



**FINAL DEVELOPMENT PLAN CRITERIA  
PHASE 237**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 237 IS APPLICABLE TO SECTION 5, AREA 8 OF THE VILLAGE OF OAKLAND MILLS.

**1. PUBLIC STREETS AND ROADS -- SECTION 125-C-3-b:**

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

**2. PUBLIC RIGHT-OF-WAYS -- SECTION 125-C-3-b:**

2A TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

2B VEHICULAR INGRESS AND EGRESS WILL BE PERMITTED ONLY AT POINTS OF ACCESS APPROVED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS AND THE STATE HIGHWAY ADMINISTRATOR. VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG U.S. ROUTE 29.

**3. MAJOR UTILITY RIGHTS-OF-WAY -- SECTION 125-C-3-b:**

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING AND DEPARTMENT OF PUBLIC WORKS.

**4. DRAINAGE FACILITIES -- SECTION 125-C-3-b:**

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS.

**5. RECREATIONAL, SCHOOL & PARK USES -- SECTION 125-C-3-c**

TO BE SHOWN ON FINAL DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

**6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES -- SECTION 125-C-3-d-(1):**

THE TERM "STRUCTURE", AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE, SHALL INCLUDE, BUT NOT BE LIMITED TO:

- CORNICES AND EAVES
- ROOF OR BUILDING OVERHANGS
- CHIMNEYS
- PORCHES, DECKS, OPEN OR ENCLOSED
- BAY WINDOWS, ORIELS, VESTIBULE, BALCONY
- PRIVACY WALLS OR SCREENS
- ALL PARTS OF ANY BUILDINGS, DWELLINGS, OR ACCESSORY BUILDINGS

ALL SETBACK AREAS SHALL BE CLEAR OF ANY PROTRUSIONS, EXTENSIONS, OR CONSTRUCTION OF ANY TYPE, EXCEPT CORNICES AND EAVES MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE SETBACK AREA: BAY WINDOWS, ORIELS, VESTIBULES, BALCONIES OR CHIMNEYS WHICH ARE NOT MORE THAN TEN (10) FEET IN WIDTH MAY PROJECT NOT MORE THAN FOUR (4) FEET INTO THE SETBACK AREA: AND PORCHES, DECKS, OPEN OR ENCLOSED, MAY PROJECT NOT MORE THAN THREE (3) FEET INTO THE FRONT OR REAR SETBACK AREA, AND WHERE ANY LAND IS ADJACENT TO A PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY, NO STRUCTURE SHALL BE LOCATED WITHIN 100' OF THE RIGHT-OF-WAY LINE THEREOF EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK AREAS IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE TERM "STRUCTURE" DOES NOT INCLUDE THE FOLLOWING UPON WHICH NO RESTRICTION AS TO LOCATION IS IMPOSED:

- WALKS, TRELLISES
- SHRUBBERY, EXCAVATIONS OR FILL
- TREES, FENCING UNDER 6' IN HEIGHT
- ORNAMENTAL LANDSCAPING, RETAINING WALLS UNDER 3' IN HEIGHT
- SIMILAR MINOR STRUCTURES
- DETERMINATION OF THE SPECIFIC CHARACTER OF "SIMILAR MINOR STRUCTURES" AND SETBACKS APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

FENCES OR WALLS, IF LOCATED WITHIN SETBACK AREAS ADJACENT TO A PUBLIC STREET, ROAD OR HIGHWAY UPON WHICH CONSTRUCTION OF STRUCTURES IS PROHIBITED, SHALL NOT EXCEED 3' IN HEIGHT IF SOLID OR CLOSED NOR 5' IN HEIGHT IF OPEN, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**6D OPEN SPACE LAND USE AREAS:**

NO STRUCTURE WITHIN OPEN SPACE LAND USE AREAS SHALL BE LOCATED WITHIN THIRTY (30) FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD OR HIGHWAY, OR WITHIN TWENTY FIVE (25) FEET OF ANY PROPERTY LINE: EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION UPON LOTS DEVOTED TO OPEN SPACE LAND USE PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**7. PERMITTED USES -- SECTION 125-C-3-d(2):**

**7E-1 OPEN SPACE LAND USE AREAS**

LOT NO. 1 (CREDITED) AND LOT 2 (NON-CREDITED) ARE TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHWAYS. THIS LOT MAY BE USED FOR DRAINAGE AND UTILITY EASEMENTS IF NECESSARY, PROVIDED THAT SUCH EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

**8 HEIGHT LIMITATIONS -- SECTION 125-C-3-d(3):**

**8E OPEN SPACE LAND USE AREAS**

NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN OPEN SPACE LAND USE AREAS PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**9 PARKING REQUIREMENTS -- SECTION 125-C-3-d(3):**

**9E OPEN SPACE LAND USE AREAS**

NO PARKING REQUIREMENTS ARE IMPOSED UPON ANY OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO OPEN SPACE USES. IN THE EVENT STRUCTURES ARE PROPOSED FOR CONSTRUCTION ON ANY PORTION OF SUCH LAND, PARKING REQUIREMENTS, THEREFORE, MAY BE IMPOSED BY THE HOWARD COUNTY PLANNING BOARD AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL. ANY OPEN SPACE LAND USE AREAS AS MAY BE REQUIRED FOR PARKING PURPOSES BY THE HOWARD COUNTY PLANNING BOARD SHALL BE DEDUCTED FROM THE CREDITED OPEN SPACE LAND USE TABULATIONS AND DENOTED AS NON-CREDITED IN ACCORDANCE WITH SECTION 125-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.

**10 SETBACK PROVISIONS -- SECTION 125-C-3-d(3):**

**10A GENERALLY:**

1. SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 6 ABOVE
2. NO OTHER SETBACK RESTRICTIONS ARE IMPOSED UPON LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE.

**11 MINIMUM LOT SIZES -- SECTION 125-C-3-d(3):**

AS SHOWN ON SUBDIVISION PLAT IN ACCORDANCE WITH MINIMUM LOT SIZES AS MAY BE REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

**12 COVERAGE REQUIREMENTS -- SECTION 125-C-3-d(3):**

**12E OPEN SPACE LAND USES**

NO MORE THAN TEN PERCENT (10%) OF THE LAND WITHIN THIS FINAL DEVELOPMENT PLAN PHASE DEVOTED TO OPEN SPACE LAND USES SHALL BE COVERED BY BUILDINGS OR MAJOR STRUCTURES EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

**TABULATION OF LAND USE**

OPEN SPACE (CREDITED)	2.8526 AC. ±
OPEN SPACE (NON-CREDITED)	0.9232 AC. ±
<b>TOTAL</b>	<b>3.7758 AC. ±</b>

RECORDED AS PLAT # 3054-A-1764  
ON 4-13-99 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MD.

PETITIONER:  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
10275 LITTLE PATUXENT PARKWAY  
COLUMBIA, MD 21044

VILLAGE OF OAKLAND MILLS,  
SECTION 5, AREA 8  
LOTS 1 & 2

**COLUMBIA**

**FINAL DEVELOPMENT PLAN PHASE 237**

SIXTH ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 36, GRID 8, P/O PARCEL #245