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 are limited to local serving and tourist-oriented uses such as libraries, professional offices, craft shops, restaurants, and antique shops. No service stations, service station/mini-marts, vehicle light service or major service establishments, restaurants with drive-through or quick-service food stores may 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
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
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 are limited to offices and tourist-oriented uses, including but not limited to antique shops, craft shops, restaurants, hotels and motels. No service stations or restaurants with drive-through may 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
FAIRFAX COUNTY ZONING ORDINANCE

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
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 ((11)) 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
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
APPENDIX 1-HISTORIC OVERLAY DISTRICTS

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
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
APPENDIX 1-HISTORIC OVERLAY DISTRICTS

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
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
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
A1-607 Open Space
As specified in the underlying zoning districts

A1-608 Additional Regulations
As specified in the underlying zoning districts
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
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
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
A1-808  Additional Regulations

As specified in the underlying zoning districts
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
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
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
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
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
A1-1108  Additional Regulations
As specified in the underlying zoning districts
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

A1-1208 Additional Regulations
FAIRFAX COUNTY ZONING ORDINANCE

As specified in the underlying zoning districts
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, restaurants with drive-through, service stations, service station/mini-marts, vehicle light service establishments and vehicle transportation service establishments are not 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
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