

Uses Permitted as a Matter of Right

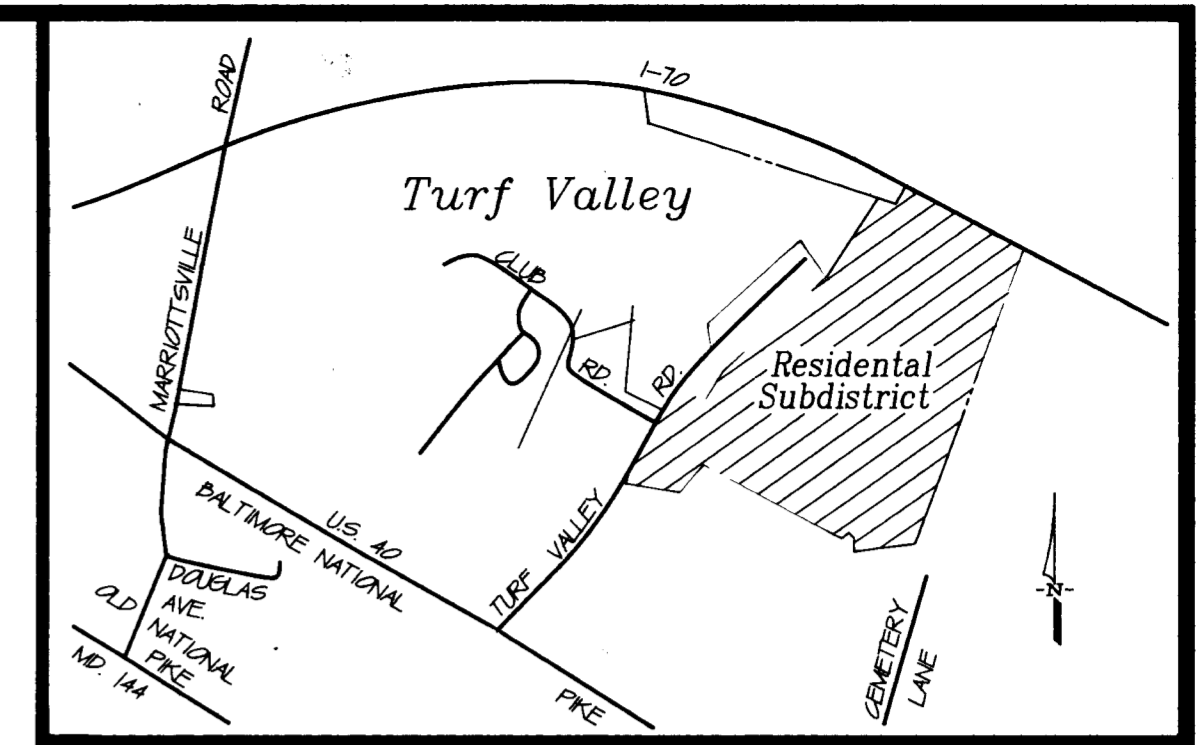
1. The following uses shall be permitted as a matter of right in the Residential Subdistrict.
 - a. One single-family detached unit per lot.
 - b. One zero lot line unit per lot.
 - c. Single-family attached dwelling units.
 - d. Apartment units.
 - e. Farming, provided that on a lot of less than 40,000 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 recreation 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 developments 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.
 - l. Sales of Christmas trees or other seasonal decorative plant materials between December first and January first, subject to the requirements of Section 128.D.4.
 - 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 special exception.

Accessory Uses

1. The following are permitted as accessory uses to residential uses in the PGCC District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remain 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 roomers 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.
 - 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 in connection with or in relation to a principal use permitted as a matter of right in the district.

LAND USE TABULATION

Area	Projected Land Use	Projected Density Range	Approx. Building Acreage	Projected Units
A	All uses permitted in the PGCC Residential Subdistrict except single family attached and garden apartments	2-4	48.3	up to 100
B	All uses permitted in the PGCC Residential Subdistrict	2-10	7.6	up to 70
C	All uses permitted in the PGCC Residential Subdistrict	2-15	9.7	up to 120
D	All uses permitted in the PGCC Residential Subdistrict	2-15	8.3	up to 100
E	All uses permitted in the PGCC Residential Subdistrict	2-15	8.0	up to 65
F	All uses permitted in the PGCC Residential Subdistrict except garden apartments	2-10	20.0	up to 80
G	All uses permitted in the PGCC Residential Subdistrict except garden apartments	6-15	4.8	up to 75
H	Golf and/or Open Space		73.6	
PGCC RESIDENTIAL SUBDISTRICT TOTAL			180.3	Max. Units Allowed 316



Vicinity Map

SCALE: 1" = 2000'

- 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.

Bulk Regulations

- (Also see Section 128.A, Supplementary Bulk Regulations, and 128.B, Application of Bulk Regulations.)
1. For all uses, the following maximum limitations shall apply.
 - a. Height
 - (1) Principal structures:
 - (a) Single family detached and attached . . . 34 feet
 - (b) Apartment buildings in Residential Subdistrict 40 feet
 - (c) Other 34 feet
 - (2) Accessory structures 15 feet
 - (3) Except spires, bellies, 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. Lot coverage for structures within single-family attached projects developed with one dwelling unit per lot 60 percent
 - c. Density
 - (1) For Residential Sub-district 1.75 dwelling units per gross acre
 - d. Maximum units per structure
 - (1) Single family attached dwelling units 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

- e. Building Length - residential structure 120 feet

However, the Planning Board may approve a greater length, up to a maximum of 300 feet, based on a determination that the design of the building will mitigate the visual impact of the increased length.
- f. Minimum lot size requirements
 - (1) Single family detached dwellings 6000 sq. ft.
 - (2) Except zero lot line dwellings 4000 sq. ft.
 - (3) Single family semi-detached dwellings 4000 sq. ft.
- g. Minimum lot width at building restriction line
 - (1) Single family detached dwellings 50 feet
 - (2) Except zero lot line dwellings 40 feet
 - (3) Single family semi-detached dwellings 40 feet
- h. Minimum setback requirements

From internal street right-of-way

 - (1) Residential Structures
 - (a) Front or side 20 feet
 - (b) Rear
 - (i) Accessory structures on single family detached lots 10 feet
 - (ii) Other 20 feet

From lot lines - structures and uses in all development projects except single family attached:

 - (1) Principal structures - Residential
 - (a) Side 7.5 feet
 - Except zero lot line dwellings 0 feet
 - A minimum of 15 feet must be provided between structures
 - (b) Rear 25 feet
 - (2) Detached accessory garages or sheds - residential
 - (a) Side 0 feet
 - (b) Rear 0 feet
 - (3) Other accessory structures to residential uses
 - (a) Side 7.5 feet
 - (b) Rear 5 feet
- i. Minimum distances between attached dwelling unit 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

Other Provisions

1. The provisions of Section 128 (Supplementary Zoning District Regulations) and Section 133 (Off-Street Parking and Loading Facilities) per approval October, 1993 Zoning Regulations shall apply in the PGCC District unless different requirements are specifically approved in the Final Development Plan.
2. The Amended Comprehensive Sketch Plan is consistent with the land uses set forth in the Howard County General Plan.
3. The plan allows for some flexibility in the exact location and density of land uses. However, the restrictions of the underlying zoning subdistricts limit the general area in which specific land uses may be located.
4. The PGCC District is well buffered from existing development by: a) Open space and/or golf, b) Adjacent floodplain, c) Park and/or, d) Major roadways.
5. No permit shall be issued for any use in the PGCC District except for SFD housing until the Site Development Plan has been approved by the Planning Board and the Department of Planning and Zoning.
6. This submission is exempt from the Adequate Public Facilities Ordinance. Major roads have been sized to accommodate potential traffic requirements.
7. Water and sewer facilities are currently available to the Turf Valley property and exist in adjacent rights-of-way.
8. Open space. 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 each subdistrict shall include at least 15 percent open space including landscaped areas.

Landscaping and Screening

Landscaping and screening shall be provided in accordance with the requirements of the Subdivision Regulations, the Zoning Regulations, and the Howard County Landscape Manual.

*HO. CO. COVE
PLATE 3054-A-1611
RECORDED DATE 4/16/97 JLM*

No.	DATE	AMENDMENT SUMMARY	BLOCK
1	1/29/97	TO ADD BULK REGULATION (1) Amend Other Provisions #5 in compliance with zoning regulations	

FINAL DEVELOPMENT PLAN
Turf Valley
 PGCC District
 Residential Subdistrict
 Election District No. 2
 Tax Map 16
 P/O Parcel 8
 Scale: 1" = 400'
 May, 1994

ENGINEERS:
 R.M. Mochi Group, P.C.
 3300 North Ridge Road, Suite 235
 Ellicott City, Maryland 21043-3350
 (410) 461-0079

SURVEYORS:
 APR Associates, Inc.
 7427 Harford Road
 Baltimore, Maryland 21234
 (410) 444-4312

Amended Comp. Sketch Plan: PD 294 * 300
 Comp. Sketch Plan: S-86-13
 FDP: Plat 3054A-1019

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED OCTOBER 18, 1993



Alexander P. Ratych 3-10-1997
 ALEXANDER P. RATYCH DATE
 MARYLAND R.L.S. 3633

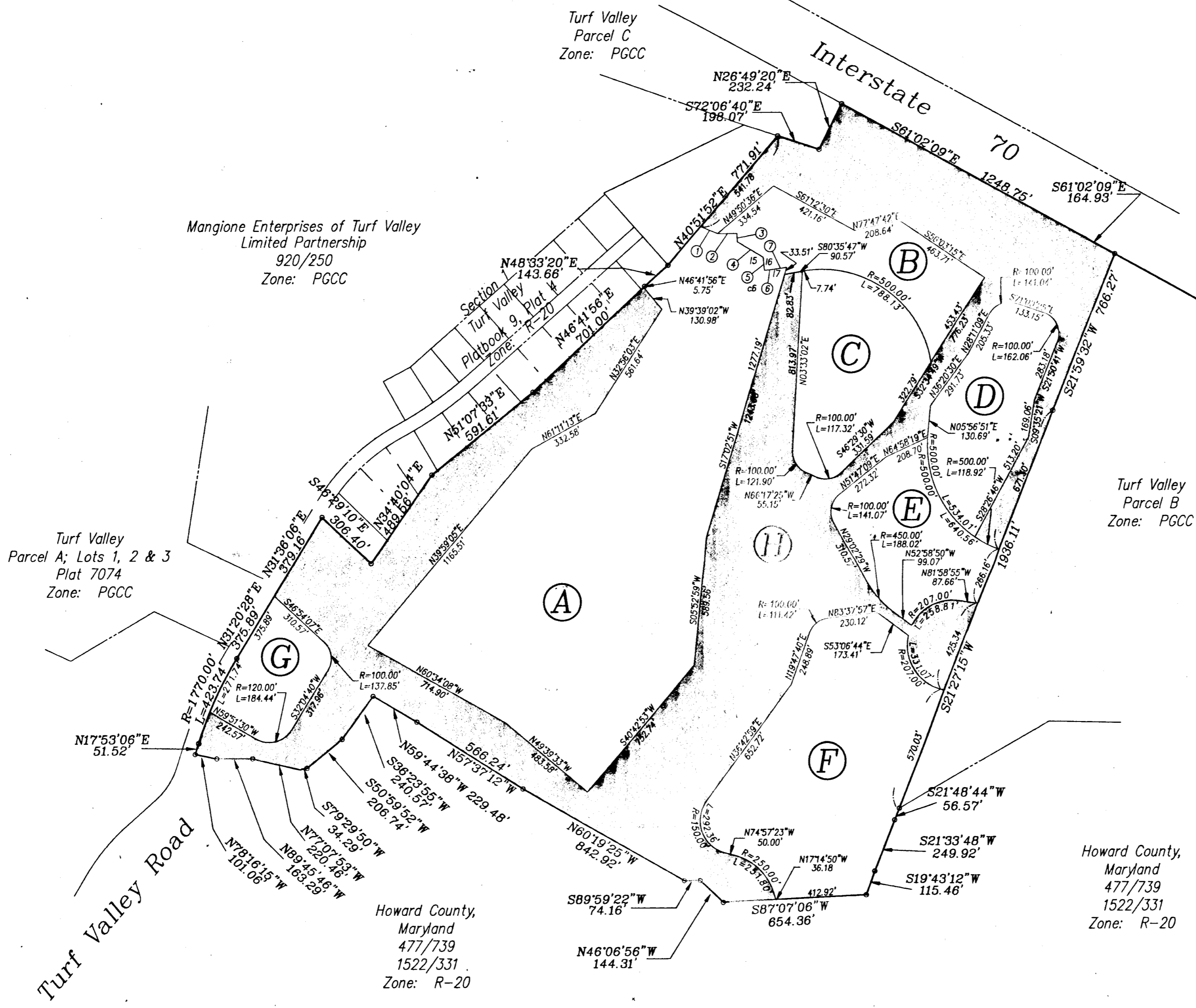
PLANNING BOARD CASE NO. PD-294 * 300
 COMPREHENSIVE SKETCH PLAN S-86-13

HOWARD COUNTY PLANNING BOARD

Alexander P. Ratych 4/11/97
 H.C.P.B. SECRETARY DATE
Jeffrey J. ... 4/10/97
 H.C.P.B. CHAIRMAN DATE

Recorded as Plat No. 3054A - 1611
 on 4-16-97, Among the Land
 Records of Howard County, Maryland.

PHASE OR AMENDMENT	DATE	PLATBOOK	FOLIO



LINE	DIRECTION	DISTANCE
1	S67°31'40\"/>	
2	N89°33'33\"/>	
3	S03°13'22\"/>	
4	S59°06'59\"/>	
5	S05°54'38\"/>	
6	R=550.00' L=45.50'	
7	N80°35'47\"/>	

NOTE:
GOLF COURSE LOCATED WITH THE AREA SHOWN THUS [rectangle symbol] AS CONFIGURED FROM TIME TO TIME, SHALL BE PERMANENTLY MAINTAINED BY THE OWNER OF THAT LAND.

Ho. Co. Gov't
Plat # 3054A-A-16B
RECORDED DATE 4/16/97

AMENDMENT		BLOCK
No	DATE	SUMMARY
1	1/28/97	TO ADD BULK REGULATION (L)

Howard County,
Maryland
477/739
1522/331
Zone: R-20

FINAL DEVELOPMENT PLAN
Turf Valley
PGCC District
Residential Subdistrict
1st AMENDMENT
Election District No. 2 Howard County, Maryland
Tax Map 16 P/O Parcel 8
Scale: 1" = 400' June 1994

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED OCTOBER 18, 1993



PLANNING BOARD CASE NO. P.B. - 294 & 300
COMPREHENSIVE SKETCH PLAN S-86-13

Recorded as Plat No. 3054A-1612
on 4-16-97, Among the Land
Records of Howard County, Maryland.

Alexander P. Ratych 3-10-1997
ALEXANDER P. RATYCH DATE
MARYLAND R.L.S. 3633

PHASE OR AMENDMENT	DATE	PLATBOOK	FOLIO

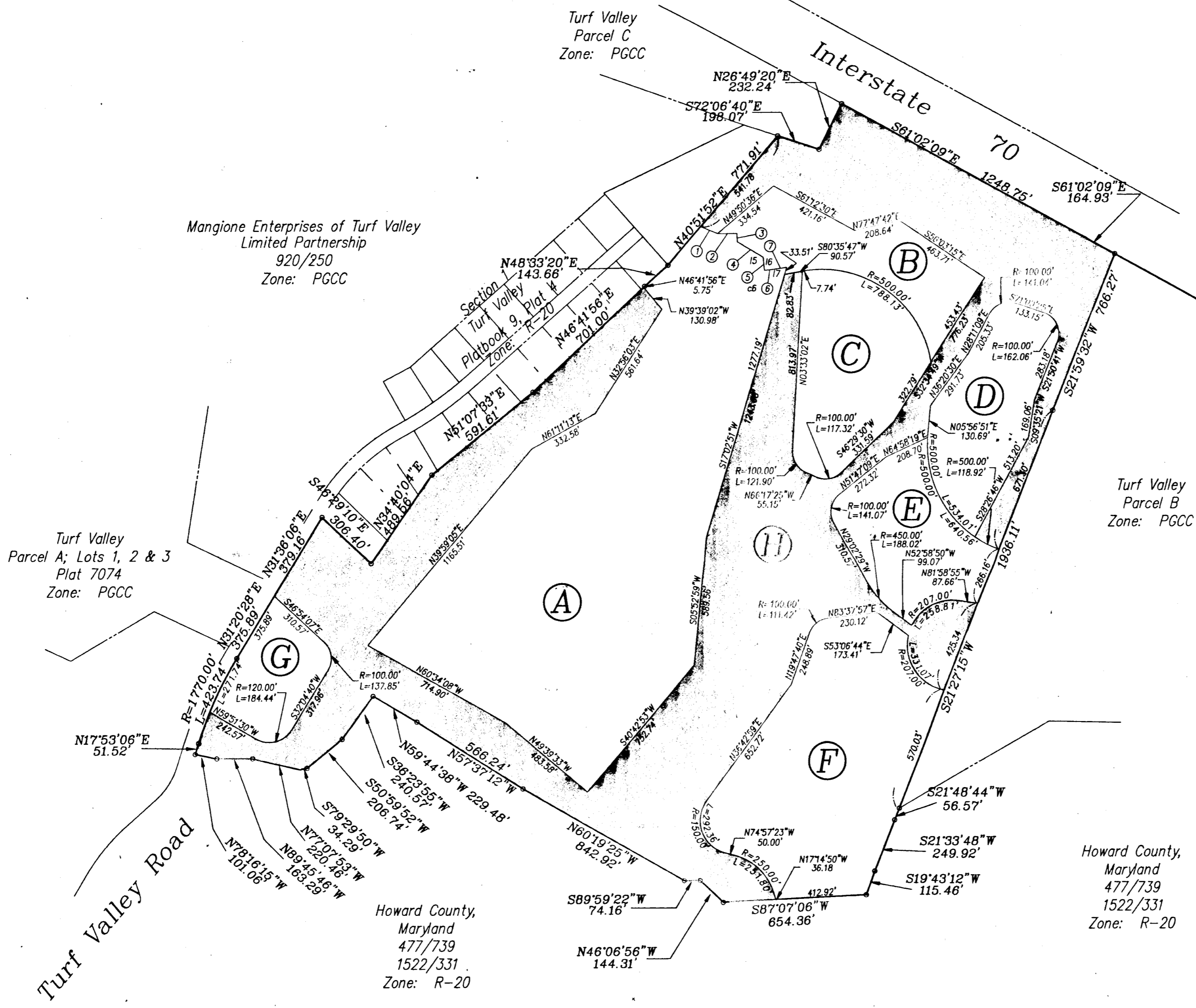
Amended Comp. Sketch Plan: P.B. 294 & 300
Comp. Sketch Plan: S-86-13
FDP: Plat 3054A-1019

SURVEYOR ENGINEER
APR Associates, Inc. R.M. Mochi Group, P.C.
7427 Hartford Road 10120 A Old National Pike
Baltimore, MD 21234 Ijamsville, MD 21754-9706
(410) 444-4312 (301) 865-5858

95014.24 JLM / TJP

Sheet 2 of 2

FDP-PGCC Residential-1st Amendment



LINE	DIRECTION	DISTANCE
1	S67°31'40\"/>	
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