FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE IS APPLICABLE TO 2.5 OF THE TOWN CENTER.

1. PUBLIC STREET AND ROADS - Section 122-C-5-1(f): To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 122-C-5-1(c): To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.

3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-5-1(c): To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.

4. DRAINAGE FACILITIES - Section 122-C-5-1(c): To be shown on subdivision plat, if required by the Howard County Office of Planning and Zoning.

5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 122-C-5-1(c): To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 122-C-5-1(c): The term "structure," as used in this Final Development Plan Phase, shall include but not be limited to:

- Cornices and eaves
- Roof or building overhangs
- Chimneys
- Porches, decks, open or enclosed bay windows, verandahs, balconies, or similar structures
- Windows, doors, or other openings in any building, dwelling, or accessory building

All setbacks shall be clear of any projections, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, verandahs, balconies, or similar structures 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
- Fences or walls
- 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 damaged nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6C-C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway, except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board.

6C-C-2 COMMERCIAL LAND USE AREAS - TOWN CENTER

1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
2. Carnivals and fairs permitted by charitable, social, civic, educational or organizational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days after its use.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business, medical and dental offices, and conference centers.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial organizations.
6. Private colleges and universities, trade schools, art schools and commercially-operated schools.
7. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
8. Museums, art galleries and libraries.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
11. Self-service laundry and dry cleaning.
13. Liquor stores.
15. Clothing and apparel stores with goods for sale or rent.
16. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, home furnishing, musical instruments, new and used automobiles and parts, toys, and other similar retail merchandise.
17. Antique shops, art galleries and craft shops.
18. Blueprinting, printing, engraving or advertising services.
19. Bowling alleys, tennis courts or clubs, roller skating, ice skating, commercial gymnasia, dance halls, athletic centers, indoor swimming, tennis courts, and similar similar uses.
20. Hospitals, clinics, emergency stations and fire stations.

2. HEIGHT LIMITATIONS - Section 122-C-5-1(c):

7C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 200' 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 structure is in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 122-C-5-1(d): A. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
B. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to buildings or structures constructed upon land encompassed by this Final Development Plan Phase, provided the same are not hereafter used for office uses.
C. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such facility.
D. One (1) parking space shall be provided for each bedroom contained within any hotel, inn, or other similar facility constructed upon the land encompassed by this Final Development Plan Phase, one (1) parking space shall be provided for each fifteen (15) employees of any such facility.
E. One (1) parking space shall be provided for each four (4) employees of any such facility.
F. One (1) parking space shall be provided for each two (2) employees of any such facility.
G. Parking for all building lots subdivided under the Phase shall be provided within a radius of 600 feet of the main entrance of building lots upon such lots.
H. Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking will be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.

TABLE OF LAND USE

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NOTE: THIS PLAN IS INTENDED TO SUPPLEMENT AND NOT TO REPLACE THE RECORDS OF HOWARD COUNTY CLS 3054-4, 3054-5, 3054-6, 3054-7, AND 3054-8 AS PLAT 3054-A, 744.

APPROVED APRIL 10, 1968

TOWN CENTER

SECTION 2, AREA 5, PETITIONER AND OWNER
HOWARD COUNTY PLANNING BOARD
COLUMBIA, MARYLAND, 21045

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 122-C-5
5TH ELECTORAL DISTRICT, HOWARD COUNTY, MARYLAND
JANUARY 22, 1968
S-26-2 OF 2