in effect.

CHAPTER 8

Final

Plats

Sec.10-43.PREPARATION

The subdivision plats submitted to the Planning Commission for final approval shall be submitted in accordance with Virginia Public Records Act section 42.1.82 and shall be clearly and legibly drawn in ink upon a stable, reproducible original and drawn no smaller than at a scale of fifty (50) feet to the inch on sheets having a size no larger than 18 x 24 inches. In addition to conforming to the layout and conditions and to the requirements of the approved preliminary plat, the final plat shall include the following:

- a. A blank oblong space three (3) inches by five (5) inches shall be reserved along the right hand border for the use of the approving authority.
- b. A Certificate signed by the surveyor or engineer setting forth the source of the title of the owners of the land subdivided and the place of record of the last instrument in the chain of title.
- c. A statement to the effect that the subdivision as it appears on this plat is with the free consent and in accordance with the desires of the owners, proprietors and trustees, if any, which shall be signed by the owners, proprietors and trustees, if any,

and shall be duly acknowledged before some officer authorized to take acknowledgements of deeds.

- d. When the subdivision consists of land acquired from more than one source of title, the outlines of the various tracts shall be indicated by dash lines, and identification of the respective tracts shall be placed on the plat.
- e. The accurate location and dimensions by bearings and distances with all curve data on all lots and street lines and center lines of streets, boundaries of all proposed or existing easements, parks, school sites, all existing public and private streets, their names, numbers and widths, easements for all existing utilities and those to be provided such as sanitary sewers, storm drains, water mains, manholes and underground conduits, water courses and their names, names of owners and their property lines, both within the boundary of the subdivision and adjoining said boundaries.
- f. Distances and bearings must balance and close with an accuracy of not less than one in ten thousand.
- g. The curve data for all curves along all street center lines and all individual lot lines shall be shown in detail at the curve data table containing the following: Delta, radius, arc, tangent, chord and chord bearings.

Sec.10-44.PREREQUISITES FOR APPROVAL

The plat shall not be approved until the subdivider has complied with all conditions of the preliminary plat and has complied with the general requirements and minimum standards of design in accordance with this Ordinance. Payment of all final plat review fees, including any additional plat review expenses incurred by the Commission shall occur prior to the Commission's approval of the final plat. Before any plat will be finally approved by the Planning Commission and before there will be acceptance of dedication for public use of any right-of-way located within the proposed subdivision which has constructed therein, or proposed to be constructed therein, any street, curb, gutter, sidewalk, drainage or sewerage system or other improvement, financed or to be financed in whole or in part by private funds, the subdivider thereof shall furnish to the Planning Commission one of the following:

- a. A certified check in the amount of the design engineer's construction cost estimate for such facilities outlined in section 10-44 above. The check shall accompany the final plat when the plat is submitted to the Commission.
- b. A bond with surety, satisfactory to the Planning Commission, in an amount sufficient for and conditioned upon the construction of such facilities as outlined in section 10-44 above. The bond shall guarantee that the improvements will be installed within a

reasonable time, such time to be designated by the Planning Commission. The bond shall accompany the final plat when it is submitted to the Commission.

- c. A contract for the construction of such facilities as outlined in section 10-44 above and the contractors bond with surety satisfactory to the Planning Commission, in an amount sufficient for and conditioned upon the construction of such facilities. The contractor's bond shall guarantee that the improvements will be installed within a reasonable time, such time to be designated by the Planning Commission. The contract and bond shall accompany the final plat when it is submitted to the Commission.

Sec.10-45.APPROVAL OF FINAL PLAT

- a. There shall be a charge for the examination and approval or disapproval of every final plat reviewed by the Planning Commission. At the time of filing the final plats, the subdivider shall pay the Treasurer of the Town of Clifton, Virginia an initial review and approval fee deposit in accord with the Fairfax County Fee Schedule. Prior to plat approval an accounting will be made and any Town review costs exceeding fees paid will be paid prior to approval. Subsequent to approval any excess fees paid will be refunded. In the event that the Planning Commission deems it necessary to retain an engineer in connection with its review of the final plats or any submission related thereto, the applicant shall be responsible for those costs incurred by the Planning Commission.
- b. Approval of the final plat shall be written on the face of the plat by the Planning Commission.

Sec.10-46.LIFE OF FINAL PLATS

The subdivider shall record the plat within six (6) months after final approval; otherwise the Planning Commission shall mark the plat "void" and return same to subdivider.

- a. Approval of the final plat of subdivision or sections thereof shall not be deemed the acceptance by the Town, County or State of any street or other public space shown on the plats for maintenance repair or operation thereof.

Sec.10-47.AS BUILT PLANS

Upon final completion, there shall be submitted a certified "as built" plan showing all improvements: Storm and sanitary sewer location, except the building and service connection, shall be certified correct by a registered professional engineer or certified land surveyor registered in the state. All other utility locations, except building and service connections, shall thereafter be shown on this or similar plan with the notation "from

available records"; such plan and records shall be furnished by the utility company whose location is shown thereon.

Sec.10-48.ACCEPTANCE OF STREETS

Upon satisfactory completion of the installation of the required improvements, the subdivider shall make application for acceptance by, and comply with all requirements of, the Virginia Department of Transportation, in order that the streets may be accepted by VDOT for operation and maintenance.

Sec.10-49.BOND RELEASE

- a. Unless otherwise stated in the provisions of this Ordinance, bonding and bond release procedures will be as set forth in the Fairfax County Public Facilities Manual.
- b. The subdivider's bond shall not be released until construction has been inspected and approved by the Planning Commission's authorized inspection agency.
- c. General Provisions. Within thirty (30) days of the Planning Commission's receipt of written notice by the subdivider of completion of part or all of any facilities required to be constructed, partial or final release of the bond shall be made unless the Commission notifies the subdivider in writing of nonreceipt of approval by any applicable state or county agency, or of any specified defects or deficiencies in construction and suggested corrective measures prior to the expiration of the thirty (30) day period.
 1. A copy of the notice sent to the Commission shall at the same time also be sent by the subdivider to the Commission's authorized inspection agency. The inspection agency shall inspect the completed facilities and provide a recommendation to the Planning Commission to approve or not approve the requested partial or final release of the bond and reasons therefore prior to Planning Commission action on the request. The costs incurred by the Commission's inspection agency for the inspection of the subject facilities shall be charged to and paid for by the subdivider.
 2. If no such action is taken by the Planning Commission within the specified thirty (30) day time period the request shall be deemed approved and a partial release shall be granted to the subdivider. No final release shall be granted until after expiration of such thirty (30) day period and there is an additional request in writing sent by certified mail return receipt to the Chairman of the Planning Commission. The Planning Commission shall act within ten (10) working days of receipt of the request; then if no action is taken

the request shall be deemed approved and final release granted to the subdivider.

- d. Partial Bond Release. The subdivider may request a partial release of the bond upon completion of at least fifty (50) percent of the work covered by the bond, provided, however, that the face amount of the bond after partial release shall never be less than fifty (50) percent of the original bond estimate amount or the cost to complete the improvements, whichever is greater. Periodic partial releases may not occur after completion of more than eighty (80) percent of the facilities covered by the bond amount. Requests for partial release shall be in writing and sent by certified mail to the Chairman of the Planning Commission. A copy of the request shall at the same time be sent to the Commission's inspection agency. Such requests for partial release shall be approved by the Planning Commission within thirty (30) days after receipt of the written request unless the subdivider is notified in writing of any specified defects or deficiencies in construction and suggested corrective measures.

Chapter 9 PERMITS

Sec. 10-50.PERMITS

No permit will be issued by any officer of the Town of Clifton, or the County of Fairfax, Virginia for the construction of any building, or other improvements requiring a permit, upon any land concerning which a plat is required by this Ordinance, unless and until the requirements of this Ordinance have been complied with.

CHAPTER 10

VIOLATION - FINE - MISDEMEANOR

Sec.10-51.VIOLATION - FINE - MISDEMEANOR

Any owner or proprietor of any tract of land who subdivides that tract of land and violates any of the provisions of this Ordinance shall be guilty of a misdemeanor punishable by a fine of not less than \$10 and not more than \$500 and each day during which the violation shall continue shall constitute a separate violation.

CHAPTER 11

VIOLATION PREVENTION OR CORRECTION

Sec.10.52.VIOLATION PREVENTION OR CORRECTION

The Town Council, the Planning Commission, or its authorized inspection agency may institute any appropriate action or proceedings to prevent violation or attempted violation, to restrain, correct, or abate such violation, or to prevent any act which would constitute such a violation.

CHAPTER 12

AMENDMENT

Sec.10-53.AMENDMENT

Any provision of this Ordinance may be changed or amended from time to time by the Town Council of Clifton, Virginia in accordance with section 15.1-431 of the Code of Virginia.

Chapter 13

VALIDITY

Sec.10-54.VALIDITY

If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or void, such decision shall not affect the validity of the remaining portions of the Ordinance.

CHAPTER 14

REPEAL OF CONFLICTING ORDINANCES

Sec.10-55.REPEAL OF CONFLICTING ORDINANCES

Any Subdivision Ordinances in conflict with this Ordinance are hereby declared null and void.

CHAPTER 15

EFFECTIVE DATE

Sec.10-56.EFFECTIVE DATE

The effective date of this Ordinance shall be October 2, 1990.

CHAPTER 16

RESUBDIVISIONS AND BOUNDARY LINE ADJUSTMENTS, CONSOLIDATION OF LOTS

Sec.10-57.GENERAL PROVISIONS - RESUBDIVISIONS AND BOUNDARY LINE ADJUSTMENTS

Resubdivisions and boundary line adjustments are considered subdivisions and applications for such are subject to the provisions of this Ordinance. However, where the Commission finds that there may be no need for public improvements, an expedited review process may be permitted. When the Commission deems that the advice of a consultant is necessary for application review, the cost to the applicant shall be as is set forth in section 10-26 and section 10-58.b of this Ordinance. In the event that a resubdivision or boundary line adjustment involves parcels of land owned by different property owners, each property owner must make application under this section and pay any required fees or costs.

A proposed resubdivision or boundary line adjustment must meet the following minimum requirements:

- a. No lot or parcel is made nonconforming as to required size or width nor is public street frontage reduced below minimum allowed standards for any parcel.
- b. No new streets are proposed, nor will new streets be needed to provide future access to the parcels or lots if developed.
- c. No resubdivision or boundary line adjustment may result in more than one reduction or increase in the lot area or width of any parcel or lot.
- d. No resubdivision or boundary line adjustment may result in a lot size increase of more than 25 percent of the lot to be increased.
- e. No resubdivision or boundary line adjustment shall make any existing nonconforming lot any more nonconforming.

Sec.10-58.GENERAL PROVISIONS - CONSOLIDATION OF LOTS

- a. Consolidation of lots requires review and approval by the Planning Commission.
- b. The consolidation of lots shall not be allowed in the event that the lots to be consolidated are of different zoning classifications.
- c. If an application for consolidation of lots is approved, the newly

consolidated lot shall be duly recorded in the land records of Fairfax County.

Sec.10-59.PROCEDURE

- a. A request for a boundary line adjustment, resubdivision, or a consolidation of lots shall be submitted as an application to the Secretary of the Planning Commission fifteen (15) days prior to the Planning Commission hearing date. The number of such copies shall be as set forth in the Commission's administrative procedures. The request will state the reason for the boundary line adjustment, the resubdivision or the consolidation of lots and will state that the provisions of section 10-57 of the Subdivision Ordinance have been met. A certified plat drawn no smaller than at a scale of fifty (50) feet to the inch and showing the location of all existing structures and existing and proposed boundary lines together with setbacks to existing buildings shall be submitted as part of the application. Notice shall be provided to property owners in the area as required by section 10-27 of this Ordinance.
- b. The initial review and inspection fee deposit for an application to resubdivide a lot or to adjust an existing boundary line shall be \$150.00. The subdivider shall be responsible for those costs incurred by the Planning Commission or its consulting engineer in the examination of the application. The review fee for a lot consolidation shall be \$25.00.
- c. If existing or proposed building sites are involved in the case of a boundary line adjustment or resubdivision, approval of the plat by the County Health Department will be required prior to approval by the Planning Commission.
- d. The Commission may require construction of street widening, dedication of right of way, easements and construction for storm drainage, walks, trails, and other public uses, and may impose other appropriate restrictions or requirements on the plat.
- e. A determination will be made by the Planning Commission within sixty (60) days that the proposed resubdivision, boundary line adjustment or consolidation of lots meets the minimum standards outlined and the application may be approved or denied. If the application is denied in the case of a boundary line adjustment or a resubdivision, an application for subdivision of the parcels in questions may be filed.

CHAPTER 11

CHESAPEAKE BAY ORDINANCE

CHAPTER 12

EROSION AND SEDIMENT CONTROL ORDINANCE

CHAPTER 13

CLIFTON DAY NOISE ORDINANCE

CHAPTER 13

CLIFTON DAY NOISE ORDINANCE

13-1 DESIGNATION OF CLIFTON DAY

13-2 PROHIBITED SOUND ON CLIFTON DAY

13-3 EXCEPTIONS

13-4 ARREST

13-5 PENALTIES

Sec.13-1 DESIGNATION OF CLIFTON DAY

The second Sunday (or third Sunday if the second Sunday has inclement weather) of October of each year beginning in 1975 and each year thereafter shall be designated "Clifton Day" in the Town of Clifton.

Sec.13-2 PROHIBITED SOUND ON CLIFTON DAY

On Clifton Day, no person shall produce, cause to be produced, or permit to be produced on his property or in his dwelling or rental unit sound, including but not limited to all sound caused by musical instruments, if such sound caused by musical instruments, if such sound is heard by others outside the property line of the property from which the sound is produced.

Sec.13-3 EXCEPTIONS

Subsections 13-2, 13-4. 13-5.a, 13-5.b, and 13-5.c of this Ordinance shall not apply to any emergency vehicle or fire, police or traffic control protection, or to any activity which is part of the official Clifton Day program. (here - print up official Clifton Day program).

Sec.13-4 ARREST

Any person in violation of section 13-2 of this ordinance shall be given one warning to cease such violation by any official town representative (including the Mayor and Town Council members) prior to actual arrest. Upon willful failure to cease such violation after the aforesaid notice, such persons shall be arrested by any law enforcement officer designated by the Town Council or Mayor of the Town of Clifton as the agent of the Town (including the Town Sergeant), or any law enforcement officer of the County of Fairfax or the State of Virginia.

Sec.13-5 PENALTIES

a. 1st Offense

Any person found guilty of violating this Ordinance shall be fined \$250.00 plus court costs, and any legal fees, costs or expenses incurred by the Town of Clifton.

b. 2nd Offense

Any person found guilty of violating this Ordinance shall be fined \$500.00, plus all court costs and any legal fees, costs, or expenses incurred by the Town of Clifton, plus they shall be sentenced to serve one day in jail.

c. 3rd Offense

Any person found guilty of violating this ordinance shall be fined \$1,000.00, plus all court costs and any legal fees, costs, or expenses incurred by the Town of Clifton, plus they shall be

sentenced to serve ten days in jail.