

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 9, Area 3, of the Village of Wilde Lake.

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 (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 buildings
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; 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	excavations or fill
shrubbery	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.

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 7 1/2 feet of any property line not a right-of-way for a public street, road, or highway, 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 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 is presently exists.

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 17.031 D:

SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

All lots within single family medium density land use areas shall be used only for single family detached medium density residential uses.

OPEN SPACE LAND USE AREAS

Lots 48 and 39 and 71 are to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots 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 Office of Planning and Zoning.

GOLF COURSE OPEN SPACE LAND USE AREAS

All uses permitted in open space areas are permitted, including, but not limited to, all of the following, in accordance with a site development plan approved by the Howard County Planning Board:

- a. Operation of a public golf course.
- b. Operation of a private golf course.
- c. Operation of all facilities, including those of a commercial nature, normally incident to the operation of a golf course including, but not limited to, all of the following:
 1. a golf shop.
 2. a driving range which is an integral part of the operation of the Golf Course, Miniature Golf Course and 3-par Golf Course, if the location, site plan, hours and mode of operation, the amount and type of screening from adjacent residential properties and the mode of lighting are approved by the Howard County Planning Board.
 3. the renting of golf carts and golf equipment.
 4. the operation of a public or private country club.
 5. the operation of all facilities normally incident to a clubhouse or country club, including, but not limited to, all of the following: steam room, locker room, exercise facility, gymnasium, weight reducing studios, restaurant, cafe, coffee shop, dining room, cocktail lounge, entertainment facilities, including facilities for public assembly, dancing, and dancing schools.
 6. operation of school for golf instruction.
- d. Construction of residential dwelling units for operation, maintenance, or similar personnel directly associated with the Golf Course operation, upon approval of the Howard County Planning Board.
- e. Operation of a public or private swimming pool, club, or school.

8. HEIGHT LIMITATIONS - Section 17.031 E:

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.

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.

This amended plat is intended to supercede final development plan phase 18 recorded among the land records of Howard County, Maryland in plat Book 14, Folio 2.

9. PARKING REQUIREMENTS - Section 17.031 E:
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 (2) hundred square feet per each parking space shall be provided on each lot within single family land use areas.

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 17.018 J (1) of the Howard County Zoning Regulations.

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.

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.

RECEIVED
JAN 20 1973

BUREAU OF ENGINEERING

RECORDED PLAT BOOK 20 FOLIO 181
JAN 23 1973 AMONG THE LAND RECORDS OF
HOWARD COUNTY MD

VILLAGE OF WILDE LAKE, RUNNING BROOK
SECTION 9, AREA 3

RECEIVED

JAN 30 1973

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

COLUMBIA

AMMENDED FINAL DEVELOPMENT PLAN PHASE 18-A
ELECTION DISTRICT HOWARD COUNTY, MD.
DECEMBER 22, 1971 SHEET 2 OF 4

HOWARD COUNTY PLANNING BOARD

H.C.P.B. Exec. Sec. DATE H.C.P.B. CHAIRMAN DATE

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