

uses permitted as a matter of right in the Multi-Use Subdistrict.

- a. One single-family detached unit per lot.
- b. One zero lot unit per lot.
- c. Single-family attached dwelling units.
- d. Apartment units.
- e. Farming, provided that a lot of less than 40,000 square feet, no fowl other than for the normal use of the family residing on the lot and no livestock are permitted.
- f. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
- g. Government buildings, facilities and uses, including public schools and colleges.
- h. Private recreational facilities, such as parks, athletic fields, swimming pools, basketball courts and tennis courts, reserved for use by residents of a community and their guests. Such facilities shall be located within condominium development or within communities with recorded covenants and liens which govern and provide financial support for operation of the facilities.
- i. Golf courses and country clubs.
- j. Riding academies and stables.
- k. Carnivals and fairs sponsored by and operated on a nonprofit basis for the benefit of charitable, social, civic or educational organizations, subject to the requirements of Section 128.D.3 of the Zoning Regulations effective July 28, 2006.
- l. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.D.4 of the Zoning Regulations effective July 28, 2006.
- m. Underground pipelines; electric transmission and distribution lines; telephone, telegraph and CATV lines; mobile transformer units; telephone equipment boxes; and other similar public utility uses not requiring a conditional use.
- n. Ambulatory health care facilities.
- o. Animal hospitals, completely enclosed.
- p. Antique shops, art galleries and craft shops.
- q. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions.
- r. Bicycle repair shops.
- s. Blueprinting, printing, duplicating or engraving services limited to 2000 square feet of net floor area.
- t. Catering establishments and banquet facilities.
- u. Child day care centers.
- v. Clothing and apparel stores with goods for sale or rent.
- w. Convenience stores.
- x. Day treatment and care facilities.
- y. Drug and cosmetic stores.
- z. Executive golf training and recreation centers.
- aa. Farmers markets and farm produce stands.
- bb. Food stores, not to exceed a gross floor area of 55,000 square feet, including a bakery, provided all goods baked on the premises shall be sold retail from the premises.
- cc. Funeral homes.
- dd. Health clubs, tennis clubs, athletic centers, commercial or community swimming pools.
- ee. Hotels, motels, conference centers and country inns.
- ff. Laundry and dry cleaning establishments without delivery services.
- gg. Liquor stores.
- hh. Museums, art galleries and libraries.
- ii. Nonprofit clubs, lodges and community halls.
- jj. Nursing homes, group care facilities, housing for elderly or handicapped, assisted living, continuing care, children's homes and similar institutions, and their related and supporting facilities.
- kk. Offices, professional and business.
- ll. Personal service establishments, such as barber shops, beauty shops, opticians, photographers, tailors.
- mm. Pet grooming establishments.
- nn. Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar private, noncommercial recreational facilities.
- oo. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
- pp. Restaurants, carryout.
- qq. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.
- rr. Schools, private academic, including colleges and universities.

- ss. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies, data processing services.
- tt. Specialty stores selling or renting goods including, but not limited to the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, housewares, jewelry, luggage, musical instruments, newspapers, optical goods, pets, photographic supplies, records, radios and televisions, sewing machines, sporting goods, stationery, video tapes, or works of art.

Accessory Uses

The following are permitted as accessory uses to residential uses in the Multi-Use Subdistrict. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

- a. Any use normally and customarily incidental to any use permitted as a matter of right.
- b. Accessory apartments, provided that:
 - (1) The area of the lot is at least 12,000 square feet.
 - (2) Except for an exterior entrance and necessary parking area, there shall be no external evidence of the accessory apartment.
 - (3) The accessory apartment shall have no more than two bedrooms.
- c. The housing by a resident family of:
 - (1) Not more than four non-transient roomer or boarders; or
 - (2) Not more than eight mentally and/or physically disabled persons or persons 62 years of age or older, provided the use is registered, licensed or certified by the State of Maryland; or
 - (3) A combination of a and b above, provided that the total number of persons housed in addition to the resident family does not exceed eight.
- d. Home occupations, subject to the requirements of Section 128.C.1 of the Zoning Regulations effective 7-28-06.
- e. Home care, provided that if home care is combined with housing of mentally or physically disabled persons or persons 62 years of age or older, as allowed by Subsection c(2) above, the total number of persons receiving home care at any one time plus the number of persons being housed shall not exceed eight.
- f. Private, off-street parking of commercial or unregistered motor vehicles, limited to a cumulative total of no more than two vehicles on lots of three or more acres, and no more than one vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
- g. Storage of recreational vehicles or boats, provided that on lots of 20,000 square feet or smaller, such storage shall be limited to the following:
 - (1) One recreational vehicle with a length of 30 feet or less; and
 - (2) One boat with a length of 20 feet or less.
- h. Farm produce stand, not to exceed 300 square feet in floor area, for the retail sale of crops, produce, flowers, livestock and poultry products, etc., grown or produced on the lot or by the owner of the lot on which such structure is located. Appropriate on-site parking spaces shall be provided.
- i. Snowball stands, subject to the requirements of Section 128.D.5 of the Zoning Regulations effective July 28, 2006.

The following are permitted as accessory uses to nonresidential uses in the Multi-Use Subdistrict:

- a. Any use normally and customarily incidental to any use permitted as a matter of right.
- b. Communication towers and antennas accessory to a principal use on the lot. Towers are subject to the requirements of Section 128.E.2 and 128.E.3, of the Zoning Regulations effective 7-28-06.

Bulk Regulations

- 1. For all uses in the PGCC Multi-use Subdistrict, the following limitations shall apply.
 - a. Maximum height
 - 1) Principal Structures:
 - (a) Single family detached and attached 34 feet except units w/gable, hip, or gambrel roofs 40 feet
 - (b) Apartment buildings 80 feet
 - (c) Commercial structures 120 feet
 - (d) Other 15 feet
 - 2) Accessory structures 15 feet
 - 3) Except spires, belfries, chimneys, flag poles, monuments, stacks, steeples, radio and television antennae, observation towers, windmills, barns, water and grain storage facilities, silos, outdoor athletic structures, lines and poles or other supporting structures for electric, telephone, telegraph or CATV transmission or distribution ... no limit
 - b. Maximum lot coverage for structures within single-family attached projects developed with one dwelling unit per lot 60 percent
 - c. No coverage requirement is imposed upon non-residential uses, except in accordance with a site development plan approved by the Howard County Planning Board.

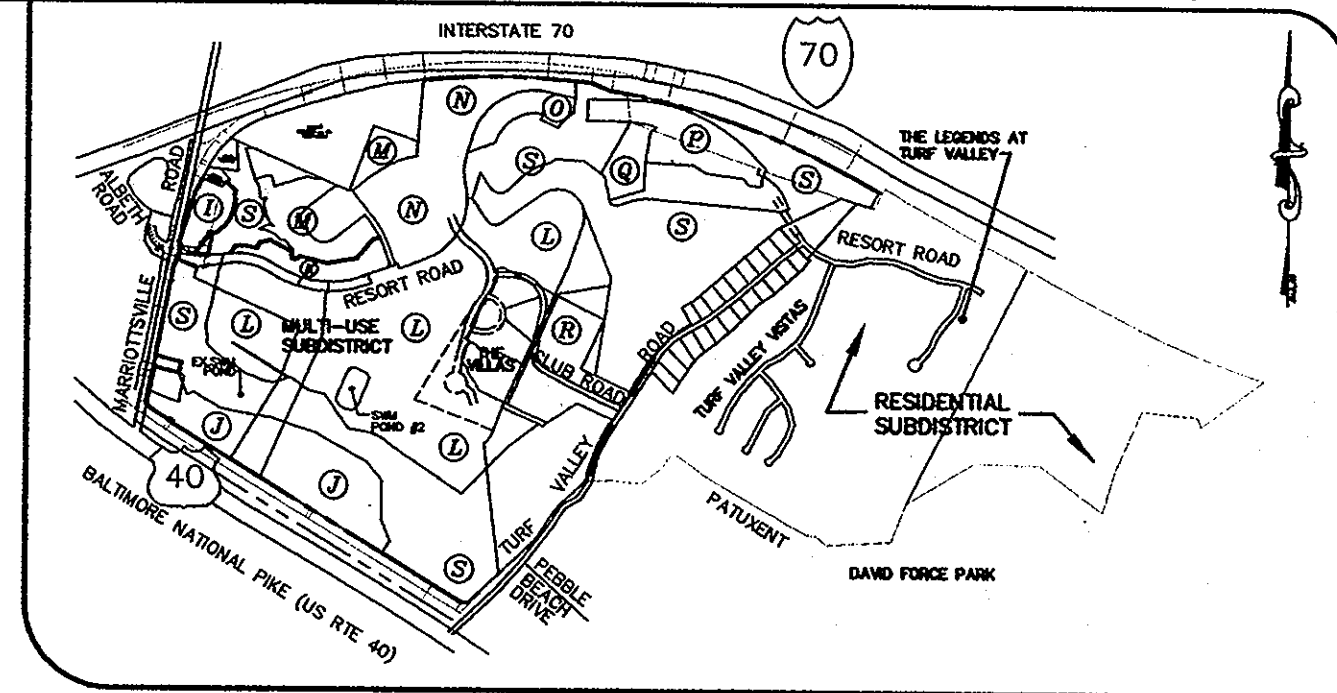
- d. Maximum density for the total PGCC District is 2.0 dwelling units per gross acre.
- e. Maximum units per structure
 - 1) Single family attached 8 units per structure
 - 2) Apartments less than 40 feet in height 24 units per structure
 - 3) Apartments 40 feet or greater in height 120 units per structure
- f. Maximum building length - residential structure 120 feet. However, the Planning Board may approve a greater length, up to a maximum of 300 feet, based upon a determination that the design of the building will mitigate the visual impact of the increased length.
- g. Minimum lot size requirements
 - 1) Single family detached 6,000 sq. ft.
 - 2) Except Zero lot line dwellings 4,000 sq. ft.
 - 3) Single family semi-detached 4,000 sq. ft.
- h. Minimum lot width at the building restriction line
 - 1) Single family detached 50 feet
 - 2) Except Zero lot line dwelling 40 feet
 - 3) Single family semi-detached 40 feet
- i. Minimum setback requirements; except that structures may be constructed at any location within such setback if such construction is in accordance with a site development plan
 - 1) From Arterial Roads
 - a) residential structures (ALL) 50 feet
 - b) non-residential structures 30 feet
 - c) accessory uses 30 feet
 - d) parking 25 feet
 - 2) From Collectors and Local Streets
 - a) residential structures (ALL) 30 feet from 60 ft. ROW
 - 20 feet from 50 ft. ROW
 - b) non-residential structures 30 feet from 60 ft. ROW
 - 20 feet from 50 ft. ROW
 - c) accessory uses 10 feet
 - 3) From Non-PGCC adjacent properties
 - a) From residential districts residential or non-residential uses 75 feet
 - b) From all other districts residential or non-residential uses 30 feet
 - 4) From lot lines within PGCC Multi-Use Subdistrict
 - a) Single family detached - side 7.5 feet
 - b) Zero lot line and all other uses - side 0 feet
 - A minimum of 10 feet must be provided between structures
 - c) Residential - rear 20 feet
- j. Minimum distances between attached dwelling units and apartment buildings, provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board:
 - 1) Face to face 30 feet
 - 2) Face to side/Rear to side 30 feet
 - 3) Side to side 15 feet
 - 4) Rear to rear 60 feet
 - 5) Rear to face 100 feet

Landscaping and Screening

Landscaping and screening shall be provided in accordance with the requirements of the Amended Fifth Edition of the Subdivision and Land Development Regulations, effective 10-7-07, and the Howard County Landscape Manual (January 1993 amended March 1998).

Other Provisions

- 1. No less than 5 percent and no more than 12 percent of the total net acreage of the land in the PGCC District shall be non-residential or non-open space. The total PGCC District excluding the 100-year floodplain (117.26 ac.) and slopes of 25% or greater (3.42 ac.) equals 688.78 acres net. No less than 34.44 acres and no more than 82.65 acres shall be non-residential or non-open space unless the net acreage of the land is revised through additional field surveys.
- 2. Retail Businesses shall not exceed 20,000 Sq. Ft. of floor area for any individual business except grocery stores, as provided in subsection 126.B of the Zoning Regulations.
- 3. A maximum of 473,312 square feet of commercial/office building area shall be constructed in the Multi-use Subdistrict. Buildings in Area R (Turf Valley Hotel and Country Club) are not included in this maximum building area. A tabulation of the remaining commercial/office building area maintained in the Dept. of Planning and Zoning will be updated as building permits are issued.
- 4. The provisions of Section 128 (Supplemental Zoning District Regulations) and Section 133 (Off-Street Parking and Loading Facilities) of the Zoning Regulations effective July 28, 2006 shall apply in the PGCC Multi-Use District, except that additional parking spaces will not be required for expansion of uses ancillary to the existing 36 hole golf course and country club such as cart storage and pro shop facilities, golf snacks, and guest amenities such as miniature golf, indoor swimming, and tennis.
- 5. For any type of development within the PGCC Multi-Use-Subdistrict, other than single-family detached residential, site development plan approval is required by the Howard County Planning Board and by the Department of Planning and Zoning. Approved site development plans shall not alter designated land uses as established by this Final Development Plan.
- 6. At least 50 percent of the PGCC District shall be devoted to open space or golf course uses, and at least two eighteen-hole golf courses shall be provided. Open space and golf course uses shall be arranged so that the Residential and Multi-Use Subdistricts each shall include at least 15 percent open space including landscaped areas.



VICINITY MAP SCALE: 1" = 2000'

MULTI-USE SUBDISTRICT LAND USE TABULATION

Area	Projected Land Use	Projected Density Range	Gross Acreage	Projected Units
I	All permitted uses in the PGCC Multi-Use Subdistrict	6-20	6.07	up to 80
J	All permitted uses in the PGCC Multi-Use Subdistrict	2-15	36.63	up to 235
K	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-24	7.42	up to 200
L	All permitted uses in the PGCC Multi-Use Subdistrict	2-24	147.53	up to 845
M	All permitted uses in the PGCC Multi-Use Subdistrict	2-24	20.04	up to 125
N	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-24	33.98	up to 200
O	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-24	9.50	up to 110
P	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-20	19.45	up to 140
Q	All permitted residential uses in the PGCC Multi-Use Subdistrict	2-20	5.81	up to 180
R	All permitted uses in the PGCC Multi-Use Subdistrict		19.88	
S	Golf and or Open Space		222.84	
	15% Golf and/or Open Space to be provided with Pods J, L, M, N, O, P & Q		40.94 (Included in Pods)	
	Total Golf/Open Space		263.78	
MULTI-USE SUBDISTRICT TOTAL			529.15	Max. Units Allowed 1,618 *

* Includes 489 units allowed in the Approved Residential Subdistrict. A tabulation of the remaining units allowed within each PGCC Subdistrict maintained in the Department of Planning and Zoning will be updated each time Record-Plats are recorded.

Note: Per Zoning Section 126(D)(1)(c), density for the PGCC District is 2.0 dwelling units per gross acre of the PGCC District and density for the Residential Subdistrict is 1.75 dwelling units per gross acre.

PURPOSE: To amend FDP criteria in accordance with the Howard County Zoning Regulations effective July 28, 2006, as amended.

FINAL DEVELOPMENT PLAN
TURF VALLEY
PGCC DISTRICT, MULTI-USE SUBDISTRICT
THIRD AMENDMENT

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 16, P/O PARCELS 8, 50, 394, 401, & 445
SCALE: AS SHOWN MARCH 2010

ENGINEERS/SURVEYORS: FOURTH AMENDED COMPREHENSIVE SKETCH PLAN
MILDENBERG, BOENDER & ASSOC., INC. S-86-13
6800 DEERPATH ROAD, SUITE 150 P.B. CASE 368
ELKBRIDGE, MD 21075 (410) 997-0296

OWNER: FDP - PGCC RESIDENTIAL SUBDISTRICT
MANGIONE ENTERPRISES TURF VALLEY PLAT # 20286-20287
1205 YORK ROAD LUTHERVILLE, MD 21093 (410) 825-8400

SHEET 1 OF 3

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED JULY 28, 2006.

3/9/10
DATE

R. JACOB HIKMAT, PE
MARYLAND REG. NO. 17942



PLANNING BOARD
FDP MAP AND CRITERIA

HOWARD COUNTY PLANNING BOARD

H.C.P.B. SECRETARY DATE

RECORDED - PLAT NO. 21029

ON 3/26/2010 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLATBOOK	FOLIO
		RECORDED	

INTERSTATE 70

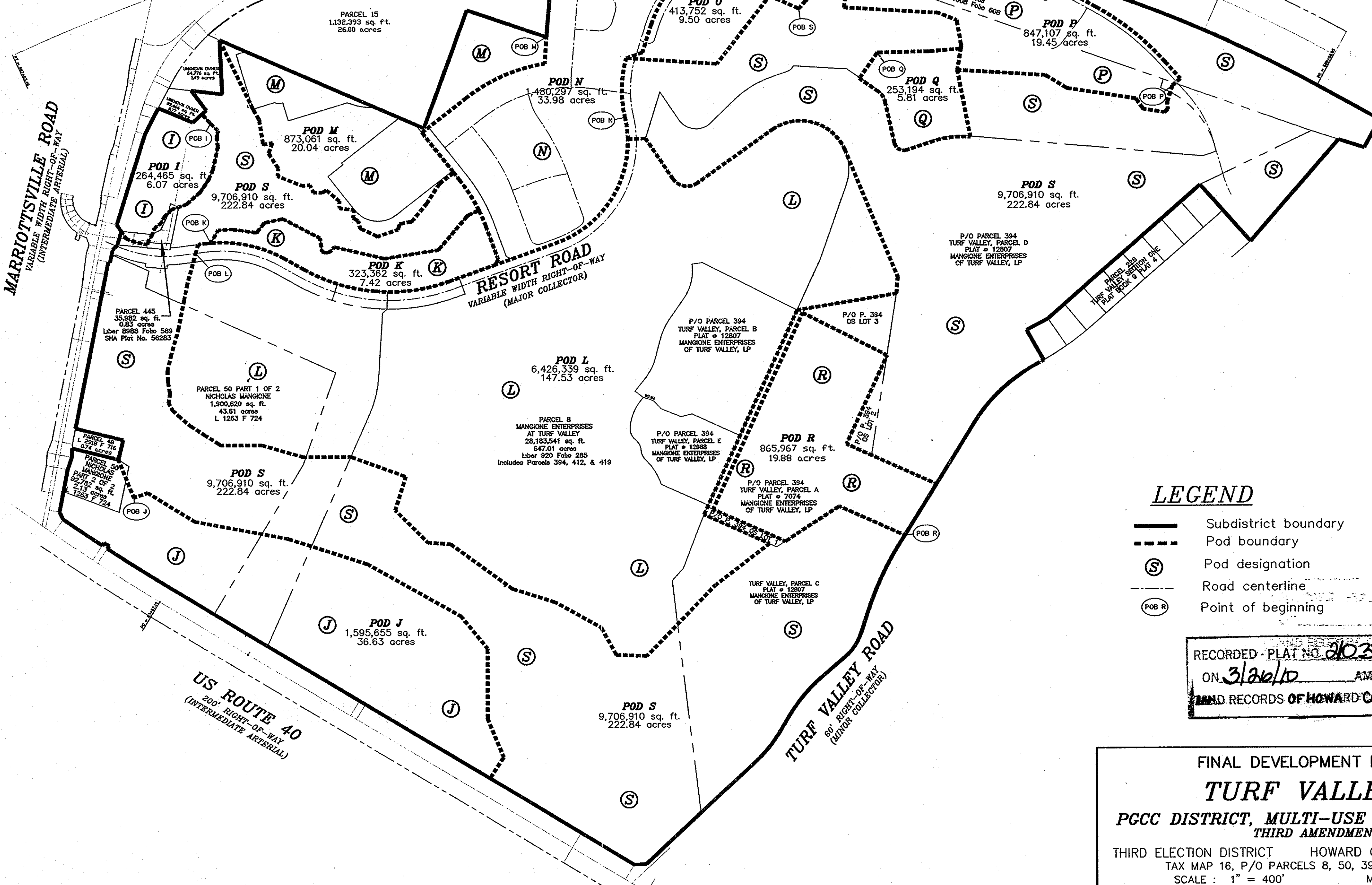
VARIABLE WIDTH RIGHT-OF-WAY
(PRINCIPAL ARTERIAL)

MARROTTSVILLE ROAD
VARIABLE WIDTH RIGHT-OF-WAY
(INTERMEDIATE ARTERIAL)

RESORT ROAD
VARIABLE WIDTH RIGHT-OF-WAY
(MAJOR COLLECTOR)

US ROUTE 40
300' RIGHT-OF-WAY
(INTERMEDIATE ARTERIAL)

TURF VALLEY ROAD
60' RIGHT-OF-WAY
(MINOR COLLECTOR)



LEGEND

- Subdistrict boundary
- - - Pod boundary
- (S) Pod designation
- Road centerline
- (POB R) Point of beginning

RECORDED - PLAT NO. 2030
ON 3/20/10 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

FINAL DEVELOPMENT PLAN
TURF VALLEY
PGCC DISTRICT, MULTI-USE SUBDISTRICT
THIRD AMENDMENT

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 16, P/O PARCELS 8, 50, 394, 401, & 445
SCALE : 1" = 400' MARCH 2010

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LUTHERVILLE, MD 21093
(410) 825-8400

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED JULY 28, 2006.

[Signature]
R. JACOB HIKMAT, PE
MARYLAND REG. NO. 17942

DATE
3/19/10



PLANNING BOARD
FDP MAP AND CRITERIA

HOWARD COUNTY PLANNING BOARD

[Signature] **3/16/10**
H.C.P.B. SECRETARY DATE

[Signature] **3/18/2010**
H.C.P.B. CHAIRMAN DATE

PHASE OR AMENDMENT	DATE	PLATBOOK	FOLIO

Parcel name: POD J

POB: North: 595611092 East: 131143.7572
Line Course: S 46-20-11 E Length: 58.369
Line Course: S 11-36-36 W Length: 1341186.0034

Parcel name: POD L

POB: North: 594614038 East: 131054.3484
Line Course: N 15-03-54 E Length: 1341068.4173
Line Course: N 82-35-25 E Length: 43.007

Parcel name: POD M

POB: North: 596104710 East: 1343073.2190
Line Course: S 03-40-18 W Length: 151.333
Line Course: S 59-52-13 W Length: 1343063.1307

Parcel name: POD P

POB: North: 5959111757 East: 1346764.7393
Line Course: N 48-23-12 W Length: 61.583
Line Course: N 56-37-04 E Length: 370.527

Pod S Continued:

Line Course: S 62-31-39 E Length: 456.420
Line Course: N 59-31-02 W Length: 151.333
Line Course: S 32-04-11 E Length: 1344441.5319

Pod S Continued:

Curve Length: 207.048
Radius: 975.000
Delta: 12-12-51
Line Course: S 32-04-11 E Length: 1341088.0773

Parcel name: POD J

POB: North: 593446.4330 East: 1340695.4951
Line Course: N 21-34-24 W Length: 239.307
Line Course: N 50-58-07 W Length: 1340607.5039

Parcel name: POD L

POB: North: 594614038 East: 131054.3484
Line Course: N 15-03-54 E Length: 1341068.4173
Line Course: N 82-35-25 E Length: 43.007

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Pod S Continued:

Curve Length: 207.048
Radius: 975.000
Delta: 12-12-51
Line Course: S 32-04-11 E Length: 1341088.0773

RECORDED - PLAT NO. 21031
ON 3/18/10 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

FINAL DEVELOPMENT PLAN
TURF VALLEY
PGCC DISTRICT, MULTI-USE SUBDISTRICT
THIRD AMENDMENT

THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 16, P/O PARCELS 8, 50, 394, 401, & 445
SCALE: 1" = NONE
MARCH 2010

ENGINEERS/SURVEYORS: FOURTH AMENDED COMPREHENSIVE SKETCH PLAN
MILDENBERG, BOENDER & ASSOC., INC. S-86-13
6800 DEERPATH ROAD, SUITE 150 P.B. CASE 368
ELKRIE, MD 21075 (410) 997-9296
OWNER: PGCC RESIDENTIAL SUBDISTRICT
MANGIONE ENTERPRISES TURF VALLEY
1205 YORK ROAD LUTHERVILLE, MD 21093
PLAT # 20286-20287 (410) 825-8400 SHEET 3 OF 3

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED JULY 28, 2006.



PLANNING BOARD
FDP MAP AND CRITERIA

HOWARD COUNTY PLANNING BOARD

Handwritten signatures and dates for planning board members.

PHASE OR AMENDMENT
DATE PLATBOOK FOLIO
RECORDED

Handwritten signatures and dates for recording information.

10-06-01B (SHA) (V) (P) (M) (S) (REV) (DEC-2006) (A)