

APPENDIX ONE
HISTORIC OVERLAY DISTRICTS
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APPENDIX 1

HISTORIC OVERLAY DISTRICTS

PART 1 A1-100 POHICK CHURCH HISTORIC OVERLAY DISTRICT

A1-101 Purpose and Intent

The Pohick Church Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

A1-102 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. No multiple family dwelling units shall be permitted.
2. Commercial uses shall be limited to local serving and tourist-oriented uses such as libraries, professional offices, craft shops, eating establishments and antique shops. No service stations, service station/mini-marts, vehicle light service or major service establishments, fast food restaurants or quick-service food stores shall be permitted.
3. No industrial uses shall be permitted.

A1-103 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 the Pohick Church complex in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.

A1-104 Lot Size Requirements

As specified in the underlying zoning districts

A1-105 Bulk Regulations

1. Maximum building height: 39.5 feet
2. Minimum yard requirements: As specified in the underlying zoning districts

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3. Maximum floor area ratio: As specified in the underlying zoning districts

A1-106 Maximum Density

As specified in the underlying zoning districts

A1-107 Open Space

As specified in the underlying zoning districts

A1-108 Additional Regulations

As specified in the underlying zoning districts

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PART 2 A1-200 WOODLAWN HISTORIC OVERLAY DISTRICT

A1-201 Purpose and Intent

The Woodlawn Historic Overlay District is created to protect against destruction of Woodlawn and the George Washington Grist Mill; to encourage uses which will lead to their continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

A1-202 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Residential dwellings south of Route 1 shall be limited to single family detached units.
2. Commercial uses shall be limited to offices and tourist-oriented uses, including but not limited to antique shops, craft shops, eating establishments, hotels and motels. No service stations or fast food restaurants shall be permitted.
3. No industrial uses shall be permitted.

A1-203 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 Woodlawn and George Washington Grist Mill in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.

A1-204 Lot Size Requirements

As specified in the underlying zoning districts

A1-205 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

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- A1-206** **Maximum Density**
As specified in the underlying zoning districts

- A1-207** **Open Space**
As specified in the underlying zoning districts

- A1-208** **Additional Regulations**
As specified in the underlying zoning districts

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PART 3 A1-300 SULLY HISTORIC OVERLAY DISTRICT

A1-301 Purpose and Intent

The Sully Historic Overlay District is created to protect against destruction of the Sully historic landmark and the associated structures and cultural landscape; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced. The Sully Historic Overlay District is uniquely located adjacent to Dulles International Airport. In recognition of the potential for industrial uses surrounding the historic property, Sully is currently the only Historic Overlay District that requires a 200 foot wide planted buffer around the historic property. In addition, the Sully Historic Overlay District was created to encompass land areas located within one-fourth (1/4) mile of the Sully Property, making it one of the largest Historic Overlay Districts established by this Ordinance.

A1-302 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. In residential developments, commercial uses shall be limited to those uses permitted by right, special permit, special exception or as either an accessory service use or home occupation pursuant to Article 10.
2. Industrial uses shall be limited to those uses permitted by right, special permit or special exception in the I-4 District and outdoor storage in association with a warehousing establishment subject to the provisions of Sect. 303 below.
3. Except as allowed by Paragraphs 1 and 2 above, no commercial uses shall be permitted.

A1-303 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 the Sully complex in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.
5. A planted buffer having a 200 foot minimum width shall be provided along all lot lines which are contiguous to the Sully property, as defined by Tax Map Parcels 34-2 ((1)) 13 and 14. If the Park Authority acquires additional land area for the Sully property, the 200 foot wide planted buffer requirement shall only be applicable along those lot lines contiguous to the Tax Map Parcels identified above and shall not be altered by such

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acquisition. The minimum planting shall be in accordance with standards established by the ARB.

6. The Board of Supervisors may approve a special exception in accordance with the provisions of Article 9 to allow outdoor storage in association with a warehousing establishment in the I-5 and I-6 Districts if the Board determines that such storage would not be visible from the Sully complex or the approaches to the Sully complex and would not be incompatible with the purpose of this district. To this end, the Board may impose conditions regarding the size, location and screening of such outdoor storage area.

A1-304 Lot Size Requirements

As specified in the underlying zoning districts

A1-305 Bulk Regulations

1. Maximum building height: 35 feet, subject to increase up to 60 feet as may be permitted by the Board in accordance with the provisions of Sect. 9-607 and only when located within the historic district and within 500 feet of the Sully Historic Overlay District perimeter boundary. In no event however, shall such approval for a height increase permit the actual height of any building to exceed 65 feet as measured from grade to the top of any roof or rooftop structure.
2. Minimum yard requirements: As specified in the underlying zoning districts, except structures developed on land contiguous to the Sully property, as defined by Tax Map Parcels 34-2 ((1)) 13 and 14, shall be located no closer than 200 feet to the Sully property line, except where such limitation would preclude permitted uses. In such a case, the minimum yard and building location requirements shall be as determined by the ARB. If the Park Authority acquires additional land area for the Sully property, the 200 foot minimum yard requirement shall only be applicable along those lot lines contiguous to the Tax Map Parcels identified above and shall not be altered by such acquisition.
3. Maximum floor area ratio: As specified in the underlying zoning districts

A1-306 Maximum Density

As specified in the underlying zoning districts

A1-307 Open Space

As specified in the underlying zoning districts

A1-308 Additional Regulations

As specified in the underlying zoning districts

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PART 4 A1-400 ST. MARY'S CHURCH HISTORIC OVERLAY DISTRICT

A1-401 Purpose and Intent

The St. Mary's Church Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

A1-402 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Commercial uses shall be developed only as part of a shopping center.
2. Industrial uses shall be developed only as part of a designed industrial park, and shall be limited to those uses permitted by right, special permit or special exception in the I-4 District.

A1-403 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 St. Mary's Church in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.
5. To the extent possible, existing tree cover shall be preserved in that area south of the Southern Railroad.

A1-404 Lot Size Requirements

As specified in the underlying zoning districts

A1-405 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

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- A1-406** **Maximum Density**
As specified in the underlying zoning districts
- A1-407** **Open Space**
As specified in the underlying zoning districts
- A1-408** **Additional Regulations**
As specified in the underlying zoning districts

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PART 5 A1-500 BULL RUN STONE BRIDGE HISTORIC OVERLAY DISTRICT

A1-501 Purpose and Intent

The Bull Run Stone Bridge Historic Overlay District is created to protect against destruction of the landmark; to encourage uses which will lead to its continuance, conservation and improvement; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.

A1-502 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit or special exception in the underlying zoning districts, except as follows:

1. Residential dwellings shall be limited to single family detached units.
2. Commercial uses shall be limited to those uses permitted by right, special permit or special exception in the C-5 District.
3. No industrial uses shall be permitted.

A1-503 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 the Bull Run Stone Bridge in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.

A1-504 Lot Size Requirements

As specified in the underlying zoning districts

A1-505 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

FAIRFAX COUNTY ZONING ORDINANCE

- A1-506** **Maximum Density**
As specified in the underlying zoning districts
- A1-507** **Open Space**
As specified in the underlying zoning districts
- A1-508** **Additional Regulations**
As specified in the underlying zoning districts

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PART 6 A1-600 COLVIN RUN MILL HISTORIC OVERLAY DISTRICT

A1-601 Purpose and Intent

The Colvin Run Mill Historic Overlay 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.

A1-602 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Residential dwellings shall be limited to single family detached units.
2. Commercial uses within this district shall be permitted only on the Colvin Run Mill site and shall be limited to those uses deemed appropriate by the ARB.
3. No industrial uses shall be permitted.

A1-603 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 the Colvin Run Mill Complex in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.

A1-604 Lot Size Requirements

As specified in the underlying zoning districts

A1-605 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

A1-606 Maximum Density

As specified in the underlying zoning districts

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A1-607 Open Space

As specified in the underlying zoning districts

A1-608 Additional Regulations

As specified in the underlying zoning districts

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PART 7 A1-700 DRANESVILLE TAVERN HISTORIC OVERLAY DISTRICT

A1-701 Purpose and Intent

The Dranesville Tavern Historic Overlay 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.

A1-702 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Residential dwellings shall be limited to single family detached units.
2. Commercial uses within this district shall be limited to those uses deemed appropriate by the ARB on the Dranesville Tavern site and Category 5 special exception uses, limited to golf driving ranges and miniature golf courses ancillary to golf driving ranges, subject to approval of a special exception by the Board.
3. No industrial uses shall be permitted.

A1-703 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 the Dranesville Tavern in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height.
5. The Board may approve a special exception in accordance with the provisions of Article 9 to allow golf driving ranges and miniature golf courses ancillary to golf driving ranges if the Board determines that such recreation uses would be compatible with the purpose of this district. To this end, the Board may impose conditions regarding the size, location and screening of such outdoor recreation uses.

A1-704 Lot Size Requirements

As specified in the underlying zoning districts

A1-705 Bulk Regulations

1. Maximum building height: 35 feet

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2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

A1-706 Maximum Density

As specified in the underlying zoning districts

A1-707 Open Space

As specified in the underlying zoning districts

A1-708 Additional Regulations

As specified in the underlying zoning districts

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PART 8 A1-800 HUNTLEY HISTORIC OVERLAY DISTRICT

A1-801 Purpose and Intent

The Huntley Historic Overlay 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.

A1-802 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

No commercial or industrial uses shall be permitted.

A1-803 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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.
4. Freestanding signs shall not exceed five (5) feet in height.

A1-804 Lot Size Requirements

As specified in the underlying zoning districts

A1-805 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

A1-806 Maximum Density

As specified in the underlying zoning districts

A1-807 Open Space

As specified in the underlying zoning districts

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A1-808 Additional Regulations

As specified in the underlying zoning districts

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PART 9 A1-900 LANGLEY FORK HISTORIC OVERLAY DISTRICT

A1-901 Purpose and Intent

The Langley Fork Historic Overlay District is created to protect against destruction of the landmarks; to encourage uses which will lead to their 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.

A1-902 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Residential dwellings shall be limited to single family detached units.
2. No additional commercial uses shall be permitted.
3. No industrial uses shall be permitted.

A1-903 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 the landmark structures.
4. Freestanding signs shall not exceed five (5) feet in height.

A1-904 Lot Size Requirements

As specified in the underlying zoning districts

A1-905 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

FAIRFAX COUNTY ZONING ORDINANCE

- A1-906** **Maximum Density**
As specified in the underlying zoning districts

- A1-907** **Open Space**
As specified in the underlying zoning districts

- A1-908** **Additional Regulations**
As specified in the underlying zoning districts

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PART 10 A1-1000 ROBEY'S MILL HISTORIC OVERLAY DISTRICT

A1-1001 Purpose and Intent

The Robey's Mill Historic Overlay District is created to protect against destruction of the landmarks; to encourage uses which will lead to their 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.

A1-1002 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Residential dwellings shall be limited to single family detached units.
2. No commercial uses shall be permitted, with the exception of the use of the mill itself.
3. No industrial uses shall be permitted.

A1-1003 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. Development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. 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 the landmark structures.
4. Freestanding signs shall not exceed five (5) feet in height.

A1-1004 Lot Size Requirements

As specified in the underlying zoning districts

A1-1005 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts
3. Maximum floor area ratio: As specified in the underlying zoning districts

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- A1-1006** **Maximum Density**
As specified in the underlying zoning districts
- A1-1007** **Open Space**
As specified in the underlying zoning districts
- A1-1008** **Additional Regulations**
As specified in the underlying zoning districts

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PART 11 A1-1100 LAKE ANNE VILLAGE CENTER HISTORIC OVERLAY DISTRICT

A1-1101 Purpose and Intent

The Lake Anne Village Center Historic Overlay District is created to protect against destruction of the historic and architectural quality of the landmark; to encourage uses which will lead to its continuance, conservation, and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.

A1-1102 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception for a village center in the PRC District.

A1-1103 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within the district.
2. All uses and development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan and shown in the Reston Master Plan, adopted by reference in the Area III Plan.
3. Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities shall be designed and installed as integral parts of the present village complex, and to be compatible with the original design.

A1-1104 Lot Size Requirements

No requirement for each use or building

A1-1105 Bulk Regulations

1. Building height shall be compatible with the intent of the district.
2. Minimum yard requirements: The location and arrangement of structures shall not be detrimental of existing uses or prospective adjacent uses.

A1-1106 Maximum Density

As specified in the underlying zoning districts

A1-1107 Open Space

As specified in the underlying zoning districts

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A1-1108 Additional Regulations

As specified in the underlying zoning districts

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PART 12 A1-1200 MOUNT AIR HISTORIC OVERLAY DISTRICT

A1-1201 Purpose and Intent

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

A1-1202 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts.

A1-1203 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all land within the district.
2. All uses and development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the historic landmark.

A1-1204 Lot Size Requirements

As specified in the underlying zoning districts

A1-1205 Bulk Regulations

1. Maximum building height: 35 feet
2. Minimum yard requirements: As specified in the underlying zoning districts, provided the location and arrangement of structures shall not be detrimental to existing uses or prospective adjacent uses
3. Maximum floor area ratio: As specified in the underlying zoning districts

A1-1206 Maximum Density

As specified in the underlying zoning districts

A1-1207 Open Space

As specified in the underlying zoning districts

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A1-1208 Additional Regulations

As specified in the underlying zoning districts

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PART 13 A1-1300 CENTREVILLE HISTORIC OVERLAY DISTRICT

A1-1301 Purpose and Intent

The Centreville Historic Overlay District is created to protect against destruction of the historic, archaeological and architectural quality of the structures and landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced.

A1-1302 Permitted, Special Permit and Special Exception Uses

All uses permitted by right, special permit and special exception in the underlying zoning districts, except as follows:

1. Kennels, new vehicle storage, warehousing establishments and wholesale trade establishments shall not be permitted.
2. Automobile-oriented uses, car washes, drive-in financial institutions, drive-through pharmacies, fast food restaurants with drive-through facilities, service stations, service station/mini-marts, vehicle light service establishments and vehicle transportation service establishments shall not be permitted for properties not contiguous to Route 29.

A1-1303 Use Limitations

1. The provisions of Part 2 of Article 7 shall apply to all lands within the district.
2. All uses and development within this district shall be in strict conformance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. Any new improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities shall be designed and installed to be compatible with the historic landmarks.
4. Any new improvements shall be designed to be sensitive to archaeological resources, as well as the historical character of the area.
5. Freestanding signs shall not exceed a height of ten (10) feet.
6. Any type of outdoor lighting shall be subject to the approval of the ARB.

A1-1304 Lot Size Requirements

As specified in the underlying zoning districts

A1-1305 Bulk Regulations

1. Maximum building height: 35 feet

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2. Minimum yard requirements: As specified in the underlying zoning districts, provided the location and arrangement of structures shall not be detrimental to existing uses or prospective adjacent uses
3. Maximum floor area ratio: As specified in the underlying zoning districts

A1-1306 Maximum Density

As specified in the underlying zoning districts

A1-1307 Open Space

As specified in the underlying zoning districts

A1-1308 Additional Regulations

As specified in the underlying zoning districts