

FINAL DEVELOPMENT PLAN CRITERIA

1. PUBLIC STREET AND ROADS - Section 17.031 A (1):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 17.031 A (2):  
2A. To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 17.031 A (3):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
4. DRAINAGE FACILITIES - Section 17.031 A (4):  
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 17.031 B:  
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 17.031 D:  
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices	porches
eaves	bay windows
roof or building overhangs	privacy walls or screens
chimneys	all parts of any building
trellises	dwelling, or accessory buildings

All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 50' of the right-of-way line thereof nor within fifty (50) feet of a public road owned and/or maintained by the County or State for any building permitted with T-1, B-1, B-2, S-C, M-R, or M-1 use type areas of the New Town District, 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 after a public hearing in accordance with Section 17.037E(2) of the Howard County Zoning Regulations.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	excavations or fill
shrubby	fencing under 6' in height
trees	retaining walls under 3' in height
ornamental landscaping	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office 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.

6A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY

No structure shall be located upon lots devoted to single family low and/or medium density land use within 20 feet of any 50' street right-of-way nor within 30 feet of any 60' or greater street right-of-way, nor within 10' feet of any property line not a right-of-way line for a public street, road, or highway, except, however, that structures may be constructed at any location within such set-back areas provided all structures and construction is developed in accordance with a site development plan approved by the Howard County Planning Board.

The Planning Board may, upon application, designate on a Subdivision Plat, a lot, lots or parcels, as "Common Open Areas" which will not be credited to "Open Space", but, will be credited to the Single Family Low and/or Medium Density of the Phase in which it presently exists.

7. PERMITTED USES - Section 17.031 D:  
7A. SINGLE FAMILY LOW DENSITY LAND AREAS  
All lots within single family low density land use areas shall be used only for single family detached low density residential uses.
8. HEIGHT LIMITATIONS - Section 17.031 E:  
8A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS  
No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.
9. PARKING REQUIREMENTS - Section 17.031 E:  
9A. SINGLE FAMILY MEDIUM AND/OR LOW DENSITY LAND USE AREAS  
No less than two (2) off-street parking spaces containing a minimum area of two hundred (200) square feet per each parking space shall be provided on each lot within single family land use areas, except that when driveway access is to a 60' or greater street right-of-way, two parking spaces shall be provided exclusive of any area encompassed by a garage, each with access to the street without crossing the other parking space.
10. SETBACK PROVISIONS - Section 17.031 E:  
GENERALLY:  
a. Setbacks shall conform to the requirements of Section 6 above.  
b. No other setback restrictions are imposed upon land within this Final Development Plan Phase.
11. MINIMUM LOT SIZES - Section 17.031 E:  
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 17.031 E:  
SINGLE FAMILY LOW AND/OR MEDIUM DENSITY DETACHED RESIDENTIAL LAND USE AREAS  
In no event shall more than 30 percent (30%) of any lot devoted to single family residential purposes be covered by buildings or other major structures. No limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

RECORDED \_\_\_\_\_ PLAT BOOK 20 FOLIO 171  
ON DEC 20 1972 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

PETITIONER AND OWNER  
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21043

# COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 64 A  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

10-1-72

SHEET 1 OF 1

HOWARD COUNTY PLANNING BOARD

12-14-72

*Thomas A. Harris*  
H.C.P.B. Exec. Sec.

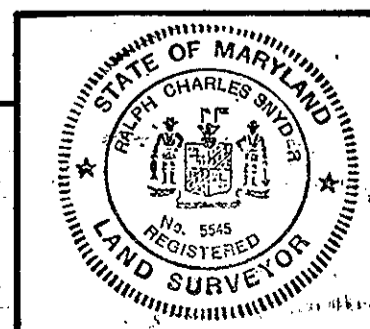
DATE

*E. Kane Lynch*  
H.C.P.B. CHAIRMAN

12-13-72  
DATE

PREPARED AS TO SHEET 1 IN ACCORDANCE WITH  
THE ZONING REGULATION OF HOWARD COUNTY.  
ADOPTED: MAY 16, 1961 AND AS AMENDED MAY 27, 1965

*Ralph C. Snyder* 5545  
LAND SURVEYOR No. DATE



DRWN. BY: A.W. Remy  
CHKD. BY:

20/174



SOUTHBOUND LANE  
U.S. ROUTE 29  
NORTHBOUND LANE

N489250  
E834750

N489250  
E834750

N488750  
E834750

MD. S.R.C. PLAT NO. 41458

N489116.692  
E834562.779  
N489121.099  
E834565.808

HOWARD E. WESSEL AND WIFE  
LIBER 451 FOLIO 603

SINGLE FAMILY  
LOW DENSITY  
2.697 Ac.

PARCEL 6

N486998.787  
E834806.797

P.D. CONGEDO  
LIBER 548 FOLIO 523

HOWARD RESEARCH & DEVELOPMENT CORP.  
LIBER 463 FOLIO 196

RECORDED PLAT BOOK 20 FOLIO 173  
ON Dec 20 1972 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

PARCEL 6  
(CONGEDO)  
PETITIONER AND OWNER

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
COLUMBIA, MARYLAND  
21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE 6A A(6)  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.

SCALE 1"=50' 10-1-72

SHEET 2 OF 2 303

NOTE: THE PLAN SHOWN HEREON IS  
CORRECT AS COMPLYING WITH  
REQUIREMENTS OF FINAL  
DEVELOPMENT PLAN PHASE 6A  
AS RECORDED IN PLAT BOOK  
20 FOLIO 171

DRWN. BY: A.W. Remy  
CHKD. BY:

20/173