HUNTLEY

Historic District

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HUNTLEY
Historic District

May 1976

Office of Comprehensive Planning

Fairfax County, Virginia

BRIEFING SHEET

Board of Supervisors Resolution.

On November 18, 1974, the Fairfax County Board of Supervisors endorsed a Park Authority resolution to create a historic district for Huntley. The Board then requested that staff prepare a proposal for this historic district.

Summary of Recommendations.

Land Use

- Development of land currently zoned R-17, R-12.5 and RM-2 should be limited to those uses permitted by right under the zoning categories in effect or to those uses permitted by the zoning categories recommended in the *Area IV Plan*. No rezonings for other uses are recommended.

- Further development of the Groveton Gardens property and the Faith Methodist Church property and development of parcels 92-2 ((1)) 9 and 10 and 92-4 ((1)) 1 should be done in such a way as to retain as much tree cover as possible to screen future development from the Huntley property. It should be noted that the Tree Preservation and Planting Ordinance will regulate the removal of trees on each of these parcels.

- Either existing development on parcels 92-2 ((1)) 10 A and 92-4 ((1)) 3 through 8 should be maintained or these parcels should be redeveloped with single family residential dwellings at the currently planned density.

- Commercial zoning should be prohibited within this historic district.

- Industrial zoning should be prohibited within this historic district.

Environmental Design.

- All improvements, including public facilities, structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, should be designed, located and installed to be compatible with the historic site in terms of mass, scale, height, color, type of material and visual impact.

- All public utility lines should be concealed underground or obstructed from view by design and located with consideration to the character of the historic site and its environs.

- No structure should exceed 35 feet in height.

- Free-standing signs should not exceed 5 feet in height.

Road Improvements.

- The improvement of Harrison Lane should be accomplished without destroying or otherwise adversely impacting the springhouse on the Huntley property.

Possible Uses of the Huntley Property.

The following are examples of uses which are considered appropriate for the Huntley property:

- Maintenance as a unit with all original buildings preserved. This could include Park Authority purchase of the property and restoration of the buildings to their original appearance.

- Operation as a plantation open to the public and including, if possible, cultivation of crops.

- Use of a part of the property for archaeological research.

- Utilization of Huntley for the teaching of courses in architecture and history.

- Rental of the property for use as headquarters for a local or national organization.

- Use of the main house for small social and/or cultural gatherings.

Board of Supervisors Actions Requested.

- Adoption of a declaration that Huntley has historic and architectural significance requiring protection against destruction and encroachment.

- Adoption of the Huntley Historic District report which substantiates the architectural and historical significance of Huntley and amendment of the *Area IV Plan* (1975).

- Adoption of provisions for the Huntley Historic District, Appendix H-8, to amend section 30-2A of the Zoning Ordinance.

- Adoption of rezoning 76-L-013, on the Board's own motion, to establish the Huntley Historic Overlay District.

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

May 1, 1976

John F. Herrity, Chairman
Board of Supervisors
County of Fairfax
Fairfax, Virginia 22030

Dear Mr. Herrity:

Forwarded for transmittal to the Board of Supervisors is the staff proposal for the Huntley Historic District. The district is intended to serve as a guide for development in the vicinity of the historic property while protecting the environs of the property and the existing structures.

This report has been prepared in accordance with the historic district amendment adopted by the Board of Supervisors in November, 1967. The report has been coordinated with the appropriate Fairfax County agencies as well as the History Commission and the Architectural Review Board.

Sincerely,

J. Hamilton Lambert

J. Hamilton Lambert
Acting County Executive

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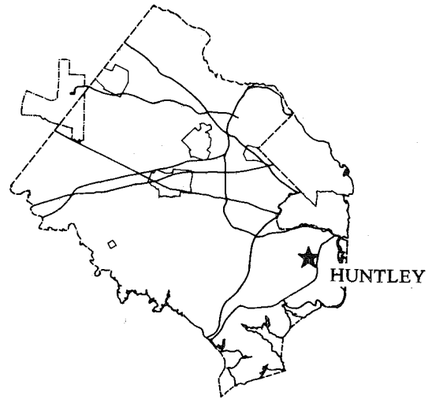
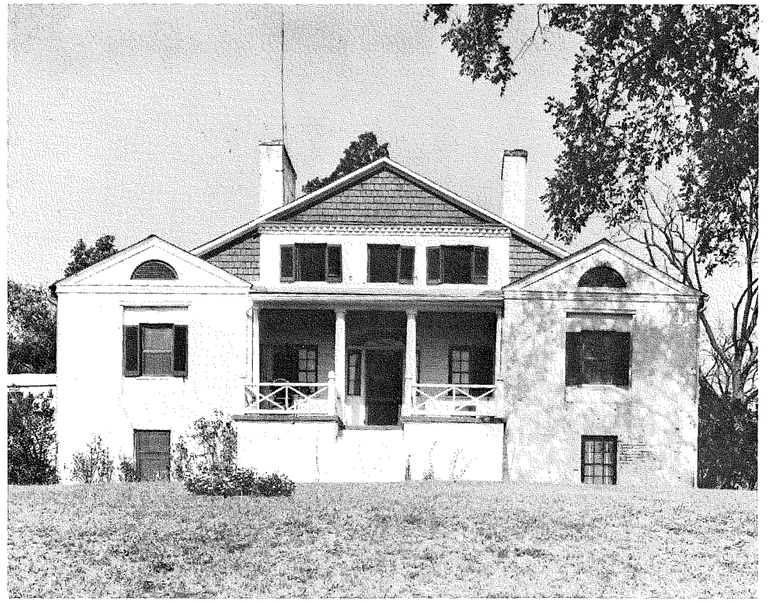
LOCATION MAP



VICINITY MAP

PREFACE



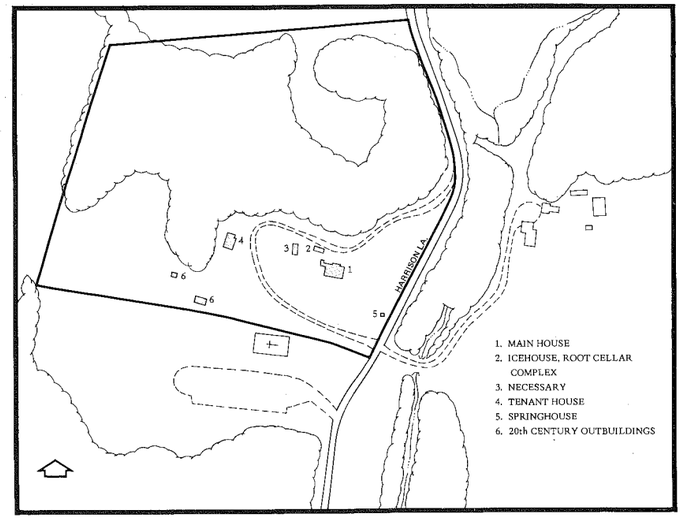
Huntley, south facade. Photo by Wm. Edmund Barrett.

The creation of historic districts was authorized by the Fairfax County Board of Supervisors in 1967 with the passage of a zoning amendment designed to protect and enhance the county's historic landmarks. The amendment provides that special zoning regulations may be established for an area including up to a quarter mile from the land pertaining to the landmark. Within the historic district, the Board of Supervisors, in consultation with the Architectural Review Board, has control over all construction, exterior alteration of all buildings, demolition of historic structures, and the appearance of the indivual properties.

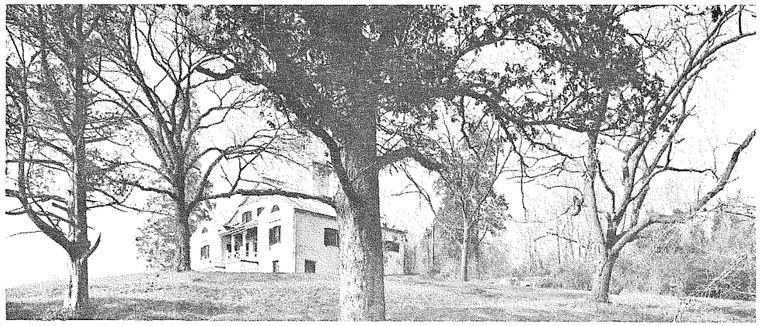
The Huntley Historic District is the eighth district proposed within the county.

Recommendations for the area stress protection of the house and outbuildings. They also stress adherence to the existing plans to retain the residential use of the land.

SITE PLAN

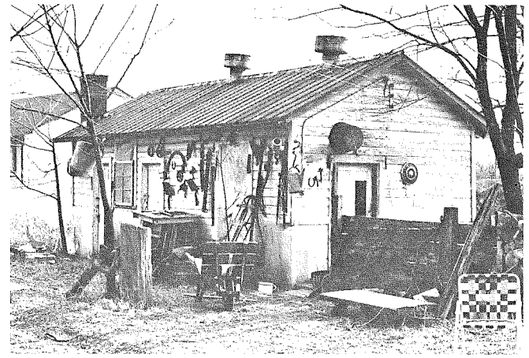


AERIAL VIEW

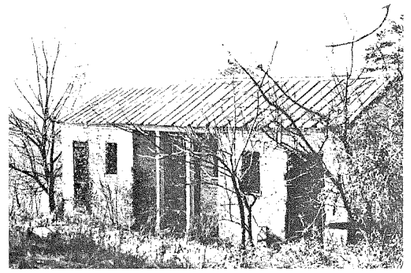


Huntley, south facade. Photo by Wm. Edmund Barrett.

Tenant house



Tool shed (twentieth century outbuilding).



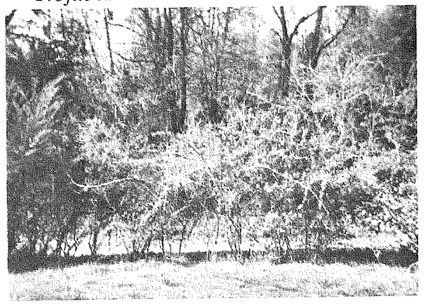
Necessary and storage house.

Summer kitchen

THE PROPERTY

Huntley is located on approximately 16 acres of land in Area IV of Fairfax County. It is bounded by the Groveton Elementary School on the north, Harrison Lane on the east, the Faith Methodist Church on the south, and Stoneybrooke subdivision on the west. The property contains the main house, a tenant house, necessary, icehouse, root cellar and storage room, dairy-springhouse, and the foundations of several other buildings.

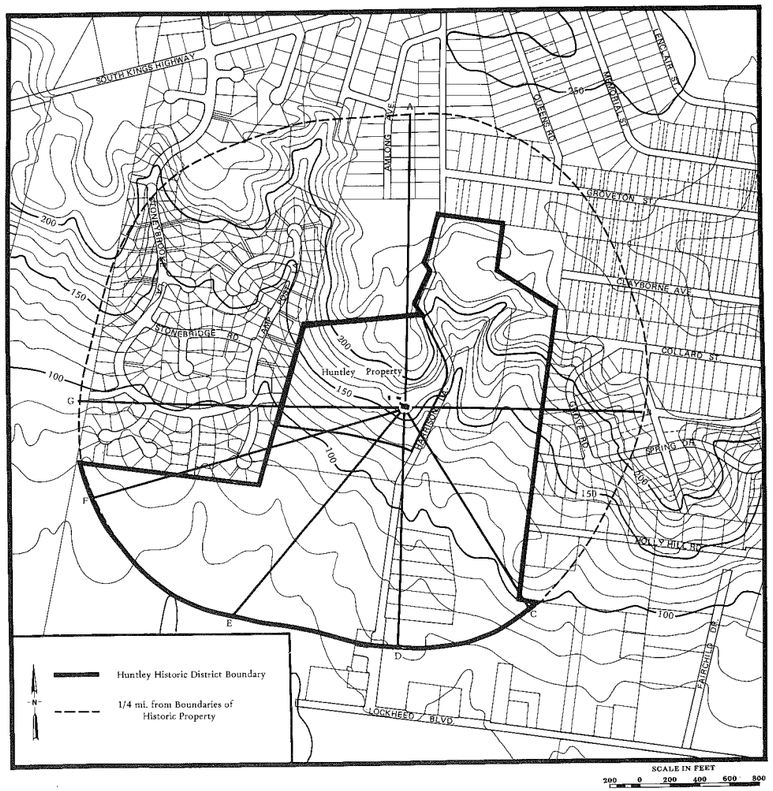
Profile A



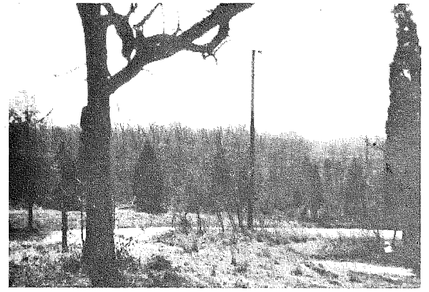
Profile B

Topographic sections have been taken through seven points to show the character of the topography in the vicinity of Huntley. Moving from north to south the land is fairly steep, dropping from a high of 220 feet above sea level in the northeast quadrant of the Huntley property to a low of 100 feet in the southwest quadrant. Looking east or west from the house there is little change in the elevation.

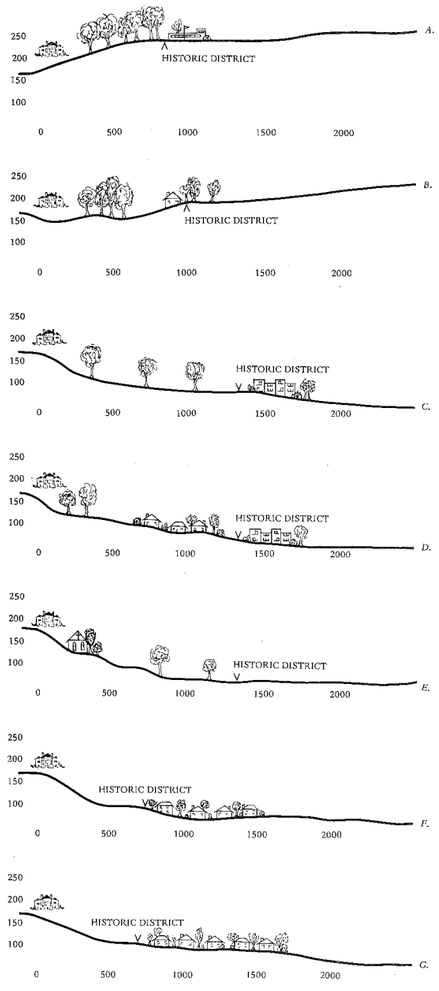
TOPOGRAPHIC PROFILES



Profile C



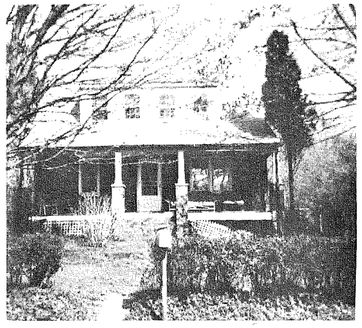
Profile D



Profile E

Profile F

Profile G



House on parcel 92-4 ((1)) 3.

House on parcel 92-4 ((1)) 5.

LAND USE AND STRUCTURES

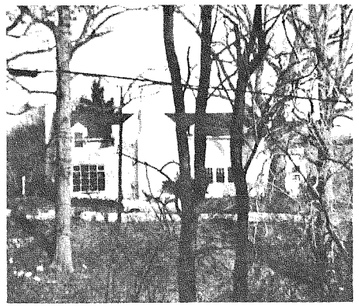
ASSESSED PROPERTY VALUATION, AGE, AND CONDITION
OF STRUCTURES WITHIN THE PROPOSED HISTORIC DISTRICT*

Parcel		Acreage	Land Valuation	Improvements Valuation	Age	Condition
92-2 ((1))	8A	16.32	$ 71,800	$ 12,420	200 years	Fair
	8B	5.33	23,465	76,000	1965	Good
	9	8.94	21,445	-0-	-	-
	10	12.34	44,415	-0-	-	-
	10A	5.58	20,085	21,410	Old, 1942, 1972	Fair
92-4 ((1))	1	68.78	174,680	-0-	-	-
	3	1.20	5,000	8,650	1949	Good
	4	1.00	4,800	6,070	1930's	Fair
	5	1.00	4,800	6,890	1946	Fair
	6	1.00	4,800	7,450	1940	Fair
	7	1.05	4,800	14,535	1947	Good
	8	.98	4,800	3,780	1930's	Fair
	13	28.87	497,800	1,600,000	1965-6	Good
92-4 ((4)) (M)	19	.25	2,600	13,765	1957	Good

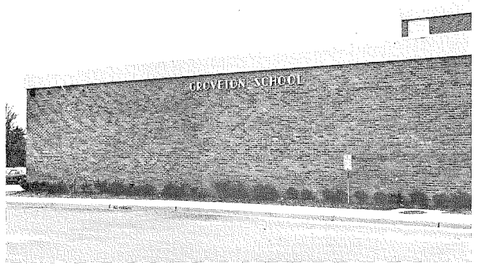
*Information from the Office of Assessments, April, 1975.

House on parcel 92-4 ((4)) M19.

House on parcel 92-2 ((1)) 10A.



Groveton Elementary School, north of Huntley.



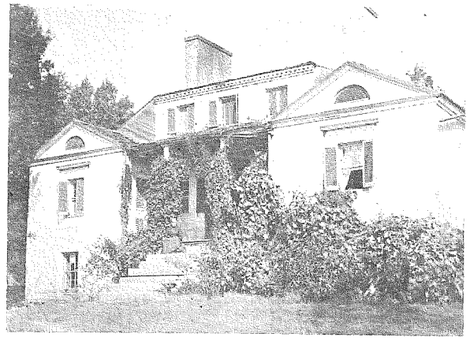
House on parcel 92-4 ((1)) 6.

Groveton Gardens, parcel 92-4 ((1)) 13.

Land Use and Structures

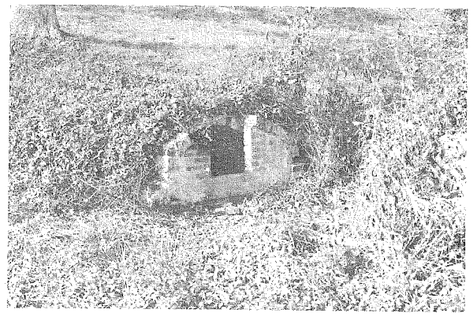
There are 241 acres within the quarter mile radius of the Huntley property. A total of 119 acres are included in the proposed historic district. (See Historic District map, p. 14.) The following land uses exist within the quarter mile area:

	Acres	Percent of Area
Residential, single family	130.48	54%
Residential, multi-family	5.47	2
Public and semi-public (parks, schools, and churches)	34.25	14
Vacant land	70.54	30
	240.74	100%



Huntley, south facade, c. 1900. Photo courtesy Mrs. Earl Alcorn, copy by Stuart C. Schwartz.

Huntley, north facade. Photo by Wm. Edmund Barrett.



Dairy and springhouse. Photo by Wm. Edmund Barrett.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE

Huntley was constructed about 1820 on Mason family land for Thomson F. Mason, a grandson of George Mason, IV. The first George Mason came to Virginia during the middle of the seventeenth century. The fourth and most famous George Mason built Gunston Hall in 1758. He later was the author of the Fairfax Resolves, the first Constitution of Virginia, and the Virginia Declaration of Rights. The latter, adopted on June 12, 1776, was the major source for the Federal Bill of Rights, adopted in 1791.

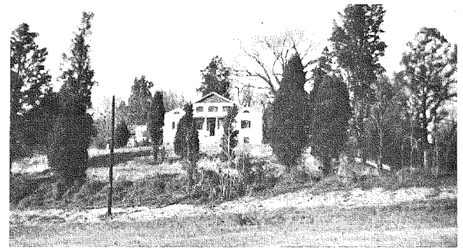
Thomson F. Mason was born at Gunston Hall in 1785. He graduated from Princeton in the class of 1807 and returned to the Fairfax County area to practice law. He served as a Justice of Peace between 1828 and 1838. In 1827 and 1836 he was elected mayor of Alexandria. In 1838, the year of his death, Thomson F. Mason was appointed the first judge of the Criminal Court of the District of Columbia.

Thomson F. Mason willed Huntley to his wife, Betsey C. Mason. In 1859 she gave it to her sons John Francis and A. Pendleton Mason. That same year it was transferred as security for a debt to the man who was to become the next owner, Dr. Benjamin King. At that time the Huntley property consisted of approximately one thousand acres. In 1868 the property changed hands again, and in 1871 it was divided into one parcel east of Harrison Lane and one west of the road.

An article written by a correspondent who had visited Huntley appeared in an 1875 issue of the Syracuse Journal. It described life at Huntley during the latter part of the nineteenth century:

> To come to Huntley you take a steamer from Washington to Alexandria . . . . Your hospitable friends at Huntley will meet you on the wharf, and you shall have a charming ride through the Fairfax fair fields for four miles, until you reach the Old Dominion plantation of Judge Mason . . . . The house stands boldly on a hill spur, looking over broad acres of corn, rye, wheat, oats, and fertile meadows—a site to see. Beyond, in plain vision, rolls the Potomac.

Huntley, south facade.



After the Revolution Georgian architecture was gradually replaced by new modes of building. One aspect of the Federal era was a revival of Roman classical architecture. Huntley is believed to have been built toward the end of this period (c. 1820) and much of the exterior and interior decoration is expressive of the Roman Revival.

The house is built into a hillside in an "H" shape so that the center section appears to be three story to the south, two to the north, flanked by projecting wings two story to the south, one to the north. This arrangement provides a large center room on the first floor, with rooms on each side. On the second floor there is only one large center room. The basement has a large center room with two flanking rooms on each side. Here were the kitchen, various storage rooms and possibly quarters for the household staff. Massive chimneys are located on each side of the roof at the intersection of the wings and center portion. The only probable difference between the original roof and that now in place is that the gable roof was added to the center portion of the building, now hiding the original hip roof.

Certain stylistic elements of the house appear in the Washington, D.C. area, principally in structures designed by George Hadfield, Benjamin Latrobe and others. The design has remarkable refinement for a secondary house of a Virginia planter's family and is probably too sophisticated to have been conceived bya local carpenter.

Although no one can prove for certain that Huntley was designed by Benjamin Latrobe, there are strong indications that he was its architect. At the very least it is clear that the design for Huntley was patterned after those of other Latrobe dwellings. There are many connections between Benjamin Latrobe, the Mason family, and Huntley. These include:

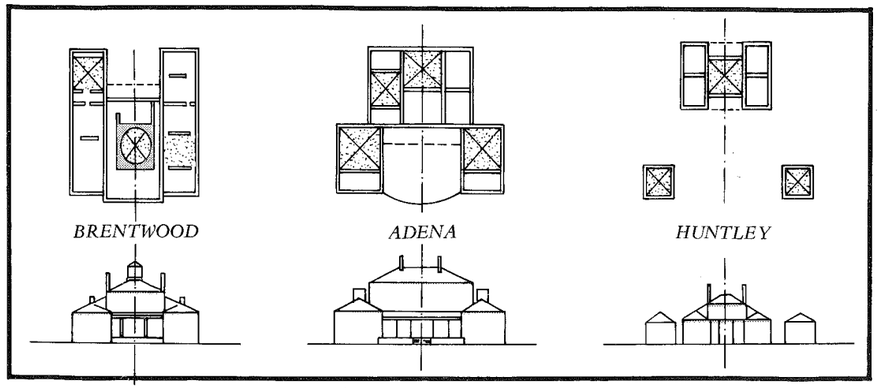
- The existence of significant correspondence between Latrobe and his wife and Mason's uncle, whose bank commissioned work by Latrobe.

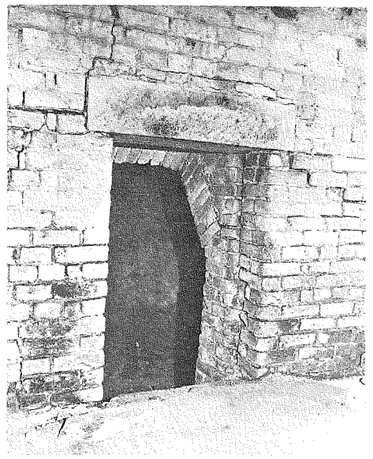
- The close friendship between the Masons and the Brent family of Maryland. In 1818 the Brents commissioned the building of Brentwood, perhaps Latrobe's finest domestic structure. Latrobe also designed a mill for this family.

- The house itself—the best evidence: Latrobe continually experimented with tripartite houses such as Huntley and built them with very shallow hip roofs, flanking wings, and a square or circular central hall with rooms grouped around it. Huntley follows this pattern. Its icehouse has an unusual and elaborate vaulted ceiling; Latrobe was a master of the masonry vault.

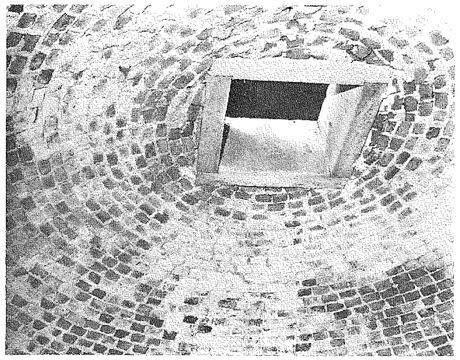
For further information on the relationship between Latrobe and Huntley see Fairfax County Park Authority, *A Preservation Study for Huntley*, (prepared by Glave', Newman, Anderson, Architects, Richmond, Virginia, 1976.)

Sketches of Huntley and two Latrobe dwellings.





Detail, root cellar entrance to icehouse.
Photo by Wm. Edmund Barrett.



Detail, dome and ground level opening, icehouse.
Photo by Wm. Edmund Barrett.

The Huntley property contains a remarkable collection of outbuildings which are valuable architecturally and which give a good picture of plantation life in this area during the nineteenth century. The most notable are described below.

Huntley is a well–sited and relatively complete plantation consisting of a dwelling, necessary, root cellar and storage room, icehouse, dairy-springhouse, and tenant house. All are brick and were built at approximately the same time. In addition, foundations of unidentified structures exist on the property and provide many opportunities for archaeological exploration of early trash pits and of remains from a Civil War encampment.

The tenant house is a brick two-story structure with a slightly off-center interior chimney and a three bay front. It burned in 1947; now only the exterior walls are original. As part of the Huntley complex, however, it is still a visually important building.

The necessary (outdoor privy) is a one-story brick structure of three rooms. The necessary itself occupies the center portion, with a room, possibly intended for storage, on each side. The center room is completely finished, with plaster walls and brick floors, now covered with concrete.

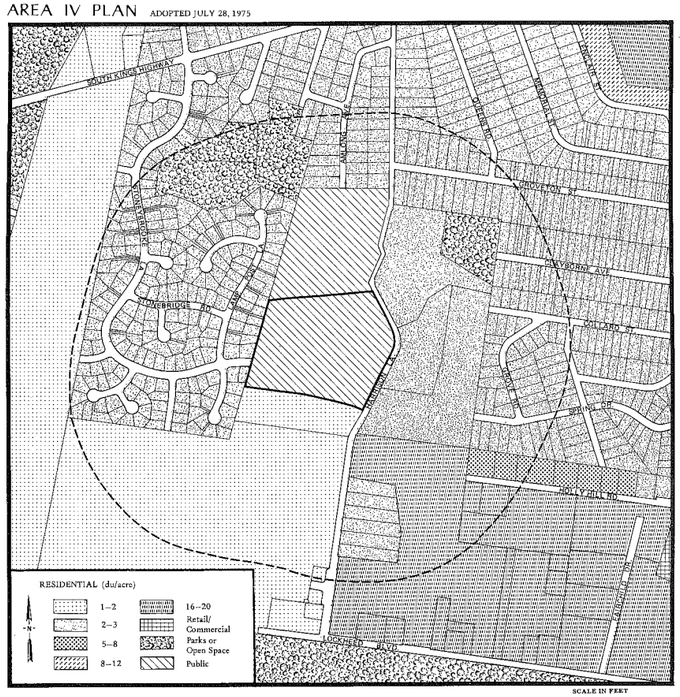
The icehouse is one of the most striking features at Huntley. It is of a quality of design and workmanship seldom seen in such a utilitarian structure. Most icehouses are square; this one is round with a hemispherical roof, forming a complete circular dome. It is also unusual that it is completely below ground and is entered by stepping down, through an opening in the side of the root cellar, which is a one-story brick structure.

A brick dairy or springhouse is located at the base of the hill, southeast of the dwelling, near the intersection of the south driveway and Harrison Lane. This spring and another one across the road form the source of the south branch of Little Hunting Creek from which derived the early name of Huntley, "Hunting Creek Farm."

Huntley has great historic, architectural, and archaeological importance as a visual document of plantation life in the Federal era. When compared to other plantation structures in this area, Huntley is unique, for it is the only known example of this type of Federal architecture. It is on both the Virginia Landmarks Register and the National Register of Historic Places.

CURRENT PLANS

AREA IV PLAN ADOPTED JULY 28, 1975



The land in the proposed Huntley Historic District is located in the Huntley Meadows and Hybla Valley Community Planning Sectors (RH-7 and MV-2) of the Rose Hill and Mount Vernon Planning Districts, respectively. Its use is governed by the Area IV Plan, adopted by the Fairfax County Board of Supervisors as part of the Planning and Land Use System Program on July 28, 1975 and amended on September 8, 1975, following consideration of the PLUS Countywide Plan. This plan recommends that the trend of low density development continue through the construction of single-family dwellings north of Huntley Meadows Park. The recommended density within the historic district is one to three dwellings per acre. According to the Area IV Plan, the Groveton Gardens apartment development should be completed at 20 dwelling units per acre. Adequate tree cover should be maintained to screen this development from the adjacent detached homes on the east side of Harrison Lane.

Huntley Meadows Park should be at least partially developed through construction of a system of trails leading to the major residential developments around the park. Janna Lee Avenue should be extended north to intersect with Lockheed Boulevard to help provide access to the park. The Area IV Plan also recommends that the Fairfax County Park Authority consider the acquisition of Huntley by 1985.

The adopted plan proposes that the horizontal and vertical alignment of Harrison Lane be improved to provide two good travel lanes. It also recommends consideration of a number of other improvements in highway development in the period 1975-1985. These are based on an anticipated increase in transportation demands resulting from additional development. The plan recommends that:

- Lockheed Boulevard be extended west and north across South Kings Highway to intersect South Van Dorn Street extended.

- South Kings Highway be improved between North Kings Highway and Telegraph Road to two twelve-foot lanes with curbs, gutters, and sidewalks/bikeways.

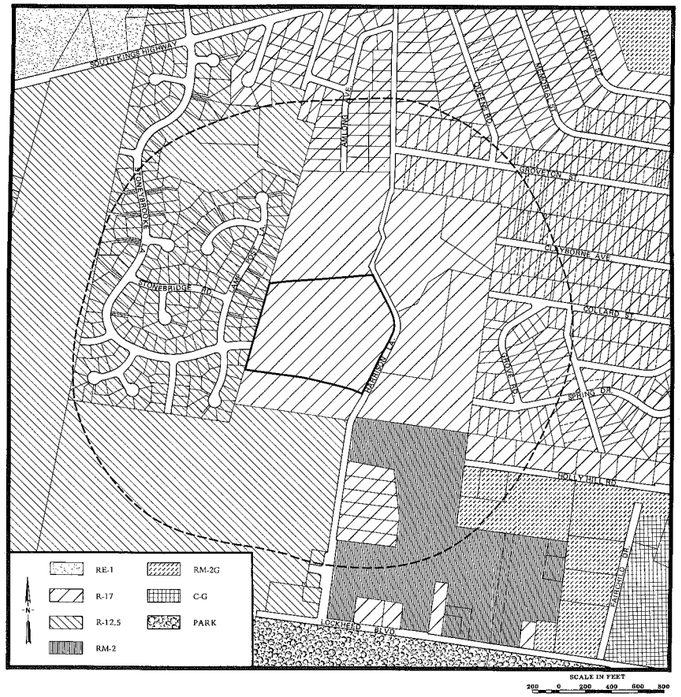
These road improvements, when completed, may result in some increase in traffic on Harrison Lane. However, the improvement to Harrison Lane itself should increase its capability for handling local residential, school, and historic site traffic, while the extension of Lockheed Boulevard westward from its present terminus should reduce pressure for through traffic or other inappropriate use of Harrison Lane.

CURRENT ZONING

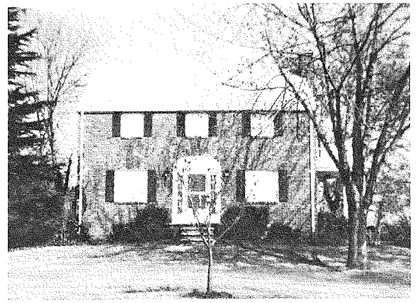
Current zoning within the quarter mile surrounding the historic property is distributed as follows:

	Percent of Area
- R-17: Single-family dwellings on a minimum lot size of 15,000 square feet. Under the new zoning ordinance this land would be rezoned R-3.	49 %
- R-12.5: Single-family dwellings on a minimum lot size of 10,500 square feet. Under the new zoning ordinance this land would be rezoned R-3.	44 %
- RM-2: Multi-family dwellings with a maximum density of 20 dwellings per acre. Under the new zoning ordinance this land would be rezoned R-16-20.	6 %
- RM-2G: Multi-family garden apartments with a maximum density of 20 dwellings per acre. Under the new zoning ordinance this land would be rezoned R-16-20.	1 %

All zoning within the quarter mile area is for residential uses. Most of it (93 percent) is for single-family development. Zoning for multi-family dwellings is concentrated in the southeastern part of this area.

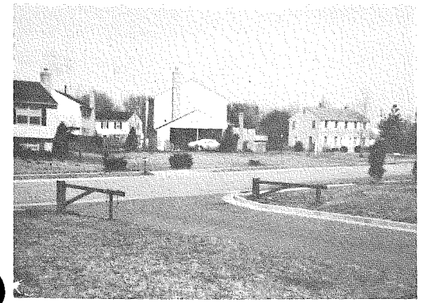


House on parcel 92-4 ((1)) 8.

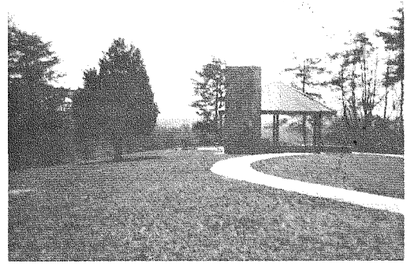


House on parcel 92-4 ((1)) 7.

Huntley Meadows Park, south of 92-4 ((1)) 1.



Stoneybrooke subdivision, west of Huntley.



Stoneybrooke Park

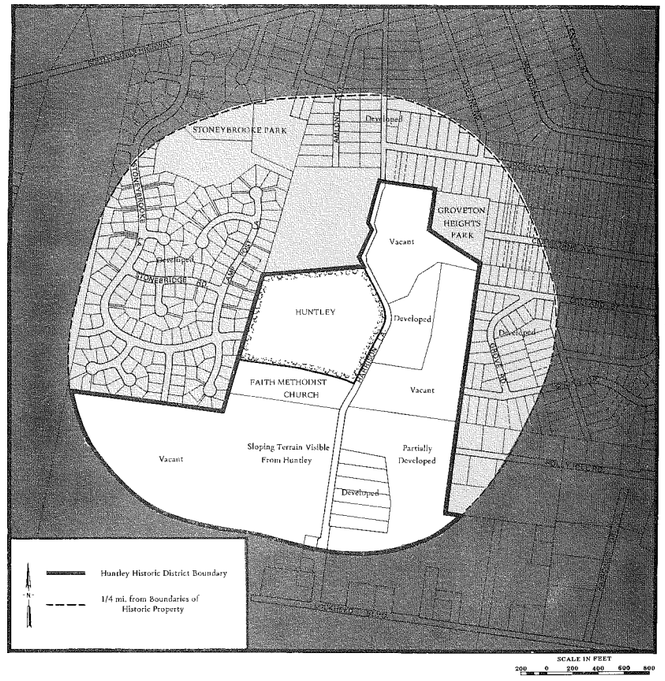
Kings Colony subdivision, north of Groveton Elementary School.

DEVELOPMENT TRENDS

Development in the Huntley area is largely residential, characterized primarily by single-family dwellings on parcels zoned R-12.5 and R-17. Most of this is cluster development within subdivisions. Just north of Huntley is the Groveton Elementary School. There is one single-family dwelling on a large parcel to the east of Huntley. To the south are Faith Methodist Church, several single-family dwellings, and Groveton Gardens, a garden apartment complex. The tract to the south and west of Huntley is vacant and is zoned for single-family development. South of Lockheed Boulevard is Huntley Meadows, a 1,200-acre tract acquired as surplus from the United States Coast Guard and recently dedicated as a county park by the Fairfax County Park Authority.

The only vacant land in the proposed historic district consists of three parcels: parcel 92-2 ((1)) 10, a 12.34 acre tract to the east of Huntley, for which a site plan for single-family dwellings has been submitted to the Preliminary Engineering Branch of the Department of Environmental Management; parcel 92-2 ((1)) 9, consisting of 8.94 vacant acres; and parcel 92-4 ((1)) 1, a 68.78-acre site which also has a site plan pending. Only a portion of this last parcel is in the proposed historic district.

HISTORIC DISTRICT



The following factors indicate the need to establish a historic district around Huntley:

- The historic and architectural value of the main house and outstanding outbuildings including the tenant house, the necessary, the icehouse, the root cellar and storage room, and dairy-springhouse.

- The wealth of opportunities for archaeological exploration on the property. These include early trash pits, foundations for unidentified structures, a mound of original bricks, and the existence of relics from the Civil War.

- The pending review of site plans for single-family development of two parcels of land, one adjacent to and east of the Huntley property and one south of the Methodist church. Current plans for development of both parcels would result in an adverse effect on the view from the estate, which is situated on a fairly steep slope. The Huntley property, which once covered 1,000 acres of rolling countryside, has been reduced to sixteen acres. Further degradation of the view would lessen the value of the property as an outstanding example of an early nineteenth century plantation with particular architectural merit.

- Planned highway improvements including the realignment of Harrison Lane and the westward extension of Lockheed Boulevard may impact the historic property. These may result in increased traffic on Harrison Lane and associated air and noise pollution. Straightening of Harrison Lane could impact Huntley's springhouse, which is a historically and architecturally significant part of the plantation complex.

The preservation objective of establishing a historic district around Huntley is to protect the structure, to maintain the character of surrounding properties in a manner which is visually compatible with the main house, and to ensure that the site will be preserved for future archaeological exploration.

The boundaries of the Huntley Historic District are proposed with respect to the present development, topography and tree cover of the land. See the historic district map below, the topographical map on page 4, and site plan on page 2.

Properties included in the proposed historic district are either:

- Clearly visible from Huntley and on sloping terrain to the south, or

- on parcels which are directly adjacent to Huntley.

The Stoneybrooke subdivision to the west of Huntley is not included because it is recently and completely developed and because it is screened by trees on the Huntley property.

RECOMMENDATIONS

The following policies are recommended in order to protect Huntley and its immediate environs from encroachment and adverse environmental influences.

Land Use

- Development of land currently zoned R-17, R-12.5, and RM-2 should be limited to those uses permitted by right under the zoning categories in effect or to those uses permitted by the zoning categories recommended in the *Area IV Plan*. No rezonings for other uses are recommended.

- Further development of the Groveton Gardens property and the Faith Methodist Church property and development of parcels 92-2 ((1)) 9 and 10 and 92-4 ((1)) 1 should be done in such a way as to retain as much tree cover as possible to screen future development from the Huntley property. It should be noted that the Tree Preservation and Planting Ordinance will regulate the removal of trees on each of these parcels.

- The Architectural Review Board will carefully review site plans for all development within the historic district and will make recommendations concerning the proper amount of buffering to be maintained and additional plantings needed if sufficient natural buffering does not exist. It is recommended that much of the required open space be located at the western end of parcel 92-2 ((1)) 10 and at the northern end of parcel 92-4 ((1)) 1, for it is these parts of the developable land which are most clearly visible from Huntley.

- If the Fairfax County Park Authority purchases Huntley, it is further recommended that it negotiate easements with the owners of parcel 92-4 ((1)) 1 and the Faith Methodist Church property for the purpose of constructing a trail which would extend from Huntley Meadows Park to the Huntley property.

- Existing development on parcels 92-2 ((1)) 10A and 92-4 ((1)) 3 through 8 should be maintained or these parcels should be redeveloped with single-family residential dwellings at the currently planned density.

- Commercial zoning should be prohibited within this historic district.

- Industrial zoning should be prohibited within this historic district.

Environmental Design

The design of all improvements, public as well as private, in the Huntley Historic District is critical to the preservation of the character of the historic site and its immediate environs. The following environmental design policies should be applied to this district.

- All improvements, including public facilities, structures, signs, fences, street furniture, outdoor graphics, and public and private utilities should be designed, located and installed to be compatible with the historic site in terms of mass, scale, height, color, type of material and visual impact.

- All public utility lines should be concealed underground or obstructed from view by design and located with consideration to the character of the historic site and its environs.

- No structure should exceed 35 feet in height.

- Free-standing signs should not exceed 5 feet in height.

Road Improvements

The improvement of Harrison Lane should be accomplished without destroying or otherwise adversely impacting the springhouse on the Huntley property, for this structure is an integral part of the plantation complex.

Possible Uses of the Huntley Property

The following are examples of uses which are considered appropriate for the Huntley property:

- Maintenance as a unit with all original buildings preserved. This could include Park Authority purchase of the property and restoration of the buildings to their original appearance.

- Operation as a plantation open to the public and including, if possible, cultivation of crops.

- Use of a part of the property for archaeological research.

- Utilization of Huntley for the teaching of courses in architecture and history.

- Rental of the property for use as headquarters for a local or national organization.

- Use of the main house for small social and/or cultural gatherings.

Board of Supervisors Actions Requested

- Adoption of a declaration that Huntley has historic and architectural significance requiring protection against destruction and encroachment.

- Adoption of the Huntley Historic District report which substantiates the architectural and historical significance of Huntley and amendment of the *Area IV Plan* (1975).

- Adoption of provisions for the Huntley Historic District, Appendix H-8, to amend section 30-2A of the zoning ordinance.

- Adoption of rezoning 76-L-013, on the Board's own motion, to establish the Huntley Historic Overlay District.

Whereas the Board of Supervisors declares Huntley to have historic and architectural significance requiring protection against destruction and encroachment, the following provisions are established for the Huntley Historic District and are attached to Section 30-2A of the zoning ordinance as Appendix H-8:

I. Purpose and Intent

The Huntley Historic District is created to protect against destruction of the landmark to encourage uses which will lead to its continuance, conservation and improvement; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

II. General Provisions

1. The provisions of Article 30-2A of this chapter shall apply to all lands within the district.

2. The Huntley Historic District shall overlap and overlay all other zoning districts within which lands placed in this district also lie, so that any parcel of land lying in the Huntley Historic District shall also lie in one or more of the zoning districts provided for by this Code, and shall be subject to the provisions of such districts unless such provisions are qualified below.

3. The development policies and list of recommendations presented in this report entitled *Huntley Historic District*, adopted on May 10, 1976 shall be used as a guide for development of all lands within this district.

III. Submission Requirements

All applications for construction, reconstruction, exterior alteration, relocation of of structures, or razing of historic sites in the historic district shall be accompanied by the following materials, which shall be presented in two separate submissions to the Architectural Review Board. At its discretion, the Architectural Review Board may require any or all of the following:

1. Initial Presentation:

   Proposed use, name of proposed user, estimated time of construction; maps relating proposed use to surrounding property, zoning and the historic district; design sketches showing building configuration, topography and paving; architectural schematic drawings showing floor plan, four elevations (principal one in color).

2. Final Presentation:

   All material in Part 1, above. Final design concept showing floor plan, four elevations and a rendering of more than one elevation; a site plan showing building configuration, paving and grading; a landscaping plan showing a list of plantings; and plans showing exterior signs, graphics and lighting to establish the location, size, color and type of materials. The architect must appear at the submission of material in Part 2.

Additional material and additional reviews deemed necessary for determination may be requested by the Architectural Review Board.

IV. Uses Permitted by Right

All uses permitted by right in the underlying district(s) except as qualified in VI.

V. Special Permit Uses

All uses permitted by special permit in the underlying district(s) except as qualified in VI.

VI. Use Limitations

1. Development of land currently zoned R-17, R-12.5, and RM-2 shall be limited to uses permitted by right under the zoning categories in effect or to those uses permitted by zoning categories recommended in the *Area IV Plan.* No re-zonings for other uses are recommended.

2. Commercial zoning shall be prohibited.

3. Industrial zoning shall be prohibited.

4. Major public facilities shall be prohibited except and as determined by the Board of Supervisors with the recommendations of the Architectural Review Board.

5. All improvements, to include structures, signs, fences, street furniture, outdoor graphics and public and private utilities, shall be designed and installed to be compatible with Huntley in terms of mass, scale, height, color, type of material and visual impact.

6. Free-standing signs should not exceed 5 feet in height.

VII. Minimum Lot Size

As specified in the underlying district(s).

VIII. Maximum Percentage of Lot Coverage

As specified in underlying district(s).

IX. Maximum Height of Building

35 feet.

X. Minimum Yard Dimensions and Building Location Requirements

As specified in the underlying district(s).

XI. Floor Area

As specified in the underlying district(s).

XII. Minimum Off-Street Parking Space

As specified in the underlying district(s).

XIII. Other Open Space

As specified in the underlying district(s).

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