[illegible] CRITERIA

[illegible] (Section [illegible] (1)
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

[illegible] (Section [illegible] (2)
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

[illegible] (Section [illegible]
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

[illegible] (Section [illegible]
To be shown on subdivision plats, if required by the Howard County Office of Planning and Zoning.

[illegible] (Section [illegible]
To be shown on final development plan, if required by the Howard County Planning Board.

[illegible] (Section [illegible]
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
windows	all parts of the building
[illegible]	dwelling, accessory [illegible]

[illegible] construction, extension, reconstruction [illegible] and is adjacent to a freeway or primary road, [illegible] any building permitted with [illegible] shall not be located within [illegible] of the right of way of such street, except, however, that structures may be constructed at any location within such setback areas in such construction is [illegible] with a site development plan approved by the Howard County Planning Board prior to the beginning of construction in accordance with Section [illegible] of the Howard County Zoning Regulations.

[illegible] structures shall not be built on the [illegible] which no vehicular [illegible] location is provided.

[illegible]	[illegible]
[illegible]	[illegible] in height
[illegible]	[illegible] in height
[illegible]	[illegible]

[illegible] of the overall character of [illegible] structures [illegible] shall be made by the Howard County Office of Planning and Zoning.

[illegible] within setback areas adjacent to a public [illegible] of structures is prohibited except [illegible] height [illegible] in height, except in accordance with a site development plan approved by the Howard County Planning Board.

[illegible]

[illegible] upon lots devoted to single family low and/or medium density use and within 30 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 of a public street, road or highway, however, that structures may be constructed at any locus on within such setback areas provided a site development plan for construction is developed in accordance with [illegible] development plan approved by the Howard County Planning Board.

[illegible] upon which location, [illegible] on a Subdivision Plat, a lot, [illegible] open space [illegible] which shall be credited to "Open Space", [illegible] to the Single Family, Low and or Medium Density of the Phase [illegible] of Section 6.02 [illegible]

PERMITTED USES (Section [illegible]
7A-1 SINGLE FAMILY LOW DENSITY LAND USE AREAS
All lots within single family low density land use areas shall be used only for single family detached low density residential uses.

HEIGHT LIMITATIONS (Section [illegible]
8A SINGLE FAMILY LOW DENSITY LAND USE AREAS
No structure shall be constructed more than 35 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses.

PARKING REQUIREMENTS (Section [illegible]
9A SINGLE FAMILY MEDIUM 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.

SETBACK REQUIREMENTS (Section [illegible]
a. Setbacks shall conform to the requirements of Section [illegible]
b. [illegible] setback restrictions are imposed upon lots within this final development plan phase.

[illegible] (Section [illegible]
[illegible] shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Zoning Regs.

[illegible] (Section [illegible]
In no event shall more than 40 percent of any lot developed for single family residential purposes be covered by buildings or other [illegible] structures. No limitation is imposed upon the area used for [illegible] paving, sidewalks, trees and similar minor structures.

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

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JAN 11 19[illegible]
DIVISION OF [illegible]
DIVISION OF
OF HOWARD COUNTY

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 64 A
6TH ELECTION DISTRICT HOWARD COUNTY, MD.
10-1-72 SHEET 1 OF 1

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Exec. Sec. DATE H.C.P.B. CHAIRMAN DATE 12-13-73

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

LAND SURVEYOR No. DATE

F.S.P. #64

DRWN BY: [illegible]
CHKD BY: