



**VICINITY MAP**

Scale: 1" = 2,000'

E.G.U. SUBDIVISION  
 SECTION 2, AREA 5  
 PETITIONER AND OWNER  
 THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION  
 COLUMBIA, MARYLAND 21043

**COLUMBIA**

FINAL DEVELOPMENT PLAN PHASE ONE HUNDRED TWENTY FOUR  
 6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MD.  
 SCALE 1" = 400' March 30, 1972 SHEET 1 OF 3

PREPARED AS TO SHEETS 1 TO 3  
 IN ACCORDANCE WITH THE ZONING REGULATIONS  
 OF HOWARD COUNTY  
 ADOPTED MAY 16, 1961 AND AS  
 AMENDED MAY 27, 1965

*Kenneth A. McLeod*  
 LAND SURVEYOR'S SIGNATURE



BOARD OF COUNTY COMM. B. C. C. CASE 412  
 RESOLUTION APPROVED AUGUST 10, 1965

HOWARD COUNTY PLANNING BOARD

*Thomas L. Harriott* 4-27-72 H.C.P.B. EXEC. SECRETARY DATE  
*E. M. ...* 4-26-72 H.C.P.B. CHAIRMAN DATE

RECORDED - PLAT BOOK 20 FOLIO 109  
 ON MAY 4, 1972 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.

DRWN. BY:  
 CHKD. BY:

FINAL DEVELOPMENT PLAN CRITERIA

The Area included within this Final Development Plan Phase is Applicable to Section 2, Area 5 of E.G.U.

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
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.

6C-2 EMPLOYMENT CENTER LAND USE AREAS - INDUSTRIAL

No structure shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. Any building or structure exceeding twenty (20) feet in height, measured from the highest adjoining ground elevation along the front of the structure, shall be set back an additional one foot for each additional foot of building height in excess of twenty (20) feet. No parking lot shall be located within twenty-five (25) feet of the right-of-way of any public street, road, or highway. No structure shall be erected within one hundred (100) feet of any boundary line of any residential district. Except as restricted by this Paragraph 6C-2, buildings and other structures may be located at any location within industrial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center industrial areas are situated with one hundred (100) feet of a residential land use area.

7. PERMITTED USES - Section 17.031 D:  
7D EMPLOYMENT CENTER LAND USE - INDUSTRIAL LAND USE AREAS  
All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses permitted in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. Commercial uses ancillary to, or compatible with, permitted industrial uses are permitted as approved by the Howard County Planning Board.

8. HEIGHT LIMITATIONS - Section 17.031 E:  
8D. INDUSTRIAL LAND USE AREAS  
No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 40 feet in height from the highest adjoining ground elevation along the front of the structure, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 17.031 E:  
9D INDUSTRIAL LAND USE AREAS  
Parking requirements for uses permitted under this Final Development Plan Criteria shall be as follows:

- a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses including restaurants.
- b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or building constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
- c. One parking space for each 2 employees shall be provided for all sites devoted to industrial uses.

10. SETBACK PROVISIONS - Section 17.031 E:  
10A. 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:  
12D INDUSTRIAL LAND USE AREAS  
In no event shall more than 50 percent of the land included within any lot within this Final Development Plan Phase be covered by buildings or other major structures, except in accordance with a site development plan approved by the Howard County Planning Board. No coverage limitation is imposed upon the area used for sidewalks, paved parking areas, trees and shrubbery and similar minor structures.

TABULATION OF LAND USE

Land Use	Acres
Employment Center	
Industrial	6.596
Roadway	1.171
TOTAL	6.596

E.G.U. SUBDIVISION  
SECTION 2, AREA 5  
PETITIONER AND OWNER  
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COLUMBIA, MARYLAND 21043

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RECORDED IN PLAT BOOK 20 FOLIO 108  
ON MAY 4, 1972 AMONG THE LAND RECORDS OF  
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FINAL DEVELOPMENT PLAN PHASE ONE HUNDRI  
6<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, M  
March 30, 1972 SHEET 2

