



July 21, 2017

To: Columbia Association Board of Directors
CA Management

From: Andrew C. Stack, Board Chair

The Columbia Association Board of Directors Meeting will be held on Thursday, July 27, 2017, at 7:30 p.m. at Columbia Association headquarters, 6310 Hillside Court, Suite 100, Columbia, MD 21046.

AGENDA

- | | |
|--|---------|
| 1. Call to Order | 5 min. |
| (a) Announce Directors/Senior Staff in Attendance | |
| (b) Remind people of meeting being recorded/broadcast | |
| (c) Read Five Civility Principles | |
| 2. Announcement of Closed/Special Meetings Held/To Be Held | 1 min. |
| 3. Approval of Agenda | 1 min. |
| 4. Disclosure of Conflicts of Interest | 1 min. |
| 5. Resident Speakout | |
| 6. Approval of Minutes | 3 min. |
| June 22, 2017 | |
| 7. Chairman's Remarks | 3 min. |
| 8. Reports/Presentations | |
| (a) President's Report – See written report – Follow-up questions from the BOD | 15 min. |
| (b) Report from the CA Representatives to the Inner Arbor Trust Board of Directors | 5 min. |
| (c) Financial Reports | 15 min. |
| 1. FY 2017 Financial Statements and Independent Auditor's Report – Columbia Association, Inc. | |
| 2. December 31, 2016 Financial Statements and Independent Auditor's Report – Columbia Association, Inc. Incentive Savings Plan and Trust | |
| 3. FY 2017 Fourth Quarter Financial Report | |
| 9. Board Action | |
| (a) Consent Agenda | 1 min. |
| 1. Annual Charge Rate and Cap for the FY 2019 and Conditional FY 2020 Budgets | |
| 2. Proposed FY 2019 and Conditional FY 2020 Capital and Operating Budget Parameters | |

- | | |
|---|------------------|
| (b) Board Votes | 10 min. |
| 1. Proposed Charges for FY 2018 for Advisory Committees | |
| i. Columbia Aquatics Advisory Committee | |
| ii. Columbia Art Center Advisory Committee | |
| iii. Green and Golf Advisory Committee | |
| iv. Health and Fitness Advisory Committee | |
| v. Information Technology Advisory Committee | |
| vi. International and Multicultural Advisory Committee | |
| vii. Senior Advisory Committee | |
| viii. Teen and Middle School Advisory Committee | |
| ix. Tennis Advisory Committee | |
| x. Watershed Advisory Committee | |
| 10. Board Discussion | 90 min. |
| (a) New Town Zoning | <i>(60 min.)</i> |
| (b) Plan for Young Adults | <i>(30 min.)</i> |
| 11. Tracking Forms | 5 min. |
| (a) Tracking Form for Board Requests | |
| (b) Tracking Form for Resident Requests | |
| 12. Talking Points | 2 min. |
| 13. Adjournment – Anticipated Ending Time: Approximately 10:20 p.m | |

Next Board Work Session and Meeting
Thursday, September 14, 2017 – Board Work Session
Thursday, September 28, 2017 – Board Meeting

(No Board Work Session and Board Meeting in August)

ARRANGEMENTS FOR AN INTERPRETER FOR THE HEARING IMPAIRED CAN BE MADE BY CALLING 410-715-3111 AT LEAST THREE DAYS IN ADVANCE OF THE MEETING.

CA Mission Statement

Working every day in hundreds of ways to make Columbia an even better place to live, work, and play.

CA Vision Statement

Making Columbia the community of choice today and for generations to come.

DRAFT
Minutes of the
BOARD OF DIRECTORS MEETING
Held: June 22, 2017

To be approved: July 27, 2017

A meeting of the Columbia Association Board of Directors was held on Thursday, June 22, 2017, at Columbia Association headquarters. Present were Chairman Andy Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind (arrived at 8:06), Ginny Thomas and Shari Zaret. Chao Wu was absent. Also present was General Counsel Sheri Fanaroff.

1. Call to Order: The Board of Directors Meeting was called to order at 7:30 p.m. by Chairman Andy Stack.

2. Announcement of Closed/Special Meetings:

The **Architectural Resource Committee** held a closed meeting on June 12 at Columbia Association headquarters. Members present were Sheri Fanaroff, Deb Bach, Evamarie Lambright, Tum Mungo and Gracie Bradford. The vote to close the meeting was 5-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111(4)(iv) consultation with staff personnel, consultants, attorneys, board members or other persons in connection with pending or potential litigation. The meeting was closed from 1:07 p.m. until 2:15 p.m. to discuss new and ongoing covenant cases.

The **Board of Directors** held a closed meeting on May 25, 2017 at Columbia Association headquarters. Members present were Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton Matthews, Nancy McCord, Gregg Schwind, Andy Stack, Ginny Thomas, Chao Wu and Shari Zaret. The vote to close the meeting was 10-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4)(iv) consultation with staff personnel, consultants, attorneys, board members or other persons in connection with pending or potential litigation, and §11B-111 (4)(vi) consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association. The meeting was closed from 10:50 p.m. until 11:30 p.m. to discuss legal issues and a business negotiation.

3. Approval of Agenda

Action: Ms. McCord moved to approve the agenda. Ms. Zaret seconded the motion, which passed unanimously. Vote: 8-0-0.

4. Disclosure of Conflict of Interest: none

5. Resident Speakout

a) Joel Hurewitz, Harper's Choice, spoke about the Paris Climate Accord, energy efficiency, and publicity for many good things CA is doing for the community.

6. Approval of Minutes of May 11, 2017

Action: Ms. McCord moved that the minutes of May 11, 2017 be accepted as presented. Ms. Thomas seconded the motion, which passed unanimously. Vote: 8-0-0.

52 **Approval of Minutes of May 25, 2017**

53 **Action:** Ms. Thomas moved that the minutes of May 25, 2017 be accepted as presented. Ms. Zaret seconded
54 the motion, which passed unanimously. Vote: 8-0-0.
55

56 **7. Chairman's Remarks**

57 Mr. Stack noted the following meetings and events:

58 June 21: Rededication of People Tree and Lakefront bells, and Columbia Orchestra pops concert

59 June 24-25: CA open house

60 June 24: Ned Tillman's nature walk at 8:30 a.m. from the Mall

61 June 24: Young Columbians at Lakefront to celebrate Columbia's 50th birthday

62 June 25: Slayton House art exhibit

63 June 26: Audit committee meeting

64 June 28: Longest Table event at HCC

65 July 2: Columbia's 50th Birthday race

66 July 4: Parades in Longfellow at 10:00 a.m. and River Hill at 9:00 a.m.

67 July 13: CA Board work session

68 August 7: Inner Arbor Trust board will meet with the CA board at 7:00 p.m. at CA headquarters

69 CA Lakefront Summer Festival activities start this weekend.

70 Two exhibits are at Howard Community College, in conjunction with CA, until July 22 – HeArt of Columbia
71 focusing on Columbia's history, and art from Columbia's four sister cities.
72

73 Mr. Stack also:

74 - Thanked the 50th Birthday Committee, CA staff and anyone else who helped with the birthday cake cutting,
75 Lakefest, the Luminarium and other celebratory activities June 16-18.

76 - Reminded members that he has sent a list of tasks for FY 2018.

77 - Thanked Mr. Matthews for his testimony in favor of Long Reach redevelopment. (Ms. Thomas
78 complimented Ms. Evans for her testimony.)
79

80 Mr. Boulton praised Mr. Stack for reading excerpts from a Paul Laurence Dunbar poem during the Bell Tree
81 dedication.
82

83 **8. Reports Submitted**

84 (a) President's Report

85 The report was submitted in writing. Board members offered no comments or questions.
86

87 (b) Report from the CA Representative to the Inner Arbor Trust Board of Directors

88 Ms. Eagan provided a written report. In response to a question from Ms. Evans, Ms. Eagan said Board
89 members may be able to tour the Merriweather Park together soon during a weekday, once they can
90 determine a day on which several members are available.
91

92 (c) Financial Reports – none
93

94 (d) Draft Assessment Share Formula – Committee Report

95 Planning Director Jane Dembner and Owen Brown Village Manager Craig Barton described the work of
96 the Assessment Share Formula Work Team, explaining that the existing formula is very complex and
97 focuses more on village facilities than on their mission (providing events, services, advocacy,
98 information referral, covenant enforcement and elections). The team sought to create a formula that is
99 easier to understand, doesn't discourage village association revenue growth, and that reflects the size and
100 mission of each village.
101

102 *Mr. Schwind arrived at 8:06 p.m.*
103

The team recommends that: 1) the formula be comprised of two parts: a mission/association share and a facility share/credit; 2) the excess cash reserve limit be doubled, to 30%; 3) the new formula be phased in over three years; 4) the existing contingency fund balance of nearly \$400,000 be split between CA and the village associations, with each village getting a one-time disbursement of approximately \$20,000. The team will present their work and recommendations to the village managers on June 23, then prepare a revised recommendation for the CA Board's consideration during the FY 2019-20 budget process.

9. Board Action

(a) Consent Agenda

1. Approval of Minutes of Closed CA Board meetings held on May 25, 2017.

The minutes of closed meeting held on May 25, 2017 were approved by consent.

(b) Board Votes

1. Land Transfers/Exchanges/Easements to Howard County/Howard Hughes Corporation

CA Director of Open Space and Facility Services Dennis Matthey explained the county's request for an easement on Woodlot Road in Harper's Choice. The county wants to restore and stabilize a stream there, and maintain it at no cost to CA.

Action: Ms. McCord moved that the Board grant an easement approve to Howard County for land on Woodlot Road needed for stream restoration and stabilization. Mr. Boulton seconded the motion, which passed unanimously. Vote: 9-0-0.

Mr. Matthey then explained a request that CA transfer land in the Town Center Crescent area to HRD and grant easements in that area to facilitate public road construction.

Action: Ms. Eagan moved that the Board approve the transfer and exchange of land in Town Center to HRD and Howard County for developing public roads. Ms. McCord seconded the motion, which passed. Vote: 8-0-1.

For: Messrs., Boulton, Schwind, and Stack; and Mses. Eagan, Evans, McCord, Thomas and Zaret

Against: none

Abstain: Mr. Klein

2. President/CEO's Proposed Strategic Objectives for FY 2018

Action: Ms. McCord moved that the Board approve the President/CEO's revised strategic objectives for FY 18. Ms. Evans seconded the motion, which passed unanimously. Vote: 9-0-0.

3. FY 2019/2020 Budget Schedule

Action: Ms. Zaret moved that the Board approve CA's FY 2019-20 budget schedule. Mr. Boulton seconded the motion, which passed unanimously. Vote: 9-0-0.

10. Tracking Forms

(a) Tracking Form for Board Requests

(b) Tracking Form for Resident Requests

11. For Your Information

(a) "The Village at Howard" Annual Report

(b) Downtown Columbia Partnership Executive Director's Report – June 2017

Board members received both reports in writing.

In response to a question from Ms. Evans, Mr. Stack said the Board's July work session and board meeting will focus on CA's 10 advisory committees' annual reports and proposed charges. During July, the Board will also propose parameters for the budget.

154 **12. Talking Points** Recording Secretary Valerie Montague read the Talking Points.

155

156 **13. Adjournment:** The meeting was adjourned at 9:22 p.m.

157

158

159 Respectfully submitted,

160

161 Valerie Montague

162 Recording Secretary



SENIOR
LEADERSHIP
TEAM

Milton W. Matthews
President/
Chief Executive
Officer

Susan Krabbe
Vice President/
Chief Financial Officer

Dan Burns
Director of
Sport and Fitness

Jane Dembner
Director of Planning
and Community Affairs

Sheri Fanaroff
General Counsel

Norma Heim
Director of
Communications
and Marketing

Janet Loughran
Executive Assistant
to the President/CEO

Dennis Matthey
Director of Open Space
and Facility Services

Ron Meliker
Director of
Human Resources

Michelle Miller
Director of
Community Services

Chuck Thompson
Chief Information
Officer

Jackie Tuma
Director of
Internal Audit

JULY 2017

Office of the President/CEO

CA's President/CEO has accepted a request to chair the Sustainability Task Force, which is one of seven task forces comprising Howard Community College's Commission on the Future. The Sustainability Task Force will explore opportunities for the college to work with others to be a good steward of the environment and to create efficiencies in operations.

The Downtown Columbia Partnership (DCP) made an offer to a candidate for its executive director position. The offer was accepted and an announcement is expected soon.

Columbia Association and the Howard County Economic Development Authority are collaborating on a new initiative to support retailers in Columbia's nine village centers. The "Columbia Village Centers Retail Development Program" is being implemented to strengthen the village centers as retailing and community gathering destinations, and will assist small business retailers with technical resources to help ensure their success.

On Saturday, 15 July, the Downtown Columbia Arts and Culture Commission celebrated the 50th birthday of Merriweather Post Pavilion with a Pre-Concert Party attended by many friends of the iconic outdoor concert venue and featuring a one-of-a-kind birthday cake. Immediately following the party, there was a 50th Birthday Concert with headliners Willie Nelson and Jackson Browne, both of whom have ties to the venue.

The Columbia 50th Birthday Celebration Committee reports that over 6,000 individuals toured the "Architects of Air" exhibit in June, with outstanding reviews from participants. The tribute to Toby Orenstein, also in June, featured a memorable performance by 160 of her former students, some of whom came from Broadway and Hollywood.

Amanda Hurley's article in *The Washington Post* is considered by some to be one of the best written about Columbia. It may be found at the following link: https://www.washingtonpost.com/lifestyle/magazine/heres-a-suburban-experiment-cities-can-learn-from/2017/07/11/c737165e-4d1f-11e7-bc1b-fddb8359dee_story.html?utm_term=.e4c67d16b249

Office of General Counsel

Sheri Fanaroff, general counsel, has been honored as a recipient of a national “First Chair Award for Top General Counsel.” As noted by the First Chair organization, “The First Chair Awards is an annual selection of in-house counsel who have, through their hard work and innovation, made significant contributions to the legal community. Our award program honors the top in-house counsel for their accomplishments in the past year.”

Sport and Fitness

Aquatics

Megan Hart, lifeguard at the Kendall Ridge pool and cluster leader for Kendall Ridge and other pools, was audited while working in her lifeguard stand at Kendall Ridge and received a 2017 Golden Guard award from Ellis and Associates. Ellis and Associates, an international firm which audits standards for aquatics safety, awards Golden Guard designations for those individuals who epitomize the perfect guard. Ms. Hart is the first Columbia Association lifeguard to receive a Golden Guard designation.

Golf

Hobbit's Glen Golf Club held its 50th Birthday golf tournament on July 1. With over 130 individuals playing in two different formats – better ball and scramble – it was the largest turnout for a member tournament in Hobbit's Glen Golf Club history. A trivia contest was held during the celebration and questions included “Who was the course architect for the Hobbit's Glen Golf Club?” (*Ed Ault*) and “Who are the two PGA Pros who played an exhibition match at Hobbit's Glen in 1973?” (*Sam Snead and Jack Nicklaus*).

Tennis

The Bobby Hoffman Junior Tennis Tournament, named in honor of the former long-time CA tennis professional, was held at the Owen Brown Tennis Club. Eighty players participated.

Planning & Community Affairs

Increasing Influence in Columbia Planning and Development

Staff from the Office of Planning and Community Affairs continued to participate in and monitor proposed and on-going development projects in and around Columbia.

Village Center and Downtown Redevelopment

- Staff monitored the Howard County Council's hearing and work sessions on the Long Reach Village Center redevelopment proposal. The County Council approved Council Resolution 99-2017, which gave Howard County Government authorization to sell the Long Reach Village Center property if the developer's petition is consistent with their proposal. The developer still must obtain Zoning Board approval before the sale of the property is finalized.

Columbia (outside of village centers and downtown)

- Staff attended the Zoning Board meeting on July 19, where a proposal was submitted to amend the Preliminary Development Plan for Columbia to allow 20 additional residential units. One unit is requested at the Poplar Glen apartments on Little Patuxent Parkway and 19 units are requested at the Grandfather's Garden Center site south of Route 108 and west of Phelps Luck Drive. The Zoning Board approved the additional units.
- Staff updated the [Development Tracker](#), which provides information on development related meetings and proposals that have been submitted for sites in and near Columbia. This information tool is updated monthly and is available online at <http://bit.ly/developmenttracker>.

Open Space Assessment

Planning and Community Affairs staff gave presentations on the Open Space Assessment to the respective village boards for Kings Contrivance, River Hill and Wilde Lake. The presentations provided an overview of the report including the assessment process, findings and recommended next steps.

Communications and Marketing

Publications

CA's *FY2017 Annual Report* was mailed on July 5 with the annual charge documents. The video version of the Annual Report is posted on CA's website on the menu under About Us. The fall issue of CA's *Activities Guide* will be mailed the last week of July and be available online via CA's website.

Social Media

CA's Facebook impressions skyrocketed from 354,627 (greatest number of impressions as of May '17) to 507,958 in June. The postings that garnered extensive reach were announcement of the Luminarium installation (14,305); 50 year article – planning achievements in Columbia (6,045); 50th Birthday brick installation at the lakefront (8,531); and the new Howard County Bikeshare program (8,635).

Website

CA's website had a 150% increase in traffic, comparing June to May – which represents more traffic than previous months in calendar year 2017. Fifty per cent of these visits were from a mobile platform, and the majority of the traffic came via an organic Internet search rather than going directly to our website. Traffic to the Aquatics landing page also had a significant increase, as did pages covering the Lakefront Festival and Buy a Membership.

Open Space and Facility Services

Major Capital Projects

Long Reach Tennis, Swim Center and Ice Rink: Work is ongoing at the Long Reach Tennis Club, Swim Center and the Ice Rink. All three projects are on budget and on schedule. Recent photographs of all three projects can be found on the major capital projects SmartSheet.

Murray Hill Sediment Site: Work is now underway to prepare the Murray Hill sediment site for receipt of dredging materials associated with work in Wilde Lake and Pushcart Pond planned for late fall - early winter 2017. Sediment control facilities are now in place, and grading activities associated with creating a level sediment deposition area will begin before the end of July.

Other Capital Projects

Poster Trees: Permits for the poster trees have been received and work is scheduled to begin in late July or early August. The five poster trees will be placed in the Kennedy Garden area at Lake Kittamaqundi and will collectively display 25 “Columbia” posters that were refurbished by Gail Holiday earlier this year.

Columbia Athletic Club Phase I: The Columbia Athletic Club will be closed for four weeks beginning July 30 for the installation of major HVAC systems and associated improvements. The Athletic Club will re-open on August 20. Staff plans to submit a request for phase II improvements as a part of the FY19 capital budget. Funding will cover major locker room and fitness area upgrades, with work to take place during an extended shutdown during summer/fall 2018.

Columbia Road Pedestrian Overpass: Repairs started on the bridge in July. Completion is anticipated by August 15, in time for school opening.

Columbia Gym Pool Renovations: Pool upgrades to replace sound panels and install lightning protection were completed and the pool reopened Monday, July 17.

Sustainability

Watershed Enhancement Projects

Snowy Reach Bioretention Facility: Work is complete, following installation of the plants in June.

Operational Activities

Finfish surveys: Fish surveys to assess the health of the fish populations in Wilde Lake and Lake Kittamaqundi were conducted by Maryland Department of Natural Resources (MD DNR) biologists. Snakehead fish were reportedly caught by residents in Elkhorn and MD DNR conducted an additional survey in Lake Elkhorn. No additional Snakehead fish were caught and the surveys indicate Wilde Lake and Elkhorn have healthy largemouth bass populations with plenty of forage fish to support them. Lake Kittamaqundi has a diverse fish community with a smaller largemouth bass population.

Watershed Outreach Events

“Bugs that Bite, How to Combat Mosquitoes and Ticks this Summer”: Presentations were held at Dorsey’s Search, Kings Contrivance, and Oakland Mills. Approximately 30 individuals attended.

“Camp Make a Difference”: Working with Community Services, two half-day programs on wildlife, water quality, and environmental stewardship were held. Approximately 20 campers attended.

Energy Management

Community Outreach: CA staff members facilitated a community energy meeting in Harper's Choice on June 7th. The six month Columbia Smart Energy Challenge program was completed in June, with 11 energy audits conducted. Harper's Choice had the most audits and will receive 100 LED bulbs to be distributed at random throughout the village.

DOE Better Buildings Program: CA won two awards for best small LED lighting projects under the Interior Lighting Campaign. Winning projects were completed at Kahler Hall and the Columbia SportsPark.

Community Services

Columbia Art Center

The Columbia Art Center held its first ceramics panel discussion on June 5 as part of the monthly salon series done in collaboration with Little Patuxent Review. The panel discussion entitled "New Technology In An Age-Old Art" featured six nationally recognized ceramics artists and a monitor. More than 40 people attended the evening event which was held in conjunction with the June ceramics show, "ARTrospective."

The Columbia Art Center offered a new one-day summer watercolor workshop designed for advanced students and art professionals on June 27. Sixteen artists participated in the workshop given by recognized artist and teacher Joyce Bell.

Volunteer Center Serving Howard County

The Volunteer Center's 50-50 challenge registered 27 volunteers pledging 1070 hours of service (154 hours verified) and 19 organizations pledging 890 hours of service (396 completed) in honor of Columbia's 50th birthday. The Columbia Festival of the Arts confirmed 119 hours of service in June.

Columbia's 50th Birthday Celebration, Inc.

Columbia's 50th Birthday has passed the celebration mid-point of 29 weeks-- which reflects the extension to end activities Saturday, October 7. More than 70 organizations have participated since the celebration launched March 19. September will be another memorable month, with plans being finalized for the first "Columbia Plein Air Event" on September 9 at the Lakefront.

Summer Camps Division

Summer Camps held "Camp Day" on Wednesday, July 12 to celebrate Columbia's 50th Birthday. This first-ever event, which took place at the Lake Elkhorn Pavilion, consisted of all of the camps joining together to celebrate in a carnival-style birthday party.

Columbia Community Exchange

Columbia Community Exchange (CCE) hosted an outreach table and presented information about time banking at Transition Howard County's "Repair Cafe" on July 15 at the Miller Library.

Upcoming Events

Youth and Teen Center

Youth and Teen Center (YTC) will open a Summer Community Food Pantry (through the Maryland Food Bank). The Community Pantry will offer food items on Mondays and Wednesdays beginning July 24 from 5:30-6:30pm. Volunteers are welcome to assist with stocking the food items on Tuesdays and distributing food on the designated days.

Columbia Art Center

Columbia Art Center's Ceramics Department will offer "Clay and Conversation" on August 4. The class is free of charge and offers a comfortable setting in which students can interact with faculty and staff to ask questions and obtain feedback on current clay projects.

"Clay Play," a three-hour sampling workshop, will be held on August 11. The workshop will give participants an idea of what the full session class offers.

A new, one-day watercolor workshop on "Plein Air Painting" will be held on August 5. Painters will learn skills for painting outdoors with light and color techniques.

Report from the CA Representatives to the Inner Arbor Trust Board of Directors
July 2017

One of the main goals for the Inner Arbor Trust (IAT) for this year is to get people used to the idea that the Park is open to the community and that they are welcome to use it. The Park is a major connector to the new development in the Crescent and the Lakefront, and building paths from these major entrances through the Park is an important next step.

The IAT has added benches and tables; and participated in major events such as the Columbia Orchestra and Columbia Big Band concerts, Books in Bloom, and the Merriweather 50th Birthday celebration.

July's "Art in the Park" Adirondack chair competition brought in yet another contingent.

The IAT is discussing foreign film festivals, more concerts, pop up art events, and working with the Columbia Festival of the Arts to produce more events in the Park. We will be part of an exhibit at the National Building Museum in Washington, DC in October.

Two major fundraisers are planned. On Saturday, September 9, Under the Harvest Moon, the Trust will have an exciting evening of fun, music, and food at the Chrysalis. Tickets are \$60 and include entertainment, food and beverages. In October, the IAT is collaborating with Disaster Preparedness DC for an exciting 12-day Halloween extravaganza in the Park. Not only will this bring people from all over the region, but the Trust will participate in the proceeds.

Columbia Association, Inc.

**Financial Statements
and Independent Auditor's Report**

April 30, 2017 and 2016

Columbia Association, Inc.

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Independent Auditor's Report

To The Board of Directors
Columbia Association, Inc.

We have audited the accompanying financial statements of Columbia Association, Inc., which comprise the statements of financial position as of April 30, 2017 and 2016, and the related statements of activities and change in net assets and statements of cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Columbia Association, Inc. as of April 30, 2017 and 2016, and the change in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Bethesda, Maryland
July 28, 2017

Columbia Association, Inc.

**Statements of Financial Position
April 30, 2017 and 2016
(in Thousands)**

	<u>Assets</u>	
	2017	2016
Cash and cash equivalents	\$ 1,845	\$ 702
Accounts receivable, net	7,255	12,055
Prepaid expenses and other assets	1,726	1,543
Risk management fund	6,480	6,452
Workers' compensation fund	3,229	2,979
Property, facilities and equipment, net	117,690	115,006
Intangible assets, net	319	319
Total assets	<u>\$ 138,544</u>	<u>\$ 139,056</u>
	<u>Liabilities and Net Assets</u>	
Liabilities		
Line of credit	\$ -	\$ 307
Accounts payable and accrued expenses	12,847	11,860
Deferred revenue	8,544	13,352
	<u>21,391</u>	<u>25,519</u>
Term debt		
Term loan, net of deferred financing costs	25,566	27,180
Capital lease obligations	475	347
Total term debt	<u>26,041</u>	<u>27,527</u>
Total liabilities	47,432	53,046
Net assets		
Unrestricted	<u>91,112</u>	<u>86,010</u>
Total liabilities and net assets	<u>\$ 138,544</u>	<u>\$ 139,056</u>

See Notes to Financial Statements.

Columbia Association, Inc.

**Statements of Activities and Change in Net Assets
Years Ended April 30, 2017 and 2016
(in Thousands)**

	<u>2017</u>	<u>2016</u>
Revenue		
Property assessments	\$ 37,122	\$ 36,005
Sport and fitness	26,384	26,314
Community services	4,416	4,178
Communications and marketing	-	16
Open space and facility services	783	562
Village community associations	14	35
Interest income and other	145	66
Unrealized gain on marketable securities	<u>15</u>	<u>32</u>
Total revenue	<u>68,879</u>	<u>67,208</u>
Expenses		
Sport and fitness	27,774	27,726
Community services	5,751	5,434
Communications and marketing	2,785	2,325
Open space and facility services	13,050	12,568
Village community associations	4,669	4,553
Administrative	8,769	9,067
Interest	<u>979</u>	<u>1,074</u>
Total expenses	<u>63,777</u>	<u>62,747</u>
Increase in unrestricted net assets	5,102	4,461
Unrestricted net assets, beginning	<u>86,010</u>	<u>81,549</u>
Unrestricted net assets, end	<u>\$ 91,112</u>	<u>\$ 86,010</u>

See Notes to Financial Statements.

Columbia Association, Inc.

**Statements of Cash Flows
Years Ended April 30, 2017 and 2016
(in Thousands)**

	<u>2017</u>	<u>2016</u>
Cash flows from operating activities		
Increase in unrestricted net assets	\$ 5,102	\$ 4,461
Adjustments to reconcile increase in unrestricted net assets to net cash provided by operating activities		
Depreciation expense and amortization	9,244	8,779
Bad debt expense	250	187
Amortization of deferred financing costs	15	15
Loss on disposal of fixed assets	203	135
Unrealized gain on marketable securities	(15)	(32)
Changes in operating assets and liabilities		
Accounts receivable	4,550	882
Prepaid expenses and other assets	(183)	23
Accounts payable and accrued expenses	987	(467)
Deferred revenue	(4,808)	(854)
Net cash provided by operating activities	<u>15,345</u>	<u>13,129</u>
Cash flows from investing activities		
Net purchases of investments held by trustees	(263)	(62)
Purchase of property, facilities and equipment	(12,281)	(9,955)
Proceeds from the sale of equipment	150	45
Net cash used in investing activities	<u>(12,394)</u>	<u>(9,972)</u>
Cash flows from financing activities		
Repayments of line of credit, net	(307)	(922)
Principal payments on capital lease obligations, net	128	(131)
Principal payments on term loan	(1,629)	(1,567)
Net cash used in financing activities	<u>(1,808)</u>	<u>(2,620)</u>
Net increase in cash and cash equivalents	1,143	537
Cash and cash equivalents, beginning	<u>702</u>	<u>165</u>
Cash and cash equivalents, end	<u>\$ 1,845</u>	<u>\$ 702</u>
Supplemental disclosure of cash flow information		
Cash paid during the period for interest	<u>\$ 992</u>	<u>\$ 1,058</u>
Supplemental disclosure of noncash investing and financing activities		
Assets acquired under capital lease	<u>\$ 559</u>	<u>\$ 268</u>

See Notes to Financial Statements.

Columbia Association, Inc.

**Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)**

Note 1 - Organization and summary of significant accounting policies

Organization

Columbia Association, Inc. (the "Association") is a nonprofit membership corporation, incorporated under Maryland law. It develops and operates recreation and community facilities; provides community programs and assistance; and maintains and develops park land and open space in Columbia, Maryland. The Association is governed by an eleven-member Board of Directors comprised of the Association's President and ten members elected by residents of each of the ten villages.

Use of estimates in preparing financial statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and cash equivalents

The Association defines cash equivalents as all highly liquid investments with maturities of ninety days or less when acquired, except when such investments are held by trustees for the risk management and workers' compensation funds.

Accounts receivable

Accounts receivable consist principally of membership fees receivable, which are uncollateralized and generally have a term of one to three years. Accounts receivable also include property assessments, which are collateralized by the property subject to the annual charge.

The carrying amount of accounts receivable is reduced by a valuation allowance. The reserve for abatements and allowance for doubtful accounts is based on management's assessment of the collectability of specific member accounts and the amount of abatements residents will receive on their property assessment.

Risk management fund

Under the Association's risk management program, self-insured claims for general liability risks are accrued based on management estimate of the ultimate cost of both asserted claims and unasserted claims from reported incidents and estimated losses from unreported incidents. Such estimates are reviewed by counsel. The Association is funding the risk management program under a trust fund arrangement, which currently provides for funding as actuarially determined by independent actuaries.

Workers' compensation fund

The Association has a self-insurance program for workers' compensation. Under this program, the Association has a workers' compensation fund for management estimate of the ultimate cost of both asserted and unasserted claims from workers' compensation incidents. Claims and fund expenses are paid directly out of the workers' compensation fund. The program includes a trust deposit escrow account in the name of Maryland Workers' Compensation Commission for the benefit of the Association. The level of the funding is periodically reviewed by the State of Maryland Workers' Compensation Commission and by independent actuaries.

Columbia Association, Inc.

**Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)**

Investments held by trustees

Investments held by trustees consisting of money market funds and U.S. Government mortgage bonds and treasuries are stated at fair value and are reflected in the risk management fund and workers' compensation fund on the statements of financial position.

Property, facilities and equipment, net

Land includes approximately 3,400 acres of land that has been contributed to the Association since the establishment of the community of Columbia and is recorded at zero value. The contributed land is subject to a zoning ordinance limiting its usage to public or community usage. Costs of parks, lakes and related permanent land improvements are accounted for as land and are not depreciated because they have an indefinite useful life. Facilities, equipment and land improvements that have a limited life are stated at cost and are depreciated using the straight-line method.

Assets	Estimated useful lives
Building and recreational facilities	10 to 40 years
Land improvements	20 to 25 years
Furniture, equipment and other	3 to 10 years

Accounting for the Impairment or Disposal of Long-Lived Assets ("FASB ASC 360-10"), requires that an impairment loss be recognized only if the carrying amount of a long-lived asset is not recoverable from its undiscounted cash flows and that the measurement of any impairment loss be the difference between the carrying amount and the fair value of the asset. There were no impairment losses recognized during the periods ended April 30, 2017 and 2016, respectively.

Intangible assets

Goodwill relates to the purchase of land. The annual assessment levied from this transaction exceeds the carrying amount of the goodwill and therefore no adjustment to carrying value is deemed necessary.

Deferred financing costs

During the year ended April 30, 2017, the Association adopted provisions of Accounting Standards Update ("ASU") 2015-03. In accordance with ASU 2015-03, *Interest – Imputation of Interest: Simplifying the Presentation of Debt Issuance Costs*, debt issuance costs are now presented in the statements of financial position as a reduction of term debt. Previously, such costs were shown as a deferred charge, and 2016 amounts have been reclassified as reductions in long term debt, as described in Note 8.

The Association continues to reflect amortization of debt issuance costs as interest expense, in accordance with ASU 2015-03. The change had no effect on previously reported net assets or changes in net assets.

Expenses related to the term loan are being amortized using the effective interest method over the term of the respective debt. Accumulated amortization as of April 30, 2017 and 2016 was \$46 and \$32, respectively. Amortization expense for the years ended April 30, 2017 and 2016 was \$15 and \$16, respectively.

Columbia Association, Inc.

**Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)**

Estimated future amortization expense is as follows:

<u>Year ending April 30,</u>	<u>Amortization expense</u>
2018	\$ 14
2019	13
2020	12
2021	11
2022	10

Revenue recognition

Property assessments consist of annual charges for which future services are not required and are recognized as revenue when the annual charges are levied and due. Membership and other fees are recognized as revenue on a pro rata basis during the membership period with unearned fees recorded as deferred revenue.

Rental expense

Rental expense is recognized over the lease terms as it becomes payable according to the provisions of the respective leases. However, if the rental expense varies from a straight-line basis, future rental expense including scheduled and specific rent increase and/or rent concession are recognized on a straight-line basis over the lease terms.

Advertising

The Association uses advertising to promote its programs among the audiences it serves. The costs of advertising are expensed as incurred. Advertising and promotion costs totaled \$754 and \$646 for the years ended April 30, 2017 and 2016, respectively.

Income taxes

Although exempt from federal and state income taxes as provided for under Section 501(c)(4) of the Internal Revenue Code, the Association is subject to federal and state taxes on unrelated business income, if any.

The Association adopted the guidance provided in *Accounting for Uncertainty in Income Taxes* ("FASB ASC 740-10") on April 1, 2009. Management has determined that the Association has no material uncertain tax positions that would require recognition under the guidance. The federal and state income tax returns of the Association are subject to examination by the IRS and state taxing authorities, generally for three years after they were filed. Net unrelated business income was \$2 and \$5 for the years ended April 30, 2017 and 2016.

Subsequent events

The Association evaluated subsequent events through July 28, 2017, the date the financial statements were available to be issued.

Columbia Association, Inc.

**Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)**

Note 2 - Accounts receivable

Accounts receivable are comprised of the following as of April 30, 2017 and 2016:

	2017	2016
Membership fees	\$ 7,941	\$ 13,653
Annual charges	785	666
Other	372	437
	<hr/>	<hr/>
Total accounts receivable	9,098	14,756
Less reserves for abatements and allowance	1,843	2,701
	<hr/>	<hr/>
	\$ 7,255	\$ 12,055
	<hr/>	<hr/>

Note 3 - Investments and other assets

Risk management fund

Investments included in the risk management fund are held by a Trustee and are combined in a portfolio, which consists of the following as of April 30, 2017 and 2016:

	2017		2016	
	Cost	Fair value	Cost	Fair value
Cash and cash equivalents	\$ 316	\$ 316	\$ 349	\$ 349
Government debt securities	6,159	6,150	6,129	6,103
Accrued interest	14	14	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	\$ 6,489	\$ 6,480	\$ 6,478	\$ 6,452
	<hr/>	<hr/>	<hr/>	<hr/>

Workers' compensation fund

Investments included in the workers' compensation fund are held by a Trustee in a portfolio, which consists of the following as of April 30, 2017 and 2016:

	2017		2016	
	Cost	Fair value	Cost	Fair value
Cash and cash equivalents	\$ 105	\$ 105	\$ 77	\$ 77
Government debt securities	3,118	3,124	2,894	2,902
	<hr/>	<hr/>	<hr/>	<hr/>
	\$ 3,223	\$ 3,229	\$ 2,971	\$ 2,979
	<hr/>	<hr/>	<hr/>	<hr/>

Note 4 - Fair value measurements

In determining fair value, the Association uses various valuation approaches within the FASB ASC 820 fair value measurement framework. Fair value measurements are determined based on the assumptions that market participants would use in pricing an asset or liability.

Columbia Association, Inc.

Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)

FASB ASC 820 establishes a hierarchy for inputs used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. FASB ASC 820 defines levels within the hierarchy based on the reliability of inputs as follows:

- Level 1 - Valuations based on unadjusted quoted prices for identical assets or liabilities in active markets;
- Level 2 - Valuations based on quoted prices for similar assets or liabilities or identical assets or liabilities in less active markets, such as dealer or broker markets; and
- Level 3 - Valuations derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable, such as pricing models, discounted cash flow models and similar techniques not based on market, exchange, dealer or broker-traded transactions.

The following is a description of the valuation methodologies used for instruments measured at fair value and their classification in the valuation hierarchy.

Trading and available-for-sale securities

Debt securities consisting of government agency debt obligations are generally valued at the most recent price of the equivalent quoted yield for such securities, or those of comparable maturity, quality and type.

The following table presents assets and liabilities measured at fair value by classification within the fair value hierarchy as of April 30, 2017:

	Fair value measurements using		
	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Total
Government debt securities*	\$ -	\$ 9,274	\$ 9,274

The following table presents assets and liabilities measured at fair value by classification within the fair value hierarchy as of April 30, 2016:

	Fair value measurements using		
	Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)	Total
Government debt securities*	\$ -	\$ 9,005	\$ 9,005

Columbia Association, Inc.

**Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)**

* Government debt securities are included in the risk management fund and workers' compensation fund as discussed in Note 3.

Note 5 - Property, facilities and equipment, net

Property, facilities and equipment consist of the following as of April 30, 2017 and 2016:

	2017	2016
Land	\$ 6,533	\$ 6,533
Parks, lakes and related improvements	10,400	10,400
Land improvements	75,435	71,456
Buildings and recreation facilities	112,296	108,853
Furniture, equipment and other	30,793	29,651
Construction-in-progress	5,538	4,764
Total property, facilities and equipment	240,995	231,657
Less accumulated depreciation	123,305	116,651
Property, facilities and equipment, net	<u>\$ 117,690</u>	<u>\$ 115,006</u>

Note 6 - Property assessments

The principal source of the Association's revenue is an annual charge, based on a rate (68 cents per \$100 of assessed valuation in both fiscal years 2017 and 2016) established annually by the Board of Directors, on all of Columbia's assessable real property. The Association's net assessed value is 50% of the State's assessed phased-in cash value subject to a 10% annual increase cap; however, the Board of Directors capped the increase at 3.5% and 2.5% for fiscal years 2017 and 2016, respectively.

The net assessed value for assessment years beginning July 1 was as follows:

2017	\$ 10,970,394
2016	10,576,895

Note 7 - Line of credit

The Association has available an unsecured line of credit with a bank, which, under a loan agreement, is limited to borrowings of \$45,000. The outstanding note bears interest at the lower of the bank's prime rate or LIBOR plus 55 basis points (1.53% and 0.99% as of April 30, 2017 and 2016, respectively) and is due on demand. Additionally, the note bears an unused commitment fee of 10 basis points on any difference between the preauthorized schedule of the projected outstanding balance and the amount of the credit actually used. The Association had \$-0- and \$307 outstanding under the line of credit as of April 30, 2017 and 2016, respectively.

The Association had \$-0- and \$230 in letters of credit issued through a bank as of April 30, 2017 and 2016, respectively, none of which has been drawn upon.

Columbia Association, Inc.

Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)

Note 8 - Term debt

Term loan

On June 26, 2014, the Association entered into a 15-year fixed rate bank loan with TD Bank in the amount of \$30,000. The loan's interest rate is 3.63% and matures in fiscal year 2030. The Association began making monthly principal and interest payments in August 2014 for the term of the loan. The funds were used to refinance certain interim indebtedness incurred to finance capital improvements. As of April 30, 2017, the future loan principal payments are as follows:

2018	\$	1,690
2019		1,753
2020		1,817
2021		1,887
2022 and thereafter		18,517
		<hr/>
Total term loan		25,664
Less deferred financing costs, net		(98)
		<hr/>
Term loan, net	\$	<u>25,566</u>

Interest expense capitalized was \$27 and \$-0- during the years ended April 30, 2017 and 2016, respectively. Interest expense incurred was \$977 and \$1,039 during the years ended April 30, 2017 and 2016, respectively.

Capital lease obligation

The cost and accumulated amortization of equipment under capital leases were \$590 and \$202, respectively, as of April 30, 2017, and \$831 and \$516, respectively, as of April 30, 2016. As of April 30, 2017, the future minimum annual payments under capital leases are as follows:

2018	\$	143
2019		143
2020		143
2021		54
		<hr/>
Total minimum lease payments		483
Less: amount representing interest		(8)
		<hr/>
Present value of net minimum lease payments	\$	<u>475</u>

Note 9 - Retirement benefit plan

Substantially all full-time and eligible part-time employees are covered by a defined contribution retirement benefit plan. Contributions are based on 6% of eligible employees' salaries. Employees become fully vested after six years of service. Expenses under this plan were \$1,048 and \$1,120 for the periods ended April 30, 2017 and 2016, respectively.

Columbia Association, Inc.

**Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)**

Note 10 - Commitments

The Association leases certain facilities and equipment under operating leases. Rental expense was \$1,915 and \$1,729 for the years ended April 30, 2017 and 2016, respectively.

The Association records rent expense using the straight-line method over the life of the lease terms, which differs from the amount of rent due under the terms of the leases, resulting in a deferred rent payable, of \$310 and \$-0-, which was included in accounts payable and accrued expenses as of April 30, 2017 and 2016, respectively.

As of April 30, 2017, the Association's total commitment for minimum annual rentals, exclusive of maintenance and other occupancy costs, under noncancellable operating leases is:

2018	\$	1,517
2019		1,547
2020		1,578
2021		1,610
2022 and thereafter		<u>9,604</u>
Total	\$	<u>15,856</u>

The lease for the headquarters building located on Hillside Court includes a rent abatement for the period September 1, 2015 to April 30, 2016 valued at \$460. Accrued abatements of \$399 and \$460 were included in accounts payable and accrued expenses as of April 30, 2017 and 2016, respectively.

The lease for Haven on the Lake includes a rent abatement for the period September 1, 2014 to August 31, 2015 valued at \$386. Accrued abatements of \$292 and \$355 were included in accounts payable and accrued expenses as of April 30, 2017 and 2016, respectively. The lease also includes a tenant improvement allowance of \$1,378. Accrued allowances of \$1,043 and \$1,268 were included in accounts payable as of April 30, 2017 and 2016, respectively. The abatements and allowances are amortized over the life of the lease and are reflected as a reduction of rent expense as reported in the statements of activities.

Note 11 - Postretirement health care

The Association sponsors a defined postretirement medical benefit plan that covers both salaried and nonsalaried full-time employees and their spouses or surviving spouses. The postretirement health care plan is contributory. The Association will provide a maximum contribution of \$2.5 to retired employees and their spouses for employees who have 20 or more years of full-time service with the Association and have passed their 60th birthday. This contribution will decrease to a maximum of \$1.5 when the retiree reaches age 65. This benefit terminates on the 10th anniversary of the benefit commencement date. The employee contributes the remainder of the health care cost.

The following table sets forth the funded status of the Association's postretirement health care benefit plan reconciled to the accrued postretirement benefits cost recognized by the Association as of April 30:

Columbia Association, Inc.

**Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)**

The discount rate was 4.45% and 5.60% as of April 30, 2017 and 2016. The gross trend rate for health care coverage is 10.0% grading to 4.45% over five years.

Assumed health care cost trend rates have a significant effect on the amounts reported for the health care plans. A one percent change in assumed health care cost trend rates would have the following effects:

	<u>2017</u>	<u>2016</u>
Reconciliation of benefit obligations		
Obligation at beginning of year	\$ 704	\$ 654
Service cost	28	27
Interest cost	27	29
Actuarial gain	(72)	-
Benefit payments	(9)	(6)
	<u>678</u>	<u>704</u>
Obligation at end of year		
Amount not recognized in net period postretirement benefit cost:		
Unrecognized prior service credit	\$ 15	\$ 30
Unrecognized gain	111	48
	<u>126</u>	<u>78</u>
Total amount recognized in net periodic postretirement benefit costs		
Net periodic postretirement benefit costs include		
Service cost	\$ 28	\$ 27
Interest cost	27	29
Amortization of net gain from prior periods	(8)	-
Amortization of unrecognized prior service cost	(15)	1
	<u>32</u>	<u>57</u>
Net periodic postretirement benefit cost		
	<u>1% increase</u>	<u>1% decrease</u>
Effect on total service and interest cost components of net periodic postretirement health care benefit cost	\$ 7	\$ (6)
Effect on the health care component of the accumulated postretirement benefit obligation	84	(73)

Columbia Association, Inc.

Notes to Financial Statements
April 30, 2017 and 2016
(in Thousands)

The following is a projection of expected future benefits under the plan:

2018	\$	19
2019		21
2020		33
2021		39
2022		51
2023-2027		326
		<hr/>
	\$	489

Note 12 - Significant estimates

Reserve for general liability self-insurance

Under its general liability self-insurance plan, the Association accrues the estimated expense of general liability claims based on claims filed subsequent to year-end and an additional amount for incurred, but not yet reported claims based on prior experience. Accruals for such costs of \$1,361 and \$1,369 are included in accounts payable and accrued expenses as of April 30, 2017 and 2016, respectively. Claim payments based on actual claims ultimately filed could differ materially from these estimates.

Reserve for workers' compensation self-insurance

Under its workers' compensation self-insurance plan, the Association accrues the estimated expense of workers' compensation claims based on claims filed subsequent to year-end and an additional amount for incurred, but not yet reported claims based on prior experience.

Accruals for such costs of \$2,314 and \$2,224 are included in accounts payable and accrued expenses as of April 30, 2017 and 2016, respectively. Claim payments based on actual claims ultimately filed could differ materially from these estimates.

Note 13 - Concentration of credit risk

The Association maintains its cash balance in several accounts in various banks. At times, these balances may exceed the federal insurance limits; however, the Association has not experienced any losses with respect to its bank balances in excess of government provided insurance. Management believes that no significant concentration of credit risk exists with respect to these cash balances as of April 30, 2017.

Note 14 - Contingencies

The Association is periodically a party to various lawsuits, claims and investigations, both actual and potential arising in the normal course of business. Based on internal review and advice of legal counsel, management believes the ultimate outcome of these matters, individually and in the aggregate, will not have a material adverse effect on the Association's financial position or results of operations.



July 21, 2017

To: Members of the Columbia Association Board of Directors
Milton W. Matthews, President

From: Susan Krabbe, Vice President and CFO

cc: Jackie Tuma, Director of Internal Audit

Subject: Independent Audit Report of CA's Incentive Savings Plan

The Audit Committee will be reviewing the Independent Audit Report of CA's Incentive Savings Plan (as of December 31, 2016) at their July 26, 2017 meeting. We anticipate that the committee members will vote to recommend that the Board of Directors be presented with the Independent Audit Report of CA's Incentive Savings Plan for 2016 at that meeting. Each Board member received via courier the report.

If you have any questions, please let me know.



July 21, 2017

To: Members of the Columbia Association Board of Directors
Milton W. Matthews, President

From: Susan Krabbe, Vice President and CFO

cc: Jackie Tuma, Director of Internal Audit

Subject: Fourth Quarter FY 2017 Financial Report

The Audit Committee will be reviewing the FY 17 Fourth Quarter Financial Report at their July 26, 2017 meeting. We anticipate that the committee members will vote to recommend that the Board of Directors be presented with the FY 17 Fourth Quarter Financial Report at that meeting. Each Board member has received via courier the Financial Report. In addition, the link to the Financial Report is posted as back-up material to the July 27, 2017 Board meeting. The file is too large to post, and so to access the report on line, go to <http://www.columbiaassociation.org>; select About Us; Financials; Quarterly Financial Reports; Financial Reports to the Board; then select "FY17 Fourth Quarter" from the list of financial reports posted.

If you have any questions, please let me know.



July 6, 2017

To: Members of the Columbia Association Board of Directors
Milton W. Matthews, President/CEO

From: Susan Krabbe, Vice President and CFO

Subject: Proposed Annual Charge Rate and Cap for FY19 and FY20

Background

The annual charge applies equally to residential and commercial properties in Columbia, and is currently \$0.68 per \$100 of assessed valuation, subject to a three-year phase-in and 3.5 percent cap on annual assessed valuation increases. The maximum allowable rate is \$0.75, and the legislated cap is 10 percent. CA has reduced the rate twice; to \$0.73 in 1992 and to \$0.68 in 2003. CA has also reduced the cap multiple times since it was mandated in 2003; most recently to 2.5 percent in 2009. CA increased the cap to 3.5 percent from 2.5 percent in 2017 at the Board's initiative to provide additional resources for capital projects to address CA's aging infrastructure. The increase in the cap provided approximately \$220,000 in additional annual charge revenue. Even with that change, the combination of the cap being below the legislated maximum and the rate also at less than the maximum means that CA still could generate approximately an additional \$7 million in annual charge revenue.

CA's actions are in strong contrast to Howard County's approach to the real property tax. Howard County's cap of 5 percent has not changed since Columbia was founded in 1967. While its rate has both increased and decreased over this period, the rate has not changed since 2002 (Attachment 1), when it was changed as a result of a legislated change in methodology.

Annual charge revenue accounts for approximately 54 percent of CA's total revenue. The largest use of that revenue is for open space maintenance, which includes lake and pond dredging and maintenance; tot lot, plaza, pathway and bridge maintenance; open space mowing, plantings and snow renewal. Annual charge revenue funds the village community associations; supports the outdoor pools; and funds free community events such as the Lakefront festivals, international and cultural activities, the Volunteer Center and the Columbia Community Exchange, etc. The annual charge also contributes to the CA Points program, income-qualified discounts and resident pricing for recreational facilities and programs.

From 2009 when the cap was lowered to 2.5 percent through 2017 when it was increased to 3.5 percent, annual charge revenue increased an average of 2.6 percent per year. This trend includes the increase in the cap in 2017 and new construction in Columbia. During this nine year period, Columbia residents have consistently expressed their desire for new services and programs, as evidenced by

requests for new parks, additional aquatics venues, and improvements to open space, recreation and fitness facilities, etc. Plus, aging existing capital assets continue to push upward significantly maintenance and repair costs.

Policy Considerations

None.

Legal Considerations

None.

Budget Considerations

The budget implications of the annual charge are significant, as it is more than half the annual revenue for the organization. Changing the rate by one cent, either up or down, would result in a total difference of approximately \$546,000. The impact on the average residential property is about \$14 per year. The annual charge applies to commercial properties exactly as it applies to residential properties. Therefore, for example, a one-cent increase or a one-cent decrease in the rate would impact General Growth Properties by a corresponding increase or decrease in their annual charge bill of about \$12,000.

Recommendations

Staff recommends that the Board keep the annual charge rate at \$0.68 and the cap at 3.5 percent for the FY 19 budget. At that rate and cap, CA delivers value to residents and businesses in Columbia, and significant favorable economic impact to this region that far exceeds the value of a one-cent reduction in the rate or a lowering of the cap back to 2.5 percent. The one-cent rate reduction represents a 1.5 percent decrease in each property owner's annual charge bill, with an average impact on a resident of about \$13 for the year, or less than four cents a day.

The Board's options are to increase the annual charge rate and/or cap, to decrease either or both, or to keep them unchanged.

Columbia Association, Inc.
Various Data Points
As of July 3, 2017

Year	Annual Charge Rate per \$100 of Valuation	Howard County Real Property Tax Rate	CA Cap on Valuation Increases	Howard County Cap on Valuation Increases	Residential Annual Charge Revenue (3)	Commercial Annual Charge Revenue (3)	User Fee Income (2)	CPI, All Urban Percentage - December to December	Cumulative Inflation Since 1967 (4)	Median Household Income in Columbia (5)
1967	\$0.75	\$2.550	0.0%	5.0%			\$1,000	3.0%		\$16,887
1968	\$0.75	\$2.550	0.0%	5.0%			\$104,000	4.7%		
1969	\$0.75	\$2.600	0.0%	5.0%			\$374,000	0.1%		
1970	\$0.75	\$2.750	0.0%	5.0%			\$478,000	5.6%		
1971	\$0.75	\$2.850	0.0%	5.0%			\$555,000	3.3%		
1972	\$0.75	\$2.750	0.0%	5.0%			\$854,000	3.4%		
1973	\$0.75	\$2.750	0.0%	5.0%			\$1,188,000	8.7%		
1974	\$0.75	\$2.500	0.0%	5.0%			\$1,491,000	12.3%		
1975	\$0.75	\$2.250	0.0%	5.0%			\$1,942,000	6.9%		
1976	\$0.75	\$2.440	0.0%	5.0%			\$2,222,000	4.9%		
1977	\$0.75	\$2.490	0.0%	5.0%			\$2,485,000	6.7%		
1978	\$0.75	\$2.630	0.0%	5.0%			\$2,844,000	9.0%		
1979	\$0.75	\$2.430	0.0%	5.0%			\$3,010,000	13.3%		
1980	\$0.75	\$2.280	0.0%	5.0%			\$3,680,000	12.5%		
1981	\$0.75	\$2.230	0.0%	5.0%			\$4,669,000	8.9%		
1982	\$0.75	\$2.450	0.0%	5.0%			\$5,361,000	3.8%		
1983	\$0.75	\$2.930	0.0%	5.0%			\$6,101,000	3.8%		
1984	\$0.75	\$2.570	0.0%	5.0%			\$6,561,000	3.9%		
1985	\$0.75	\$2.540	0.0%	5.0%			\$7,282,000	3.8%		
1986	\$0.75	\$2.490	0.0%	5.0%			\$7,999,000	1.1%		
1987	\$0.75	\$2.270	0.0%	5.0%			\$8,667,000	4.4%		
1988	\$0.75	\$2.490	0.0%	5.0%			\$8,968,000	4.4%		
1989	\$0.75	\$2.490	0.0%	5.0%			\$9,771,000	4.6%		
1990	\$0.75	\$2.490	0.0%	5.0%			\$10,750,000	6.1%		
1991	\$0.75	\$2.440	0.0%	5.0%			\$11,846,000	3.1%		
1992	\$0.73	\$2.590	0.0%	5.0%			\$13,276,000	2.9%		
1993	\$0.73	\$2.590	0.0%	5.0%			\$14,726,000	2.7%		
1994	\$0.73	\$2.590	0.0%	5.0%			\$15,600,000	2.7%		
1995	\$0.73	\$2.590	0.0%	5.0%			\$16,553,000	2.5%		
1996	\$0.73	\$2.590	0.0%	5.0%			\$14,806,000	3.3%		
1997	\$0.73	\$2.590	0.0%	5.0%			\$18,876,000	1.7%		
1998	\$0.73	\$2.590	0.0%	5.0%			\$19,433,000	1.6%		
1999	\$0.73	\$2.590	0.0%	5.0%			\$21,597,000	2.7%		
2000	\$0.73	\$2.610	0.0%	5.0%			\$23,100,000	3.4%		
2001	\$0.73	\$2.610	0.0%	5.0%			\$23,306,000	4.6%		
2002	\$0.73	\$1.044 (1)	0.0%	5.0%			\$24,036,000	2.4%		
2003	\$0.73	\$1.044	10.0%	5.0%	\$14,887,286	\$8,839,669	\$23,957,000	1.9%		
2004	\$0.68	\$1.044	10.0%	5.0%	\$17,152,963	\$9,354,460	\$22,986,000	3.3%		
2005	\$0.68	\$1.044	10.0%	5.0%	\$16,067,119	\$8,657,854	\$24,455,000	3.4%		
2006	\$0.68	\$1.044	5.0%	5.0%	\$16,930,634	\$9,049,643	\$25,861,000	2.5%		
2007	\$0.68	\$1.014	4.0%	5.0%	\$18,097,414	\$9,708,687	\$25,746,000	4.1%		
2008	\$0.68	\$1.014	3.0%	5.0%	\$19,469,730	\$10,096,438	\$26,773,000	0.1%		
2009	\$0.68	\$1.014	2.5%	5.0%	\$20,509,639	\$10,545,302	\$27,810,000	2.7%		
2010	\$0.68	\$1.014	2.5%	5.0%	\$21,349,043	\$10,713,363	\$27,400,000	1.5%		
2011	\$0.68	\$1.014	2.5%	5.0%	\$21,634,800	\$10,801,200	\$27,972,000	3.0%		
2012	\$0.68	\$1.014	2.5%	5.0%	\$22,310,500	\$11,138,500	\$28,684,000	1.7%		
2013	\$0.68	\$1.014	2.5%	5.0%	\$22,681,300	\$11,323,700	\$28,794,000	1.5%		
2014	\$0.68	\$1.014	2.5%	5.0%	\$22,721,400	\$11,343,600	\$28,125,000	0.8%		
2015	\$0.68	\$1.014	2.5%	5.0%	\$23,293,000	\$11,629,000	\$29,710,000	0.7%		\$100,849
2016	\$0.68	\$1.014	2.5%	5.0%	\$24,018,000	\$11,987,000	\$30,492,000	2.1%	723.2%	
2017	\$0.68	\$1.014	3.5%	5.0%	\$24,763,000	\$12,359,000	\$30,800,000			

Notes:

(1) For Howard County, this was the last year the real property tax was based on 40% of the assessed value. State law changed to 100% in 2002.

(2) The user fee income data include the additional services, programs and facilities that were added, as well as the increase in participation in these activities.

(3) The annual charge revenue data include increases due to construction of new properties, as well as changes due to the State Department of Assessments and Taxation's triennial re-assessments. Data shown is what is available in the current accounting system. Previous years' data would require additional research.

(4) Cumulative inflation was obtained from the U.S. Department of Labor Bureau of Labor Statistics website (<https://data.bls.gov/cgi-bin/surveymost>).

(5) This data would have to be researched for each year. We used the one-year estimate for 2015 from the U.S. Census Bureau website (<https://census.gov/quickfacts/table/RHI105210/2419125>) for median household income for Columbia CDP (census-designated place).

Columbia CDP includes non-assessed properties and exclude Dorsey's Search.



July 6, 2017

To: Members of the Columbia Association Board of Directors
Milton W. Matthews, President/CEO

From: Susan Krabbe

Subject: Proposed Operating and Capital Budget Parameters for FY 19 and FY 20

To begin the FY 19 and FY 20 budget process, we are proposing operating and capital parameters for consideration by the CA Board of Directors. These parameters will be used to develop the proposed FY 19 and conditional FY 20 budgets, along with input from the Board, community stakeholders and staff throughout the budget process. This process, which extends from July 2017 to February 2018, provides numerous opportunities for Board and community review and input.

Operating Parameters

The FY 18 budget projects an increase in net assets of \$3.8 million, and the unaudited results for FY 17 are approximately \$5.1 million. Therefore, based on analysis of historical trends and future indicators, we recommend operating parameters (increase in net assets) for each year of at least **\$3.8 million**. Annual increases in net assets during the two fiscal years of at least \$3.8 million appear to be achievable given the trends in existing programs and services, and should be adequate for unforeseen expenditures in either one of the fiscal years. The recommended \$3.8 million is the same as the FY17 and FY18 operating budgets.

Our recommendation was analyzed carefully in the context of the actual financial results for FY 17 and prior years, and what inflation, interest and other potential increases are projected to be for both revenue and expenses for the two years. The recommended \$3.8 million target for the increase in net assets also takes into consideration the proposed capital budgets for FY 19 and FY 20 (please see below), as reflected through the impact of the capital budget on depreciation, interest and other operating expenses.

Capital Parameters

Based on review of the projected capital needs and funding capacity, we recommend the following capital budget parameters:

Capital Expenditures – FY 19	\$20,000,000
Capital Expenditures – FY 20	\$20,000,000

These amounts continue to exceed the previous 10-year average of \$12.2 million, reflecting concern about CA's aging infrastructure and organizational commitments, such as the ongoing work on the Swim Center, planned renovations for the Athletic Club and Supreme Sports Club and needed improvements in the open space. The FY 19 parameter considers funding for phase III of the Swim Center work, lake dredging, an ADA wading pool and funding for the first

full phase of work at the Athletic Club. The FY 20 parameter includes Athletic Club work, improvements at Supreme Sports Club and several community buildings, as well as some funding related to the outcomes of the facility surveys planned for completion through FY 18.

	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	10-Year Average
(\$ in 000's)											
Capital budget	\$17,000	\$21,000	\$9,900	\$12,810	\$13,416	\$9,164	\$9,933	\$10,476	\$8,877	\$9,721	\$12,230

Inflation and Interest Rates

The Board is also responsible for approving the interest rate and inflation rate thresholds for the FY 20 budget. In February 2019, if there is a difference for either of these economic factors of one percent or more between the nationally published rates and the rates noted below, the staff will revise the FY 20 budget without further approval by the Board of Directors.

We researched inflation and interest projections and developed the following proposed rates:

Thresholds for the FY 20 Budget:

Inflation Rate Threshold:	2.9%
Interest Rate Threshold	4.0%

In May 2019, we will issue a summary of all of the FY 20 budget changes approved by the Board, and changes to the inflation and interest rates, if such changes are made.

Thank you for your leadership in the budget process.

Columbia Aquatics Advisory Committee (CAAC)
Annual Report – FY 17
(to be submitted to Board by June 15)

The members of the FY17 Columbia Aquatics Advisory Committee were Dipper Wettstein (Chair), and Bill Santos (Vice-Chair), Carlton Haywood, Ann Mech, Celeste Huecker, Joan Holloway, Stuart TenHoor, Allan Waschack, Anne Fairbairn, and Janet Schultz. The staff liaison was Marty Oltmanns. The Committee met 8 times during FY17.

A. Committee accomplishments/discussions for FY 17 (Fiscal year just ended):

- Solar Shade Structures for Swimming Pools
- Splashdown Slide/ Swim Center Renovation review drawings and provided input
- ADA Accommodation of Swimming Lanes
- Welcomed, New Aquatics Director
- Jun/July – Review Capital projects for summer 2017 and made recommendations
- Sept – Impact of Athletic Club closure and Pivot impact on CG pool member use
- Oct – Dan Burns shared demographic information on Columbia/Pools/Memberships
- Nov – Changes to Outdoor Pool Schedules & amenity changes to pools for capital projects
- Jan/Feb – Swim lanes designated for Accomodation at Columbia Gym pool
- April – Discussion about Howard County Report on joint indoor Aquatics facility

B. Proposed Charge submitted for approval by the CA Board identifying items to be addressed by Committee in FY 17(Fiscal year just beginning) that align with the Committee's goals, CA's strategic plan and the President/CEO's goals and objectives:

- Continue to monitor the progress of the Aquatics Master Plan and the recommendations included in the plan, especially a new indoor aquatic facility or otherwise providing additional indoor pool space.

- Monitor the process and recommendations of the Swim Center's Building Assessment Study and make recommendations to the CA Board as necessary.
- Provide other guidance to CA staff and to the CA Board regarding CA Aquatics facilities, programs, and membership structure.
- Provide verbal and/or written comments to the CA Board regarding budget requests affecting CA Aquatics and/or other CA Board initiated requests.

C. Committee recommendations, if any, with justification, for consideration by CA Board:

- Exploration of new indoor aquatics facility or otherwise providing additional indoor pool space.
- Fully fund the rest of the Swim Center phase three improvements including the main pool roof replacement, entrance canopy, and ADA wading pool area.
- Ask board members to read the joint Howard County/Columbia Association report, "Sharing the Lane. Columbia Association and Howard County Explore a Potential Aquatics Facility Partnership Approach."
- Ask board members to review the Aquatics Master Plan.

Committee Charge approved by CA Board _____, 201__
 Template approved 10/27/2016

Columbia Art Center Advisory Committee
Annual Report FY 17
May 1, 2016-April 30, 2017

The Columbia Art Center Advisory Committee was composed of Molly Miller, Chairperson, Joyce Bell, Janet Brady, Robert Coe, Winnie Coggins, Lynn Foehrkolb, Dennis Gilbert, Adam Goode, Barbara Herschman, Marlene Jackson, Nicole Paterson, Chaya Schapiro, Suzanne Waller, Deanna Williford, and Carol Zika. Three new members joined: Sophie Chen, Doug Satteson and Mark Russo.

Staff member participation on Advisory Committee included: Liz Henzey, Director, Monica Herber, Daytime Youth Coordinator, and Christina McCleary, Ceramics Manager.

The Columbia Association Board Liaison was Janet Evans (Long Reach).

The Advisory Committee met four times during the fiscal year.

Accomplishments:

- The members participated on several subcommittees - Special Events, Gallery Show Application Review, and Promotions - which subsequently met a few additional times.
- The Special Events Subcommittee supported the efforts for the following gallery receptions: Singular Sensations Annual Holiday show, Faculty/Student exhibition, ManneqART theme exhibition, and Blossoms of Hope invitational theme exhibition.
- Members also assisted with the monthly salon series presentations and the new monthly reading series.
- Members volunteered throughout the fiscal year to help with gallery show installations and pot luck dinners..
- Members participated with their own art in exhibitions including Singular Sensations annual holiday exhibition, Faculty/Student exhibition and the annual Blossoms of Hope invitational theme show.
- Advisory Committee members also served on the Art Center's Gallery Shop Committee and contributed their time and efforts to setting the new rotations of works in the shop.
- The Promotions Subcommittee helped distribute brochures/flyers throughout the community to local libraries and organizations, as well as volunteer their time at several community outreach events with the Art Center's information table.
- Advisory Committee members volunteered with the second annual ARTreach Festival, an outdoor one-day event held outside in Long Reach Village in June 2016. Members helped with various festival activities, and gave tours and directed visitors inside the Art Center at its open house.
- Members of the Gallery Show Application Review committee met to go over and select artist and community group shows for 2019-2020.
- The Advisory Committee had two members step down: Winnie Coggins and Sue Nicholson. (Both moved.) The Advisory Committee had two new member join: Sophie Chen (high school student in May 2016) Mark Russo and Doug Satteson (both in March 2017.).

Proposed Charges for FY18:

1. Provide direction and guidance to Columbia Association as it continues to develop and implement Columbia Art Center programs and events.
2. Advise Columbia Association as it researches, develops, and initiates new Columbia Art Center community projects and collaborations.
3. Assist Columbia Association in expanding Columbia Art Center's offerings to better meet the changing and growing needs of the community.
4. Support Columbia Association's efforts to make Columbia Art Center a viable and flourishing arts resource for the community

Green and Golf Committee
Annual Report – FY 17
(to be submitted to Board by June 15)

The members of the FY17 Green and Golf Committee were Keith Heilveil and Don Fitzgerald (*Committee Chairs*), and Jim Burrows, Ben Clements, Tara Coates, Marco depalmaBill Duncan, Debbie Drown, Troy Fitzgerald, David Hand, Doug Grossman, Bill Harris, Buck Hartly, Lina Liebold, Lou Maclay, Lew Shipp, Donna Schaub, Karin Van Slyke, Ethan Wasil. The staff liaisons were Joan Lovelace, Nicholas Mooneyhan, Don Vandusen, Patrick Mather and Brett Bartek. The Committee met 4 times during FY17.

A. Committee accomplishments for FY 17 (Fiscal year just ended):

- Monitor course conditions and provided timely feedback
- Gain feedback from membership to help prioritize projects
- Assisted in the creation of Course conditions and maintenance standards
- Review long range plan projects and assist in further prioritization.
- Merge Green committee and golf committee
- Additional members added to committee from Fairway Hills to increase participation from the entire golf community.
- Complete wrap up of Tournament programing with the tournament committee and recommendations for FY18.

B. Proposed Charge submitted for approval by the CA Board identifying items to be addressed by Committee in FY 18 (Fiscal year just beginning) that align with the Committee's goals, CA's strategic plan and the President/CEO's goals and objectives:

- **Ensure that all groups of golfers have representation to the committee**
The committee will seek to encourage participation from all groups of golfers. The committee can encourage members as candidates but can also recommend members for the CA appointed spots to ensure representation is met.
- **Ensure appropriate course conditions and maintenance practices**
The committee and golf course superintendent jointly will determine the level of maintenance appropriate for day-to-day golfing activity. This maintenance level should provide playing conditions agreeable to the majority of the membership while placing agronomically reasonable demands on the course itself within budgetary guidelines.

- **Address Environmental concerns**

The committee shall learn the environmental benefits as well as concerns associated with the maintenance and operation of the golf course. The committee will provide recommendations, support and feedback regarding sustainability projects. The committee will help to further our environmental stewardship

- **Long Range Planning**

The committee shall review the long range planning document for course improvements annually, recommend changes accordingly and to help prioritize projects in order meet the needs of the course including a playability study from Fairway Hills.

- **Communicate with the golfing community**

The committee shall report back to the golfing community to help disseminate information provided to them at the committee meetings.

- **Increase opportunity for all types of play at the course including beginner, advanced, youth, seniors and young adult.**

The committee will seek to encourage the use of the golf courses by all levels of play and members of the community.

- **Adjust to our new charter** and continue to work with Hobbit's staff to remove constraints - The Golf and Green Committee should be more effective. The committee has been in a reactive role in dealing with issues, it should be part of the process.

- **The Golf and Green committee members** should be receiving information from Hobbits and disseminating the information to their respective groups - This will make the committee members more engaged and improve the flow information to the golf community.

- **Clarify CA's view** on the balancing act on whether we have a club house with a restaurant or restaurant that leased space in our clubhouse. - There are continual issues with Hobbits' members and the Golf and Green Committee should be involved.

C. Committee recommendations, if any, with justification, for consideration by CA Board:

- Distribution / sale of alcoholic beverages at Fairway Hills Golf Club from the beverage cart.

Committee Charge approved by CA Board _____, 201__

Template approved 10/27/2016

Health and Fitness Advisory Committee Annual Report – FY 2017

The members of the FY17 Health and Fitness Advisory Committee were Chadi Groome (Committee Chair), Steve Drakos (Vice Chair), Cathy Weiss, Dave Bleyer, Mary Lou Henderson, Jeff Lunder, Schuyler Newsom, Jessica Rennenkampf; Jack Sacchetti and Mary Helen Sprecher. The staff liaisons were Leslie Flynn and Steve Mendelsohn. The Committee met 6 times during FY17.

A. Committee accomplishments for FY17 (Fiscal year just ended):

- Actively recruited for and increased HAFAC membership.
- Identified opportunity for CA to participate in the United States Olympic Committee's annual Olympic Day. This opportunity was implemented as the June 25, 2016 CA Open House.
- Met, at least, quarterly and presented requests and concerns of members to CA staff liaisons. Worked together to creatively address and problem solve a variety of operational issues.
- Provided input for capital projects.

B. Proposed Charge submitted for approval by the CA Board identifying items to be addressed by Committee in FY18 (Fiscal year just beginning) that align with the Committee's goals, CA's strategic plan and the President/CEO's goals and objectives:

- Support efforts for capital renovation of the Athletic Club by presenting budget testimony and justifications to CA Board.
- Provide ongoing member and user feedback to staff and suggestions for service upgrades utilizing experiences, observations and communications in facilities to effect improvements in multiple areas and for various user groups.
- Help promote and utilize Clarabridge customer experience surveys and software to further effect improvements.
- Support funding for facility maintenance and capital projects to ensure quality levels across physical structures.

- Advocate for planning and funding of operational initiatives to promote high levels of equipment and service delivery to community that continue to enrich resident experience and quality of life.

C. Committee recommendations, if any, with justification, for consideration by CA Board:

- Provide funding for Phase 2 of Athletic Club renovation. This facility is significantly aging and, as has been recognized by the CA Board, is in need of major repairs and renovation. Funding for Phase 1 has been approved and those efforts are underway in FY17. Phase 1 comprises primarily mechanical improvements, repairs and replacements. Phase 2 will address internal footprint and make the Athletic Club more user-friendly and up-to-date, which will retain current and attract new users (i.e., CA members).

Committee Charge

Please see attached.

Template approved 10/27/2016, Revised 6/5/2017

**IT Advisory Committee
Annual Report – FY17**
(to be submitted to Board by June 15)

The members of the FY17 IT Advisory Committee were Jean Friedberg (*Committee Chair*), and Bill Gray and Kevin Walsh. The staff liaison was Chuck Thompson. The Committee met 4 times during FY17.

A. Committee accomplishments for FY17 (Fiscal year just ended):

- **Provided critical input for CIO's Digital Transformation Strategy (attached) through interviews conducted with CA senior leadership team.**
- **Provided insight into the classification of existing and planned IT initiatives leading to the creation of internal Business/Technology Advisory. Committee charter**
- **Reviewed CA's Digital Transformation Strategy.**

B. Proposed Charge submitted for approval by the CA Board identifying items to be addressed by Committee in FY18 (Fiscal year just beginning) that align with the Committee's goals, CA's strategic plan and the President/CEO's goals and objectives:

- **IT Advisory Committee decided to become an ad hoc committee moving forward as their work in providing SLT interviews has resulted in an extensive strategy that is now being tactically executed.**

C. Committee recommendations, if any, with justification, for consideration by CA Board:

- **See attached Digital Transformation Strategy**

Committee Charge approved by CA Board _____, 201__

Template approved 10/27/2016

Columbia Association/Information Technology

Digital Transformation

Charles A. Thompson, Jr., CISSP, CCSP, CISM, PMP

Digital Transformation

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Executive Summary

Customer expectations are changing as individuals embrace today's digital devices and the capabilities that these devices provide. These new expectations create tremendous pressure on companies to keep up with change.

Mature companies are learning the importance of properly integrating new digital technologies to rapidly change – or digitally transform – how the organization's business works. Less mature organizations continue to focus on solving problems one at a time with individual, or "siloeed", digital technologies.

CA needs to understand the actual business/technology issues we are trying to solve and to determine how to properly address these challenges. Only when we know what we actually need to accomplish across the entire organization, and how we are going to measure our progress, can we can identify the true impact of our plans and continuously improve our capabilities.

CA can create new customer value propositions and transform our operating model by developing the new capabilities that are achieved through the execution of a holistic digital strategy. CA can drive customer and community collaboration, gain real insights from analytics, and empower a digitally networked workforce.

By having a strategic organizational view that is focused on the customer first, we can ensure that CA is getting the most from our business/technology solutions and our digital investments.

First, some basic considerations...

Digital. Digital Strategy. Digital Transformation. Blah, blah, blah...

What does digital really mean?

For some people, it's about technology. For others, digital is a new way of engaging with customers. And for others still, it represents an entirely new way of doing business or "how things get done."

None of these definitions is necessarily incorrect. But such different perspectives often trip up leadership teams because it shows a lack of alignment and common vision about where the business really needs to go. This often results in piecemeal initiatives or misguided efforts that lead to missed opportunities, sluggish performance, or false starts.

For the purposes of this discussion, digital should be seen *less as a thing and more a way of doing things*.

--

Strategy is about the future. It provides the ability to reflect on our brand and business – actions, purpose, existence. It takes us from where we are today to an envisioned future state and how to be realistic in our reactions to any current situation during that journey.

We can't become what we want to be by remaining who or where we are today...

Start by considering some key questions:

- Where are we today? Who are we today – and to whom?
- Where do we want to be in the future? Who do we want to be in the future – and to whom?
- How do we get there?

Strategy creates clarity in what is expected, what should be in focus, what needs to get done – a vision.

Vision without action is just a dream... Action without vision is just a waste of time and money... Vision combined with action can change the organization.

Lack of direction, focus, leadership, clear targets and relevant resources breaks down morale and commitment. There is a need to focus energy on a few pivotal objectives and do them right!!

A strategy defines and explains the nature of the challenges we face, provides a guiding policy for dealing with these challenges, creates a set of coherent actions to carry out the policy.

Innovative solutions require collaboration to iteratively define scope and content of the solutions, to address risk, and to provide adequate information assurance and security.

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Okay? So, then, what is digital transformation?

Digital technology connects machines, data and people.

Steve Andriole of Villanova University defined digital transformation as “the changes associated with the application of digital technology in all aspects of human society.”

An excellent summary is found in the following from the Innovation Excellence blog (Feb 2016) -

A digital strategy can be defined as a strategy focused on using digital technologies to better service one particular group of people or to serve the needs of one particular business group.

Meanwhile, a digital transformation changes organizations by utilizing:

- *Current digital technologies*
- *Current tools*
- *Best practices in process management*
- *The optimal use of the other three to liberate PEOPLE to spend less time on bureaucratic work and more time imagining [my addition - a CA] of the future.*

We want to digitally transform CA!

Alan McSweeney, a solutions architect at Objective Information Systems, created an interesting graphic comparing strategic transformation to the journey required to build a house:

Business view

Why do I want a new house?

- residence, entertainment, business
- affordability
- location
- independence
- image

Functional view

What should the new house give me?

- uses / room layouts
- peace & quiet, security
- garden, trees
- garage, pet needs



Technical view

How will it be built?

- foundation, framing, heat/ac, plumbing, ...
- utilities:
 - electric, water, comms, roads
- security systems
- controls
- materials

Implementation view

With what will it be built?

- sourcing
 - suppliers
 - specific models
- financing
- phasing
- moving

There are numerous *tangible* requirements and benefits found within the questions asked. However, possibly more importantly, there are so many more *intangibles*. What will we be able to do with it as it is built and we use it regularly?

With this in mind, think about CA, digital strategy, and digital transformation by asking...

Why do we need to do this (business view) and what do we expect from it (functional view)?

In the digital society, technology and data...

- Connects people and objects – the Internet of Things (IoT)...
 - Online banking/financial management
 - Mobile payments – Apple Pay, etc.
 - Online shopping
 - Everyone wants to be Amazon because everyone uses Amazon.
 - “Smart” homes/cars
 - Nest – thermostats and video technology controlled from mobile devices
 - Autonomous vehicles from Google and others
 - A 2013 survey of consumers across 10 countries by Cisco Systems found 57% "stated they would be likely to ride in a car controlled entirely by technology that does not require a human driver"
 - Personal tracking devices
 - Fitbit, Apple Watch, etc.
- Digitizes goods and services – money, music, movies, books, events, etc.
- Enriches everything with information
- Automates labor

The world has gone online with mobility leading the way. Physical and digital worlds are converging - whether or not we like it... more and more people are more likely to freak out about leaving their mobile phone at home than leaving their wallet...

Expectations are evolving...

What does this mean to CA? It means...

- We need to see the business through the lens of a digital mindset by
 - Embracing “digital” - understanding it is more than a snappy website, implementing a new social media tool, or providing free WiFi.
 - Stop looking at digital as “bolt-on” technology to traditional business – a pathway app, online membership enrollment, class scheduling app, anything – without completely understanding our current capabilities and the potential impact to ALL our operations.
 - Treating every new digital change as just another project generates organizational and technical chaos – chaos that eventually (or continues to) undermines the customer experience and perpetuates more “digital silos.”

- Understanding “bolt-on” solutions make it hard to be agile over the long haul – the organization, spread too thin, goes into a downward spiral that results in slow and costly technology changes.
- We need a collective culture that simultaneously shares ideas and understands that technology will help lead to the creation of new and unique opportunities
- We need to put the business and technology pieces together to form the ultimate digital vision

We need to think digitally at every turn – be “digital by default.” Technology is providing an opportunity to do so in ways that simply didn’t exist a few years ago – technology enabled globalization, information enables personalization.

- A single, personal view of the customer – in the context that they are currently looking for information; different experiences for the perspective of the specific customer at a specific moment
- For the experience to be consistent – the information needs to be consistent
- Optimize the experience at the interface – is the member getting what they expected at that moment with their current device?

This requires an “ecosystem” that is reliable, available, and flexible. EVERYONE must be aligned to quickly deploy new functionality and services. We have started to replace significant pieces of CA’s information management infrastructure and processes to support change.

Now is the time to continue the journey properly.

How do we do it (technical view) and with what will we do it (implementation view)?

This is our digital transformation strategy...

We need to first learn to think as our customers do. We need to recognize what our customers actually want and expect.

Understand how customers derive value – or don’t – from us. Customers are learning to get what they want or need through their own digital experiences. They use apps and websites that connect to products and services that they perceive bring them value. Value changes with context and experience. Consumers gather apps and digital services according to how well they work together to satisfy their desires. Increasingly, the digital tools we find most useful are interconnected – sharing data with each other.

However, Forrester Research reported in 2015, “despite more than 1.6 million apps available to Android users and 1.5 million apps available in Apple’s App Store, customers still spend 84% of their time in just five of their favorite apps.” This fact indicates that too often efforts fall to the pursuit of “digital for the sake of digital” without truly understanding customer needs and expectations and that many organizations build solutions to simply follow a trend.

Business technology brings together new tools and traditionally customer-facing roles like marketing, sales, brand/product management, and customer service to deliver a superior customer experience. This means that our business technology must transform into an “outside-in” function. Customer insights drive focus on what the desired experience should be and how we should deliver it. Customers dictate expectations and they also choose when, how, and for how long they want to engage with us based on their experience.

In order to digitally transform CA, we must:

1. Learn to anticipate the future and transform business

- a. Address CA’s digital maturity, including:
 - Culture – our approach to digitally driven innovation, and how we empower employees with digital technology
 - Technology – our use and adoption of emerging technology
 - Organization – how are we aligned to support digital strategy, governance, and execution
 - Insights – how well do we use customer and business data to measure success and inform strategy
- b. Expectations – focus on the user experience
 - What do customers expect from their interaction and what are we capable of delivering?
 - Can we evolve quickly enough to respond to changing expectations?

- From the customer's perspective - Was it easy? Was it satisfying? Was it effective?
- c. Learn to connect the dots between technology and areas where the business needs to change
 - A simplified business model - you CAN'T have high complexity and high innovation at the same time. *See Appendix C. CA Secondary/Tertiary software.*
 - Aggressively rationalize and streamline the core infrastructure
 - Automate processes where it makes sense
 - Understanding what the technology is capable of doing – crucial to making the right, long-term decisions across ALL functional departments

2. Articulate the vision to the entire team

- a. Communication, communication, communication
- b. Embrace customer journey mapping and design thinking
 - From customer-aware to customer-led
 - From data-rich to insights-driven
 - From perfect to fast
 - From silo to collaborative

3. Provide leadership support for transformation

- a. Learning/Education

Dan McCarthy, director of Executive Development Programs at the University of New Hampshire, wrote in SmartBrief for Leadership (May 2016) that “you and your employees are free to ignore that stupid individual development plan that your organization is forcing down your throat. But only if the employee can check off each of the following boxes and you’re willing to sign off on it:

- No changes in customer preferences, requirements
- No changes in technology, now or next 2-3 years
- No changes in work processes, now or next 1-2 years
- Can score a 10/10 on all technical/job specific skills
- Can score a 10/10 on all key behavioral competencies
- Company growth will remain flat or decline next 5 years
- There will be no organizational changes requiring new skills
- No interest or potential for promotion
- No interest or possibility of lateral move
- No need to fill in for team, cross-train
- No new projects or assignments coming up

Standing still is not an option. Continuous improvement is a business imperative, and quite frankly, a condition of employment. Just as important as coming to work every day.”

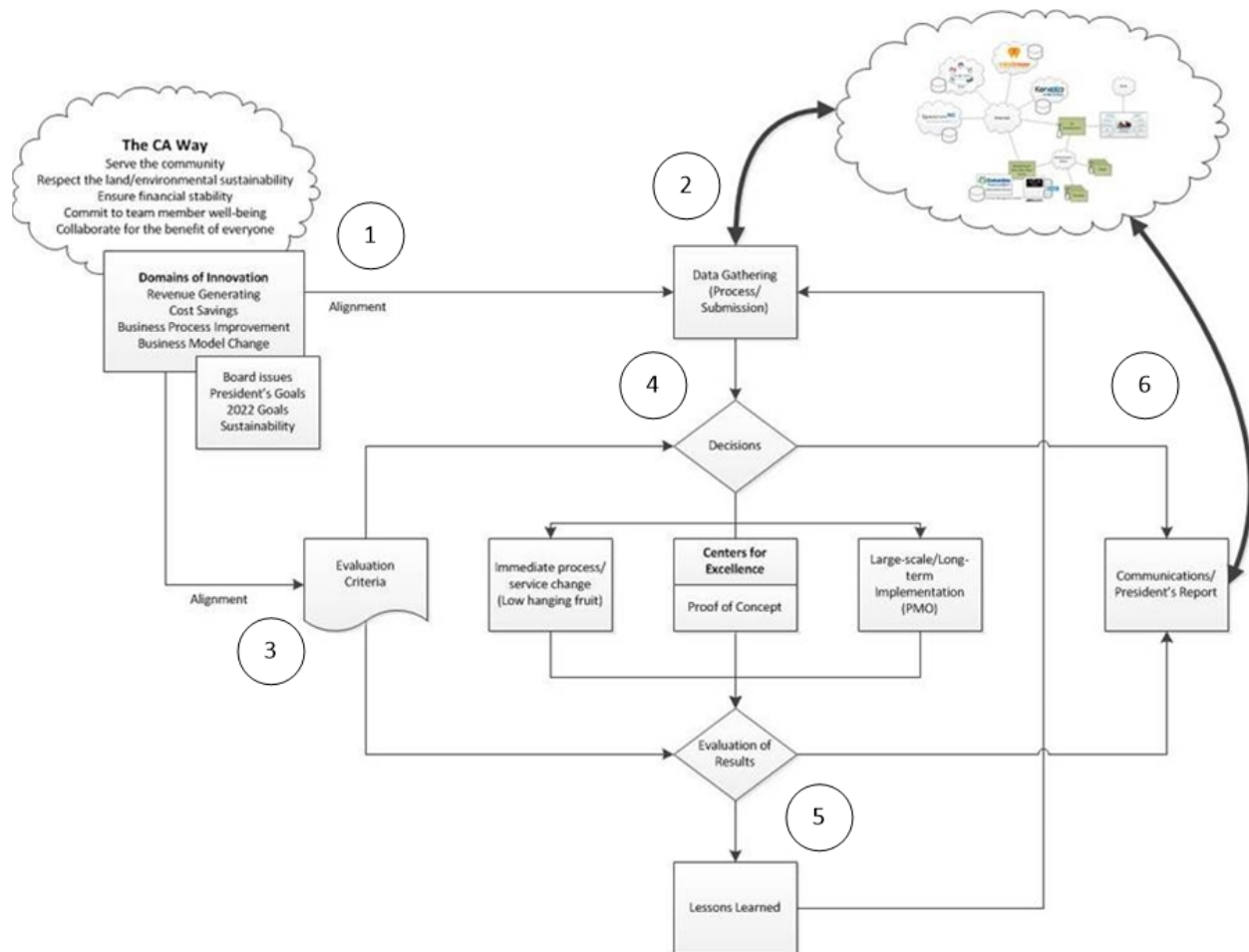
b. Strong governance

In everything we do, our focus must be in the best interest of ALL stakeholders.

CA must be willing and able to identify actual resources available, compare them against what resources are needed to attack a given list of potential projects, and then identify what's not going to get done.

This is really tough for undisciplined organizations where every project that comes down the pipeline is considered "the most important project ever." However, every project must be "force ranked," based on current and historical knowledge, and the organization needs a method for evaluating the resources required to properly undertake projects.

The following example, created in February 2013, demonstrates this process as it applies to CA.



1. Organizational priorities, functional area requests, and day-to-day tasks require resources – staff, time, and money.

2. Project requests and associated documentation are collected for review. Information from CA's business/technology platform and from lessons learned from previous projects is vital and must be considered during this review.
3. Evaluation criteria is critical to this decision-making process. Key metrics are established for measuring the project's success. A simple framework of guidelines can be established to rank project priorities:

Priorities	Urgent	Not Urgent
Important	1	2
Not important	3	4
Quadrant 1: Immediate and critical deadlines Quadrant 2: Long term strategy and development Quadrant 3: Time-pressured distractions – someone wants it now... Quadrant 4: Activities that yield little value		

4. Decisions are made , projects are prioritized, and resources are allocated.
5. Results of these decisions are used in future considerations. Lessons learned are the results and metrics from the project.
6. Communications and actual information dashboards are created from this discipline as CA's business/technology platform is continuously updated with real results for accurate status.

CA should utilize a Business/Technology (BT) Steering Committee, using a decision process similar to above, empowered to address:

- a. Efficient and effective use of people and tools (resources)
- b. Priorities – we can't change it all at once (resources, funding, time)
- c. Simple guidelines to assign value

This committee would be responsible for determining resource commitment for CA's business/technology projects. This resource commitment includes the project approval process as well as determining financial obligations/impact and BT spending management. Members on this committee should include senior management from CA's facilities, services and products, IT and finance.

Effective project management and change management require difficult deferral of projects, and deletion of some projects must occur. When project discipline doesn't exist, it means that the people doing the project and change management are overwhelmed and can't adequately focus on anything. Quality suffers. Costs increase. Risk is not properly managed. Audit is unhappy.

CA IT's strategy to create value and manage information-related risk is outlined in section 8.0 – *Implementation of solution, Company-wide IT governance, in Columbia Association/information*

Technology's A Cloud-based Computing Solution for Columbia Association: Confidentiality, Integrity, and Availability, revised September 2015.

This risk management structure includes:

The Business/Technology (BT) Steering Committee (Status: not implemented – outlined above)

The Enterprise Architecture team - composed of CA's technical subject matter experts and lead by a senior technologist, is responsible for establishing the organization's technical standards. This team ensures that each IT project conforms to CA's process standardization and data integration. (Status: policy created - https://sites.google.com/a/columbiaassociation.org/information_technology/policies-and-procedures/cloudcomputingpolicy)

IT infrastructure team - responsible for implementing and supporting CA's shared services outlined in the utility computing model. This team's responsibilities also include technology replacement planning and identifying service outsourcing opportunities. (Status: implemented in IT function)

Business Application committees - responsible for identifying opportunities to utilize CA's foundation for execution as well as determining needs for additional functionality to support objectives. Committee will be composed of associates selected from CA's facilities, from services, lines of business associates. (Status - currently modeled in SNG steering committee)

These concepts don't seem terribly digital, until you consider that the whole idea of digital is to transform the business. Then you realize that without freeing up time and resources to focus on digital transformation - it simply won't happen.

c. Create an ecosystem that makes sense

Bringing together process and data for digital transformation can be a powerful means to make smarter, faster decisions and deliver significant customer-centric improvements.

Providing access to CA's business/technology platform via a customer portal would allow us to enable improved self-service options. By bringing process and data together with a unifying platform, CA can transform the customer experience. We can deliver a decrease in operational costs, faster customer response, and introduce a new self-service business component that can ultimately lead to a significant increase in its customer satisfaction.

This solution was originally presented in September 2012 and can be found in *Columbia Association/information Technology's A Cloud-based Computing Solution for Columbia Association: Confidentiality, Integrity, and Availability, revised September 2015.*

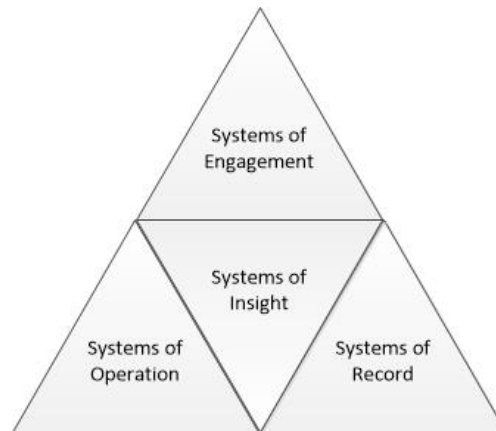
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That said...

We should be asking: How can we now create the most value for CA's customers?

Focus on serving the customer better — bring process and data together to enhance customer experience, ensure information security, and improve service.

SMACK IT – Social, Mobile, Analytics, and Cloud



Systems of Engagement

- Different from traditional systems of record – they focus on people, not process. They utilize social, mobile, Big Data (analytics), and cloud to deliver apps and smart products directly into a customer’s current context.
- They are designed from the outside-in – from customer’s “moment of need” back to systems of record that capture and process the customer activity. Different engagements activate different business capabilities.
- Examples: website, SNG app, pathways app, social ecosystem (Facebook, Twitter, etc.)

Systems of Insight (business intelligence)

- Discover the awareness that matters most – from customer-aware to customer-led
- Embed them into the software that customers and employees use to engage
- Continuously measure and learn from the results
- Examples: MindMixer (deprecated) , Clarabridge, focus groups

Systems of Record

- The authoritative source of information for a specific element or type of data
- Examples: SNG, Lawson, unstructured data – shared drive, Google Drive

Systems of Operations

- Needs specific to CA’s security and non-cloud legacy
- Examples: Active Directory, TKMS, CA budget system

As we move forward, we need to constantly reevaluate and measure position against the vision – “what gets measured gets done.”

Always ask does this REALLY satisfy our goals? Or are we just “scratching an itch”?

What have we done and where are we right now?

The truth is... CA has started on the digital transformation journey.

As everyone is really tired of me telling this story, I won't go on about it... but if you are really interested, see *Appendix A. Where are we now.*

Additionally, CA IT is leveraging an “outside-in” mindset by using CA’s Information Technology Advisory Committee (ITAC) for an alternative view of our capabilities. The ITAC was formed in 2014 with the intention of exploring possibilities that may be achievable through the improved use of technologies throughout the organization and the community.

To this end, the ITAC Committee Charges, FY15-FY16, were to:

- Work with the village community associations and CA to recommend technology standards for the villages and make recommendations for how technology could assist CA and the villages in communicating more effectively with each other, residents and other stakeholders.
- Review current IT policies and recommend development of IT policies.
- Review status of current IT projects and provide recommendations for prioritization, funding, further research, new directions, etc.

In order to address the charges listed above, the team took the opportunity to perform an analysis of the current state vs. potential future state through a series of interviews with CA’s senior leaders in the fall of 2015.

The feedback from the interviews provides considerable insight to key themes and challenges facing CA. A summary of these interviews follows as reported by CA ITAC are found in *Appendix B. CA ITAC Interview Summary, Fall 2015*

As a result of these interviews, a framework of achievable goals emerged.

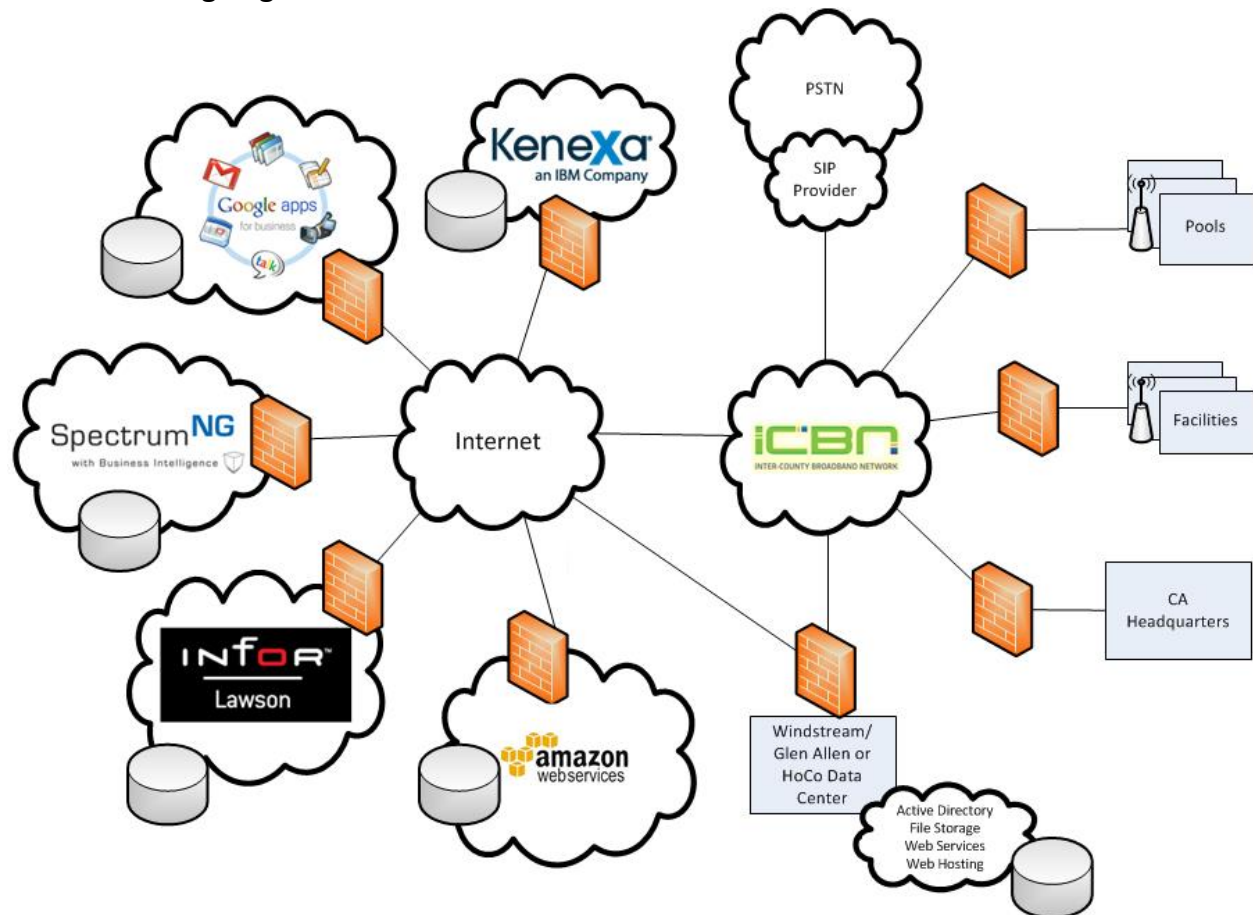
Looking Forward- Business/Technology Goals

1. Seeking a much more connected experience. Have to be more user friendly, easier to do business with CA. **(social/customer experience)**
2. People want to live on their smartphones. How do we make use of this to serve customers better? **(mobile)**
3. Make better use of data for analysis and service quality **(analytics)**
 - a) Ask decision makers what additional data they’d like to have.
 - b) Identify who is participating in CA programs and services.
 - c) Improve CA’s already strong competitive posture.
 - d) Expand understanding of demographic shifts and implications.
 - e) Grow CA’s revenue base.

4. Keep up with changing environment. Stay near cutting edge. Cloud hosting promises to make upgrades more agile and timely. **(cloud)**
5. More community engagement within the open space system to promote participation. E.g., virtual tour of open space amenities. Live streaming for activities and events. Living brochure to highlight amenities. **(bandwidth)**
6. Streamline and automate using existing technology. **(process)**
 - a) Improve focus on key success factors
 - b) Make redesign / maintenance of website easier
 - c) Continue to reduce paper flow
 - d) Shift resources away from routine admin, more toward quality programs
7. CA / IT must do the following: **(governance)**
 - a) Play supporting role in traditional business processes
 - b) Take a leading role in new areas - tear down silos
 - c) Develop options for how CA will relate to all stakeholders

These goals are achievable using the strategy outlined in this paper.

Where are we going next?



New future state?

A strategic business change is extremely disruptive, not only to customers but also to team members and partners. It's even more challenging when the starting point was an underinvested IT environment - mostly just surviving in maintenance mode compared to the future-state goal to be a company providing technology-enabled innovative experiences.

This is where we started... but we are not there now! We have started CA's transformation journey.

There is a common misconception that digital transformation is just about technology; we need to check that mindset at the door. Change on the business side must be embedded and part of the DNA of our transformation. A steady approach requires planning.

- We need to listen to the outside world! We have to walk in the community's shoes.
- We need to think creatively about what could improve organizational efficiency and the consumer experience.

- We must encourage creative brainstorming and welcome ideas from all quarters to build a picture of what's really important to CA, as opposed to “bolting on” technology for the sake of it.
- We need to step back and look at how technology can deliver more, both internally and externally, to drive success.

Finally, let’s look beyond “just” the technology, and identify what digital transformation can bring to CA. Real digital transformation involves the entire organization. It involves people and culture as much as - or perhaps more than - it involves technology.

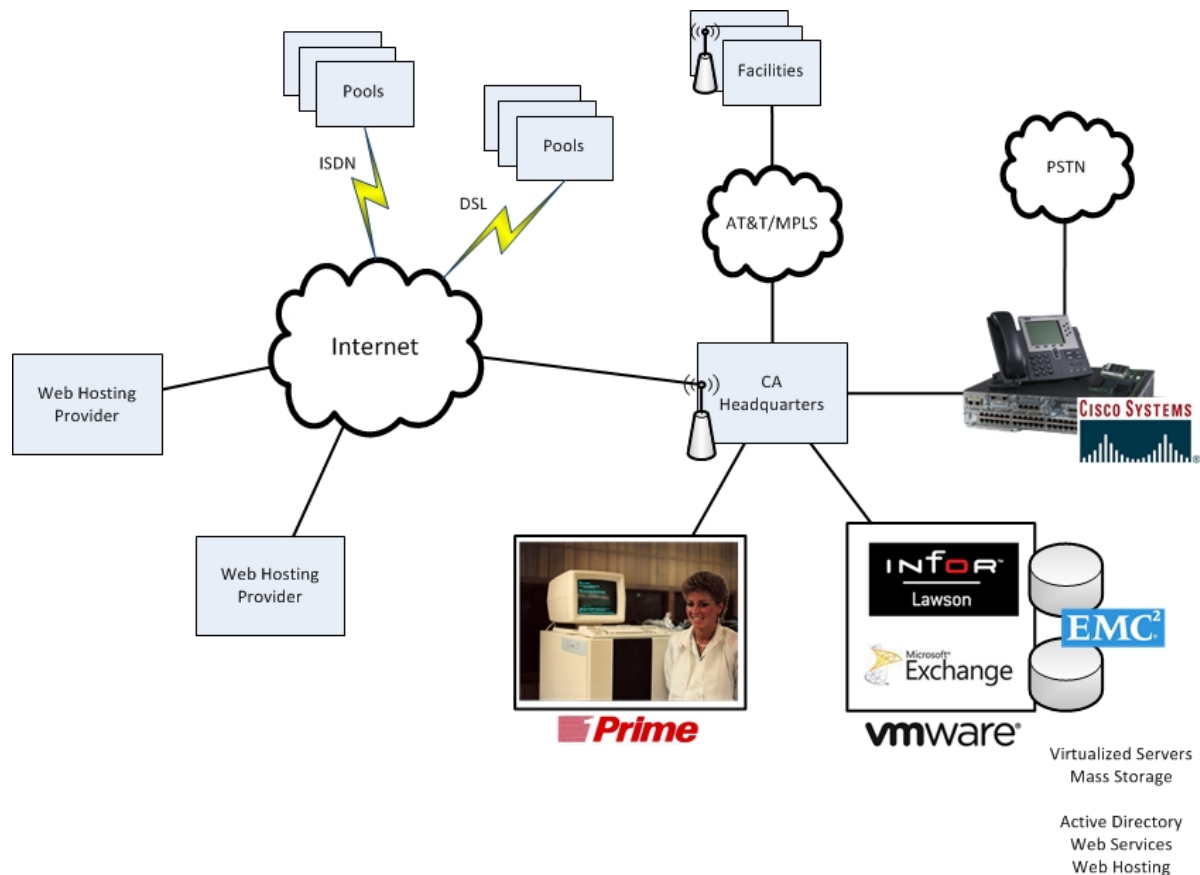
To be totally clear, there is no organizational change without sweeping and rapidly spreading individual employee change.

Organizations don't change, only employees do.

Appendix A. Where are we now?

As part of the IT strategy developed in September 2012, it was critical to assess the current state of CA information technology, at that time, in order to develop a plan to reach a desired future state. The following gap analysis provided a fundamental benchmark to understand CA's capabilities at the time, our resource allocation and usage, and the levels of performance within the IT department and within the organization. Additionally, this gap analysis helped to establish expectations for the initial journey from that time to a future state.

It wouldn't be a pleasant trip...



CA IT platform as of March 2011

Gap Analysis***Strategic Challenges***

- Develop an enterprise architecture that will provide the organization with the tools needed to succeed today and to grow with the organization's future needs
- Implement solutions that will provide CA with agility necessary to introduce new products and services, as well as support existing business
- Provide accurate and timely metrics to support various business units and to provide management with dynamic decision-making tools
- Reduce significant IT-related costs

Key Issues/Threats

- Level of architecture maturity – standalone silos and out of date
- No business cases to determine real costs and benefits for changes to technology and processes
- No standardized project methodology to produce repeatable and structured approach to transforming approved technology projects into new business processes
- No planning or funding for infrastructure renewal
- Limited implementation and maintenance of technical standards – no enforcement or support of standardization decisions
- Corrective solution won't happen overnight!

Strategic Opportunities

- Create a foundation to address future organizational initiatives
 - Introduce an operating model to provide CA with standardization and integration framework to support key strategies
 - Create predictable and efficient processes and systems
 - Introduce solutions that can be measured, compared, and improved
- Create common platforms to lower costs and reduce risks
 - Service key customers - both internal and external to the organization

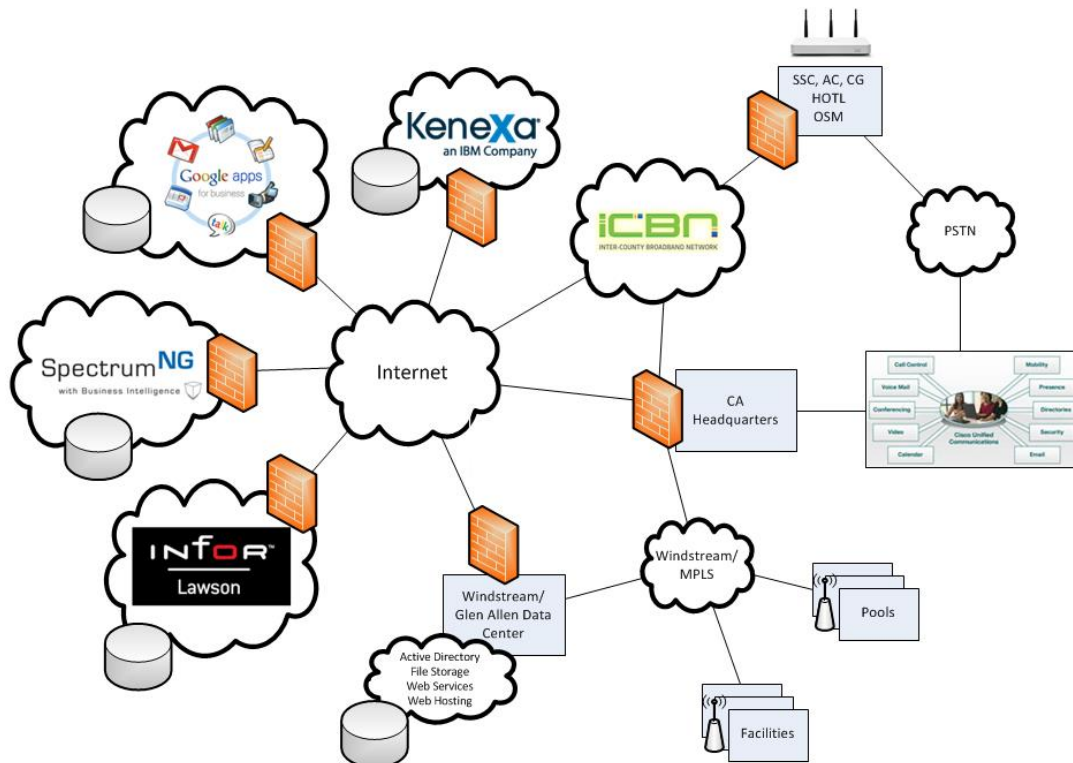
- Shared data driving core processes
 - Critical linking and automating technologies
 - Core business processes
- Recognize reduced IT costs through:
 - Phased planning and implementation
 - Elimination of disparate solutions
 - Standardized access devices and network infrastructure
 - Outsourcing options
 - Variable capacity
 - Risk mitigation
 - Process re-engineering
 - Opportunity to focus on core capabilities

In summary, the IT strategy developed in September 2012 was created to:

Develop and leverage a strong IT infrastructure, designed to minimize risks related to confidentiality, integrity, and availability and based on selection of best of breed technology standards and practices, to share information and content across the organization and throughout the community.

For current status and documentation, please see:

- [Information Technology Google Site](#)
- See *Columbia Association/information Technology's A Cloud-based Computing Solution for Columbia Association: Confidentiality, Integrity, and Availability* (revised September 2015)
- See *Columbia Association/Information Technology's Information Security Overview* (March 2016)



CA IT platform as of September 2016

Appendix B. CA ITAC Interview Summary, Fall 2015

Note: the responses have been grouped and categorized by related topics by CIO [in braces]

Current State**Customer Experience (CX) related**

- Clubs offer WIFI and – increasingly – exercise equipment with built-in technology [Item 5 from ITAC summary]
- Customer engagement management (CEM) software [6]
- Email blasts as required for various communications needs [8]
- Community Monthly Email Newsletter going out via “Pardot”. Part of the Sales Force program [19]
- GIS to understand housing patterns and trends [10]
- Howard County Interactive Map [17]
- Columbia Archives doing much scanning and digitization [18]
- Volunteer Center using 3rd party provider “Hands On Network” [20]

Operational Technology (OT) related

- Lawson/Infor and Spectrum – along with Remote VPN access and Google enterprise services – are the CA IT backbone [Item 1 from ITAC summary]
- Lawson most important component. Good product / reliable. Lawson is expanding its horizontal functionality [2]
- Excel for financial reporting and budgeting [4]
- CA Budgeting system using “Budget Loader” [21]
- Also use BSI for tax and Wallace for printing [11]
- Using purchasing module within Lawson [12]
- Google services includes the equivalent of Word and Excel, plus Google drive and Gmail [3]
- Sedgewick: Offsite administrator for personal injury cases. No direct access from CA [7]
- Manual and primitive systems for contract management and other legal activities. Difficult to put together status reports [9]
- Kenexa for HR / Learning Management [13]
- LMS: Learning Management System [22]
 - Access to thousands of courses and programs
 - CA required courses: harassment, disability, security. Must be completed within 60 days of employment
- Smart Sheet for construction project management. And Micro Main, a cloud based system, for work ticket management and asset tracking. Critical for staying on top of changing environment and not losing track of things [16]

Observations

- CA financial structure in good shape. \$80M equity surplus versus breakeven 15+ years ago. Annual capital program averaging \$20M, but probably not sustainable. Historically ran at \$9.5M-\$15M per year [15]
- IT Department playing many roles: e.g., new software selection / implementation; RFP / proposal evaluation; selection support; demo(s), trial runs; joint project planning / implementation; operation and ongoing support [14]

Future State – Possible Improvements

The envisioned future state still reflects modest improvements to the customer experience. This is consistent with an inside/out view – “we know what you want” – compared to a customer-centric approach that we want to achieve.

Customer Experience (CX) related

- CA website very difficult to use. Need one that’s more intuitive; easier to find things. [Item 3 from ITAC summary]
- Find ways to eliminate or simplify the need to have residents “register” for things. [7]
- Find best balance between resident security and resident convenience. [8]
- Simplify structure and content for communications channels and media. [9]
- Eliminate distributed elements of Spectrum?? [12]
- Athletic Club class signup and automatic usage scanning? Digital signage? [5]
- Expand use of CEM software [6]

Operational Technology (OT) related*Security*

- Simpler access. E.g., single password for all apps [Item 11 from ITAC summary]
- Handling of resident PII (“Personally Identifiable Information”) [13]
- Controls on ability of user to download information to personal equipment. [14]
- Expand use of Google docs for document sharing [15]

Finance

- Improve on Excel-based budgeting and financial reporting system. [20]
 - Relies on local drives
 - Possible move to Google drive
 - Lean staff leaves little resource for innovation
 - Microsoft licensing challenges
 - Lawson budgeting module capable but expensive

- Lawson upgrade under way
 - Move budgeting to cloud
 - Hosted budgeting for Lawson
- Time-keeping system is custom written. Has reached its limits and needs to be replaced. [23]
- More support from Lawson [4]
- Improve Lawson functionality with non-IE browser(s) [16]

Education/Training

- Improve value-added from use of Kenexa/LMS [19]
- Improve tools and resources for online internal training [2]

Communication

- Consolidate various employee newsletters using common “official list” [10]

Facilities

- Add Building Automation System to generate energy savings in CA facilities. Solar installations; LED lighting [17]
- Security / backup for construction group’s project management system. [18]

Observations

- Move to zero-based budgeting a sign the organization is poised to re-examine existing methods and resource allocations. [24]
- Sustain ongoing focus on timely, accurate information for department managers, security, evolution toward hosted, paperless and faster IT environment. Continuation of strong scheduling and cost control management; vendor relations / outcomes. [21]
- Diversity of software poses a challenge for IT and end users to have all the desired certifications on staff. [22]

Appendix C. CA Secondary/Tertiary software***OSM applications***

- Micro Main/CMMS (cloud application)
- Niagara Building Automation System (CA hosted)
- Mitchell One – automotive CRM software (CA hosted)
- Fleet Pro – Fleet Management software (CA hosted)
- GPS Vehicle Monitoring software
- S3 Integration – RV Park software (CA hosted)
- Gate King – OSM gate software (CA hosted)

Finance applications

- CA Budget System
- Adobe Acrobat Pro XI
- Ascend
- Spectrum NG
- Activity analysis report (created by IT)
- Image Onsite (BOA product)
- Payroll related:
 - BSI Tax Software
 - Payroll Utility
 - TKMS Reports

In addition, Finance has access to various banking and credit card activity sites:

- BOA-CashPro
- BOA-Merchant Services -Clientline
- BOA-Data transaction services
- American Express

Communications/Marketing applications

- Microsoft Word, Text Edit, Safari and Firefox, plus Google Docs
- Video Editing – Final Cut Pro, Final Cut Studio, Adobe Creative Suite, Adobe Premier, Adobe After Effects, Adobe Audition, Adobe Photoshop, Quick Time Movie Player, WonTube Video Converter, Mpeg Streamclip
- Burning DVD
- iDVD

- Adobe Acrobat X Pro • view, create and edit PDF files
 - Adobe Photoshop CS6 • photo editing
 - Adobe Bridge CS6 • digital management
 - Adobe Illustrator CS6 • edit and create vector graphics
 - Adobe InDesign CS6 • document design
 - MarkzWare Q2ID • convert and open Quark XPress files in Adobe InDesign
 - Microsoft Office 2011 • Excel, PowerPoint and Word used to open CA documents that require redesign, preparation of CA letterhead in Word
 - Quark XPress 9 • print and digital production
 - Safari • web browser
 - Suitcase Fusion 4 • font management
 - Dropbox • to receive photos from freelance photographers hired by CA, as approved by Andrea
-
- Adobe Acrobat XI Pro
 - Microsoft Word & Excel 2010
 - Paint
-
- Adobe Professional software
-
- Photos are being stored in our Digital Assets account

S&F applications

When to Work – scheduling for staff

Shift Planning – staff scheduling

ActSoft – digital documents

Hy-Tec Team Manager

Hy-Tec Meet Manager

Hy-Tec Business Manager

MSGA Handicap

Golf Now Central

Golf Now Tee Sheet

Maryland Handicap System

Tournament Management System

Golf Now Reservation System

League USA

Tournament Data Manager

File Maker Pro

SmartWaiver

Villages

Fortis -> Docuware upgrade

Revision History

	Description	Written By	Date	Authorized By
1.0.0	Original	Chuck Thompson	5/31/2016	self
1.0.1	Revisions	Chuck Thompson	6/7/2016	self
1.0.2	Revisions	Chuck Thompson	6/22/2016	self

CA Information Architecture

Technology Platform



Review of IT issues (first 90 days)

Significant outages with Prime platform

- Computer room power outage (undersized UPS; no backup power option)
- Computer room environment issues (problems with air conditioning; excessive heat required shutdown of system)
- Hardware failures (determining actual problems; locating replacement parts)

Microsoft Exchange failure

- Demonstrated issues with lack of enforced IT governance and policies (excessive mailbox sizes; lack of mailbox management)
- Staff issues with initial deployment and management of platform

Implementation and troubleshooting wide area network (WAN)

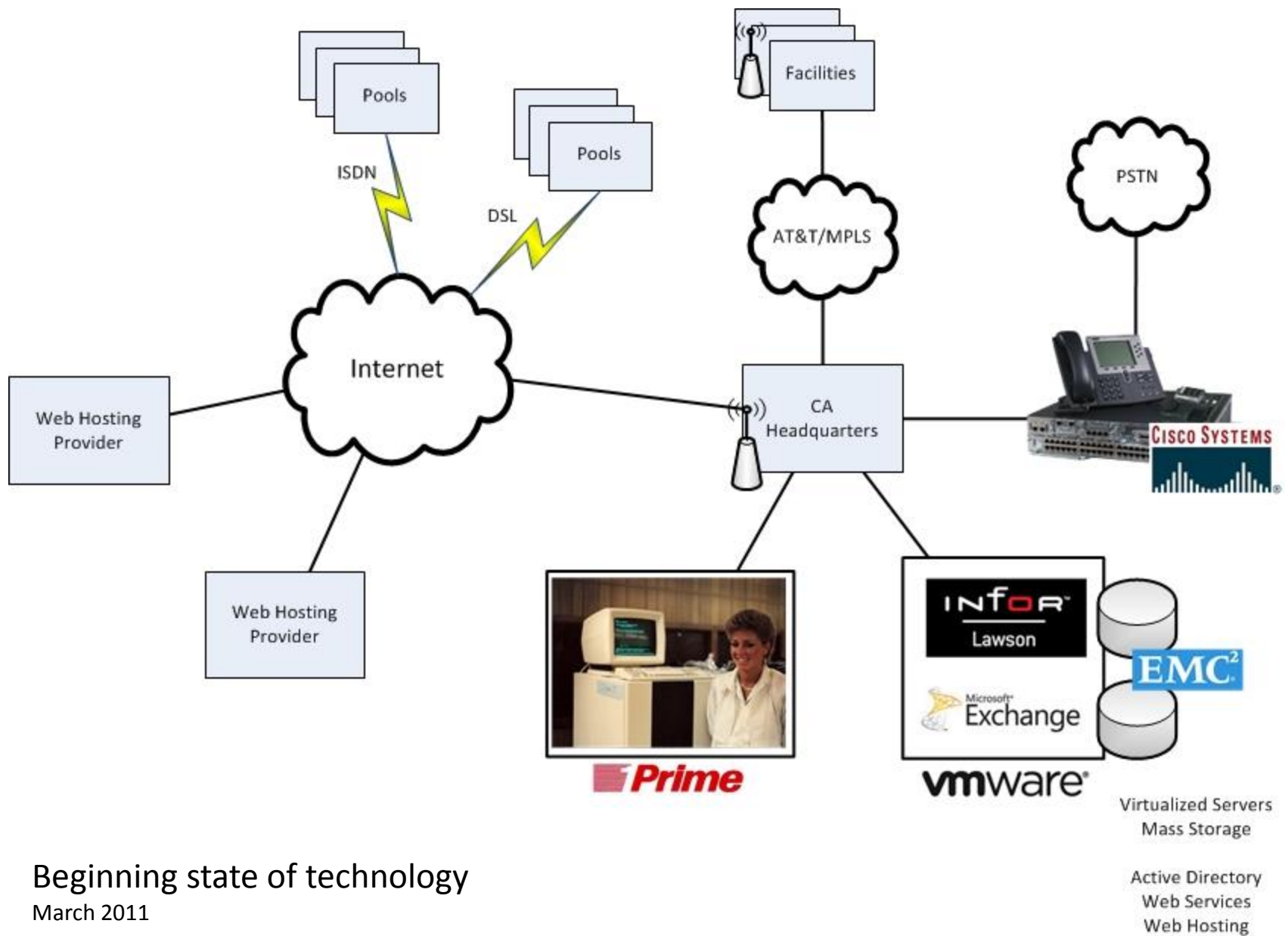
- Outdated and unsupported hardware at numerous sites
- Support issues with carrier (required extensive problem-solving and changes involving internal staff and consultants)

Support for CA telephony equipment

- Installed solution (PBX, call center management, voicemail, etc.) is past end of life and will past end of support this summer (2011)

Where did we start?

March 2011-July 2011



Information Technologies

Goal

- ❖ Provide technology vision and leadership in the development and implementation of various information technology (IT) solutions for the Columbia Association

Strategic Challenges

- ❖ Develop an enterprise architecture that will provide the organization with the tools needed to succeed today and to grow with the organization's future needs
- ❖ Implement solutions that will provide CA with agility necessary to introduce new products and services, as well as support existing business
- ❖ Provide accurate and timely metrics to support various business units and to provide management with dynamic decision-making tools
- ❖ Reduce significant IT-related costs

Key Issues/Threats

- ❖ Level of architecture maturity – standalone silos and out of date
- ❖ No business cases to determine real costs and benefits for changes to technology and processes
- ❖ No standardized project methodology to produce repeatable and structured approach to transforming approved projects into new business processes
- ❖ No planning or funding for infrastructure renewal
- ❖ Limited implementation and maintenance of technical standards – no enforcement or support of standardization decisions
- ❖ Corrective solution won't happen overnight!

Information Technologies

Strategic Opportunities

- ❖ Create a foundation to address future organizational initiatives
 - Introduce an operating model to provide CA with standardization and integration framework to support key strategies
 - Create predictable and efficient processes and systems
 - Introduce solutions that can be measured, compared, and improved
- ❖ Create common platforms to lower costs and reduce risks
 - Service key customers - both internal and external to the organization
 - Shared data driving core processes
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 - Core business processes
- ❖ Recognize reduced IT costs through
 - Phased planning and implementation
 - Elimination of disparate solutions
 - Standardized access devices and network infrastructure
 - Outsourcing options
 - ✓ Variable capacity
 - ✓ Risk mitigation
 - ✓ Process reengineering
 - ✓ Opportunity to focus on core capabilities
- ❖ Leverage strong IT infrastructure, designed to minimize risks related to availability, integrity and confidentiality and based on selection of best of breed technology standards and practices, to share information and content across the organization and throughout the community

Preliminary plans from 90 day assessment

Perform a current network assessment (requires third-party)

- ❖ No network documentation for current infrastructure!
- ❖ Determine actual topology to compare to planned solutions
- ❖ Identify reusable equipment
- ❖ Determine replacement/upgrade options

Urgency surrounding Prime and potential loss of system

- ❖ Review of CSS?
- ❖ Review and assessment of commercial off the shelf (COTS) solutions
- ❖ Review of responses to RFPs
- ❖ Decide and implement!!!

Google Applications for Business (GAB)

- ❖ Pilot program to assess viability of solution
- ❖ Determine IT support approach
- ❖ Minimize dependency on internal hardware/software infrastructure
- ❖ Minimize licensing costs

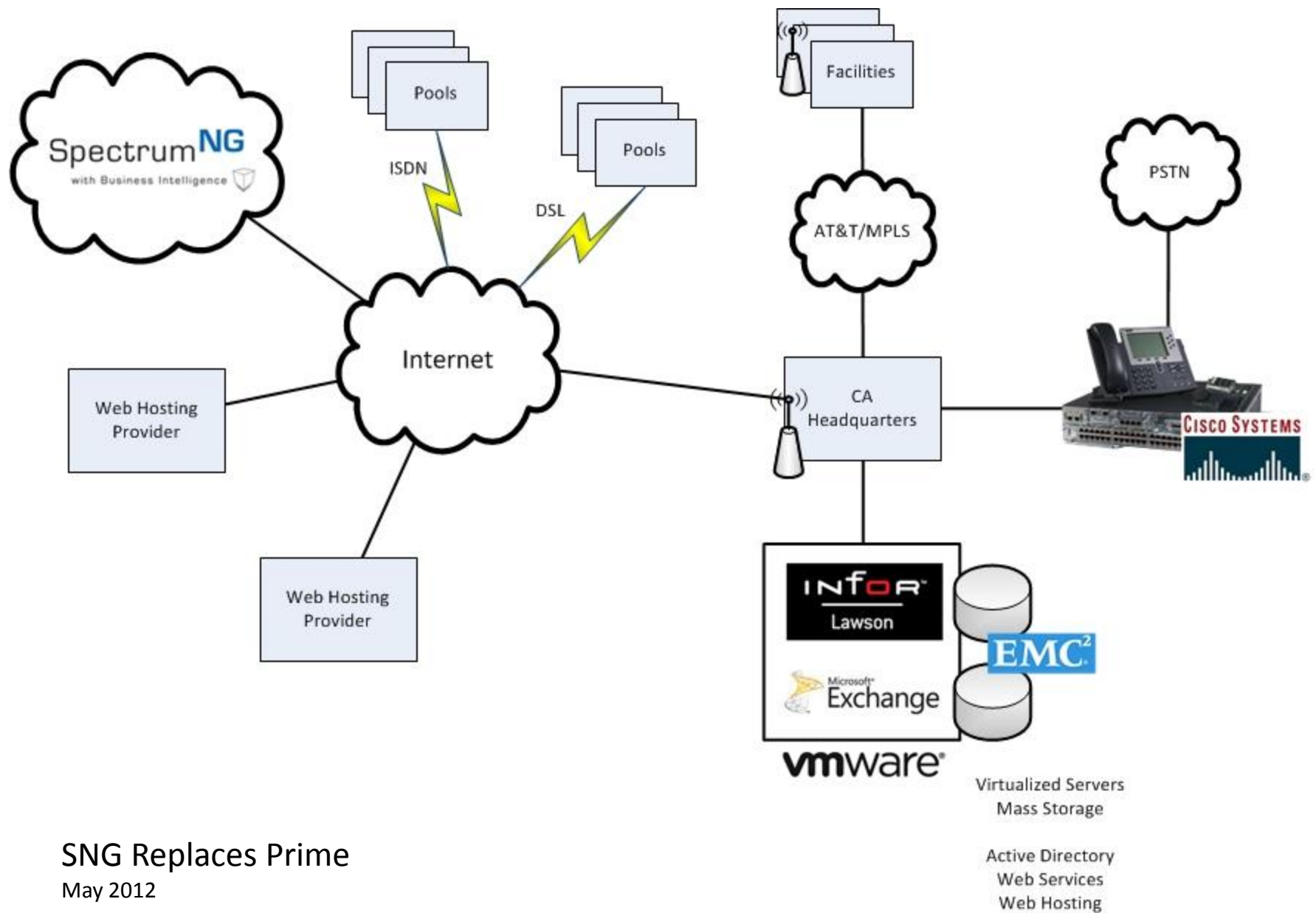
Assessment of telephony solutions available

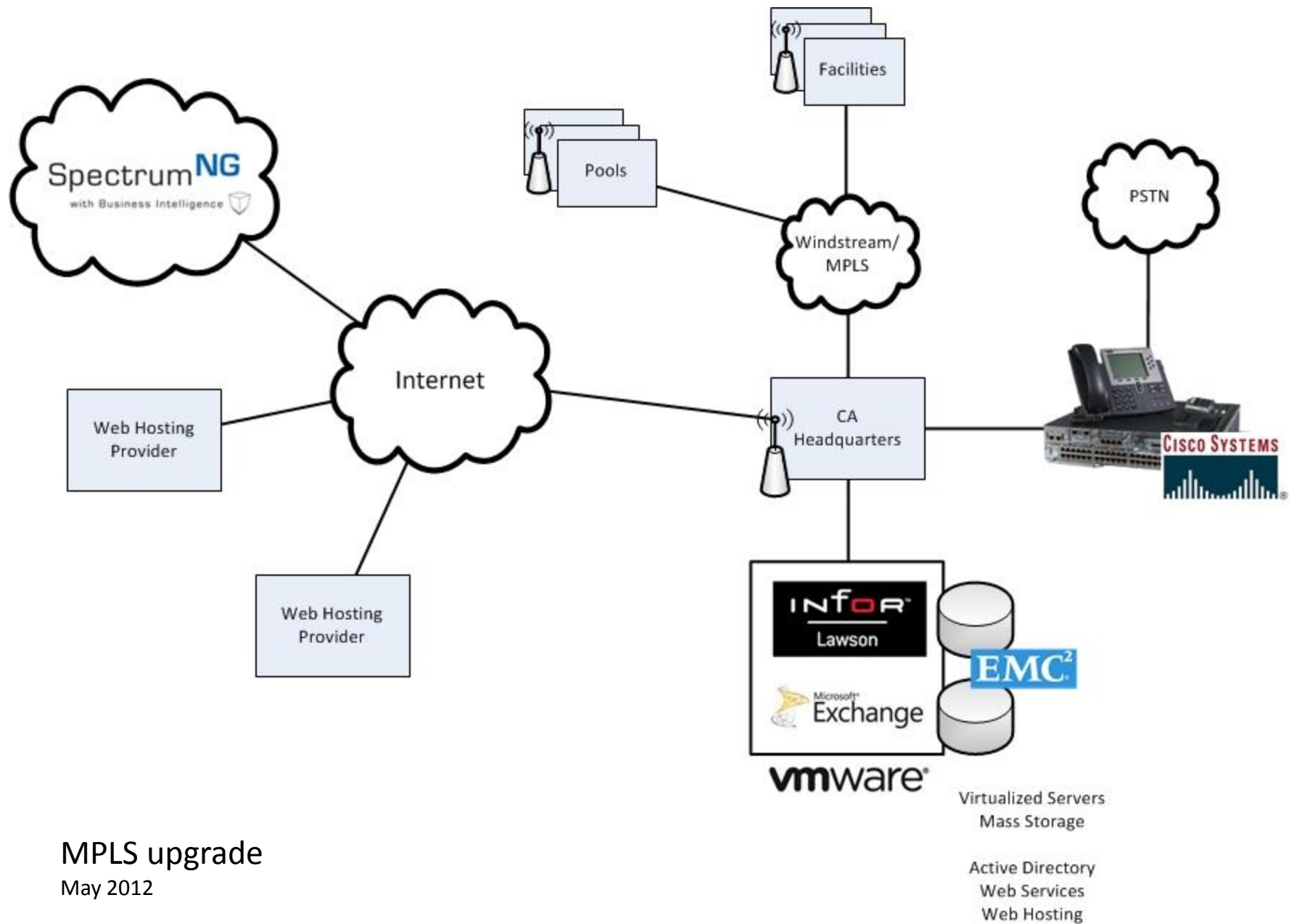
- ❖ Hardware/software requirements
- ❖ Replacing and supporting new voice over IP (VoIP) solutions
- ❖ Opportunities in hosted telephony marketplace
- ❖ Combination of solutions

Disaster recovery and business continuity

- ❖ Identify needs for data center environment to support non-cloud based solutions
- ❖ Implement sufficient telecommunications redundancy to support organizational solutions

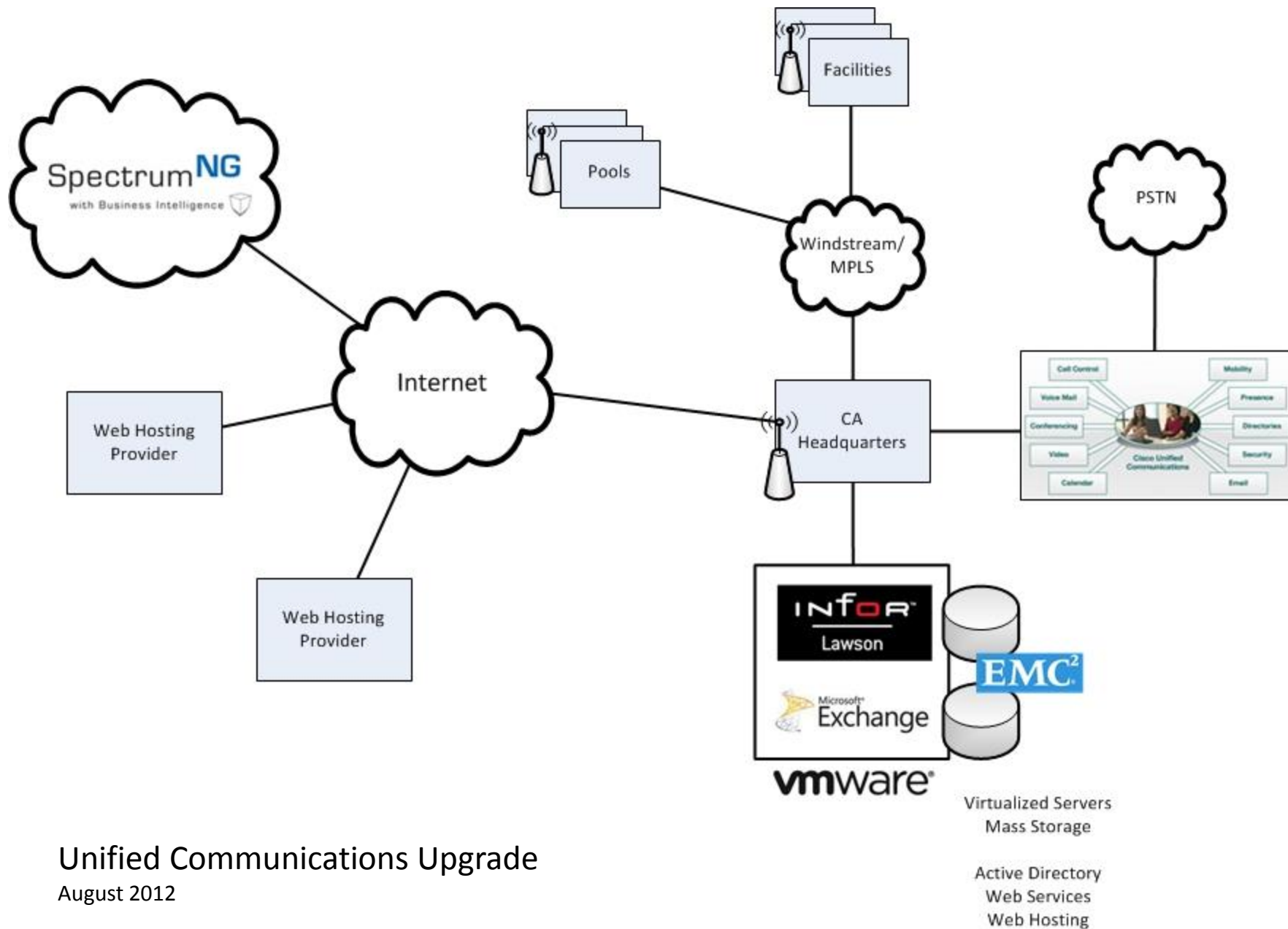
Prepared and presented to Phil Nelson, July 2011





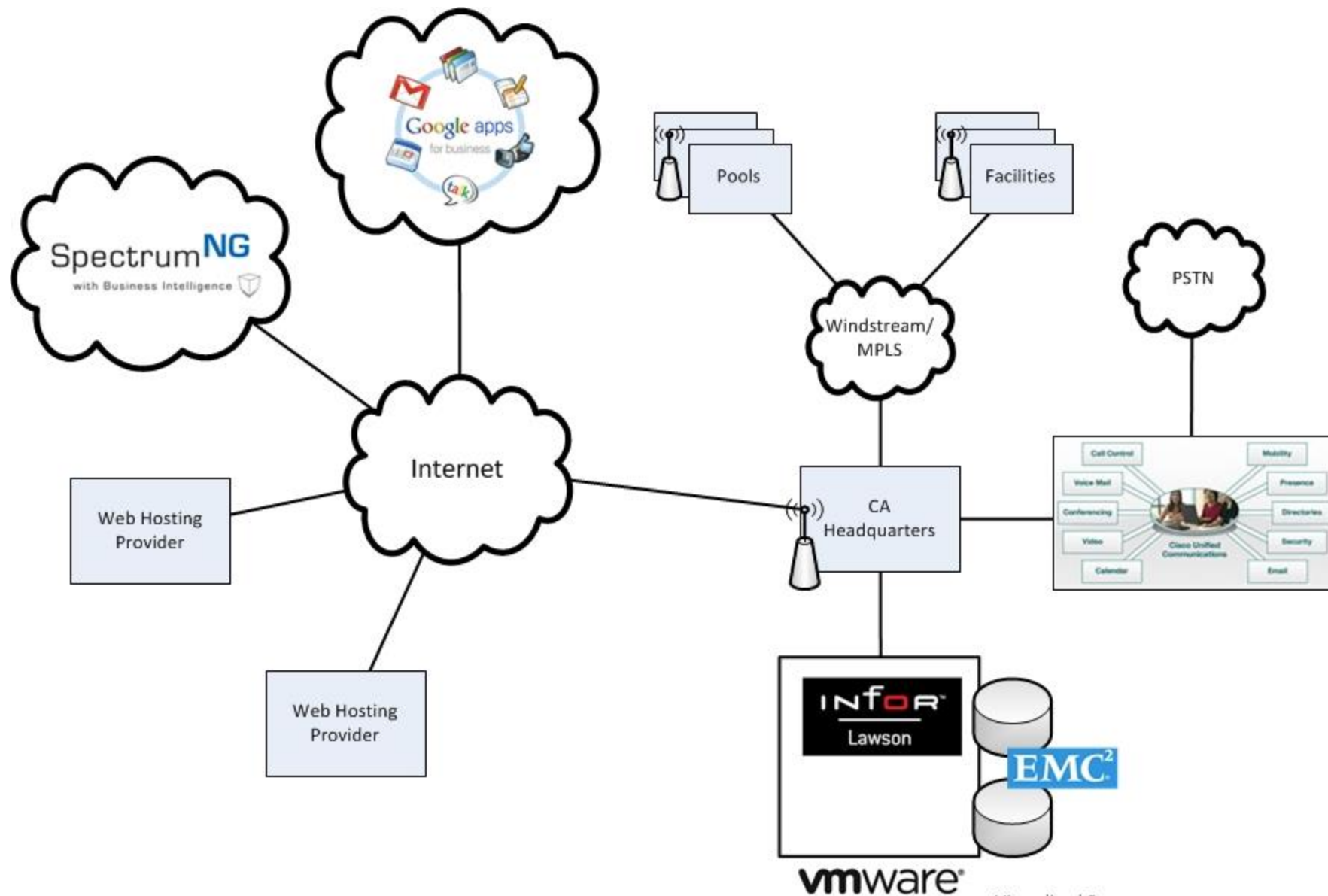
MPLS upgrade

May 2012



Unified Communications Upgrade

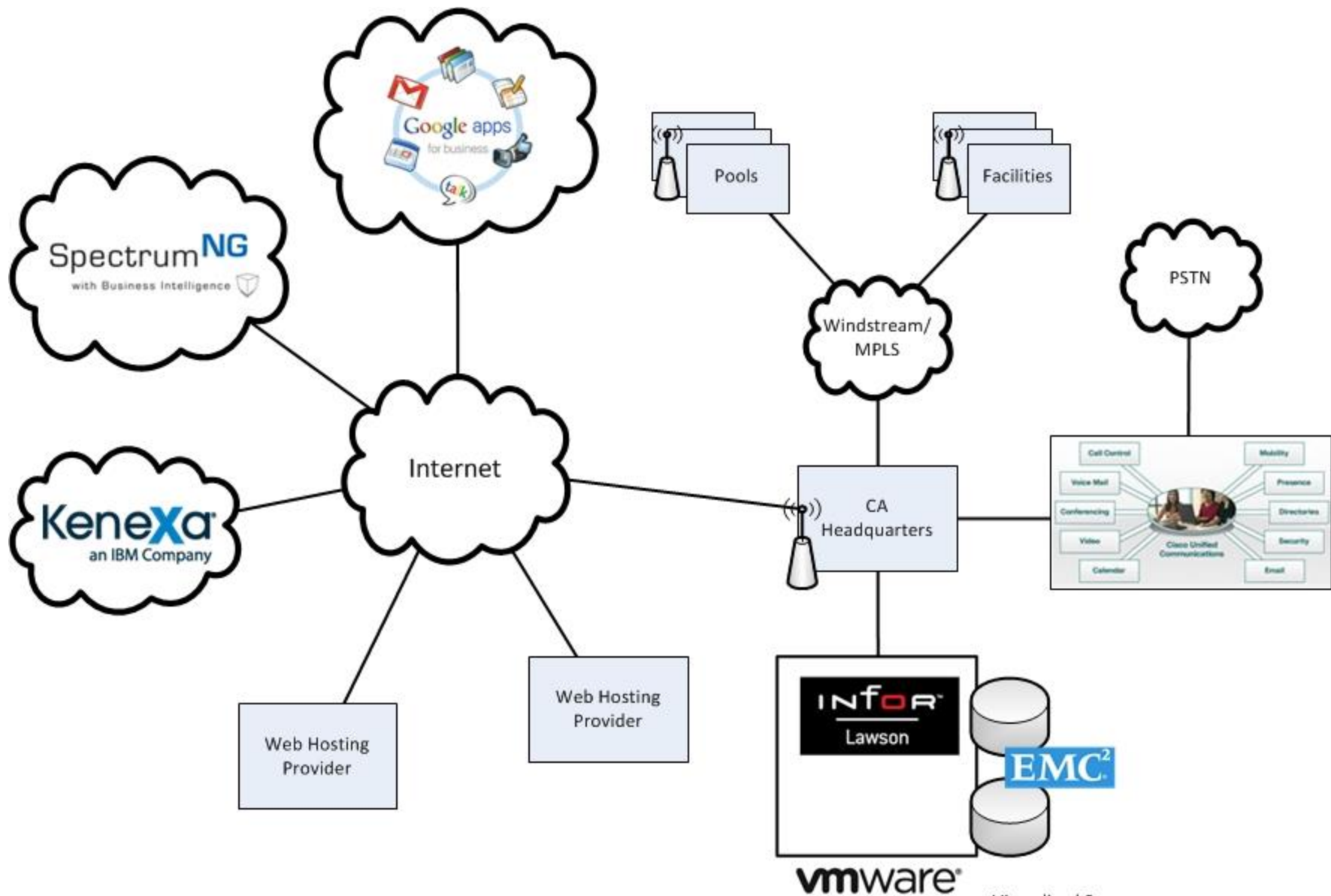
August 2012



Google Apps for Business replaces Exchange
September 2012

Virtualized Servers
Mass Storage

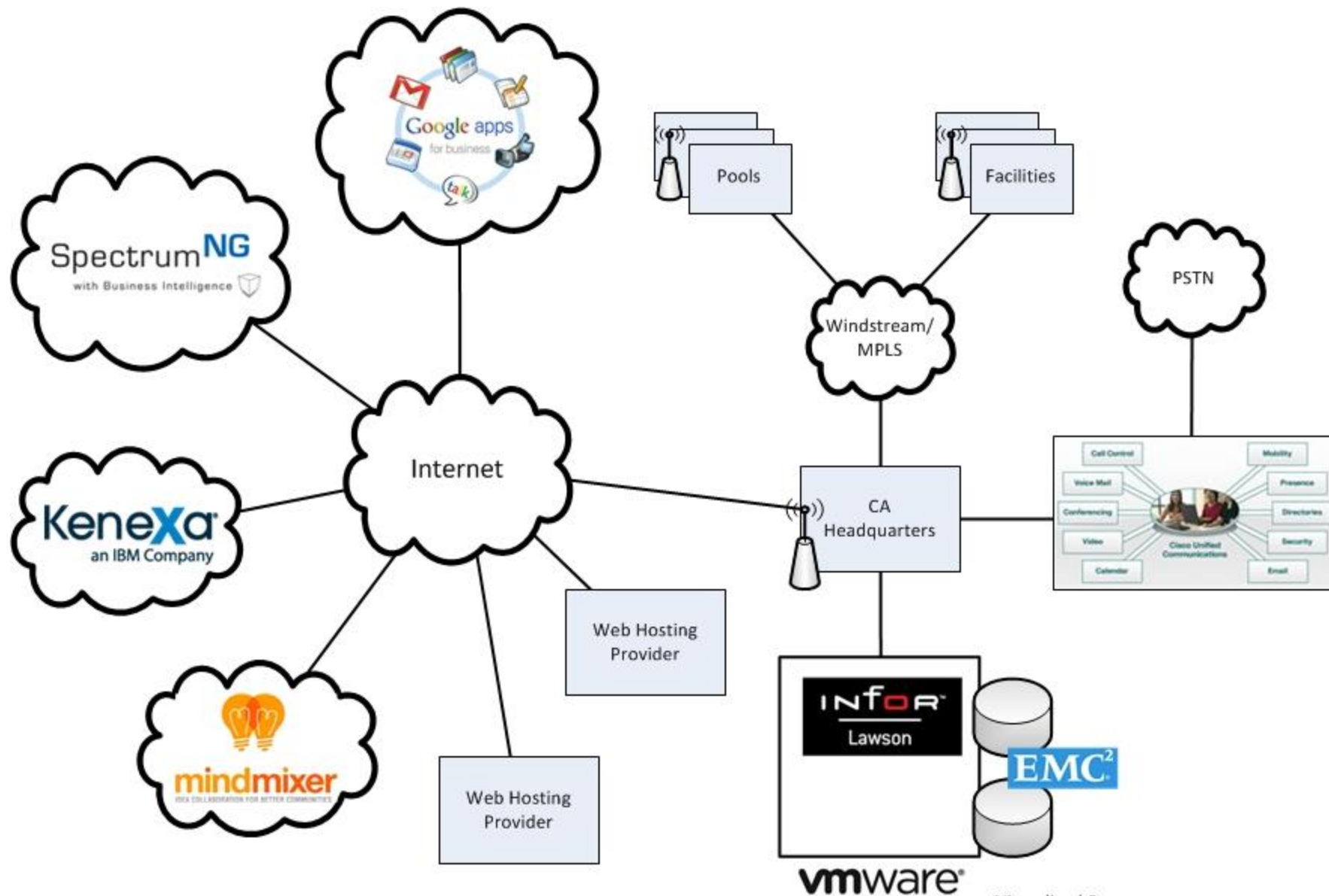
Active Directory
Web Services
Web Hosting



Kenexa – Learning Management System
Spring 2013

Virtualized Servers
Mass Storage

Active Directory
Web Services
Web Hosting

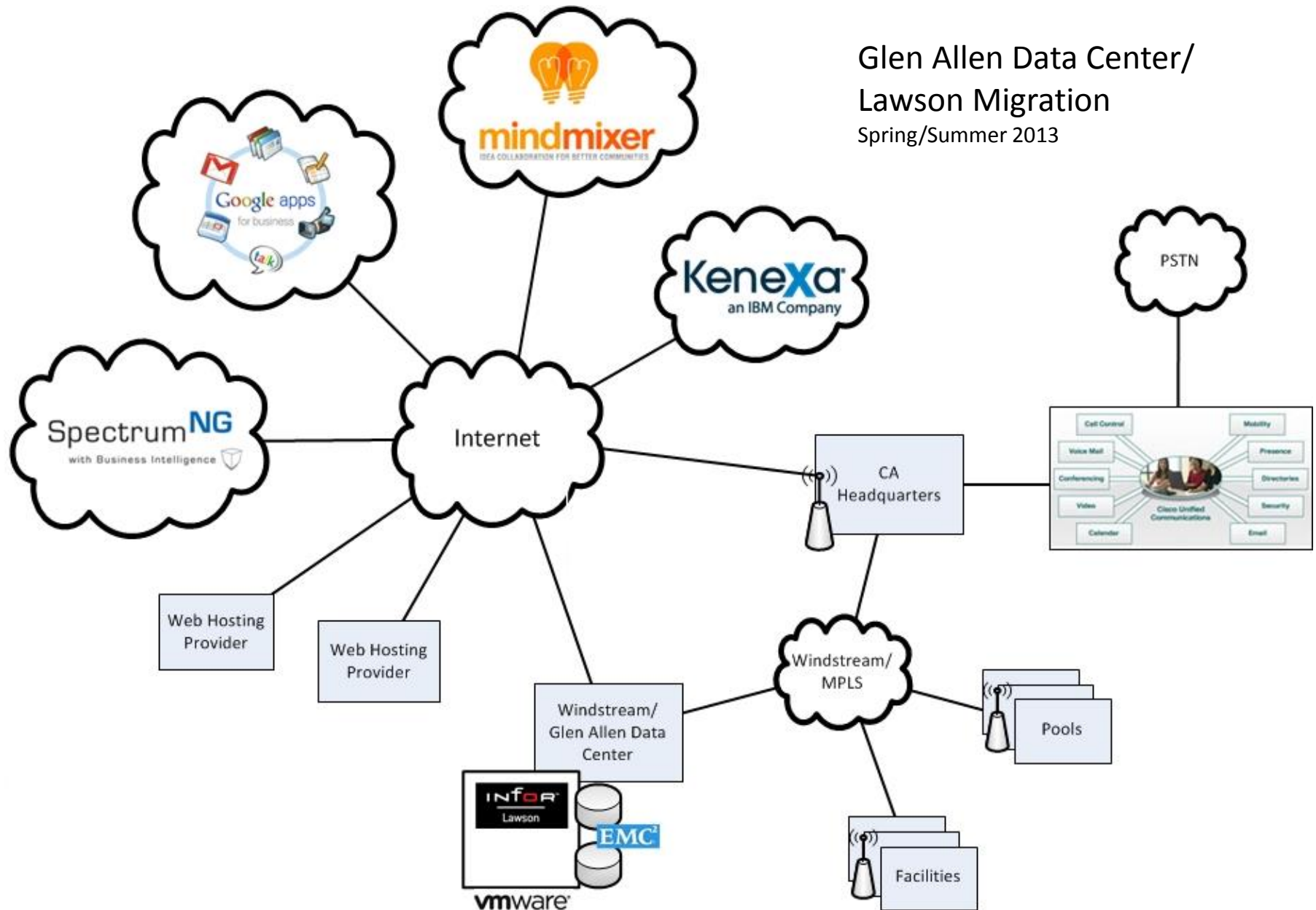


MindMixer – Engagement Platform
Spring 2013

Virtualized Servers
Mass Storage

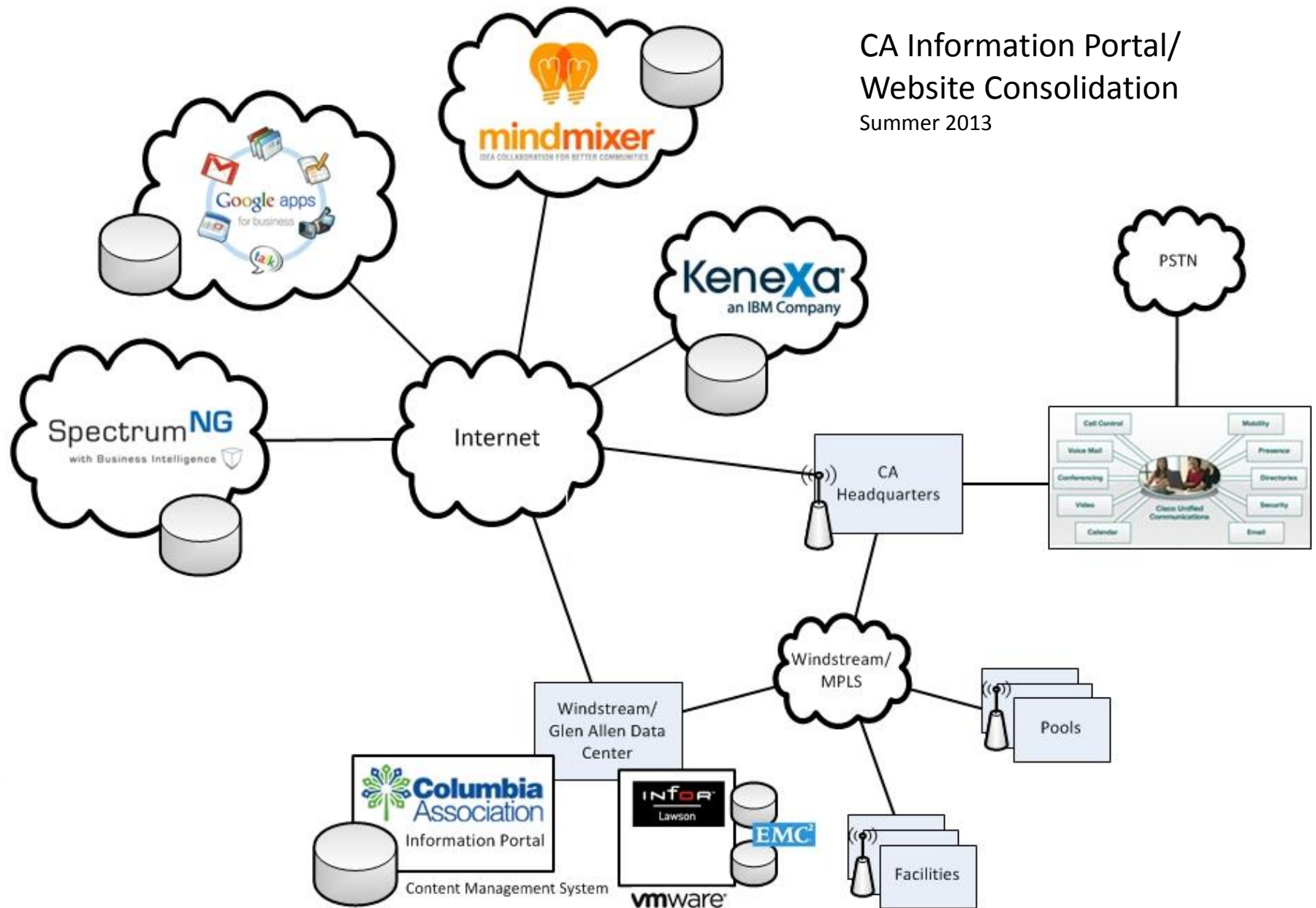
Active Directory
Web Services
Web Hosting

Glen Allen Data Center/ Lawson Migration Spring/Summer 2013



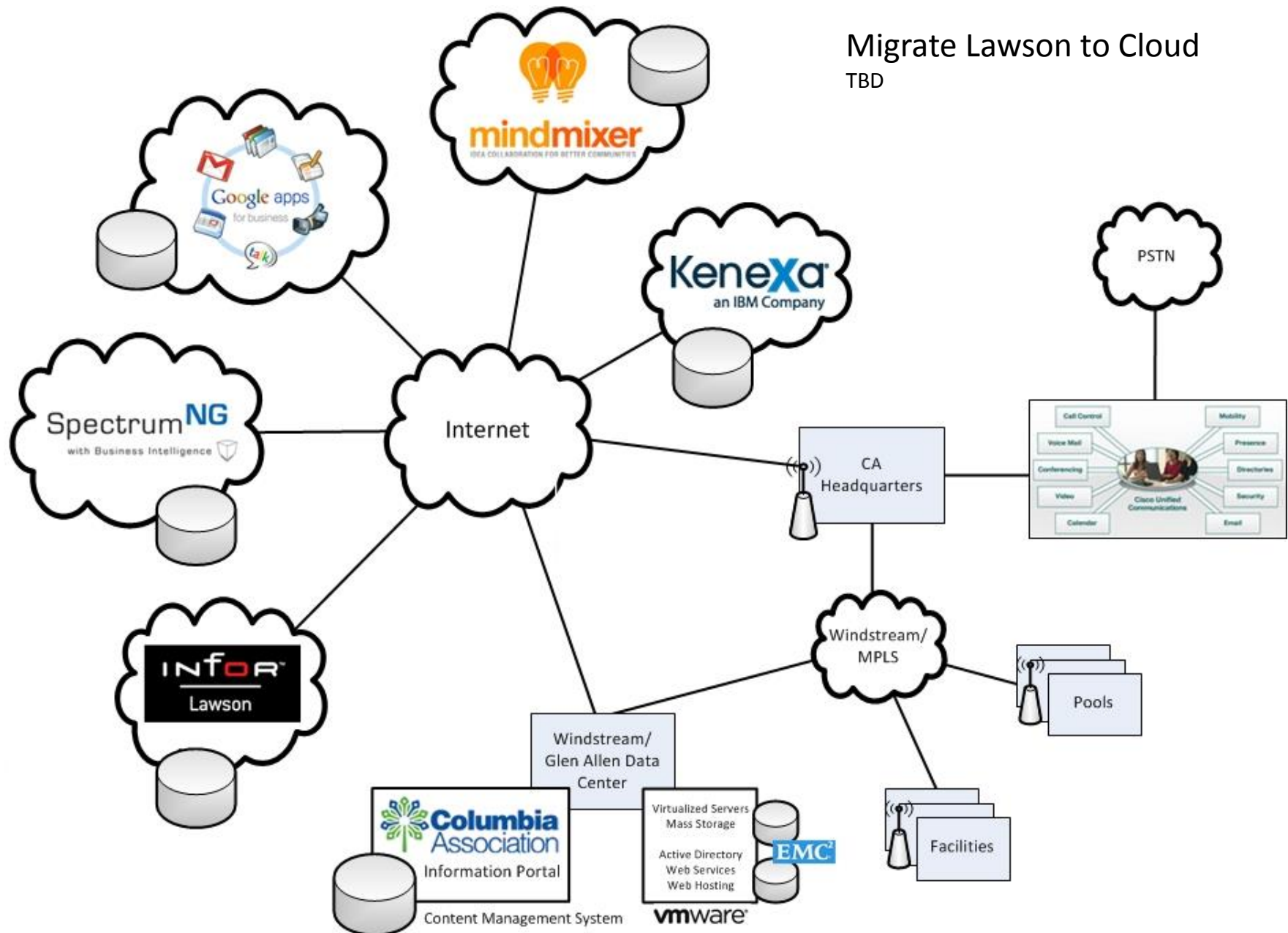
CA Information Portal/ Website Consolidation

Summer 2013



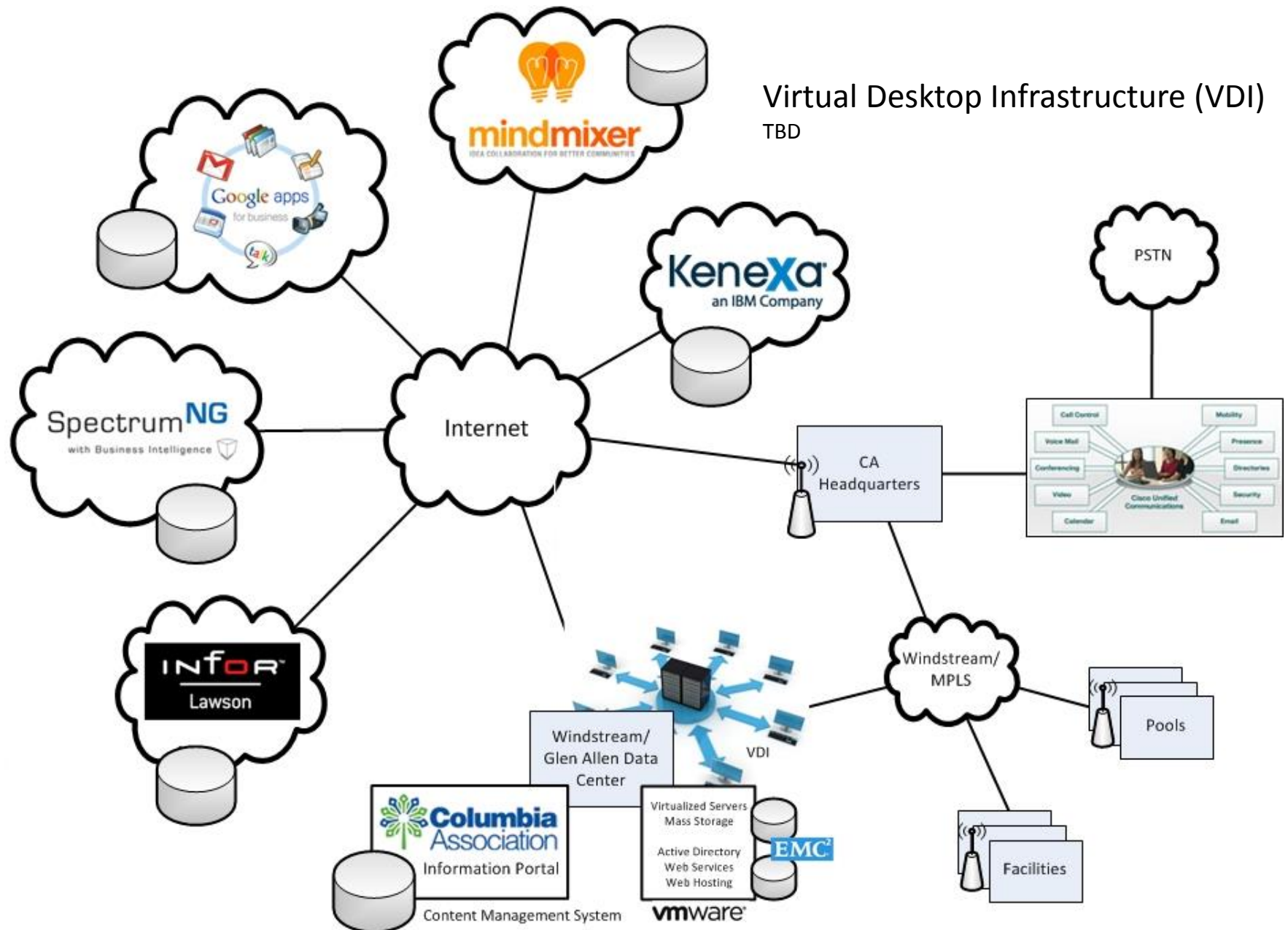
Migrate Lawson to Cloud

TBD



Virtual Desktop Infrastructure (VDI)

TBD





Business/Technology Steering Committee

Mission

This Charter establishes the Business/Technology Steering Committee (BTSC) as the group responsible for providing executive leadership in strategic business/technology (BT) planning, project prioritization/management, and project approval for the entire organization.

Objectives

The BTSC will provide a stabilizing influence so organizational concepts and directions are established and maintained with an innovative view toward the digital transformation of CA. The BTSC provides direction on long-term technology strategies in support of the organization's mandates and business vision.

Members of the Steering Committee ensure that CA's business technology needs and objectives are being adequately addressed regarding:

- Strategic Alignment
Alignment of the organization's BT strategy with CA's business missions, needs and objectives
- Value Delivery
Assuring that BT strategy delivers benefits and provides value
- Resource Management
Optimal investment in and proper management of BT resources, including applications, information, infrastructure and people
- Risk Management
Understanding and awareness of BT risks and effective, appropriate management of these risks

In practice, these responsibilities are carried out by performing the following functions:

- Identify and develop strategic initiatives
- Identify obsolete solutions/applications and develop decommissioning/"sunsetting" initiatives
- Prioritization of initiatives
- Monitor and review initiatives at regular Steering Committee meetings
- Develop and review standards and policies
- Update standards and policies as emergent issues force changes to be considered, ensuring alignment with this Committee Charter as well as the objectives of the organization
- Monitor the quality of deliverables

- Obtain “buy-in” across the entire organization and eliminate the “squeaky wheel” approach to project prioritization/management
- Act as a sounding board for all business/technology considerations

Guiding Principles

We want to digitally transform CA

Why do we need to do this (business view) and what do we expect from it (functional view)?
How do we do it (technical view) and what will we do with it (implementation view)?

- Learn to anticipate the future and transform business
- Articulate the vision to the entire team
- Provide leadership support for transformation
- Create an ecosystem that makes sense

Additional information and guidance:

CA/IT Digital Transformation strategy documentation –

<https://drive.google.com/a/columbiaassociation.org/file/d/0B4ysyF74kcJvcWdQdVRjdmFNeWc/view?usp=sharing>

CA/IT Digital Transformation strategy slide deck –

<https://drive.google.com/a/columbiaassociation.org/file/d/0B4ysyF74kcJvNnpRRWhDZWMzNkE/view?usp=sharing>

CA/ IT Cloud strategy documentation –

<https://drive.google.com/a/columbiaassociation.org/file/d/0B4ysyF74kcJvcVpfNWVpQkREXzQ/view?usp=sharing>

Membership

A committee chairperson will be appointed by the CEO. Committee membership will be review every two years and adjusted as appropriate.

Initial members of the committee are:

- Director of Communications and Marketing (C&M)
- Director of Sports and Fitness (S&F)
- Director of Community Services (CS)
- Director of Open Space Management (OSM)
- Chief Financial Officer (CFO)
- Chief Information Officer (CIO)
- Staff representative

Procedures

- Meeting structure – the chairperson or designee will collect agenda items and circulate agendas in advance of each meeting to ensure informed discussion of topics.
- Meeting frequency – at least quarterly. The committee will determine modifications to the schedule based on needs related to current activities.

- Documentation – all meetings shall have notes of discussions, recommendations, and action items.

Revision History

Version	Description	Written By	Date	Authorized By
1.0.0	Initial document creation	Chuck Thompson	12/1/2016	Chuck Thompson
1.0.1	Revisions	Chuck Thompson	12/9/2016	Chuck Thompson



FY 17 Annual Report
International & Multicultural Advisory Committee (IMAC)
Community Services

IMAC Mission:

The mission of Columbia Association's **International Exchange & Multicultural Programs** (formerly Sister Cities Program) is to foster international understanding and to celebrate the diverse cultures of Columbia/Howard County.

IMAC Members (23): Camellia Blackwell-Taffel, Alexandra Hursky, Magdalena Castro Lewis, Paulomi Desai, Susan Di Paula, Pat Fisher, Marcy Gitt, Alberto Grosmark, Ariel Guillory, Kathleen Martin, Elvira McCullough, Valerie Montague, Priyanka Panda, Debra Paper, Alice Pham, Linda Potsiadlo, Ester Rosenblum, Arna Rubman, Jean Salkeld, Larry Schoen, Sherman Taffel, Suzanne Waller, John Zahor

CA Staff Representative: Laura Smit, Program Manager, International Exchange & Multicultural Programs (IEMP), Community Services Department (formerly referred to as the Sister Cities Program)

IMAC Chair: Valerie Montague; **Vice-Chair:** Marcy Gitt; **Secretary:** Susan Di Paula

IMAC Sub-Committees & Chairs:

1. Cergy-Pontoise (France) Sister City Committee – Debra Paper, Chair
2. Tres Cantos (Spain) Sister City Committee – Pat Fisher, Chair
3. Tema (Ghana) Sister City Committee – Gabriel Pomary, Chair; Vice-Chair: Beckie Chapman
4. Cap-Haitien (Haiti) Sister City Committee – Momina Malik, Chair; Soledad Bolig, Vice-Chair
5. China Sister City Planning Committee – Jun Han, Chair; Hui Dong, Vice-Chair
6. Multicultural Programs Committee – Pat Fisher, Magdalena Castro

IMAC Meeting Dates, May 2016 to April 2017: During FY17, IMAC met bimonthly – with a break during the summer- on the 1st Wed of the month: May 10, August 3, October 5, Dec 7, 2016; Feb 1, April 6, 2017. Meetings ran from 7 – 8:30 pm at CA Headquarters.

Accomplishments: May 1, 2016 to April 30, 2017

INTERNATIONAL EXCHANGES (SISTER CITIES)

1. France & Spain Sister Cities Summer High School Student Exchange, July 2016

During July 2016, 19 Columbia/Howard County high school students participated in the Sister Cities Student Exchange with Columbia's sister cities in France (Cergy-Pontoise) and Spain (Tres Cantos). 13 students traveled to Tres Cantos and 6 students went to Cergy-Pontoise (along with 1 chaperone for each program, fluent in Spanish and French) to experience cultural and linguistic immersion while living with Spanish and French host families. After two weeks, the U.S. teens returned, and the French and Spanish groups arrived to stay with their American families for another 2 weeks. On both sides, there were many day trips and activities. The U.S. students reported a great improvement in their language fluency, and also said it changed their outlook and how they viewed the rest of the world. Recruitment for the 2017 Sister Cities High School Exchange began in the fall of 2016, with 23 applications received as of April 30, 2017.

2. Hosting Students from Tema, Ghana, July 2016

While Columbia/Howard County students did not travel to Ghana in 2016, four students from Tema along with one chaperone were hosted by families in Columbia for two weeks in July, during the French and Spanish youth exchange. Originally, 10 students were supposed to come, but only four were able to obtain visas. The Ghanaian students participated in the activities and trips planned for the French and Spanish students. Members of the Tema Sister City Committee helped with picking up students arriving at Dulles airport and BWI rail station, attended the welcome and goodbye parties, and accompanied the students to visits to Howard University and University of Maryland, College Park.

3. Signing of official Sister City Agreement with Cap-Haitien, Haiti, July 2016

The official Sister City Agreement that created a long term sister cities relationship between Cap-Haitien, Haiti and Columbia was signed on July 13, 2016. Bob Anantua and David Weeks from the Cap-Haitien Sister Cities Committee took the Sister City Agreement document to Cap-Haitien, Haiti during their annual Global Leadership Program for youth. The new mayor of Cap-Haitien signed the agreement which Milton Matthews had signed prior to sending it to Cap-Haitien.

4. Ghana Book Collection, fall 2016

From October to December, 2016, members of IMAC and the Tema Sister City Committee, along with many volunteers from other committees and the Volunteer Center Serving Howard County collected, sorted, labeled and packed books for adults and children for the Tema Public Library. Medical and science/math books were also collected for the Narh-Bita Nursing School. Howard Hughes allowed Columbia Association to use the former site of the deli in the American City Building to collect, sort and pack the books. The site was open every Saturday morning from October through December. In January of 2017, 261 boxes of books were successfully shipped to Ghana. The books arrived safely at the Port of Tema, were received by the Tema Metropolitan Authority and transferred to the Tema Public Library and the Narh-Bita Nursing School. It was a great community project. A big thank you to all who helped.

5. Creating a Sister City in China: Liyang, Jiangsu province, near Shanghai

The China Sister City Planning Committee is continuing to explore the choice of the city of Liyang in Jiangsu province as a sister city to Columbia. During FY 17, a request to become an official sister city was sent to the Chinese organization that approves all Chinese - U.S. sister city relationships. The China Committee is awaiting their approval, and hopes to make a presentation to the CA Board in fall 2017.

6. Collecting Art for Sister Cities Art Exhibit for Columbia's 50th Birthday

From December to April 2017, members of the Sister Cities Subcommittees helped the IEMP Program Manager to reach out to Columbia's four sister cities to find artists and art for the Sister Cities Art Show that will run from June 10 to July 17, with the opening reception on June 18 from 4 - 6 pm. Members of the Haiti and Ghana sister cities subcommittees brought back art in their suitcases for the exhibit, and the Cergy-Pontoise Sister City Committee met several times to plan activities for eight visitors coming for Columbia's Birthday week from June 16 to 25.

MULTICULTURAL PROGRAMS

1. Mexico and Central America CultureFest – October 16

The Culture Fests continue to be highly successful collaborations between Columbia Association and the Howard County Library System. The Mexico and Central America CultureFest was held at the Miller Branch on Sunday, October 16, from 1:30 pm to 4:30 pm. Musicians, dancers, other performers and exhibitors from Mexico and several Central American countries were recruited for this CultureFest. IMAC members helped to obtain donations, prizes and gift certificates for the Culture Fest "Passport" drawings. IMAC members staffed the CA table at each Culture Fest, interacting with adult and youth attendees through a "Find the country or capital on the map of Mexico and Central America" participatory game. Howard County Library System estimated attendance at each Culture Fest at approximately 550 people. The Library's photographer, Geoffrey Baker, took beautiful photos, which can be seen at www.ColumbiaAssociation.org/Multicultural.

2. HaitiFest, January 22, 2017

HaitiFest, a free community event that celebrated Columbia's new sister city relationship with Cap-Haitien in Haiti as well as the Haitian community in Columbia, was presented by the Cap-Haitien Sister City Committee, the Build Haiti Foundation and CA's International Exchange & Multicultural Programs on Sunday, Jan 22 from 3:30 - 5:30 pm at Slayton House in the Wilde Lake Village Center. 406 people attended HaitiFest. The program included Haitian dance and drum performances, Haitian art for sale, book signings by a Haitian-American author, and information on the July 2017 Build Haiti Foundation Global Leadership Program for teens and adults to go to Haiti. Speakers included a representative from the Embassy of Haiti and Calvin Ball who provided a County Council Resolution. \$600 was raised for Victims of Hurricane Matthew through a raffle and sales of Haitian art. Following the program, attendees enjoyed Haitian food and refreshments provided by Don Berto's Kitchen.

3. World Languages Café successful at 50+ Center @ East Columbia Library

Through a partnership between the Office on Aging and Independence and Columbia Association, the World Languages Café met at the 50+ Center at East Columbia Library from May 2016 to April 2017 on the 4th Tuesday of the month. Several IMAC members helped to run the World Languages Café, and host the Spanish language tables (Beginner, Intermediate and Advanced). In March, the WLC celebrated its four-year anniversary of this free community program. The MeetUp group created in FY16 called *World Languages Café in Columbia*, now has 736 members (200 members in March 2016). The World Languages Café evenings continue to attract community members who love languages and cultures. Attendance fluctuated between 65 - 90 people per month. Featured languages with native or fluent table hosts during FY16

were: American Sign Language, Arabic, Chinese, Dutch, Farsi, French, German, Haitian Creole, Hebrew, Hindi, Irish Gaelic, Italian, Japanese, Korean, Portuguese, Russian, Spanish and Turkish.

4. International Book Club, 2nd Wed of the Month

Five members of IMAC participated in CA's International Book Club in 2017, and several members from the Tema (Ghana) Sister City Committee came to book discussions pertaining to West Africa. The Int'l Book Club met every month on the 2nd Wed at CA Headquarters. There were 76 members of the Int'l Book Club, with a monthly attendance at the book discussion of 10 – 20 people. Books read during FY17 were: May 2016 - *Us* by David Nicholls (Europe); June - *My Brilliant Friend* by Elena Ferrante (Italy); July - *Waiting for Snow in Havana: Confessions of a Cuban Boy* by Carlos Eire (Cuba in 1960s); Aug - *The Piano Teacher* by Janice Y.K. Lee (Hong Kong/Britain); Sept - *Ru* by Kim Thuy (Vietnam/Quebec); Oct - *Circling the Sun* by Paula McLain (Kenya/Britain/Aviator) & *West with the Night* by Beryl Markham; Nov - *The Buddha in the Attic* by Julie Otsuka (Japanese immigrants to San Francisco); Dec - *LaRose* by Louise Erdrich (North Dakota - Native American culture); Jan 2017 - *Green Island* by Shawna Yang Ryan (Taiwan); Feb - *Wilde Lake* by Laura Lippman (Columbia, MD for 50th Birthday Year); Mar - *A Man Called Ove* by Fredrik Backman (Sweden); April 12 - *The Afghan* by Frederick Forsyth (Afghanistan).

5. Community Outreach

Collaboration with Orthodox Church of St. Matthew, Kings Contrivance

Supported and promoted the Multicultural Fair of the Orthodox Church of St. Matthew held October 1 -2, 2016 and helped to recruit some of the performers for their stage program.

Columbia's 50th Birthday Kickoff at Columbia Mall

IMAC and Sister City subcommittee members helped Marlys East and Grace Chang to recruit performers for the March 19 Columbia's 50th Birthday Kickoff at Columbia Mall. The performances were a great success.

Multicultural Fair at FIRN International 5K Run at Howard Community College

IMAC members set up tables at the Multicultural Fair that took place on April 2, as a part of FIRN's first 5K Run fundraiser at HCC. The Multicultural Fair was organized by Together We Will Howard County to show the diversity of cultures in the County. The runners wore country name tags. IMAC members set up three country tables - Colombia, Ghana and Haiti - and helped to staff the IMAC table.

International & Multicultural Advisory Committee (IMAC)

Charges for FY18

1. Support the development of more independent sister cities advisory committees to reduce the administrative and programmatic work currently carried out by CA's Program Manager for International Exchange & Multicultural Programs (IEMP)
2. Increase the community's awareness of Columbia's sister cities and multicultural programs through participation in the Columbia's 50th Birthday celebrations, e.g. the Sister Cities Art Show at HCC.
3. Host visitors from Columbia's sister cities: during Columbia's Birthday week, June 16 - 25, and help entertain and transport the visitors on local trips.
4. Help determine the suitability of the city of Liyang, China as a 5th Sister City for Columbia and, if it is determined to be a good candidate, attend the China Sister City Planning Committee's presentation to the CA Board and ceremonies for the signing of the sister city agreement.
5. Provide input to CA as it partners with Howard County Library System to offer two CultureFests: Oceania in fall 2017 and West Africa in spring 2018; help staff the IMAC table at the CultureFests, and support outreach to other community multicultural events.
6. Support ongoing IEMP/CA multicultural programs, such as the monthly World Languages Cafe and International Book Club, and other multicultural community programs.
7. Help and advise CA's IEMP program on more effective ways to market and promote the sister cities high school exchange opportunities to increase participation.

Senior Advisory Committee
Fiscal Year 2017 Annual Report
May 2016-April 2017

The Senior Advisory Committee members were Sharonlee Vogel (chairperson), Bernice Kish (vice-chairperson), Roger Chang, John Eberhard, George Laniado, Mary McGraw, Jean Salkeld, Kathryn Sunderman, Arleen Tate, Rusty Toler, and Paul Verchinski
Staff liaisons are Michelle Miller, Director Community Services and Patricia Dugan, Older Adult Programs Coordinator

The committee met nine times during the past year. Click on the attached link to review the minutes: <https://www.columbiaassociation.org/board-committee/senior-advisory-committee/>

Accomplishments: Each of the accomplishments ties directly to the SAC Charge or to an item in the Comprehensive Plan for Serving the Older Adult Community. The item number corresponding to the Comprehensive Plan is in parenthesis.

Monitored the progress and gave feedback regarding the Older Adult Plan through regular verbal updates at meetings and an annual written update. The Comprehensive Plan for Serving the Older Adult Community was completed in May 2014. Progress summary of the 51 total recommendations: 47 completed/on-going; 3 in progress; 1 not started. The Implementation report is attached for your information. (Charge)

Reviewed and monitored CA new Membership structure and advocated for a senior swim discount. Participated in survey about membership structure.(6 A)

Continued to monitor the progress of the Village in Howard. Several SAC members have joined the Village and they share monthly about activities and membership information. Had a presentation and update from the President from the Village in Howard. Supported CA grant of \$25,000. (2G)

Participated in a Pickleball demonstration at Owen Brown Tennis facility that was led by members of the Howard County Pickleball league. (4B)

Received regular updates from the Howard County Commission on Aging, Maryland Commission on Aging. (7B)

At each meeting,each member shared with the committee on what they are hearing/what seniors want in their Village. (8F)

Through liaisons from the Columbia Association and Office on Aging was kept informed of the upcoming programs and services that would be of interest to Seniors. (7B)

Received updates on *Speak (Easy) Howard*, The Horizon Foundation's community collaborative about having a conversation about end of life wishes. CA is participating by helping to spread the word to older adults in Columbia. (8G, 9A)

Received updates from the Local Healthcare Improvement Coalition, which is focused on addressing health disparities and improving health and wellness in the community. (9A)

Had a presentation from Howard County's Long-term Care Ombudsman which was followed by a question and answer session. (7B)

Participated in Columbia Association's FY 17 and FY18 Budget process by submitting testimony. See attachment for testimony. (Charter)

Members wrote several articles for Village's newsletters about senior happenings in and around Columbia. (8F)

Had presentations from the Columbia Community Exchange and the Volunteer Center Serving Howard County about their programs and services for older adults. (3E,9B)

Neighbor Ride gave a presentation to the committee about its services, challenges and accomplishments since its inception in 2000. Supported CA \$10,000 grant. (1D)

The committee was briefed on the Columbia 50th Birthday Celebration planning and events scheduled. (7A)

Had a presentation and discussion from CA about the Howard County Health Survey results. (9B)

Received a presentation and discussion session with Winter Growth about its programs and services for people that are memory impaired or disabled. (2D, 7A)

Proposed Charge for FY18:

1. Monitor and comment on the implementation of the Older Adult Plan
2. Visit various CA facilities and Village Community Centers to become more knowledgeable about the type of activities and opportunities offered for seniors and advocate for more classes and programs for seniors.
3. Work towards representation from every village on the Senior Advisory Committee
4. Reach out to make more seniors aware of the Senior Events Shuttle

Senior Advisory Committee
Fiscal Year's 2018 Budget testimony

Dear CA Board Members,

The Senior Advisory Committee appreciates CA commitment and support of services and programs for older adults and the progress to date on implementing the Older Adult plan. Many services and programs have now become operational and will continue in future years.

The SAC requests that CA continue to work on the implementing the Older Adult Plan. Specifically, the priority recommendations in the plan, listed below:

1. Expand transportation options through advocacy in Howard County, Recommendation 1, A
2. A dedicated indoor court for pickleball, Recommendation 4, B,C
3. Develop information program - "Aging Successfully in Columbia: What You Need to Do" Recommendation 2, F
4. Continue to help fund the Howard County Health Survey, Page 8
5. Work with Erickson School on updated Older Adults Survey done in 2013 done by Mason Dixon to coincide with Columbia's 50th Birthday and third year of the Older Adult plan, Recommendation 8,G
6. Request electric exterior doors openers that are ADA accessible on at all CA facilities that currently do not have them, especially Haven on the Lake, Recommendation 5, E

We appreciate the funding of a part-time Older Adult Coordinator, and grant funding to the Village in Howard Request and continued grants to Neighbor Ride, Howard County's Office on Aging Home Repair and Modification program and continued sponsorship of the Office on Aging's 50+ Expo.

Thank you for your continued support.

Respectfully submitted,

Sharonlee Vogel
Chair, Senior Advisory Committee

Older Adult Comprehensive Plan- Implementation status		May 2017									
Topic	Recommendation	Type of Action	Lead Organization	Lead Department/Person	Other Departments/Entities	Anticipated Timeframe (Calendar Year)	Prior	Status 11/15	Status 9/16	Current status 5/17	
1. Mobility	A. Expand Transportation Options	Advocacy/ Encouragement	Howard County government	Planning & Community Affairs, Jane Dembner	Community Partners	On-going	P	Enhanced advocacy efforts related to needed county investments to better serve people who walk, bicycle or take transit. Staff served on Howard County's Pedestrian Plan Committee. Last year, CA partnered with Howard County Government on a bike share feasibility study and staff continue to coordinate with the County government on the potential for a pilot bike share program for Downtown Columbia and nearby destinations.	Staff served on Howard County's Complete Streets Implementation Team, which will develop a complete streets policy for the County and update Howard County's Design Manual to ensure roadways accommodate all users (pedestrians, bicyclists, transit and automobiles).	Staff served on Howard County's Complete Streets Implementation Team, which developed a complete streets policy for the County and updated Howard County's Design Manual to ensure roadways accommodate all users (pedestrians, bicyclists, transit and automobiles).	
	C. Senior Events Shuttle	Financial Support; Partnership	CA	Community Services; Michelle Miller	Community Partners	On-going		Completed. CA has operationalized program. Ongoing marketing and recruitment.	Expanded outreach to Miller's Grant and other senior living facilities	Program is operational and a part of the Community Services ongoing budget	
	D. Neighbor Ride Support	Financial Support; Advocacy/ Encouragement	CA	Community Services; Michelle Miller	Community Partners	On-going		Ongoing. Grant given in FY15 and FY16	Grant provided in FY 2017	Grant applications due for FY18 by July 2017.	
	F. Intersection Safety	Advocacy/ Encouragement	Howard County government	Planning & Community Affairs; Jane Dembner	Community Partners	On-going		Started and ongoing. Several intersections identified in the Active Transportation Action Agenda were improved by Howard County government in 2015. CA staff will continue to advocate for additional intersection improvements in Columbia by Howard County.	Started and on-going. CA staff will continue to advocate for additional intersection improvements in Columbia by Howard County.	Started and on-going. CA staff will continue to advocate for additional intersection improvements in Columbia by Howard County.	
	E. Transit Routing	Advocacy/ Encouragement	Howard County government	Planning & Community Affairs; Jane Dembner	Community Partners	2014-2015		In FY16, the County plans to study potential rerouting of the bus routes to better serve Columbia. The process will include extensive outreach.	A Transportation Demand Management Program study is currently underway for Downtown Columbia.	A transit way study is just getting started that will analyze Columbia's mini-bus right-of-way as a transit option to connect residents to village center commercial areas.	
	B. Transit Travel Training	Advocacy/ Encouragement	Howard County government	Planning & Community Affairs; Jane Dembner	Community Partners	2016-2017		Not started	Advocate to Howard County Government to provide training for transit travel training	In progress. Sent letter to Office of Transportation in 12/16 to advocate for transit travel training	
2. Helping Older Adults Age in Place	A. Home Repair and Modification Program	Financial Support; Partnership	CA	Community Services; Michelle Miller		On-going		Started and ongoing. CA provided grant and increase in marketing efforts.	Provided grant. Have Home Repair information on CA's website	Senior Advisory Committee had a presentation about the program and outreach continues on CA's website. The program works closely with each Village's covenant adviser.	
	C. Revitalization	Advocacy/ Encouragement	Howard County government	Planning & Community Affairs; Jane Dembner	Community Services; Community Partners	On-going		CA and Howard County partnered with the University of Maryland PALS program. Several courses focus on revitalizing older neighborhoods, including specific courses with a focus in Columbia. Started and ongoing. Advocates for comprehensive revitalization of Howard County Government owned Long Reach Village Center. Attended all public engagement/feedback meetings for the Long Reach Village Center planning process. Committed to provide a \$25,000 grant to Howard County Government that will support the county's \$50,000 for a feasibility/market study for redevelopment options of the Oakland Mills Village Center.	Columbia Association and Howard County Government partnered on a market feasibility study for a redevelopment options of Oakland Mills Village Center. The study is currently underway with a final report expected early 2017.	The Oakland Mills Village Center Feasibility Study's final report is now available online: https://www.howardcountymd.gov/LinkClick.aspx?fileid=5785-z_j8h7v%3d4p0r4id4e40	

	D. Housing Options	Advocacy/Encouragement	Howard County government	Planning & Community Affairs, Jane Demmer	Community Partners	Ongoing	Started and ongoing. The "Guiding Principles for the Future of the Columbia as a Planned Community" were approved by the CA Board of Directors on April 28, 2015. Principle 1B advocates for a mix of housing types as Columbia continues to grow and evolve. HUD proposed changes that would make Columbia even less affordable to those who receive financial assistance through government vouchers. HUD proposed changes to its methodology that would calculate Columbia the same as the metropolitan Baltimore region. The unintended consequence is Columbia would be out of reach of many lower income households. CA advocated HUD to not make this change. HUD delayed implementation of this new methodology for more study and research.	Staff provided technical expertise to the CA Board regarding proposed affordable housing legislation proposals for Downtown Columbia. Based upon staff analysis and Board discussion, the CA Board provided input and recommendations via testimony to Howard County Council as it considers the two affordable housing proposals.	On going
	B. Village Architectural Guidelines	Advocacy/Encouragement	Village Community Associations	Village Covenant Advisors	Shir Farnoff, General Counsel	2014-2015	While the village associations have not yet all changed their architectural guidelines to make the process easier for approval of home modifications related to ramps or other barrier-free access changes, CA did adopt an Abandoned House Policy that provides additional CA resources to address external repairs on abandoned homes.	CA is partnering with the Village in Howard and Home Repair and Modification program as well as Columbia Community Exchange to provide aging in community programs. CA and the Village of Columbia soon birthday celebration sponsored discussion on How to Modify Your home.	Only a few village associations currently have architectural guidelines in place regarding ramps. CA plans in FY 18 to work with the villages to craft new guidelines on ramps and other barrier-free access features that all villages may choose to adopt.
	E. Home Repair/Cleanhouse	New Service/Program	CA	Construction and Open Space	Community Services	2014-2015	Started ongoing with partners, specifically Howard County's Home Repair and Modification program. CA has advertised the Home Repair and Modification program, developed a flyer and added a section to the website.	Updated CA's website to include link about Home Repair Program	
	F. Informational Program	Partnership	CA	Community Services, Michelle Miller		2014-2015	Started. Grant and technical assistance in given in FY 15 and FY 16.	The Village in Howard provides an update of its activities monthly at the Senior Advisory Committee	
	G. The Village in Howard	Financial Support: Technical Assistance	CA	Michelle Miller		2014-2015	Started and on going. Korean American Senior Association and Kahler Hall established ongoing partnership with funding coming from CA for cultural events. CA Multicultural Program working with Slayton House on Ghana Fest.	A Multicultural Conversation in Aging occurred between CA, the Office on Aging and the Korean American Senior Association in May 2017.	
3. Social/Cultural & Educational Activities	A. Village Association Cultural Events	Financial Support: Advocacy/Encourage ment	CA	Community Services: Michelle Miller	Community Services	Ongoing	Started and ongoing. Several Villages doing workshops on issues of interest to seniors, most notable Oakland Mills.	Encouraging Village Associations to have a member of the Senior Advisory Committee and to continue to advocate for programs that are of interest to seniors.	Most villages have special events and a senior luncheon. Several Senior Advisory members have written articles for their Village newsletter.
	C. Village Association Workshops/Classes	Partnership	CA	Community Services: Michelle Miller	Village Community Associations	Ongoing	Started and ongoing. Several Villages doing workshops on issues of interest to seniors and have senior coffee and social.	Senior Socials continuing at Villages and Oakland Mills sponsored a Home Repair workshop	As part of the 50th Birthday, Oakland Mills sponsored a rehab, referral program about handicapped to keep homes contemporary looking.
	B. Internal Village Association Program Opportunities	Advocacy/Encouragement	CA	Community Services: Michelle Miller	Village Community Associations	2014-2015	Exploring ways CA can promote life long learning as CA's own programs such as yoga, group fitness classes, art center classes, etc promote life long learning.	Partnered with HCC in developing yoga classes for teachers and marketed life long learning programs in facilities.	CA partnered with HCC on Founder's Day, where over 250 people attended the event. Most programs were well liked and contributed ideas to make our community better.
	D. Lifelong Learning	Partnership	CA	Community Services: Michelle Miller	Howard Community College	2014-2015	Expanded Off the Beaten Path, Art Center tours	Art Center began to offer one day lecture followed by a field trip to art galleries. CA Tennis partnered with the Washington Kastles, professional tennis team in DC to host CA Night at a Kastles home match for the community.	Continued Art Center field trips
	G. Groups and Outings	New/Expanded Service/Program	CA	Community Services: Leslie Barnett	Art Center, Sports and Fitness	2014-2015	Started and ongoing. Have workshops where members teach other members in areas of interest.	Continued to have Columbia Community Exchange members teach programs	Columbia Community Exchange had several seminars led by members. This will be an ongoing service.
	E. Peer-to-Peer Learning	Advocacy/Encouragement	CA	Community Services: Patty Dugan	Columbia Community Exchange	2016-2017	Started and ongoing.	Added links to Helpful Resources for Older Adults on CA's website.	
	F. Golden Opportunities	Advocacy/Encouragement; Marketing	CA	Communications: Norma Heim	Communications	2016-2017	Started and ongoing.		

Added links to Helpful Resources for Older Adults on CA's website.

4. Programming - A Community for all Ages	A. Intergenerational Programming	Expand Existing Program/Service	CA	All departments		On-going	Started and ongoing. Teens teaching seniors how to use tablets and technology expanded in FY 16.	Expanding teen center and intergenerational program	Teen Center going to Bain Center to learn seniors how to use technology.
	B. Programming Change within Existing Facilities	Expand Existing Program/Service	CA	All departments		On-going	Started and ongoing. Athletic Club purchasing equipment that is needed for seniors and people with disabilities.	Ongoing pathway connecting seniors and youth for repairs to make access easier	
	F. Program Monitoring	Plan/Analysis	CA	All departments		On-going	Started and ongoing. Offering Pickleball program during summer months (May-Oct) at Wilder Lake Tennis club on Wednesdays and Fridays. Lined three tennis courts at Wilder Lake with permanent pickleball lines as our commitment to the program. Offer open play indoors at Owen Brown Tennis Club (November-April) on Wednesdays and Thursdays. Pickleball program is offered year round to the community.	Pickleball is in full flow year round at CA. Weekly tennis doubles round robin play at the different tennis clubs for seniors. Art Center began to offer one day lecture followed by a field trip to art galleries.	
	C. Off-Peak Programming	Plan/Analysis	CA	All departments		2014-2015	Started and ongoing. Day classes expanded at the Art Center		
	D. Group Hikes and Walks	New Service/Program	CA	Open Space Mgmt; Dan D'Amore		On-going	Continued the "Exploring Columbia" program in 2016 with 9 walks programmed from spring through the fall.	exploring Columbia series walk continuing	Exploring Columbia on Foot is scheduled to have 11 walks in 2017. The first walk was on March 28th with over 70 people in attendance.
	E. Program Schedules	Expand Existing Program/Service	CA	All departments		2014-2015	Started and ongoing	Incorporated into on going assessment of programs	Schedules are reviewed by quarter and adjustments are made. Senior swim pass will be offered separately as part of new membership restructure. Ten percent discount will continue to be available to seniors, as well as a 50% income-qualified discount.
	F. Access for seniors	Expand Existing Program/Service	CA	S&F, C&M		2017 - ongoing		Incorporated into the Long Reach Tennis Club and major renovations to the Swim Center and the Athletic Club.	
5. Facilities - Design and Location	B. Universal Design	Facility	CA	Construction and Open Space; Dennis Matley		On-going	Started. Incorporated in new construction projects	Started and ongoing. CA staff submitted an application to the League of American Bicyclists for funding to build a new multi-use trail in the Howard County area. Current efforts include serving on the county's Walk/Howard advisory committee and partnering with The Horizon Foundation on the Open Streets event.	Staff advocated for funding of the Howard County Bikeway - a Horizon Foundation organized initiative to create a spiral network of bicycle pathways that would connect more than half of the county's residents to this network. Many ADA modifications have been made since CA's Accessibility Plan was issued in 2014. Staff will be revising the Plan in FY 16 to determine the status of planned ADA activity and, if necessary, to adjust the Plan.
	D. Walkable/Livable Communities	Advocacy/Encouragement	CA	Planning & Community Affairs; Jane Dambner		On-going		Started and ongoing. A new website that is ADA compliant will be launched in 2016.	Started and ongoing. Looking for strategic locations for additional benches.
	E. ADA Accessibility	Plan/Analysis	CA	General Counsel	All	2014-2015	Started and ongoing. A new website that is ADA compliant will be launched in 2016.	Started and ongoing. A new website that is ADA compliant will be launched in 2016.	The major pathways around the 3 lakes have benches installed since the plan went into effect. Some seating has been updated around the ponds.
6. Rates and Fees	F. Park Furnishings to Serve Older Adults	Plan/Analysis; Facility	CA	Landscape Services; Jan Clark		2014-2015	Started and ongoing. Additional and updated seating areas were installed at Lake Ekhnov, Lake Kittumquand and Wilder Lake parks.		
	A. Facility Activity Hubs	Expand Existing Program/Service	CA	All departments		2016-2017	Started and ongoing	Athletic Club to undergo renovations	
	C. Casual Meet-up Space at Villages	Facility	Village Associations	Construction and Open Space; Dennis Matley	Planning & Community Affairs	2016-2017	Not started		new membership structure has been approved by the CA Board and will roll out in May 2107
7. Partnering and Cooperation	A. Access to Facilities/Programs	Memberships; Plan/Analysis	CA	Communications and Marketing; Norma		On-going	Started and ongoing		CA actively participates with County government and local non-profits in aging related programs
	B. Financial Assistance	Membership	CA	Communication and Marketing; Norma		On-going	Started and ongoing		
7. Partnering and Cooperation	A. Enhance Partnering	Partnership	CA	All departments		On-going	Started and ongoing		

	B. Office on Aging	Partnership	CA	Community Services, Michelle Miller		On-going	P	Exploring partnerships in training and service delivery, as well as on-going partnership with Erickson School, Howard County Office on Aging taking lead with Erickson School	CA attended a meeting with representatives from the Erickson School and Office on Aging in spring 2016 to determine how a partnership can be structured. Continued partnership with Older Adult Master plan, SACC, 50+ Centers, Home Repair and Modification Program, 50+ Expo	Change in leadership at the Office on Aging has put the exploration with Erickson school on hold. As part of the 50th Birthday, presented Founder Day at HCC, about the history of the institution about healthy communities.
8. Information, Training, Community Engagement and Coordination	C. Educational Classes	Advocacy/Encouragement	CA	All departments		2014-2015		Started and ongoing	Sponsor and attended Willing series at HCC. Yoga instructors teaching at HCC	
	B. Older Adult Guide	Marketing	CA	Communication and Marketing, Norma Heim		On-going		Started and ongoing	Revised Older Adult brochure to be ready by Oct. 30, 2016	Updated brochure in 2017 as part of the 50+ Expo.
	E. Training	Expand Existing Program/Service	CA	Training/Organizational Development Division		On-going	P	Exploring training opportunities for front line staff with the Office on Aging	CA's Older Adult Coordinator will develop training to begin in spring 2017	Created information sheets and helpful links for Older Adults that is posted on CA's website.
	F. Community Engagement	Communications	CA	All departments		On-going		Started and ongoing	CA actively participates in meetings and community events to promote programs and services	Older Adult coordinator created links to Helpful Resources for Older Adults
	A. Ease of Information Access	Communications, Marketing	CA	Communications and Marketing, Norma Heim		2014-2015		A new website that is ADA compliant was launched in April 2016. The website features a Member tab and Resident tab with information unique to those community members.	Created a brochure that lists all facilities and programs that are ADA-friendly for community members who have mobility issues. This information is also being posted on the CA website.	Added helpful links for Senior's to CA website.
	C. Website	Communications	CA	Communications & Marketing, Norma Heim		2014-2015		A new website that is ADA compliant was launched in April 2016.	A new website that is ADA compliant was launched in April 2016.	Updated the website in 2017 with Helpful Links for Older Adults
	D. Video and Live Streaming	Communications	CA	Communications & Marketing, Norma Heim		2014-2015		C&M has added and continues to add more and shorter video content to the new website and social media. In 2015 Columbia Matters Radio began in a partnership with HCC, which is a radio program that is broadcasted on the HCC website. A landing page is being built to house all past videos by category. Live streaming of CA Board meetings is set to begin in September 2016.	C&M has added and continues to add more and shorter video content to the new website and social media. In 2015 Columbia Matters Radio began in a partnership with HCC, which is a radio program that is broadcasted on the HCC website. A landing page is being built to house all past videos by category. Live streaming of CA Board meetings is set to begin in September 2016.	Live streaming of CA Board Meetings will be available as of May 2017.
	G. Older Adult Subject Expert	New Service	CA	Community Services, Michelle Miller		2014-2015	P	Request for part-time employee made in draft 2017 budget.	CA's part-time Older Adult Program coordinator was hired in May 2016.	Implementing Speak Easy Howard County website updates on useful links for seniors
	H. English Learners	Communications, Marketing	CA	Communications & Marketing, Norma Heim		2014-2015		CA's offers a Korean and a Chinese translation service on the first Saturday of each month in its Customer & Member Service Center. Ads run in foreign language newspapers related to this service.	CA's offers a Korean and a Chinese translation service on the first Saturday of each month in its Customer & Member Service Center. Ads run in foreign language newspapers related to this service.	Continuing Korean and Chinese translation services, Human Resources made a listing of CA employees who speak another language to assist with translating if services are needed immediately.
9. Health Promotion and Services	A. Health and Wellness Partnerships	Partnership	CA	Sport and Fitness, Dan Burns		On-going		Started and ongoing with medical wellness programs and doctor offices.	On going medical wellness programs (Optimal Health, Fit Beginnings) with doctor offices and Howard County General Hospital.	
	B. Healthy Lifestyle	Expand Existing Program/Service	CA	Sports and Fitness, Dan Burns		On-going		Expanded group fitness offerings, and facility modifications.	Expanded ADA accessibility at facilities and pools	
	C. Mind/Body Wellness	Expand Existing Program/Service	CA	Sport and Fitness, Dan Burns		On-going	P	Haven on the Lake completed. Ongoing programming. Ad campaigns have targeted older adults in conjunction with the services available at Haven on the Lake.	Hired aquatics program manager for Haven to create more water based classes providing low impact options for older adults	
	D. Medical Advisory Panel	Expand Existing Program/Service	CA	Sports and Fitness, Dan Burns		On-going		Senior Advisory Committee had discussion with Dr. Kevin Carlson about amenities and programming for seniors. Investigating nutrition program offerings	Added park furnishings and nutritional class offerings	
	E. Encourage Exercise	Encouragement	CA	Communications and Marketing, Norma Heim		2014-2015		Ad campaigns have targeted active older adults.	Ad campaigns in 2016 have targeted active older adults.	

Middle School and Teen Advisory Committees FY 17 Annual Report

The Teen Advisory Committee was composed of: Kevin Baker, chair, Isaiah Wilkes Sgt at Arms, Xavier Wilkes, Andrew Zhang-Co Chair, Secretary 1, Lamarri Moore-Sgt at Arms Brittaney Dacier-Treasurer, Julian Basena, Adanya Kober-Hobson, Feyi Orsidipe, Anna Harrington, Nathan Lemons, Elizabeth Burnett (Secretary II).

The Middle School Advisory was composed of: Zhion Perkins-Chair (Secretary 1), Trokon Anderson-Co Chair (Secretary II), Shakari Prue, Ryan Elaoud

Staff liaison was Safire Windley

The Committees met 10 times during the year

Accomplishments:

At the beginning of the FY 17 fiscal year the Middle School and Teen Advisory Committees began hosting the popular *Friday Night Live* event beginning in May 2016 - these events were held on the last Friday of each month from 7-10pm and were developed by the committee members to give middle and high schoolers a fun yet safe outlet on a Friday night. Youth enjoyed music, basketball, contests, video games, door prizes and pizza. Each event was associated with a particular theme and decorations were coordinated around the theme. Over 100 youth were served.

The Middle School Advisory hosted its 5th Middle School Take Over at the Supreme Sports Club on June 17, 2016. The concept of the event was to allow middle school youth to have full reign of all of the amenities at the club, Youth enjoyed swimming, roller skating, basketball, racquetball, climbing wall and iDance. Forty-nine youth attended the Take Over.

At the close of the summer both Middle and Teen Advisory Committees again this year hosted free pool parties for their respective peers. The pool party for middle schoolers was held on July 5th and the party for high schoolers was held on July 12th. Both pool parties were held at Locus Park Neighborhood Pool. Youth enjoyed swimming, water games, contests and snacks. A total of 37 youth were served.

At the beginning of a new school year, the Teen Advisory Committee started by identifying the theme/focus for the 14th Annual Hear My Voice Teen Day. The 2016 theme called *Shatter the Stigma* was a collaborative effort with Jame's Place Inc. and focused on substance used disorder (SUD) among youth. Once the theme and role of the organization was finalized the advisory committee soon began hosting auditions for the 14th Annual Columbia Teen Idol competition. This year there were 3 audition sites 2

at The Barn with the last being held at the Lord & Taylor department store in the Mall in Columbia. The committee members selected twenty (20) semi-finalists to compete at the semi-finals hosted at the Slayton House in Wilde Lake.

Both Middle and High School Advisory members hosted the Columbia Teen Idol Semi-Finals on September 29th at Slayton House and were responsible for running the entire show. The top 10 finalists were selected to compete at the 14th Annual Columbia Teen Idol Competition during Hear My Voice Teen Day.

Towards the end of FY 17 both Middle and High School Advisory Committees hosted Xbox Tournaments April 28, 2017 and May 12th respectively-. The new game Rocket League was introduced and played at both tournaments. The winners won gift cards from GameStop Store. Thirty-four youth were served.

FY18 Proposed Charges

1. Assist CA in advocating for and about youth programs. Inform and advise CA of community issues and opportunities as they relate to Columbia youth.
2. Plan and execute activities through which a safe and welcoming environment can be offered to Columbia youth.
3. Promote opportunities through which Columbia youth can express themselves and find their voice.
4. Partner with like-minded organizations to enhance the quality of life for Columbia youth and teens.

Tennis Committee
Annual Report – FY 17
(to be submitted to Board by June 15)

The members of the FY17 Tennis Committee were Leo Bruette (Chair), and Bob Berlett (Vice-Chair), Jim Alvey, Jerry Boyer, Mike Glasgow, Dave Paulson, Erica Roach, Jon Smith, Larry Sorkin, Laura Violand, and Celest Womack. The staff liaison was Maury Bozman. The Committee met 11 times during FY17.

A. Committee accomplishments for FY 17 (Fiscal year just ended):

Accomplishments for FY17

- USTA league play continued to grow & thrive with 3,900+ participants. Four league teams progressed to the USTA national tournaments.
- The Introduction of a Ladies Tri-Level League was implemented during the Winter Months.
- A Spring Day Tennis League was added in which over 150 participants enrolled to kick off the outdoor tennis season.
- Our progressive Junior Development & Competition program participation increased from 1954 to 2001.
- Continued to partner with CA Fitness to offer members and guests such traditions as “Fitness Before Feasting” event on Thanksgiving day featuring Cardio Tennis, Zumba and Fit for Tennis Programming.
- Added an array of special tennis themed events including tennis bootcamps, adult tennis weekends, and schools out programming to incorporate tennis programming during holidays or special occasions.
- Indoor and Outdoor Pickleball leagues were added often reaching full capacity of 16 players per week, competing in singles and doubles formats, in addition to the weekly drop in programs.
- Raised over \$2,500 to benefit the Special Olympics Program in the area featuring University of Maryland’s Womens Tennis Team.
- Opened outdoor sites such as Hobbit’s Glen and Wilde Lake in April 2017, which is earlier as compared to previous years

B. Proposed Charge submitted for approval by the CA Board identifying items to be addressed by Committee in FY 17(Fiscal year just beginning) that align with the Committee's goals, CA's strategic plan and the President/CEO's goals and objectives:

- Provide progress reports to Long Reach community regarding construction progress of the Long Reach Facility
- Create a system to ensure tennis facilities are inclusive of all user groups by reducing some usage by USTA Tennis League Programming
- Continue to promote and encourage all community members to attend and participate in our tennis socials and events.
- Continue to enhance communication to the tennis community.
- Explore long term advocacy for an "indoor facility".
- Provide feedback of opportunity to improve and/or repair facilities as needed.
- Allocation of Tennis Court Block time availability for Long Reach Tennis Center & Columbia Athletic Club.

C. Committee recommendations, if any, with justification, for consideration by CA Board:

- Exploration of additional courts and potential covered courts to offset the continued demand of tennis play.
- Providing the existing block time holders at Owen Brown opportunity for first refusal of their existing block times, enabling them to be transferred to Long Reach tennis Center. Many tennis court time holders feel they should be offered a transfer to the new facility when the Owen Brown bubble will no longer be made available for indoor play.

Committee Charge approved by CA Board _____, 201__

Template approved 10/27/2016

Watershed Advisory Committee
Annual Report – FY 17
(to be submitted to Board by June 15)

The members of the FY17 Watershed Advisory Committee were Daniel Kirk-Davidoff (*Committee Chair*, moved out of town 4/2017)), and Alan Pflugrad, Ann Coren (resigned 3/2017), Bess Caplan, Bob Grossman (Deceased 9/3/2016), Bob Moynihan, Deborah Wessner, Rhoda Toback (Deceased 8/12/2016), and Tim Titus. The staff liaison was John McCoy. The Committee met 5 times during FY17.

A. Committee accomplishments for FY 17 (Fiscal year just ended):

- **Presented Village Associations, represented on the WAC, with suggested guidelines for Watershed Friendly Landscaping to be incorporated into the Architectural Guidelines.**
- **Previewed the plan for a native plant brochure and provided suggestions to CA's Landscape Architect on content and design of the brochure to appeal to community residents.**

B. Proposed Charge submitted for approval by the CA Board identifying items to be addressed by Committee in FY 18 (Fiscal year just beginning) that align with the Committee's goals, CA's strategic plan and the President/CEO's goals and objectives:

- **Continue to work with Staff and residents to identify potential watershed improvement projects that will help improve the quality of Open Space and Columbia's water resources.**
- **Continue to engage residents and the Village Associations to encourage environmental stewardship.**
- **Continue to recruit new members to fill vacant seats on the Committee.**

C. Committee recommendations, if any, with justification, for consideration by CA Board:

-

Committee Charge approved by CA Board _____, 201__

Template approved 10/27/2016



July 20, 2017

To: Columbia Association Board of Directors (CA Board)
From: Jane Dembner, AICP, Director of Planning and Community Affairs
Subject: July 27, 2017 Discussion on New Town Zoning

The CA Board will be discussing New Town zoning in a work session on June 27th. CA planning staff will be providing a brief overview of the regulations as a precursor to the Board's discussion on issues and challenges with the current regulations.

The Howard County Planning Director Valdis Lazdins and Assistant Director Amy Gowan are expected to attend the work session and be available to answer questions regarding the regulations as well as provide information about the Development Regulations Assessment project.

On the next page is the county's synopsis of comments received through early June related to New Town as part of the Development Regulations Assessment. Following those comments is CA staff's white paper on New Town zoning, prepared for a similar discussion by the CA Board in 2014.

Reminder: The Howard County's Department of Planning and Zoning is hosting community meetings that will focus on specific issues and themes that emerged from the initial public meetings and first round of online surveys. The evening public meeting is scheduled for Tuesday, July 25th from 7:00 to 8:30pm at the Health Services Building, Howard Community College. Two other alternative one-hour, day-time sessions are also being offered on July 24th and July 25th at the George Howard Building. All meetings will cover the same material. Registration for the daytime sessions is required, as seating is limited. Participants in each of these meetings will have the opportunity to provide additional comments. For more information or to register for the day-time sessions, please visit the County project webpage:
<https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Development-Regulation-Assessment/Events>

Howard County Land Development Regulations Assessment: Comments Synopsis by Howard Country Department of Planning and Zoning as of June 2017 - Columbia/New Town Comments*

- Development process in Columbia is predictable but onerous and has too many steps compared to other areas of the county.
- Should be making FDPs less individualized, more standardized/generalized.
- Housing stock is aging, need to have vision for Columbia's future and redevelopment, need criteria and regulations for the redevelopment of Columbia.
- New Town zoning has some room for improvement.
- Industrial area covenants should be enforced.
- Reevaluate "Master Developer" requirements.
- Reevaluate land use unit number restrictions and land use percentages.
- New Town only district without a purpose statement- should have one. Would like to see Columbia avant garde and cutting edge moving forward.
- There is an imbalance between NT parcels and out parcels. Hard to determine the exact boundary but there is a certain feel to planned parts. We should be balancing the requirements across the County incorporate changes to non-New Town properties adjacent to New Town.
- Comprehensive Sketch Plans (CSPs) have a role. Focus should be on a limited number to cover all of Columbia. The Downtown model is good and could be emulated for the rest of New Town.
- The Final Development Plan (FDPs) are all different –would be good to have template of a couple that we move toward similar FDPs.
- It is wonderful that the County digitized all of the FDPs. If you want to generalize districts in the future, that will help you understand what would be allowed.
- New Town proportions of use and counting of land uses hinders redevelopment. There is a need for more residential eventually.
- How schools were defined in New Town as well as credited vs. noncredit open space.
- The Zoning Assessment should start with Columbia and take the successful parts of what made Columbia special and emulate them.

*for a complete list of the comments, please view the County's Development Regulations Assessment webpage <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Development-Regulation-Assessment/Land-Development-Regulations-Comment-Form>

New Town Zoning Briefing Paper

Prepared by Columbia Association

for the

Columbia Association Board of Directors

for the

New Town Zoning Work Session, September 18, 2014



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New Town Zoning Briefing Paper

In FY 2015, the Columbia Association Board of Directors decided to hold periodic work sessions where there would be more time for discussion on specific topics of interest. Work sessions are less formal than board meetings and focus on discussion and do not include decision-making or policy-setting.

This paper was developed by Columbia Association planning staff in anticipation of the upcoming work session on the topic of Howard County's New Town zoning, the designation for much of Columbia. A future work session and associated background paper will address private covenants.

1. Introduction: Why Hold a Work Session on New Town Zoning? What are the Desired Outcomes?

On September 18, 2014, the Columbia Association Board of Directors will be holding a work session on Howard County's New Town zoning regulations. The purpose of this memo is twofold: to provide an overview of the New Town zoning regulations and to identify issues that should be considered when the county undertakes the planned review and update of New Town regulations in 2015.

The desired outcomes of the work session are for board members: (1) to acquire a better understanding of how the regulations work, including the review and approval process; and (2) to identify issues to be addressed and questions to be answered during the county's update process, anticipated to begin in 2015.

2. New Town Zoning Review Process: Why is Howard County Going to Review and Update New Town Zoning? When will this Occur?

In 2013, Howard County updated its zoning code following adoption of the new General Plan (*PlanHoward 2030*). At that time, the County Council chose to defer the review and update of New Town zoning because of its complexity and to allow the county to complete a comprehensive review of New Town zoning. That review, including a public process, is anticipated to begin in 2015. Given the upcoming elections and change in administration leadership, it is expected that the county will not announce the details of the review process until after the New Year.

3. Zoning Authority: Who is Responsible for Zoning and its Enforcement?

Promulgation of zoning regulations and their enforcement are government functions under Maryland law. As set forth in the Annotated Code of Maryland, the state's counties and municipalities have the power to control land use within their boundaries. This includes the power to prepare a comprehensive plan, zoning ordinances and subdivision regulations. The State of Maryland has delegated these planning and land use regulatory powers to the state's municipalities and counties, including Howard County.

As a result of the state's delegation of zoning powers to the county, the Howard County Code includes detailed rules and procedures related to the planning and zoning process, including the roles and authority of the County Council, Zoning Board, Planning Board and Department of

Planning and Zoning. See the text box below for a description of the authority for each of these government entities.

Overview of Zoning Authority By Key Government Entities *(source: Howard County Code)*

County Council: The Howard County Code gives the County Council authority for zoning. It states: “For the purpose of promoting the health, safety, morals and general welfare of Howard County, the County Council is hereby empowered to regulate and restrict the height, number of stories and size of buildings and other structures; the location, construction, alteration and use of buildings and other structures; the percentage of lot area that may be occupied by structures; the size of yards, courts and other open spaces; the density of population; and the location and use of land for trade, industry, government, residence or other purpose.”

The code empowers the County Council to enact comprehensive zoning and for amendments to the text of the existing zoning regulations. The code also authorizes the establishment of the Zoning Board, a legislative agency of the County Council. The Zoning Board consists of the County Council members.

Zoning Board: The Howard County Code designates to the Zoning Board the authority to approve piecemeal zoning map amendments (those dealing with map changes only or zoning changes to a particular piece of property). In addition, the Zoning Board has decision-making powers on various development plans.

Planning Board: The Planning Board makes recommendations to the County Council and Zoning Board on all matters relating to county planning and zoning, including the adoption and amendment of planning and zoning regulations and amendments to the zoning map. In addition to its advisory duties and responsibilities related to recommendations, in certain cases the Planning Board also has decision-making powers.

For petitions to develop Columbia property zoned New Town other than in lands in Downtown and the village centers, the Planning Board has decision-making authority for Comprehensive Sketch Plans, Final Development Plans and Site Development Plans (steps 2 through 4 of the New Town zoning approval process). In 1965, the County Commission approved the original Preliminary Development Plan (PDP) for Columbia (step 1 of the New Town development process). The PDP can only be amended by the Zoning Board following a public hearing.

For Downtown Columbia Redevelopment, both Final Development Plans and the Site Development Plans require Planning Board approval. *(see note below)*

For petitions for Major Village Center Redevelopment, the Planning Board reviews and makes recommendations on the Preliminary Development Plan to the Zoning Board, which has the authority to approve or deny the petitioner’s application for village center redevelopment. If approved, then the petitioner may proceed to the land development review process that includes amendments to the Comprehensive Sketch Plan, amendments to the Final Development Plan and a new Site Development Plan. The Planning Board has decision-making powers on all of these detailed plans. *(see note below)*

Department of Planning and Zoning: The Department of Planning is responsible for planning for the growth and development of the County including but not limited to the following functions: preparation of a comprehensive general plan; preparation of subdivision rules and regulations and their administration; preparation and enforcement of a comprehensive zoning plan (map and regulations) and enforcement; review and recommendations on petitions for amendment to the zoning map; assistance with public facility planning; responsibility for historic preservation; recommendations on the county’s proposed capital program; and operation of the county’s agricultural preservation program.

Hearing Examiner: The Hearing Examiner considers citations for violations of the subdivision and land development requirements. Also makes decisions on variances and conditional uses outside of the NT district.

Board of Appeals: A final order issued by the Hearing Examiner may be appealed by the alleged violator to the Board of Appeals.

(Note: Detailed flow charts for the Downtown Columbia and Village Center Redevelopment processes are included in the Appendix.)

Zoning Violations and Enforcement

The zoning regulations define violations as follows: “Any structure erected, constructed, altered, enlarged, converted, moved or used contrary to any of the provisions of these regulations by any person taking such action, or permitting such action, and any use of any land or any structure which is conducted, operated or maintained by any person using, or permitting the use thereof, contrary to any of the provisions of these regulations, shall be, and the same is hereby declared to be unlawful.”

Enforcement is the responsibility of the Department of Planning and Zoning. The regulations state that the “Department of Planning and Zoning may initiate a court order for an injunction, mandamus, abatement or any other appropriate action to prevent, enjoin, abate or remove such erection, construction, alteration, enlargement, conversion or use in violation of any of the provisions of these regulations. The Department of Planning and Zoning may enforce the Zoning Regulations by issuing citations to alleged violators to be heard in Court or in Administrative Proceedings as provided by Law.” If a zoning violation is found to exist, a citation is issued. Penalties include fines and/or civil penalties.

4. Overview of New Town Zoning and Process: What is the History of New Town Zoning?

The New Town regulations were adopted in 1965 and have been in place for decades with relatively few changes in the overall structure until 2009 and 2010. In 2009, changes were made related to village center redevelopment and in 2010, the changes to zoning for Downtown Columbia revitalization.

New Town is the primary zoning classification in Columbia. More than 14,270 acres are zoned New Town. Approximately ten percent of Columbia is not zoned New Town. These lands are predominantly located in three general areas: Dorsey’s Search Village north of Route 108; the Gateway loop, and a portion of Snowden River Parkway near Robert Fulton Drive. There are other non-New Town zoned lands scattered throughout Columbia.

5. What are the Major Provisions of New Town Zoning?

The New Town zoning regulations have a number of distinctive features. These include:

- District size. A New Town zoning district must contain at least 2,500 contiguous acres. (Columbia is the county’s only New Town district and comprises 14,272 acres.)
- Flexibility in land use. New Town permits all uses in other zoning districts with the exception of heavy manufacturing uses and mobile homes.
- Open space preservation: New Town zoning requires that 36 percent of the lands zoned New Town be for open space uses. This requirement combined with the design of Columbia, has resulted in a distinctive tight weave of Columbia’s open space areas, residential neighborhoods and clustered housing sites. Columbia’s open space is a defining and distinguishing feature of Columbia.

- Overall housing density. Overall density (gross density) may not exceed 2.5 dwelling units per acre of New Town zoned land. The maximum number of dwellings permitted by the Downtown Columbia redevelopment process is in addition to this density limit.
- Mixed use requirements. New Town requires a mix of various land uses, with minimum and maximum percentages and allows flexibility in the geographic placement of those uses. The table below is from the New Town regulations.

	(1) Minimum Percentage of Total Area of the District	(2) Maximum Percentage of Total Area of the District
Open Space Uses	36%	N/A
Single-family – Low Density	10%	N/A
Single-family – Medium Density	20%	N/A
Apartments	N/A	13%
Commercial (POR, B-1, B-2 and SC uses)	2%	10%
Industrial Uses (M-1 uses)	10%	20%
Other uses presently permitted in any zoning district other than those permitted only in R-MH or M-2 Districts	N/A	15%
Note: N/A means Not Applicable		

Source: Howard County NT Zoning Regulations

Note: The last line of the table excludes mobile homes and heavy industrial uses.

6. What is the Development Process Under New Town Zoning?

The New Town zoning regulations set forth three different processes for development depending on the location of development: one for Downtown Columbia; another for village center redevelopment; and one for all other New Town zoned lands. These three processes are outlined below. Additional details are provided in Appendix A.

A. General – New Town Zoning (not in Downtown or part of Village Center Redevelopment)

Step 1: Preliminary Development Plan (PDP).

- The original PDP for Columbia was approved in 1965. The regulations state that a PDP is to include a generalized drawing or set of drawings with associated text that establish the general location of land uses, major roads and public facilities. Also included in the requirements are the following:
 - Listing of major planning assumptions and objectives
 - Number of acres devoted to residential, employment and open space uses
 - Overall density (dwelling units per acre)
 - Overview of proposed drainage, water supply and discharge
- Only the original petitioner may file a new petition to add additional land to the New Town District or propose amendments to the PDP. That means that only Howard Research and Development (HRD), the original petitioner, can propose these changes.

- Changes to the approved PDP must be approved by the Howard County Zoning Board.

Step 2: Comprehensive Sketch Plan

- The Comprehensive Sketch Plan is comprised of a drawing or set of more detailed drawings and must include:
 - Boundaries and acreage of proposed land use categories (single family low and medium density, apartments, employment commercial and industrial, and open space); location of all existing and proposed public streets, roads and utilities; location of open space, recreation, school, park and other public and community uses.
- Associated text (criteria) for the general location of all structures; height limitations; parking, setbacks, front/side/rear yard areas, minimum lot sizes.
- Only HRD, the original petitioner for the New Town District, may propose amendments to an approved Comprehensive Sketch Plan.
- The Planning Board has decision-making authority for Comprehensive Sketch Plans.

Step 3: Final Development Plan (FDP)

- The FDP confirms or refines the Comprehensive Sketch Plan. It must provide the exact boundary descriptions and acreage of the permitted uses shown on the approved Comprehensive Sketch Plan and detail the permitted uses, setbacks, height limits and other requirements.
- The Planning Board has decision-making powers for Final Development Plans. If approved, they are recorded in the land records of Howard County prescribe the development of the property. Proposals to change or add primary uses require an amendment to the FDP.
- For single family residential lands, any property owner may propose amendments to the FDP but cannot alter the land use designation established by the Comprehensive Sketch Plan or increase the residential density. For all other lands, only the original New Town District petitioner, HRD, may propose amendments to an approved Final Development Plan.

Step 4: Site Development Plan

- The Site Development Plan is the last stage before building permits are issued and construction may begin.
- Detailed site engineering drawings must show exactly how a site will be used and developed including grading, utilities, buildings, driveways, parking areas, landscaping and other site details.
- Site Development Plans are required for all development in the New Town District.
- At this stage, the Planning Board may not revisit land use designations or criteria shown on the Final Development Plan. However, the Planning Board may grant variances to bulk regulations for a specific SDP.
- At the Planning Board's discretion, Site Development Plans may be reviewed and approved by the Planning Board or by the Department of Planning and Zoning (administrative review and approval).

- Minor additions or modifications to approved Site Development Plans do not need Planning Board approval. Minor new accessory structures, minor additions to parking, small areas of grading or clearing and other similar minor changes do not need Planning Board approval and can be reviewed and approved administratively.

B. Downtown Columbia Revitalization Process

This process is different from that for non-downtown New Town areas in that it permits any fee simple owner of any property located in Downtown Columbia to propose development. In addition, an amendment to the Preliminary Development Plan or any previously approved applicable Comprehensive Sketch Plan or Final Development Plan is not required because Final Development Plans for Downtown Revitalization supersede previous New Town documents.

- Steps 1-8 include submission of a Final Development Plan, Neighborhood Concept Plan, Neighborhood Specific Design Guidelines, and a Neighborhood Specific Implementation Document along with a number of technical studies and engineering documents. The steps also include a pre-submission community meeting and review by the Design Advisory Panel.
- The Planning Board has approval authority. Approved Final Development Plans and their associated Neighborhood Concept Plans, Neighborhood Specific Design Guidelines and Neighborhood Specific Implementation Plan are recorded in the land records of Howard County.
- Steps 9-16 of the Downtown Revitalization process relate to the Site Development Plan, and include a pre-submission community meeting and review by the Design Advisory Panel.
- The Planning Board has approval authority for the Site Development Plan.

C. Village Center Redevelopment Process

This process was established in 2009 via County Council approved amendments to the New Town zoning regulations related to the redevelopment of New Town Village Centers. As with the Downtown Columbia-related New Town regulations, any owner of village center property may propose land use changes without gaining permission from HRD. The village center redevelopment process includes the following:

- Permits an owner of any portion of a New Town Village Center to petition to amend existing development plans for their own property;
- Establishes standards for zoning board evaluation;
- Establishes a public notification and involvement process; and
- Defines a role for village associations including the development of a Village Center Community Plan and a Community Response Statement.

The process includes two stages and 14 steps for the petitioner, the county and the village association. Steps include Notice of Intent from the petitioner, a pre-submission meeting, the submission of a concept plan, review by the Design Advisory Panel, and the submission of a Final Development Plan amendment for recommendation by the Planning Board and approval by the Zoning Board. Only after the petitioner gains Zoning Board approval may he/she move on to the development process including submission of a detailed Site Development Plan.

7. What does the General Plan (*PlanHoward 2030*) say about New Town Zoning?

There are a few references to the need to update NT zoning. One of the most relevant discussions is on pages 139-140 as follows:

“With the adoption of the Downtown Columbia Plan, the corresponding zoning regulation amendments, and the new regulations to promote revitalization of older Columbia Village Centers, there needs to be revisions to the New Town (NT) Regulations to discourage scattered, uncoordinated redevelopment.”

“When the existing zoning regulations were enacted, the original petitioner of the NT District, Howard Research and Development Corporation (HRD), owned all the land in the NT District and actively controlled development through Final Development Plans and private covenants. The zoning regulations gave the original petitioner control over an extensive development plan that currently only it can petition to amend. Now, however, property owners within the NT District do not have the right to access the zoning directly, they are forced to seek permission from the original petitioner. To ensure coordinated, well planned redevelopment and allow property owners access to the zoning, the NT Zoning Regulations need to be revised to establish clear criteria for redevelopment in New Town, including amendments to Final Development Plans.”

“POLICY 10.2 – Focus growth in Downtown”

“Columbia, Route 1 and Route 40 Corridors, and some Columbia Village Centers, as well as some older commercial or industrial areas which have redevelopment potential.”

“Implementing Action:

c. Comprehensive Review of NT Zoning. Revise the NT Zoning Regulations to provide clear criteria for redevelopment of older residential, commercial, or industrial areas outside of Downtown Columbia and the Village Centers.”

8. What are Some of the Issues that Should be Considered or Addressed During the County’s New Town Zoning Update Process?

This section provides a preliminary identification of issues and questions that should be addressed as part of the county’s review and update process. This also can serve as a framework for discussion at the CA Board Work Session on September 18.

A. Issue: Definition of “Petitioner”

Background

- In Downtown Columbia and the Village Centers, the petitioner is defined as the fee-simple owner of a property that is seeking and requesting use changes. In all the other areas of New Town, only the original petitioner (HRD) can request a change to New Town zoned land (with the exception of single family land owners who may request limited changes). This means that land owners of non-residential lands who wish to make land use changes to their property that

are not in accord with the approved Preliminary Development Plan, Comprehensive Sketch Plan and FDP, need to get permission from HRD to move ahead.

- When the regulations were created, HRD owned all of Columbia, so this definition of the petitioner made sense. Today, there are many apartment and non-residential land owners.
- In addition, originally HRD was the master developer and thus had the incentive to make sure that its development proposals fit together and were in alignment. However, since ownership is now dispersed, the role of HRD has changed from overall developer and owner of land in Columbia to one of many developers and land owners.
- HRD, in addition to its role as the petitioner for most New Town-zoned lands, also holds enforcement authority over more than 40 sets of separate and private covenants for non-residential development areas in Columbia. Most of these covenants were executed as part of the terms for HRD's sale of New Town-zoned lands to enable HRD to control the use and architectural characteristics of the development. Covenants are private agreements and are not administered or enforced by Howard County.
- Some community members refer to HRD the original New Town District petitioner, as the "gatekeeper" because of the singular controls granted to HRD as described above. "Gatekeeper" is not a defined term used in the zoning regulations.

To be Addressed During the New Town Update Process

- The limitation of the permitted petitioner is inappropriate in the current context of property ownership and development in Columbia and should be revisited. For property located in Downtown Columbia and the Village Center Redevelopment areas, the issue has already been addressed by amending the New Town regulations to redefine who may be a petitioner.
- While there is a need to allow petitioners other than HRD, it remains important to coordinate the overall design and planning for Columbia. Under state and county statutes, it is Howard County that is responsible for planning, zoning regulations and zoning enforcement. During the New Town update process, consideration should be given to the question of how the founding characteristics will be retained, enhanced or modified as it evolves over its next 50 years. (See also, Issue F below)

B. Issue: Land Use Minimums/Maximums

Background

- Land use minimum and maximum percentages in New Town zoning were established to assure the implementation of the mixed use nature of Columbia envisioned by James Rouse.
- DPZ tracks current land use percentages in relation to the New Town zoning thresholds.

To be Addressed During the New Town Update Process

- There is a need to evaluate whether the minimum and maximum land use percentages should be amended to address current development trends and projected development needs or to encourage/discourage land use changes.

C. Issue: Overall Residential Density

Background

- The New Town regulations establish the overall maximum residential density at 2.5 dwelling units per acre gross (total units divided by the total acres zoned New Town).
- While not all of this potential density has been used, Columbia's residential lands are essentially built-out.

To be Addressed During the New Town Update Process

- The potential impacts (positive and negative) of increasing the residential density should be evaluated.

D. Issue: Moderate Income Housing Unit Provisions

Background

- A "Moderate Income Housing Unit" (MIHU) is defined in the zoning regulations as a dwelling unit offered for sale or rent to households with incomes up to 80% of the median income in Howard County.
- The zoning regulations were amended in 2004 to require that in most zoning districts any development that includes single-family attached or apartment dwelling units must provide Moderate Income Housing Units in an amount equal to 15% of the number of units within the development.
- These regulations do not apply to New Town-zoned lands. The rationale for this exclusion was that Columbia was founded on the principle of providing mixed-income housing and thus the MIHU program was not needed for New Town-zoned properties. There was also a concern that Columbia already had more than its "fair share" of moderate-income housing.

To be Addressed During the New Town Update Process

- There is a need to determine the demand for moderate income housing units versus the supply of such units throughout the county and in the sub-county planning areas including Columbia.
- If that analysis demonstrates a need for additional moderate income housing in Columbia and in Howard County, the issue of the MIHU requirements should be discussed.

E. Issue: Process Review

Background

- It is Howard County and state land use policy to encourage and promote growth in centers, redevelopment areas and areas served by infrastructure such as sanitary sewer, water, roads, etc. However, development and re-development review processes and standards for those areas are often more time-consuming and elaborate than those for new development proposed for greenfields.
- The approved 2009 legislation for the village center redevelopment process states that the process be reviewed after the first new village center development comes on line. The bill

stipulates that “an evaluation be conducted within a year of the issuance of the first occupancy permits for a village center redevelopment process.”

To be Addressed During the New Town Update Process

- Since reinvestment in areas in need of revitalization is a recognized desire in Columbia, the current regulations should be reviewed to ensure they provide a balance between the need for a deliberate and public process and the need for a predictable and timely development process. This review should include the overall New Town process as well as those for Downtown Columbia and the village centers.

F. Issue: Guidelines/Criteria/Performance Standards

Background

- New Town zoning regulations do not include guidelines or performance standards that many mixed use zoning districts have in place today.
- Such standards could be helpful to evaluate new/redevelopment proposals within the framework of the planned community of Columbia and to evaluate potential proposed changes to the Preliminary Development Plan, Comprehensive Sketch Plan and Final Development Plans.

To be Addressed During the New Town Update Process

- Consider including guidelines or criteria to inform decision-making on redevelopment proposals for areas outside Downtown Columbia and the village centers.

G. Issue: Understanding how all the Approved FDPs Fit Together

Background

- There are 264 recorded New Town Final Development Plans. These approved plans establish the land use designations, as well as the specific uses permitted for all the New Town zoned land in Columbia.
- While the details of these plans are recorded in the land records and are used to guide the approval of Site Development Plans and amendments to these plans, there is no easy way to understand how they all fit together.

To be Addressed During the New Town Update Process

- There is a need to document the uses permitted by each New Town Final Development Plan and display them on a map or series of maps. This will create a comprehensive visual or plan for the approved land use framework for Columbia.

H. Issue: Administrative Review

Background

- As with almost all development codes, Howard County zoning regulations delegate certain decisions to the professional planning and development staff. This is done to streamline development review and provide flexibility in the application of standards based on criteria.

- Across the country, communities that are modernizing their development codes are also granting additional authority to professional planning and zoning staff (usually the planning director) to make decisions and to review and approve minor adjustments subject to compliance with clear development standards. These adjustments are generally referred to as administrative review or adjustments.
- Administrative review is especially valuable in redevelopment areas.
- To be effective, administrative review and adjustment should be guided by enumerated criteria.

To be Addressed During the New Town Update Process

- As part of the New Town update process, existing administrative review and adjustments should be reviewed both to confirm that current procedures and regulations are in keeping with best practices and also to consider any items that could be decided administratively that currently are delegated to other bodies for review and decision-making.

I. Issue: Lack of a Purpose Statement for New Town Regulations

Background

- In most modern zoning ordinances, the first section of the regulations for each zoning district is the “Intent” or “Purpose” section.
- All of the other Howard County zoning districts have purpose sections that state the district’s purpose or intent and the reasons for its establishment.
- The New Town zoning district regulations lack such a section.

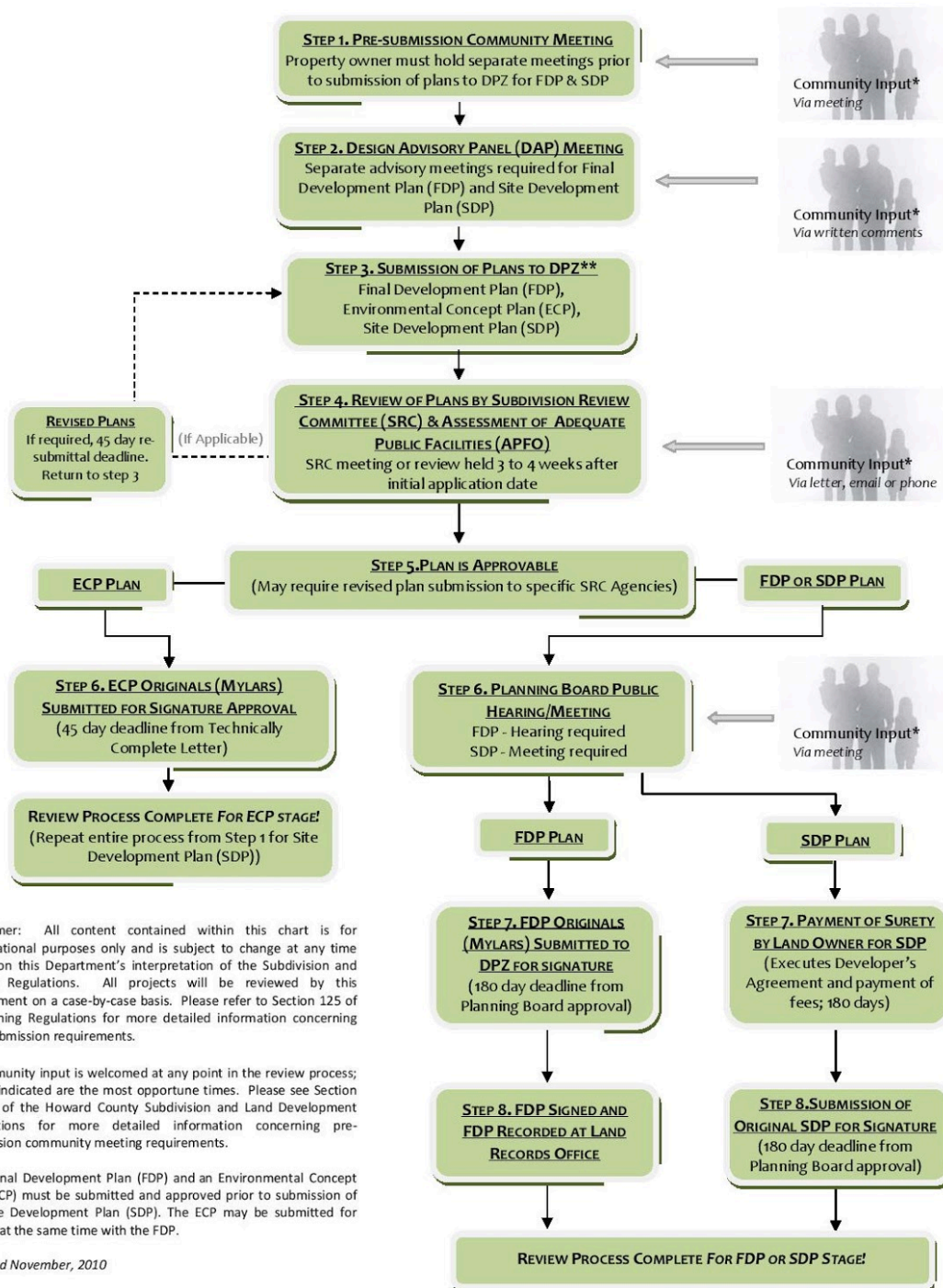
To be Addressed During the New Town Update Process

- A Purpose section should be considered. It could include a statement of the purposes of the New Town district, reference the General Plan and the county’s goals regarding land use regulation, and espouse the continued development and redevelopment of the planned community of Columbia in alignment with its founding ideals.

Appendix A: Downtown Columbia and Village Center Redevelopment Process Flow Charts

This appendix includes the county process flow charts that illustrate the land development review process for Downtown Columbia redevelopment and Major Village Center Redevelopment.

LAND DEVELOPMENT REVIEW PROCESS FOR DOWNTOWN COLUMBIA REVITALIZATION

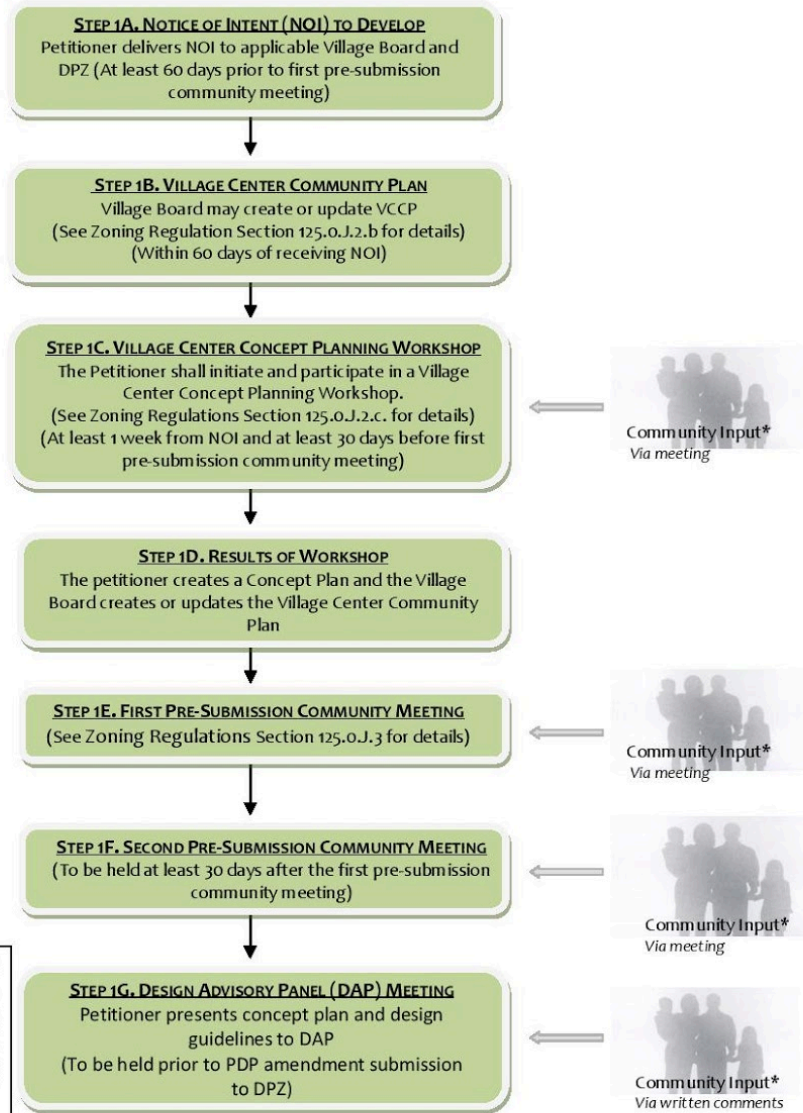


MAJOR VILLAGE CENTER REDEVELOPMENT PROCESS

Council Bill No. 29-2009 (ZRA-102) Effective 11/5/09

STEP 1 – VILLAGE CENTER COMMUNITY PLANNING PROCESS

(See Zoning Regulation Section 125.0.J.2 for Details)



Disclaimer: All content contained within this chart is for informational purposes. All projects will be reviewed by this Department on a case-by-case basis. Please refer to Section 125.0 of the Zoning Regulations for more detailed information concerning requirements for Major Village Center redevelopment.

* Community input is welcomed at any time; points indicated are the most opportune times.

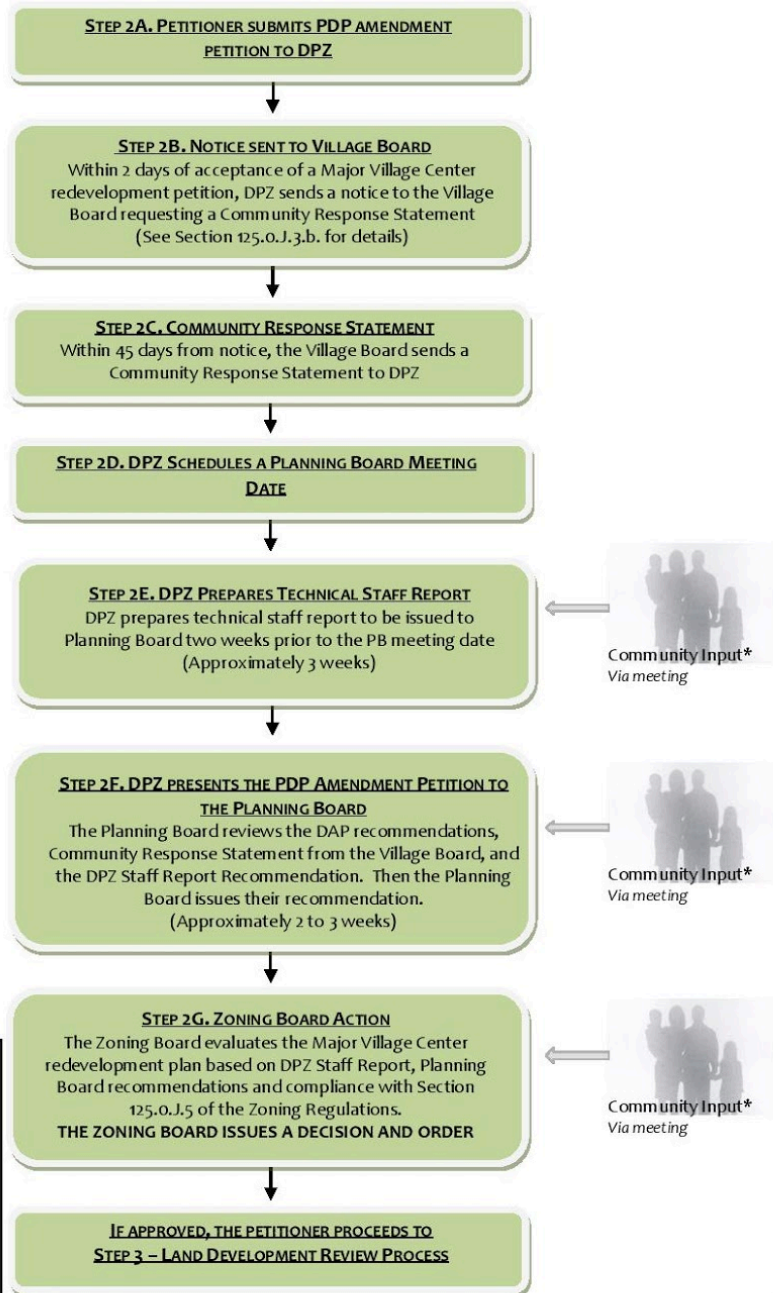
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MAJOR VILLAGE CENTER REDEVELOPMENT PROCESS

Council Bill No. 29-2009 (ZRA-102) Effective 11/05/09

STEP 2 - ZONING PROCESS TO AMEND PRELIMINARY DEVELOPMENT PLAN (PDP)

(See Zoning Regulation Section 125.0.J.3, 4 and 5 for Details)



Disclaimer: All content contained within this chart is for informational purposes. All projects will be reviewed by this Department on a case-by-case basis. Please refer to Section 125.0 of the Zoning Regulations for more detailed information concerning requirements for Major Village Center redevelopment.

* Community input is welcomed at any time; points indicated are the most opportune times.

June, 2014

Appendix B: Community Reports

In the last few years, there have been two community-generated reports that address New Town zoning as well as other issues related to development review. The most recent (2014) is by the Howard County Citizen's Association. The other is from a task force that completed its work in 2007. Highlights of these reports are summarized below.

"New Town Columbia – Preserving the Vision", Howard County Citizen's Association, 2014.

This report highlights the need to redefine the role of the petitioner – which is referred to as the "gatekeeper" and the need for overall monitoring of development in Columbia including enforcement of the private covenants. The report recommends a new, non-governmental organization called the "Columbia Planning Commission" that would have the responsibility to review and evaluate zoning changes in New Town-zoned areas (outside of Downtown Columbia) and also would review and enforce covenants. The report recommends that this organization would have decision-making powers but also states that the county's Department of Planning and Zoning would still have responsibility for zoning. This report also recommends that a Columbia Master Plan be developed.

Untitled, 2007 Task Force Report

Related to New Town, this report recommends that the zoning be retained and that changes be made to the definition of the petitioner (called "gatekeeper" in the report) and that a new master plan is needed for Columbia. It also includes a recommendation for a mechanism for ensuring that proposed changes to land use are in accord with the master plan, a role historically undertaken by the master developer, HRD. The report also documents options considered and recommends that the villages play a role in assessment of New Town zoning proposals including being able to challenge New Town zoning decisions and propose changes. It also recommended that notification be given to NT zoned property owners within one mile of the proposed development of out-parcels.

Note: The original community reports are posted separately as part of the Board's work session back-up materials.

Appendix C: Zoning Comparison Columbia, Reston and Montgomery Village

Comparative Zoning Analysis Columbia, Reston & Montgomery Village

	Columbia	Reston	Montgomery Village
Zoning Jurisdiction	Howard County	Fairfax County	Montgomery County
Zoning District	New Town	Planned Residential Community	Town Sector
Intention of Self Sufficiency (mixed of uses)	Y	Y	Y
Density	Gross Density measurement. Multiply number of NT acres by 2.5 dwelling units per acre overall; additional density maximums by type of residential.	13 persons per gross acre. This is calculated by assuming the following persons per residential unit type: SF--3; SFA--2.7; APT--2.1.	15 persons per gross acre. This is calculated by assuming the following persons per residential unit type: SF--3.7; SF--3; APT (building hgt less than 50'--3; APT (Building hgt 50' or greater)--2.
Total Acreage	14,272 acres	6,200	2,500
Building Height	Dependent on FDP except for Downtown Columbia, where heights may not exceed 20 stories.	No regulation.	Must be consistent with limits set in other zoning classes for areas of similar density or use.
Land Use	Minimums and maximums percent by land use category. Only heavy industrial and mobile homes are not permitted.	The zoning code has a list of allowable uses in each area (residential, neighborhood convenience center, village center, town center and convention/conference center).	List of permitted uses. Greater restrictions in residential district



Permitted Uses: Employment Centers - Industrial Land

INTRODUCTION

The New Town Zoning regulations require two types of Employment Center land: Industrial and Commercial. This document addresses the Employment Center – Industrial land category. There is another document which addresses the Employment Center – Commercial land category and should be read in conjunction with this document to have a clearer understanding of Employment Center land.

There were two purposes in creating this document. First was to gather in one place the Uses allowed in the Final Development Plans (FDP) for land identified as Employment Center – Industrial in the New Town Zoning District. The second was to provide some analysis of and comments regarding the Uses in the FDPs.

This document contains an Introduction, Background, Analysis & Discussion, and Appendices. It is a long document due to the inclusion of the Appendices. The Appendices are for information/reference purposes and one can glance through them without having to read them in their entirety. There are six appendices:

1. FDPs & Their Uses by numerical order
2. FDPs & Their Uses by Industrial Park
3. Excerpt from Howard County 1954 Zoning Districts
4. Excerpt from Howard County 1961 Zoning Districts
5. Excerpt from Howard County 1977 Zoning Districts
6. Excerpt from Howard County Current Zoning Districts

The four appendices regarding the zoning districts allow one to see how County land uses changes over time. Zoning changes over time because the County changes, the country changes, how people live and work changes.

Change even applies to Columbia. The times and situation faced by James Rouse in the 1960s are different from the times and situations in 2017. The country and Howard County and Columbia are different. Columbia has changed in the past and will continue to change in the future. Even at the beginning the plan changed. What was initially conceived changed into what was presented into what was approved into what was modified as time went by. Keeping Columbia a planned community requires an understanding that the plan must be fluid and be able to change over time. What is important is not whether change will occur, but how that change occurs.

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From the very beginning, Employment Center land, particularly Industrial land, was considered to be crucial to the success of Columbia as a city. Industrial land meant jobs and jobs were crucial if Columbia was to be more than just a bedroom community. Both Jim Rouse and the Howard County Commissioners who approved New Town Zoning were in agreement on this point. The very early Rouse documents concerning Columbia's planning show that industry was an important consideration and much time and effort was devoted to ensuring that industry (jobs) came to Columbia.

Over 50 years ago Columbia was planned and then developed. The development as it exists today may not necessarily conform to the original plan. Is this acceptable? Do the trends match the goals to lead Columbia for the next 50 years? How should the plan be changed for the future? Six issues came out of the analysis of the FDPS for Employment Center – Industrial land.

1. How much land should continue to be for Industrial uses verses Retail uses?
2. Is the distinction between Employment Center – Industrial and Employment Center – Commercial still valid? Should they be merged into one category?
3. How close should residential units be allowed to Employment Center – Industrial land?
4. Should FDPs continue to rely on other zoning categories to determine uses or should uses be specified? Should use changes follow the established FDP change process?
5. Should FDPs be standardized? Across Columbia? Across an Industrial Park?
6. How should ancillary use language be interpreted

These six issues should be addressed for the future planning of Columbia.

In addition to the issues, consideration of the current situation in light of the analysis, produced several potential ideas to address these issues:

1. Study the issue of how much land should be devoted to Employment Center – Industrial use and whether or not the distinction between Employment Center – Industrial and Employment Center – Commercial is still needed.
2. Keep residential areas separate from Employment Center – Industrial areas.
3. Standardize the FDP uses and don't use other zoning district to allow uses.
4. Consider tightening the language on ancillary use.

This document contains a summary of the permitted uses in the New Town Zoning FDPs for Employment Centers – Industrial which are on file as of June 2017. Information is taken from the Howard County FDP database. This information is available online. It does not contain the Crescent area FDP as that is not yet available in the FDP database. The four sets of Zoning Regulations are also available online.

NOTE: This document was written by Andy Stack and contains his opinions. The Uses listed for each FDP were hand-typed from each FDP. It is possible that some words were left out or changed. The FDPs are not all very legible and even after doubling checking, typing errors are still possible.

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BACKGROUND

Snapshot of New Town Zoning

Employment Center was one of the designated land use categories in New Town zoning from the very beginning. There were two types of Employment Centers: Industrial and Commercial. For each piece of land under NT zoning, the land use categories are assigned in the Final Development Plan (FDP) for that piece of land. The NT zoning regulations set the following requirements on how much of the NT land could be used for Employment Centers:

Employment Center-Commercial use - **Minimum** 2% and **Maximum** 10%
Employment Center-Industrial use - **Minimum** 10% and **Maximum** 20%

The NT district consists of 14, 272 acres of land. As of February 2017, the amount of land assigned as Employment Center is as follows.

Commercial	1,060.411 acres	7.43%
Industrial	1,549.631 acres	10.85%

Total	2,610.042 acres	18.29%

The FDPs currently on record demonstrate that the percentages specified in the Howard County New Town zoning regulations have been met.

In reviewing the FDPs which compromise the Employment Center – Industrial land use, there are six centers/parks mentioned in the Employment Centers - Industrial FDPs (some may correspond to Comprehensive Sketch Plans for certain areas):

1. Oakland Ridge Industrial Park (**ORIP**) [*North of Route 108 in OM*]
2. Guilford Industrial Park (**EGU**) [*South of Snowden River Parkway*]
3. Sieling Industrial Center (**SIC**) [*Dobbin Road area out to Snowden River Parkway*]
4. Rivers Corporate Park (**RCP**) [*South of US 32 in King's Contrivance*]
5. Columbia Gateway (**CG**) [*South of Route 175 and east of Snowden River Parkway to I-95*]
6. Snowden River Business Park (**SRBP**) [*South of Route 100*]

In addition to these six centers, the GE Appliance Park East (now called Columbia Gateway) and Corridor Industrial Park (CIP) along Route 1 were developed as industrial sites by the Rouse Company. Most of Columbia Gateway and all of CIP are not part of New Town zoning, there are no FDPs associated with them in the County database.

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Note that FDPs can contain several land use categories (single family, apartments, etc.). However, no FDPs contain both the Employment Center – Industrial land use category and the Employment Center – Commercial land use category.

FDPs are numbered as they are filed and approved by the Howard County Planning Board. Currently, 265 FDPs are in the County database. FDPs which have an “A” are amended FDPs, the number following the A tells how many times the FDP has been amended. In an amended FDP, the first page usually contains a brief summary of what was amended. Several FDPs were filed in parts.

Appendix 1 contains a list of the FDPs associated with Employment Center – Industrial and the permitted uses as extracted from the FDPs. These are arranged in numerical order. Numerical order is basically chronological order. One can see how uses changed over time.

Appendix 2 contains the FDPs via the individual Centers. This allows a look at how FDP uses in a Center changed over time.

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Howard County Development Regulations

The land use categories/types listed in the New Town Zoning regulations were developed in the early 1960s and were based upon existing Howard County zoning regulations. It is important to look at the overall history of the county zoning regulations to see some of the history behind the development of these NT land use categories.

The first zoning regulations were adopted by Howard County in 1948 and had three districts: Residential, Commercial A and Commercial B. Commercial A was basically retail and Commercial B was manufacturing. So from the beginning land in Howard County was basically residential or retail or manufacturing. Even though different categories of land use have come and gone, this basic division has remained. In 1954 more detailed zoning regulations were adopted in which Commercial B was subdivided into the M-1 (Light Manufacturing), M-2 (Heavy Manufacturing), M-R (Restricted Manufacturing) , T-1 (Tourist Accommodations 1 - Motels), and T-2 (Tourist Accommodations 2 - Trailer Courts) districts. Appendix 3 contains a list of the 1954 uses via category (M-1, M-2, M-R, T-1, and T-2).

In 1961, Howard County adopted the 1961 Howard County zoning regulations. These were the zoning regulations in place as the planning for Columbia was underway and these were the zoning regulations which were later modified by the creation of the New Town Zoning District. Generally, the early FDPs permit all uses which were allowed in the M-1 (Light Manufacturing) Zoning District and the M-R (Restricted Manufacturing) Zoning District while excluding uses only permitted in the M-2 (Heavy Manufacturing) Zoning District and the T-2 (Mobile Home) Zoning District. This corresponded to the initial language in the first approved New Town Zoning District Regulations (approved 1965 as an amendment to the 1961 zoning regulations). Appendix 4 contains a list of the 1961 uses via category.

Excluding uses from the T-2 district meant that no trailer parks could be constructed on Employment Center – Industrial land. By 1977, it appears that the T-2 district transitioned to the R-MH (Residential Mobile Home) Zoning District (see the 1977 Howard County zoning regulations in Appendix 5). The FDPs dropped the reference to T-2 and started including R-MH. After some time, the R-MH restriction appears to have been dropped. M-2 uses are for heavy manufacturing and, from the beginning, were excluded from Employment Center – Industrial land uses. These types of uses which are not specified in an M-1 district would have been prohibited as a Matter of Right. All the M-1 uses would have been allowed as a Matter of Right in Employment Center FDPs which incorporated M-1 district uses as allowed uses.

By 1977, the number of industrial/manufacturing/mobile home categories had been reduced to three: M-1 (Light Manufacturing), M-2 (Heavy Manufacturing), and R-MH (Residential – Mobile Home). Appendix 6 has the current zoning districts uses.

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ANALYSIS & DISCUSSION

Although the title is Employment Center – Industrial; it really means light manufacturing. It is not heavy manufacturing (ex: a steel plant) which one normally associates with the term industrial. It is important to understand that industrial (manufacturing) use includes items such as offices buildings, research laboratories, schools, colleges, wholesale centers, warehouses, and distribution centers; it is not just making a physical product. Industry meant manufacturing which meant jobs. From the beginning in 1948, land is viewed as either where one lived (residential which included farming), where one sold or bought things (retail) and where one worked (manufacturing).

Times change and the country is not the same as it was in 1960 when Columbia was being planned. Industrial (Manufacturing), and even retail, have changed considerably over the years. In 2017, Industrial really means Flexible Space to allow for jobs to occur. Developing code, creating products via 3-D printing, and craft breweries are now part of industrial. Industry in Columbia in 2017 looks very different from industry envisioned as Columbia was planned, but it still means jobs and is a crucial part of Columbia.

From the very beginning, Employment Center land, particularly Industrial land, was considered crucial to the success of Columbia as a city. Industrial land meant jobs and jobs were crucial if Columbia was to be more than just a bedroom community. Both Jim Rouse and the Howard County Commissioners who approved New Town Zoning were in agreement on this point. The very early Rouse documents concerning Columbia's planning show that industry was an important consideration and much time and effort was devoted to ensuring that industry (jobs) came to Columbia.

Regarding location of Employment Center- Industrial land, except for an electrical substation in Town Center and a telephone central office located in Wilde Lake, all the Employment Center – Industrial land is located in eastern Columbia (east of Route 29). It is located along major roadways -Route 108, Route 175, US 32, Snowden River Parkway, and Broken Land Parkway (except for 2 electrical substations). Employment Center – Industrial land was located away from residential areas. This makes sense as in general, industrial and residential don't mix well. Residents can complain about the noise, the traffic, the smells, etc. associated with industrial areas.

The initial NT regulations separated retail (originally called Commercial and now called Employment Center – Commercial) and industry (originally called Industrial and now called Employment Center – Industrial). The NT regulations identified Commercial as having the uses specified in the B-1, B-2, T-1, and SC districts and Industrial as having the uses specified in the M-1 and M-R districts. The plan for Columbia (as required in the original zoning regulations) was to have at least 10% of the land used for industrial purposes and no more than 10% of the land to be used for retail purposes. Industrial land was important as it would form a tax base (which does not require as many County services) and provide places for people to work. Industrial land is important.

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Fifty years later, the distinction between retail and industrial seems to be fading. Significant retail uses are now found along Snowden River Parkway, Dobbin Road and Route 108 which are all identified as industrial land (Employment Center – Industrial). This was not the situation that the original Plan for Columbia envisioned. Retail can crowd out industrial uses (as the land becomes more valuable) just as residential uses can crowd out industrial uses. Although there are very good arguments for allowing retail in these areas, Columbia does not want to end up in the situation where there is no industrial land. Start-up businesses need areas to begin and grow and the flexibility of industrial land makes it a good location for start-ups. Another difficulty is that the change should be done as a planned change.

Uses allowed in industrial districts also change over time. The types of uses have almost doubled by the current zoning regulations. Even the regulations are amended from time to time until the next total re-write. If an FDP filed in 1967 mentions M-1 uses allowed, is that the M-1 uses allowed in 1961 or 1977 or 2017? What if you amend an FDP, does that mean the M-1 uses at the date of amendment replace the M-1 uses when the FDP was initially filed. The NT zoning regulations specify a process for amending and FDP. Does changing the uses in M-1 constitute a change in the FDP?

Columbia has met the mandated industrial land requirement (10.85%). The very early maps of the plan for Columbia actually showed much more land planned to be devoted to industrial uses and less land planned to be devoted to commercial uses. The focus was on providing jobs. As more retail uses show up on industrial designated land, the land is not available for jobs (industry). To be a true/successful city as envisioned in Jim Rouse's goal for Columbia, industry plays a very important role. Future planning needs to assess how much land should remain for industrial use.

In reviewing the usage language in the FDPs, three items stand out.

1. There is no standard FDP; the language changes from FDP to FDP. Even FDPs which are very similar have some differences. This is true even in the same Industrial Center.
2. The later FDPs (and amendments) are more detailed regarding allowed and prohibited uses. The earlier FDPs usually just relied on the M-1 and M-R designations and would add a section on ancillary uses.
3. Many of the FDPs contain language allowing ancillary uses. This language was tightened in later FDPs. The later FDPs start containing this language: "*Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.*" The language indicates that ancillary uses are to serve the people in the industrial area. How should ancillary uses be interpreted?

All of this makes it difficult to determine which use is allowed or prohibited on which parcel of land. Even in an industrial park, different parcels may have different allowed

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uses depending upon when the FDP covering that parcel was approved. Even if an FDP states M-1 uses are allowed, which M-1 uses? It is confusing and difficult to understand. It also means that enforcement is complex and difficult.

Columbia has changed in the past and will continue to change in the future. Even at the beginning the plan changed. What was initially conceived changed into what was presented into what was approved into what was modified as time went by. Keeping Columbia a planned community requires an understanding that the plan must be fluid and be able to change over time. What is important is not whether change will occur, but how that change occurs. Is it planned? Does it fit the goals?

Over 50 years ago Columbia was planned and then developed. The development as it exists today may not necessarily conform to the original plan. Is this acceptable? Do the trends match the goals to lead Columbia for the next 50 years? How should the plan be changed for the future? Six issues came out of the analysis of the FDPS for Employment Center – Industrial land.

1. How much land should continue to be for Industrial uses verses Retail uses?
2. Is the distinction between Employment Center – Industrial and Employment Center – Commercial still valid? Should they be merged into one category?
3. How close should residential units be allowed to Employment Center – Industrial land?
4. Should FDPs continue to rely on other zoning categories to determine uses or should uses be specified? Should use changes follow the established FDP change process?
5. Should FDPs be standardized? Across Columbia? Across an Industrial Park?
6. How should ancillary use language be interpreted

These six issues should be addressed for the future planning of Columbia.

Based upon the analysis and the current situation, here are some potential ideas to address the issues.

The first two issues require further study. Columbia does not want to lose all the industrial land. Commercial plays an important role, but so does industry. How do you strike a balance? Has the situation changed so much over 50 years, that there really is not a reason to keep the Employment Center – Industrial and Employment Center – Commercial land categories? How do we keep industry? Once industrial use land transforms into another use category, it is difficult to return it to industrial use; particularly if there are now residents.

The issue of how close residential development should be to employment centers is not easy to resolve. Look at the disagreements in the County that have (and still) occur when residential units are built adjacent to land which has other uses, even uses which predate the residential development. Clearly, the plan for Columbia kept these categories as distinct and separated from each other by open space or major roads. There still are good arguments for keeping a distance between residents and industry (noise, traffic, pollution, etc.). However adding the concept of mixed use complicates the

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question. Adding mixed use in an industrial area immediately limits the types of uses which can or would be allowed to occur. Another point to consider is that while industry has a net positive financial contribution to County (and CA), residential development does not have a net positive financial contribution (residents require services – schools, recreation & parks, more fire and police, etc.).

It does make sense to develop a (or perhaps several) standard FDP for Employment Center – Industrial land use. In essence, the FDP uses are similar and standardization would help for the future. It would also make enforcement easier.

There are two possible options for handling the question of what uses are allowed.

1. Each FDP should have a section specifying allowed uses, specifying prohibited uses, and specifying ancillary uses. FDPs should not rely on other zoning districts for uses. OR
2. Create a CSP for each major Industrial Park or a CSP for Employment Center – Industrial land. The CSP could contain the list of allowed/prohibited uses. It would not rely on other zoning district uses. The associated FDPs would contain any particular language regarding a special or prohibited use on a parcel of land. It would also allow for an overall plan similar to how Downtown is governed by the Downtown Columbia plan.

Language concerning ancillary uses should be tightened. What exactly does it mean in today's world? Ancillary uses were initially to be related to the allowed uses and focus on serving the people in the industrial park. The County now tends to treat ancillary uses as allowed uses. As an example, gas stations which serve the general public are allowed by the County if gas station is mentioned as an ancillary use. As in the more recent FDPS, *commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area*. Ancillary uses should serve the industrial area. Perhaps a solution is to allow only a small percentage of industrial land to be used for ancillary uses.

These changes are not easy to implement. Perhaps changes could be implemented as FDPs come up for amendment and as the County changes the development regulations.

Appendix 1

Employment Center Industrial FDPs & Allowed Uses

FDP 1-A-3: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited.

Location of commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

FDP 3-A: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited.

Location of commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages

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- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

On Lots 6, 7, and 8 only, the following uses are strictly prohibited (The descriptions of specific uses under each category are for illustrative purposes only and are not intended to in any way limit the category):

- 1. Any retail use with walk-in retail sales directly to the public (such as food or grocery store, drug/cosmetic store, convenience store, clothing store, bakery, video store, furniture store, liquor store or specialty store selling goods, including, but not limited to, art supplies, bicycles, books, cards, electronics, fabrics, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, sporting goods);
- 2. Christmas trees sales
- 3. Hotels, motels, or conference centers
- 4. Personal service establishments (such as bank, insurance agency, computer services, real estate agency, security service or messenger service);

Except For:

- i. One (1) deli-type establishment (no fast food type use such as McDonald's, Kentucky Fried Chicken, Taco Bell, Subway) of 3,000 square feet or less with no drive-thru facilities, for the convenience of occupiers of the Property and surrounding Oakland Ridge Industrial Park of which the Property is a part;
- ii. Shin-Shin Foods, Inc., an oriental-style grocery and eatery, which exists as of the Closing Date, the term of which expires September 30, 2001, at which time such use shall cease;
- iii. Sundry (hobby) shop;
- iv. Service agencies whose primary use is not retail sales directly to the public, i.e., back office, administrative offices, information processing, which may have up to 15% of its square footage allocated to retail sales directly to the public (such as bank operation facility with an ATM, teller, or bank officer available to the public, a mortgage processing facility with a limited public area for picking up, dropping off or completing mortgage applications, an insurance agency claims processing office with a limited public for the sale of policies, or the administrative offices of a security company);
- v. Uses that are complimentary to the office building such as a copy/business service center;
- vi. Educational uses (including martial arts, gymnastics and similar training uses, computer training centers, universities, community college or trade schools);
- vii. A single fitness center or no greater than 3,000 square feet for the convenience of the occupiers of the Property; and
- viii. A single wall-mounted or free standing (walk up or drive up) unmanned Automatic Teller Machine (ATM).

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FDP 6: (in Town Center)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Commission.

FDP 9A: (in Wilde Lake)

Land within this Final Development Plan may be used for a telephone central office site, and for uses ancillary as are provided by the Howard County Planning Commission.

FDP 10: (EGU)

All uses permitted in Manufacturing districts are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses permitted in M-2 and T-2 districts are prohibited.

Commercial uses ancillary to, or compatible with, permitted Manufacturing uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

The land encompassed by this final development plan phase and such structures as are constructed thereon may, in accordance with Section 17.031D of the Howard County Zoning Regulations as amended May 27, 1965, be used for the following specific uses: Office, warehouse and manufacturing uses for the manufacture, assembly, packaging and shipping of drapery hardware, venetian blinds, acoustical ceiling and wall hardware, folding doors, curtain rods and plastic products; including but not limited to roll forming of sheet metal and plastic, cutting and slitting of sheet metal rolls, barrel dip plating, injection and blow molding, metal press stamping, automatic screw driving and ball bearing assembly, high speed light riveting, compression bonding of metal slats to plastic film, coating and baking ovens, screw making and assembly and packaging.

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FDP 25-A-4: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 and R-MH districts are prohibited.

Location of commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

Religious activities within the limits of an existing structure.

FDP 36-A-2: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited.

Commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

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FDP 38: (EGU)

All uses permitted in Manufacturing districts are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses permitted in M-2 and T-2 districts are prohibited.

Commercial uses ancillary to, or compatible with, permitted Manufacturing uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

FDP 55: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses 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 the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

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Vehicular ingress and egress to proposed North/South Parkway (Now called Snowden River Parkway) will be permitted only at points of access approved by the Howard County Planning Board.

FDP 59-A: (in Town Center)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Board.

FDP 75: (EGU)

This is part of Snowden River Parkway right of way.

FDP 85: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses 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 the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

FDP 91: (SIC)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Board.

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FDP 92-A: (EGU)

This is part of Snowden River Parkway right of way.

Note that this FDP contains the following language: Vehicular ingress and egress to Snowden River Parkway will be permitted only at points of access approved by the Howard County Planning Board.

FDP 93: (EGU)

This is part of Oakland Mills Road right of way.

FDP 98: (Village of Long Reach)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Board.

FDP 99-A-Part 1 (EGU)

All uses permitted in industrial district land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and xxx districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

FDP 117-A-2: (SIC)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 district except, however, the uses only permitted in M-2 district are prohibited.

Commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

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- L. Full service food and grocery store, and related uses, of 100,000 square feet or more.

FDP 118-A-2-Part3: (in Village of Owen Brown)

All uses permitted in industrial district land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

Uses permitted on Parcel C are limited to the following:

1. Blueprinting, printing, duplicating or engraving services.
2. Child day care centers and nursey schools.
3. Day treatment or care facilities.
4. 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 permitted.
5. Government structures, facilities and uses, including public schools and colleges.
6. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns.
7. Manufacturing, compounding, processing or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries and biotechnical products.
8. Manufacturing and assembly of apparel, brooms, brushed, ceramic products, decorations, firearms, furniture, household appliances, jewelry, leather goods (excluding tanning), musical instruments, paper products, rubber and metal stamps, sporting goods, toys, and wrought iron products, and similar light manufacturing uses.
9. Manufacturing and assembly of electronic, communications, computer , medical, scientific, optical, photographic or technical instruments, equipment and components.
10. Manufacture and assembly of machine components.
11. Motor vehicle inspections station.
12. Nonprofit clubs, lodges, community halls.
13. Offices, professional and business
14. Printing, lithography, bookbinding, or publishing plants
15. Public utility uses, limited to the following
 - a. Utility substations, provided that all uses are setback at least 50 feet from lot lines.
 - b. Above ground pipelines.
 - c. Pumping stations.
 - d. Commercial communications towers, subject to the requirements of Section 128.E.2 and 128.E.3.

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16. Religious activities, structure used primarily for.
17. Research and development laboratories.
18. Schools, private academic, including colleges and universities.

FDP 124: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses are permitted as approve by the Howard County Planning Board.

FDP 128-A-2: (SIC)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 and R-MH districts are prohibited. Commercial uses ancillary to or compatible with permitted industrial uses are permitted as approve by the Howard County Planning Board.

FDP 134-A: (SIC)

This is part of Dobbin Road right of way.

FDP 142-A-2: (EGU)

All uses permitted in industrial district land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

FDP 143: (in Village of Owen Brown)

This is part of Broken Land Parkway and Snowden River Parkway right of way.

FDP 145: (SIC)

This is part of Oakland Mills Road right of way and some open space.

FDP 147: (in Village of Owen Brown)

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

- a. Banks, saving and loan association, investment companies, credit bureaus, brokers, or similar financial institutions
- b. Blueprinting, printing, duplicating or engraving services
- c. Bowling alleys, tennis barns and clubs, rolling skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses

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- d. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats excluding slaughtering
- e. Full service laundry and/or dry-cleaning establishments
- f. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
- g. Government building facilities and uses, including public schools and colleges
- h. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
- i. Hotels, motels and conference centers
- j. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
- k. Offices, professional and business
- l. Printing, lithography, bookbinding, or publishing plants
- m. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
- n. Research facilities
- o. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
- p. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
- q. Private colleges and universities, trade schools, art schools and similarly commercial operated schools
- r. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, day care center
- s. Retail sales provided that not more than 30% of the floor space of the first floor of any building may be devoted to retail sales

FDP 154: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

FDP 156-A: (EGU)

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All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approved by the Howard County Planning Board.

FDP 184-A-5: (RCP)

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominantly industrial areas are permitted as approved by the Howard County Planning Board.

1. Banks, saving and loan association, investment companies, credit bureaus, brokers, or similar financial institutions
2. Blueprinting, printing, duplicating or engraving services
3. Bowling alleys, tennis barns and clubs, rolling skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses
4. Building cleaning, painting, roofing, exterminating and similar establishments
5. Clothing and apparel manufacturing
6. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats excluding slaughtering
7. Full service laundry and/or dry-cleaning establishments
8. Furniture and appliance repairs
9. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
10. Government building facilities and uses, including public schools and colleges
11. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
12. Hotels, motels and conference centers
13. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
14. Offices, professional and business
15. Printing, lithography, bookbinding, or publishing plants
16. A gasoline service station is permitted on Parcel F-2.
17. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
18. Research facilities

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19. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
 20. Taxidermy
 21. Temporary fairs and carnivals sponsored by charitable, social, civic or educational organizations for a period of time not exceeding sixteen (16) days per event in any calendar year, provided that all equipment, banners, stands and other materials and equipment shall be completely removed from the premises within five (5) days of the closing of such temporary fairs and carnivals
 22. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
 23. Wholesale building material, supplies, and installation contractors with storage yards for lumber, bricks, cement blocks, construction equipment, plumbing and electrical supplies
 24. Private business colleges and universities, trade schools and similarly commercial operated schools
 25. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, and day care centers
 26. Religious activities, structures used primarily for
- Permitted uses on Parcel F-3 to include animal hospitals, completely enclosed.

FDP 187-A-3: (RCP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts (except, however, the uses only permitted in M-2 districts are prohibited). Location of commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

- a. Banks, saving and loan association, investment companies, credit bureaus, brokers, or similar financial institutions
- b. Blueprinting, printing, duplicating or engraving services
- c. Bowling alleys, tennis barns and clubs, rolling skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses
- d. Building cleaning, painting, roofing, exterminating and similar establishments
- e. Clothing and apparel manufacturing
- f. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats excluding slaughtering
- g. Full service laundry and/or dry-cleaning establishments
- h. Furniture and appliance repairs
- i. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
- j. Government building facilities and uses, including public schools and colleges

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- k. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
- l. Hotels, motels and conference centers
- m. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
- n. Offices, professional and business
- o. Printing, lithography, bookbinding, or publishing plants
- p. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
- q. Research facilities
- r. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
- s. Taxidermy
- t. Temporary fairs and carnivals sponsored by charitable, social, civic or educational organizations for a period of time not exceeding sixteen (16) days per event in any calendar year, provided that all equipment, banners, stands and other materials and equipment shall be completely removed from the premises within five (5) days of the closing of such temporary fairs and carnivals
- u. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
- v. Wholesale building material, supplies, and installation contractors with storage yards for lumber, bricks, cement blocks, construction equipment, plumbing and electrical supplies
- w. Private colleges and universities, trade schools, art schools and similarly commercial operated schools
- x. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, and day care centers
- y. Installation, operation, maintenance of telecommunications equipment and transmission facilities including, but not limited to a local and long distance switching, node, customer collection and related equipment, together with general office use, in buildings on Parcel A

FDP 189: (RCP)

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominantly industrial areas are permitted as approved by the Howard County Planning Board.

- a. Bakery, provided it is attached to restaurant
- b. One bank or saving and loan association
- c. Investment companies, credit bureaus, brokers, or similar financial institutions

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- d. Blueprinting, printing, duplicating or engraving services
- e. Full service laundry and/or dry-cleaning establishments
- f. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
- g. Government building facilities and uses, including public schools and colleges
- h. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
- i. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
- j. Offices, professional and business
- k. Printing, lithography, bookbinding, or publishing plants
- l. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
- m. Research facilities
- n. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
- o. Retail sales, provided that not more than 30% of the floor space of the first floor of any building may be devoted to retail sales
- p. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
- q. Private colleges and universities, trade schools, art schools and similarly commercial operated schools
- r. Service establishments such as barber shops, beauty shops, opticians, photographers, tailors, and day care centers
- s. Wholesale building, electrical, and plumbing supplies and materials exclusive of outdoor storage

FDP 215: (SIC)

This is part of Snowden River Parkway and Robert Fulton Drive right of way.

FDP 236-A-1: (CG)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

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FDP 239: (SRBP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

In addition the following specific uses are permitted:

1. Convents and monasteries used for residential purposes.
2. Housing for the elderly and / or handicapped persons.
3. Business machines sales, rental and service establishments.
4. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions, sewing machines, sporting goods, stationary, video tapes, works of art.
5. Service agencies such as real estate agencies, insurance agencies, security services, messaging services, computer services, travel agencies, data processing services.
6. Radio and television broadcasting facilities and studios.
7. Hospitals, intermediate care facilities and residential treatment centers.
8. Museums and libraries.
9. Nursing homes, group care facilities, children's homes and similar facilities, and their related and supporting facilities.
10. Executive golf training and recreation centers.
11. Theaters, legitimate and dinner.
12. Public utility uses limited to the following: telephone stations and telephone exchanges.

However, the following M-1 uses are not permitted:

1. Mobile home and modular home sales and rental.
2. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sale of parts.
3. Commercial communication towers with a height of 200 feet or greater (including antenna) measured from the ground.
4. Wrecked vehicle storage.
5. Rubble landfill and land clearing debris landfill.
6. Yard waste composting facility.
7. Utility substations, above ground pipelines and pumping stations.

Appendix 2

Employment Center Industrial FDPs & Allowed Uses By Center

Oakland Ridge Industrial Park (ORIP)

FDP 1-A-3: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited.

Location of commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

FDP 3-A: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited.

Location of commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station

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- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

On Lots 6, 7, and 8 only, the following uses are strictly prohibited (The descriptions of specific uses under each category are for illustrative purposes only and are not intended to in any way limit the category):

- 5. Any retail use with walk-in retail sales directly to the public (such as food or grocery store, drug/cosmetic store, convenience store, clothing store, bakery, video store, furniture store, liquor store or specialty store selling goods, including, but not limited to, art supplies, bicycles, books, cards, electronics, fabrics, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, sporting goods);
- 6. Christmas trees sales
- 7. Hotels, motels, or conference centers
- 8. Personal service establishments (such as bank, insurance agency, computer services, real estate agency, security service or messenger service);

Except For:

- ix. One (1) deli-type establishment (no fast food type use such as McDonald's, Kentucky Fried Chicken, Taco Bell, Subway) of 3,000 square feet or less with no drive-thru facilities, for the convenience of occupiers of the Property and surrounding Oakland Ridge Industrial Park of which the Property is a part;
- x. Shin-Shin Foods, Inc., an oriental-style grocery and eatery, which exists as of the Closing Date, the term of which expires September 30, 2001, at which time such use shall cease;
- xi. Sundry (hobby) shop;
- xii. Service agencies whose primary use is not retail sales directly to the public, i.e., back office, administrative offices, information processing, which may have up to 15% of its square footage allocated to retail sales directly to the public (such as bank operation facility with an ATM, teller, or bank officer available to the public, a mortgage processing facility with a limited public area for picking up, dropping off or completing mortgage applications, an insurance agency claims processing office with a limited public for the sale of policies, or the administrative offices of a security company);
- xiii. Uses that are complimentary to the office building such as a copy/business service center;
- xiv. Educational uses (including martial arts, gymnastics and similar training uses, computer training centers, universities, community college or trade schools);
- xv. A single fitness center or no greater than 3,000 square feet for the convenience of the occupiers of the Property; and

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- xvi. A single wall-mounted or free standing (walk up or drive up) unmanned Automatic Teller Machine (ATM).

FDP 25-A-4: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 and R-MH districts are prohibited.

Location of commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

Religious activities within the limits of an existing structure.

FDP 36-A-2: (ORIP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited.

Commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards

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- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

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Guilford Industrial Park (EGU)

FDP 10: (EGU)

All uses permitted in Manufacturing districts are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses permitted in M-2 and T-2 districts are prohibited.

Commercial uses ancillary to, or compatible with, permitted Manufacturing uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

The land encompassed by this final development plan phase and such structures as are constructed thereon may, in accordance with Section 17.031D of the Howard County Zoning Regulations as amended May 27, 1965, be used for the following specific uses: Office, warehouse and manufacturing uses for the manufacture, assembly, packaging and shipping of drapery hardware, venetian blinds, acoustical ceiling and wall hardware, folding doors, curtain rods and plastic products; including but not limited to roll forming of sheet metal and plastic, cutting and slitting of sheet metal rolls, barrel dip plating, injection and blow molding, metal press stamping, automatic screw driving and ball bearing assembly, high speed light riveting, compression bonding of metal slats to plastic film, coating and baking ovens, screw making and assembly and packaging.

FDP 38: (EGU)

All uses permitted in Manufacturing districts are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses permitted in M-2 and T-2 districts are prohibited.

Commercial uses ancillary to, or compatible with, permitted Manufacturing uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.

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- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

FDP 55: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses 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 the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

Vehicular ingress and egress to proposed North/South Parkway (Now called Snowden River Parkway) will be permitted only at points of access approved by the Howard County Planning Board.

FDP 75: (EGU)

This is part of Snowden River Parkway right of way.

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FDP 85: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses 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 the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.

FDP 92-A: (EGU)

This is part of Snowden River Parkway right of way.

Note that this FDP contains the following language: Vehicular ingress and egress to Snowden River Parkway will be permitted only at points of access approved by the Howard County Planning Board.

FDP 93: (EGU)

This is part of Oakland Mills Road right of way.

FDP 99-A-Part 1 (EGU)

All uses permitted in industrial district land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and xxx districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

FDP 124: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. Location of commercial uses

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ancillary to or compatible with permitted industrial uses are permitted as approve by the Howard County Planning Board.

FDP 142-A-2: (EGU)

All uses permitted in industrial district land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

FDP 154: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

FDP 156-A: (EGU)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

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Sieling Industrial Center (SIC)

FDP 91: (SIC)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Board.

FDP 117-A-2: (SIC)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 district except, however, the uses only permitted in M-2 district are prohibited.

Commercial uses ancillary to or compatible with the permitted industrial uses are permitted including but not limited to all of the following

- A. Restaurants and lunchrooms, and similar establishments serving food and/or beverages.
- B. Personal service shops and retail stores which primarily sell or service merchandise manufactured on the premises.
- C. Banks
- D. Gasoline service station
- E. Wholesale distributors
- F. Savings and Loan Associations
- G. Business and Professional Offices
- H. Parking lots or garages
- I. Building supplies and lumberyards
- J. Storage of prepared dairy products and other food products to be distributed on truck vending routes.
- K. Such other ancillary uses as may be approved by the Howard County Planning Board.
- L. Full service food and grocery store, and related uses, of 100,000 square feet or more.

FDP 128-A-2: (SIC)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 and R-MH districts are prohibited. Commercial uses ancillary to or compatible with permitted industrial uses are permitted as approve by the Howard County Planning Board.

FDP 134-A: (SIC)

This is part of Dobbin Road right of way.

FDP 145: (SIC)

This is part of Oakland Mills Road right of way and some open space.

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FDP 215: (SIC)

This is part of Snowden River Parkway and Robert Fulton Drive right of way.

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Rivers Corporate Park (RCP)

FDP 184-A-5: (RCP)

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominantly industrial areas are permitted as approved by the Howard County Planning Board.

1. Banks, saving and loan association, investment companies, credit bureaus, brokers, or similar financial institutions
2. Blueprinting, printing, duplicating or engraving services
3. Bowling alleys, tennis barns and clubs, rolling skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses
4. Building cleaning, painting, roofing, exterminating and similar establishments
5. Clothing and apparel manufacturing
6. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats excluding slaughtering
7. Full service laundry and/or dry-cleaning establishments
8. Furniture and appliance repairs
9. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
10. Government building facilities and uses, including public schools and colleges
11. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
12. Hotels, motels and conference centers
13. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
14. Offices, professional and business
15. Printing, lithography, bookbinding, or publishing plants
16. A gasoline service station is permitted on Parcel F-2.
17. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
18. Research facilities
19. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
20. Taxidermy
21. Temporary fairs and carnivals sponsored by charitable, social, civic or educational organizations for a period of time not exceeding sixteen (16) days

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per event in any calendar year, provided that all equipment, banners, stands and other materials and equipment shall be completely removed from the premises within five (5) days of the closing of such temporary fairs and carnivals

22. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
23. Wholesale building material, supplies, and installation contractors with storage yards for lumber, bricks, cement blocks, construction equipment, plumbing and electrical supplies
24. Private business colleges and universities, trade schools and similarly commercial operated schools
25. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, and day care centers
26. Religious activities, structures used primarily for

Permitted uses on Parcel F-3 to include animal hospitals, completely enclosed.

FDP 187-A-3: (RCP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts (except, however, the uses only permitted in M-2 districts are prohibited). Location of commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

- a. Banks, saving and loan association, investment companies, credit bureaus, brokers, or similar financial institutions
- b. Blueprinting, printing, duplicating or engraving services
- c. Bowling alleys, tennis barns and clubs, rolling skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses
- d. Building cleaning, painting, roofing, exterminating and similar establishments
- e. Clothing and apparel manufacturing
- f. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats excluding slaughtering
- g. Full service laundry and/or dry-cleaning establishments
- h. Furniture and appliance repairs
- i. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
- j. Government building facilities and uses, including public schools and colleges
- k. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
- l. Hotels, motels and conference centers

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- m. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
- n. Offices, professional and business
- o. Printing, lithography, bookbinding, or publishing plants
- p. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
- q. Research facilities
- r. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
- s. Taxidermy
- t. Temporary fairs and carnivals sponsored by charitable, social, civic or educational organizations for a period of time not exceeding sixteen (16) days per event in any calendar year, provided that all equipment, banners, stands and other materials and equipment shall be completely removed from the premises within five (5) days of the closing of such temporary fairs and carnivals
- u. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
- v. Wholesale building material, supplies, and installation contractors with storage yards for lumber, bricks, cement blocks, construction equipment, plumbing and electrical supplies
- w. Private colleges and universities, trade schools, art schools and similarly commercial operated schools
- x. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, and day care centers
- y. Installation, operation, maintenance of telecommunications equipment and transmission facilities including, but not limited to a local and long distance switching, node, customer collection and related equipment, together with general office use, in buildings on Parcel A

FDP 189: (RCP)

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominantly industrial areas are permitted as approved by the Howard County Planning Board.

- a. Bakery, provided it is attached to restaurant
- b. One bank or saving and loan association
- c. Investment companies, credit bureaus, brokers, or similar financial institutions
- d. Blueprinting, printing, duplicating or engraving services
- e. Full service laundry and/or dry-cleaning establishments
- f. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical

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- instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
- g. Government building facilities and uses, including public schools and colleges
 - h. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
 - i. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
 - j. Offices, professional and business
 - k. Printing, lithography, bookbinding, or publishing plants
 - l. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
 - m. Research facilities
 - n. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
 - o. Retail sales, provided that not more than 30% of the floor space of the first floor of any building may be devoted to retail sales
 - p. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
 - q. Private colleges and universities, trade schools, art schools and similarly commercial operated schools
 - r. Service establishments such as barber shops, beauty shops, opticians, photographers, tailors, and day care centers
 - s. Wholesale building, electrical, and plumbing supplies and materials exclusive of outdoor storage

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Columbia Gateway (CG)

FDP 236-A-1: (CG)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

FDP 236-A-1: (CG)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

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Snowden River Business Park (SRBP)

FDP 239: (SRBP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

In addition the following specific uses are permitted:

1. Convents and monasteries used for residential purposes.
2. Housing for the elderly and / or handicapped persons.
3. Business machines sales, rental and service establishments.
4. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifs, hobbies, houseware, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions, sewing machines, sporting goods, stationary, video tapes, works of art.
5. Service agencies such as real estate agencies, insurance agencies, security services, messaging services, computer services, travel agencies, data processing services.
6. Radio and television broadcasting facilities and studios.
7. Hospitals, intermediate care facilities and residential treatment centers.
8. Museums and libraries.
9. Nursing homes, group care facilities, children's homes and similar facilities, and their related and supporting facilities.
10. Executive golf training and recreation centers.
11. Theaters, legitimate and dinner.
12. Public utility uses limited to the following: telephone stations and telephone exchanges.

However, the following M-1 uses are not permitted:

1. Mobile home and modular home sales and rental.
2. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sale of parts.
3. Commercial communication towers with a height of 200 feet or greater (including antenna) measured from the ground.
4. Wrecked vehicle storage.
5. Rubble landfill and land clearing debris landfill.
6. Yard waste composting facility.
7. Utility substations, above ground pipelines and pumping stations.

FDP 239: (SRBP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or

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compatible with permitted industrial uses and plan as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

In addition the following specific uses are permitted:

1. Convents and monasteries used for residential purposes.
2. Housing for the elderly and / or handicapped persons.
3. Business machines sales, rental and service establishments.
4. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions, sewing machines, sporting goods, stationary, video tapes, works of art.
5. Service agencies such as real estate agencies, insurance agencies, security services, messaging services, computer services, travel agencies, data processing services.
6. Radio and television broadcasting facilities and studios.
7. Hospitals, intermediate care facilities and residential treatment centers.
8. Museums and libraries.
9. Nursing homes, group care facilities, children's homes and similar facilities, and their related and supporting facilities.
10. Executive golf training and recreation centers.
11. Theaters, legitimate and dinner.
12. Public utility uses limited to the following: telephone stations and telephone exchanges.

However, the following M-1 uses are not permitted:

1. Mobile home and modular home sales and rental.
2. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sale of parts.
3. Commercial communication towers with a height of 200 feet or greater (including antenna) measured from the ground.
4. Wrecked vehicle storage.
5. Rubble landfill and land clearing debris landfill.
6. Yard waste composting facility.
7. Utility substations, above ground pipelines and pumping stations.

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Other

FDP 6: (in Town Center)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Commission.

FDP 9A: (in Wilde Lake)

Land within this Final Development Plan may be used for a telephone central office site, and for uses ancillary as are provided by the Howard County Planning Commission.

FDP 59-A: (in Town Center)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Board.

FDP 98: (Village of Long Reach)

Land within this Final Development Plan may be used as a power receiving and distribution station and for uses ancillary thereto, as are approved by the Howard County Planning Board.

FDP 118-A-2-Part3: (in Village of Owen Brown)

All uses permitted in industrial district land use zones are permitted including, but not limited to, all uses in M-1 districts except, however, the uses only permitted in M-2 districts are prohibited. Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

Uses permitted on Parcel C are limited to the following:

1. Blueprinting, printing, duplicating or engraving services.
2. Child day care centers and nursey schools.
3. Day treatment or care facilities.
4. 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 permitted.
5. Government structures, facilities and uses, including public schools and colleges.
6. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns.
7. Manufacturing, compounding, processing or packaging of cosmetics, drugs, perfumes, pharmaceuticals, toiletries and biotechnical products.
8. Manufacturing and assembly of apparel, brooms, brushed, ceramic products, decorations, firearms, furniture, household appliances, jewelry, leather goods

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(excluding tanning), musical instruments, paper products, rubber and metal stamps, sporting goods, toys, and wrought iron products, and similar light manufacturing uses.

9. Manufacturing and assembly of electronic, communications, computer , medical, scientific, optical, photographic or technical instruments, equipment and components.
10. Manufacture and assembly of machine components.
11. Motor vehicle inspections station.
12. Nonprofit clubs, lodges, community halls.
13. Offices, professional and business
14. Printing, lithography, bookbinding, or publishing plants
15. Public utility uses, limited to the following
 - a. Utility substations, provided that all uses are setback at least 50 feet from lot lines.
 - b. Above ground pipelines.
 - c. Pumping stations.
 - d. Commercial communications towers, subject to the requirements of Section 128.E.2 and 128.E.3.
16. Religious activities, structure used primarily for.
17. Research and development laboratories.
18. Schools, private academic, including colleges and universities.

FDP 143: (in Village of Owen Brown)

This is part of Broken Land Parkway and Snowden River Parkway right of way.

FDP 147: (in Village of Owen Brown)

The uses permitted in industrial land use areas are listed below. Commercial uses ancillary to or compatible with permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approve by the Howard County Planning Board.

- a. Banks, saving and loan association, investment companies, credit bureaus, brokers, or similar financial institutions
- b. Blueprinting, printing, duplicating or engraving services
- c. Bowling alleys, tennis barns and clubs, rolling skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf and similar uses
- d. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats excluding slaughtering
- e. Full service laundry and/or dry-cleaning establishments
- f. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical instruments, medical supplies, toys, novelties, wrought iron products, sports goods, rubber and metal stamps
- g. Government building facilities and uses, including public schools and colleges

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- h. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television set, radios, household appliances and leather goods excluding tanning
- i. Hotels, motels and conference centers
- j. Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe plastics, precious or semiprecious metal or stones, sheet metal excluding large stampings such as motor vehicle fenders and bodies, shells, textiles, tobacco, wax, wire, wool, and yarns
- k. Offices, professional and business
- l. Printing, lithography, bookbinding, or publishing plants
- m. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities
- n. Research facilities
- o. Restaurants and beverage establishments including those selling beer, wine, and liquor for consumption on premise only
- p. Warehouses, provide that all loading and unloading shall be done on private property and that no part of any vehicle shall extend upon a street while loading or unloading
- q. Private colleges and universities, trade schools, art schools and similarly commercial operated schools
- r. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, day care center
- s. Retail sales provided that not more than 30% of the floor space of the first floor of any building may be devoted to retail sales

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Appendix 3

1954 Howard County Zoning Regulations

SECTION 8 - M-1 DISTRICTS.

A. USES PERMITTED IN THE M-1 DISTRICTS.

In the M-1 Districts only the following uses of land or building shall be permitted,

1. Uses permitted in the B-2 Districts.
2. Advertising signs, including billboards,
3. Bakery.
4. Bookbinding.
5. Broom and brush manufacture.
6. Camera and photographic equipment manufacture.
7. Ceramic products manufacture.
8. Christmas decorations or ornament manufacture, provided -that paint spraying shall be done in a fireproof room and that; the requirements of the County Health Officer shall be complied with.
9. Clothing or hat manufacture.
10. Cosmetic and toiletries manufacture, except soap.
11. Dry food manufacture or packing.
12. Furniture manufacture.
13. Glass products, from previously manufactured glass.
14. Ice cream manufacture.
15. Jewelry manufacture*
16. Laundry or dry cleaning plant.
17. Milk bottling.
18. Musical instrument manufacture.
19. Non-alcoholic beverage manufacture or bottling.
20. Optical equipment manufacture.
21. Orthopedic and medical appliance manufacture, such as artificial limbs, braces, supports and stretchers.
22. Perfume manufacture.
23. Pharmaceutical products, compounding only.
24. Precision instruments manufacture, including clocks and watches.
25. Printing establishments.
26. Shoe and leather products manufacture, provided no tanning is done on the premises.
27. Silverware manufacture.
28. Soap and detergents, packaging only.
29. Spice manufacture or packing.
30. Sporting goods manufacture, including balls, bats, gloves, baskets, rackets, rods, reels and lures.
31. Stationery manufacture.
32. Television, radio and household appliance manufacture.

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33. Truck terminals and warehouses, provided all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
34. Wholesale houses and merchandise distribution, centers.
35. The manufacture of cement, cinder or slag products.
36. The re-capping and re-treading of automobile and truck tires.

B. ACCESSORY USES PERMITTED IN THE M-1 DISTRICTS.

Any use normally and customarily incident to any use permitted in the M-1 District shall be permitted as an accessory use.

SECTION 9. - M-2 DISTRICTS.

A. USES PERMITTED IN THE M-2 DISTRICTS.

In the M-2 Districts only the following uses of land or building shall be permitted:

1. Uses permitted in the M-1 Districts.
2. Aircraft manufacture or assembly.
3. Automobile or truck assembly plant.
4. Beverage manufacture and bottling, including alcoholic beverage.
5. Bottle gas, storage for retail distribution, provided no tank shall be located nearer than 500 feet to any school, hospital or church.
6. Brass, bronze, aluminum or white metal works.
7. Bulk storage of not more than 25,000 gallons of oil or petroleum products.
8. Coal yard.
9. Cotton mill, cloth manufacture.
10. Food manufacturing, packing or processing plant.
11. Ice factory.
12. Iron, steel, copper, brass or aluminum products manufacture.
13. Machine shop, including manufacture of precision instruments.
14. Match manufacture.
15. Monument works, open or enclosed.
16. Motor vehicle repair shop - dismantling or wrecking not permitted without approval of the Board of Zoning Appeals.
17. Packing houses for seafood, meat, fruit or vegetables.
18. Poultry killing and dressing establishment.
19. Public utility structure and uses.
20. Woodworking plants.
21. Bituminous road material mixing plants.

In addition to the above uses, any use approved by the Board of Zoning Appeals under Section. 23 sub section A.

B. ACCESSORY USES. PERMITTED IN THE M-2 DISTRICTS.

Any use normally and customarily incident to any use permitted in the M-2 District shall be permitted as an accessory use, provided the area provisions of sub-section E of this section are complied with, and provided further, that such accessory use is not restricted or limited by action of the Board of Zoning Appeals, in a specific case, where approval of the Board is required in the M-2 District.

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C. USES EXCLUDED FROM THE M-2 DISTRICTS.

Any use not permitted as a matter of right which is found by the Board of Zoning Appeals, after public notice and hearing, and subject to the limitations, guides and standards provided in Section 24, to be detrimental to the public health, safety, morals or general welfare of the community.

SECTION 9.5 - SPECIAL DISTRICTS

SECTION 9.51 - T-1 DISTRICTS

A. USES PERMITTED IN THE T-1 DISTRICTS

In the T-1 Districts, only the following uses of land or buildings shall be permitted.*

1. Uses permitted in the R-H and R Districts.
2. Motels and tourist cabins and hotels, provided that the design, layout and ingress roads shall be approved by the Planning Commission and provided further that written approval of the Health Officer of Howard County, containing necessary requirements for maintaining health standards shall be filed with the Buildings Engineer before the permit is issued. No permit shall be issued by the Buildings Engineer until the application conforms with the requirements of the Planning Commission and the County Health Officer.
3. Restaurant. As an accessory use in connection only with those uses permitted under sub-paragraph 2 of this subsection.

B- ACCESSORY USES PERMITTED IN T-1 DISTRICTS.

Any use normally and customarily incident to any use permitted in the T-1 District, shall be permitted as an. Accessory use provided the area provisions of sub-section D of this Section shall be complied with.

SECTION 9.52-- T-2 DISTRICTS.

A. USES PERMITTED IN THE T-2 DISTRICTS.

1. Uses permitted, in the T-1 District.
2. Trailer coach park provided that the design, layout and ingress roads shall be approved by the Planning Commission and provided further that written approval of the Health Officer of Howard County, containing necessary requirements for maintaining health standards shall be filed with the Buildings Engineer before the permit is issued. No permit shall be issued by the Buildings Engineer until the application conforms with the requirements of the Planning Commission and the County Health Officer.

B. ACCESSORY USB3 PERMITTED IN T-2 DISTHICT.

Any use normally and customarily incident to any use permitted in the T-2 District, shall be permitted as an accessory use provided the area provisions of sub-section D of this Section shall be complied with.

Appendix 4

1961 Howard County Zoning Regulations

T-1 District: (Motel District)

In the T-1 Districts, only the following uses of land or buildings shall be permitted.

- 9.011 Uses permitted in the R-90 to R-20 Districts.
- 9.012 Motels and tourist cabins and hotels, provided that the design, layout and ingress roads shall be approved by the Planning Commission and provided further that written approval of the Health Officer of Howard County, containing necessary requirements for maintaining health standards shall be filed with the Buildings Engineer before the permit is issued. No permit shall be issued by the Buildings Engineer until the application conforms with the requirements of the Planning Commission and the County Health Officer.
- 9.013 Restaurant. As an accessory use in connection only with those uses permitted under Section 9.012 of this Section.
- 9.014 Automobile Service Station. As an accessory use in connection only with the use permitted under Section 9.013.

Any use normally and customarily incident to any use permitted in the T-1 District, shall be permitted as an accessory use provided the area provisions of Section 9.04 of this Section shall be complied with.

T-2 District: (Mobile Home District)

10.01 USES PERMITTED IN THE T-2 DISTRICTS

- 10.011 Uses permitted in the R-90 to R-20 Districts.
- 10.012 Trailer coach park provided that the design, layout and ingress roads shall be approved by the Planning Commission and provided further that written approval of the Health Officer of Howard County, containing necessary requirements for maintaining health standards shall be filed with the Buildings Engineer before the permit is issued. No permit shall be issued by the Buildings Engineer until the application conforms with the requirements of the Planning Commission and the County Health Officer.

10.02 ACCESSORY USES PERMITTED IN T-2 DISTRICTS.

Any use normally and customarily incident to any use permitted in the T-2 District, shall be permitted as an accessory use provided the area provisions of Section 10.04 shall be complied with.

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M-R District: (Restricted Manufacturing District)

SECTION 14 M-R DISTRICTS

In order to provide greater freedom in the selection of Industrial areas and at the same time to secure and maintain effective control over the locations, type, and arrangement of industrial uses and to protect the uses in neighboring residential zones; areas for M-R Districts may be designated on the zoning map and/or may be created by petition in accordance with the procedure as outlined in Section 14.2.

14.01 USES PERMITTED IN THE M-R DISTRICTS

- In the M-R Districts only the following uses of land or buildings shall be permitted:
- 14.011 Assembly of electrical appliances, electronic instruments and devices, radios and phonographs.
- 14.012 Bakery.
- 14.013 Bottling plant, except alcoholic beverages.
- 14.014 Cold storage plant.
- 14.015 Laboratory research only.
- 14.016 Laundry, cleaning, and dyeing establishments.
- 14.017 Manufacture/ compounding, packaging or treatment of candy, cosmetics, drugs, perfumes and food products.
- 14.018 Manufacture / compounding, assembling, or treatment of articles or merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth , cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, precious or semi "precious metals or stones, sheet metal (excluding large stampings such as motor vehicle fenders and bodies) , shells, textiles, tobacco , wax, wire, wood and yarns.
- 14.019 Manufacture of musical instruments, precision Instruments, clocks, watches, toys, novelties , wrought iron products, rubber or metal stamps, and other small molded rubber products.
- 14.0110 Offices and office buildings.
- 14.0111 Printing, lithographing / or publishing plant.
- 14.0112 Warehouses, sales and storage. Provided such uses conform with the requirements of this Section and provided further that the uses listed In Section 14.1.17 shall not be permitted In the M-R Districts.

14.02 ACCESSORY USES AND BUILDINGS

Any use completely housed within a building, which is normally and customarily incident to the principal use on the lot/ shall be permitted as an accessory building and use.

- 14.021 No accessory building shall be permitted within the yard spaces required by this section,
- 14.022 Underground sewer and water pipes and only underground public utility cables and wires shall be permitted,
- 14.023 Recreational facilities such as ballfields and swimming pools shall be permitted as customary plant activities.
- 14.024 Cafeterias and snack bars for employees, housed within the principal building, shall be permitted as customary accessory uses.

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14.17 USES EXCLUDED

Notwithstanding other provisions of this Section and these regulations no land and/or building shall be used for any one or more of the following uses in the M~R Districts:

- 14.171 Uses permitted in the R-90to R-20, R-A-1/ R-A-2/ B-I and B-2 Districts provided however/ that the use of land for farming purposes shall not be excluded.
- 14.172 Uses permitted in the T-I, T-2, S-C Districts and those uses permitted in the M-I andM-2 Districts which cannot conform to the requirements of this Section.
- 14.173 Abattoir - slaughtering of animals - stockyards - killing or dressing of poultry.
- 14.174 Boiler making or works.
- 14.175 Brewing or distilling of alcoholic beverages.
- 14.176 Brick yard or kiln.
- 14.177 Creosote treatment or manufacture.
- 14.178 Dismantling of automobiles, salvage, storage/ or sale of used automobile parts whether within a building or on an open parcel of land.
- 14.179 Distillation of coal/ wood, bones or tar.
- 14.1710 Distillation of spirits of turpentine or varnish.
- 14.1711 Fat rendering.
- 14.1712 Fertilizer manufacture.
- 14.1713 Fireworks or explosive manufacture or storage.
- 14.1714 Fish canning/ curing/ grinding or smoking.
- 14.1715 Flour, grist or grain mills.
- 14.1716 Fuel oil manufacture - or refining.
- 14.1717 Foundries.
- 14.1718 Gasoline manufacture*
- 14.1719 Hair factory,
- 14.1720 Incineration or reduction of garbage.
- 14.1721 Iron, steel or copper works or foundries.
- 14.1722 Junk storage, handling or sale.
- 14.1723 Lamp black manufacture.
- 14.1724 Lime, cement or plaster of Paris manufacture.
- 14.1725 Lime kiln.
- 14.1726 Manufacture or refining of petroleum or asphalt or any of their products.
- 14.1727 Ore dumps, or elevators or ore reduction.
- 14.1728 Paint, oil, varnish, lacquer, shellac or turpentine manufacture.
- 14.1729 Paper or pulp manufacture.
- 14.1730 Plaining mill.
- 14.1731 Plastic, pyroxyline, including celluloid manufacture.
- 14.1732 Potash works.
- 14.1733 Poudrette works.
- 14.1734 Pulverizing charcoal or coal.
- 14.1735 Raw hides or skins storage,

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- 14.1736 Refining of metals.
- 14.1737 Refuse dumps and sanitary fills.
- 14.1738 Rubber, caoutchouc or gutta-percha manufacture,
- 14.1739 Rubber manufacture from suede materials,
- 14.1740 Quarries.
- 14.1741 Sewage disposal plant - except for use situated on property and subject to approval of Health Officer.
- 14.1742 Shoddy manufacture and wool scouring.
- 14.1743 Smelting.
- 14.1744 Soap manufacture.
- 14.1745 Soda or washing compound manufacture.
- 14.1746 Starch, glucose or dextrine manufacture.
- 14.1747 Steam or drop hammer forge plants.
- 14.1748 Stone crusher.
- 14.1749 Sugar refinery.
- 14.1750 Tallow, grease or lard manufacture or refining.
- 14.1751 Tannery.
- 14.1752 Tar distillation.
- 14.1753 Tar roofing or tar waterproofing manufacture.
- 14.1754 Vinegar manufacture.
- 14.1755 Yeast plant.
- 14.1756 Uses limited as to location under Section 19 of these regulations, such as apartment houses, kennels for boarding or breeding dogs, country or private clubs and open air theatres.

M-1 District: (Light Manufacturing District)

15.01 USES PERMITTED IN THE M-I DISTRICTS

Only the following uses of land or building shall be permitted:

15.011 Uses permitted in the B-2 and M-R Districts, except as provided in Section 15.09.

15.012 Advertising signs, including bill-boards.

15.013 Bakery.

15.014 Bookbinding.

15.015 Broom and brush manufacture.

15.016 Camera and photographic equipment manufacture.

15.017 Ceramic products manufacture.

15.018 Christmas decorations or ornament manufacture / provided that paint spraying shall be done in a fireproof room and that the requirements of the County Health Officer shall be complied with.

15.019 Clothing or hat manufacture.

15.0110 Cosmetic and toiletries manufacture, except soap*

15.0111 Dry food manufacture or packing/

15.0112 Furniture manufacture.

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- 15.0113 Gasoline Service Station.
- 15.0114 Glass products, from previously manufactured glass,
- 15.0115 Ice cream manufacture.
- 15.0116 Jewelry manufacture*
- 15.0117 Laundry or dry cleaning plant.
- 15.0118 Milk bottling.
- 15.0119 Musical Instrument manufacture.
- 15.0120 Non-alcoholic beverage manufacture or bottling.
- 15.0121 Optical equipment manufacture.
- 15.0122 Orthopedic and medical appliance manufacture/ such as artificial limbs/ braces/ supports and stretchers.
- 15.0123 Perfume manufacture.
- 15.0124 Pharmaceutical products, compounding only.
- 15.0125 Precision machine equipment and Instruments manufacture, Including clocks and watches.
- 15.0126 Printing establishments.
- 15.0127 Shoe and leather products manufacture / provided no tanning is done on the premises.
- 15.0128 Silverware manufacture.
- 15.0129 Soap and detergents, packaging only.
- 15.0130 Spice manufacture or packing.
- 15.0131 Sporting goods manufacture/ including balls/ bats, gloves/ baskets/ rackets/ rods, reels, and lures.
- 15.0132 Stationery manufacture.
- 15.0133 Television, radio and household appliance manufacture.
- 15.0134 Truck terminals and warehouses/ provided all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
- 15.0135 Wholesale houses and merchandise distribution centers.
- 15.0136 The manufacture of cement/ cinder or slag products.
- 15.0137 The re-capping and re-treading of automobile and truck tires*
- 15.0138 The manufacturing of wire products from previously manufactured wire.
- 15.0139 The storage and sale of gasoline/ fuel oil, etc. in accordance with Sections 19.241 and 19.242.

M-2 District: (Heavy Manufacturing District)

SECTION 16 M-2 DISTRICTS

The M-2 Districts are intended to provide for as heavy a type of Industry as the County Commissioners have decided is desirable in Howard County plus such reasonably compatible uses, not specifically permitted, as the Board of Zoning Appeals may approve subject to adequate safeguards to surrounding properties and the County as a whole.

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16.01 USES PERMITTED IN THE M-2 DISTRICTS

Only the following uses of land or building shall be permitted:

- 16.011 Uses permitted In the M-I Districts,, except as provided In Section 16. 06.
- 16.012 Aircraft manufacture or assembly.
- 16.013 Automobile or truck assembly plant.
- 16.014 Beverage manufacture and bottling, including alcoholic beverage.
- 16.015 Bottle gas, storage for retail distribution in accordance with Sections 19.241 and 19.242.
- 16.016 Brass/ bronze/ aluminum or white metal works,
- 16.017 Bulk storage of oil or petroleum products in accordance with Sections 19.241 and 19.242.
- 16.018 Coal yard.
- 16.019 Cotton mill, cloth manufacture.
- 16.0110 Food manufacturing, packing or processing plant.
- 16.0111 Ice factory.
- 16.0112 Iron, steel, copper, brass or aluminum products manufacture.
- 16.0113 Machine shop, including manufacture of precision instruments.
- 16.0114 Match manufacture.
- 16.0115 Monument works, open or enclosed.
- 16.0116 Motor vehicle repair shop - dismantling or wrecking not permitted without approval of the Board of Zoning Appeals.
- 16.0117 Packing houses for seafood, meat/ fruit or vegetables •
- 16.0118 Poultry killing and dressing establishment.
- 16.0119 Public utility structure and uses.
- 16.0120 Woodworking plants.
- 16.0121 Bituminous road material mixing plants.
- 16.0122 In addition to the above uses/ any use approved by the Board of Zoning Appeals under Section 30.01 of these regulations.

16.06 USES EXCLUDED

Uses permitted in the Residential Districts, personal service shops and retail stores, except farming and recreational uses, restaurants and lunchrooms, shall not be permitted in the M-2 Districts, provided however, that where merchandise is manufactured on the premises, it may be sold therefrom and that a dwelling may be constructed on a lot of 1 acre or less in area which is of record at the time of the adoption of these regulations.

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Appendix 5

1977 Howard County Zoning Regulations

R-MH Districts: (Residential Mobile Home District)

- A. Uses Permitted as a Matter of Right
 - 1. Mobile homes in mobile home parks.
- B. Accessory Uses
 - 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
 - 2. Private off-street parking areas for not more than two (2) commercially licensed vehicles on lots of 3 or more acres and not more than one (1) commercially licensed vehicle on lots less than 3 acres.
 - 3. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests.
 - 4. The housing of not more than four (4) non-transient roomers or boarders by a resident family.
 - 5. Home occupations.
 - 6. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception.
 - 7. Management office and maintenance facilities.

M-1 District: (Light Manufacturing District)

- A. Uses Permitted as a Matter of Right
 - 1. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
 - 2. Blueprinting, printing, duplicating or engraving services
 - 3. Bowling alleys, tennis barns and clubs, roller skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
 - 4. Building cleaning, painting, roofing, exterminating and similar establishments.
 - 5. Clothing and apparel manufacture.
 - 6. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meals, excluding slaughtering.
 - 7. Full-service laundry and/or dry cleaning establishments
 - 8. Furniture and appliance repairs.
 - 9. General light manufacturing, including photographic equipment:, precision instruments, ceramic products, electrical equipment:, musical instruments, optical

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- equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
10. Government buildings, facilities and uses, including, public schools and colleges.
 11. Home goods and furniture manufacture, including brooms, brushes, holiday decorations, jewelry, silverware, stationery, television sets, radios, household appliances and leather goods, excluding tanning.
 12. Hotels, motels and conference centers.
 13. Limited detail Sales: For any manufacturing plant or warehouse permitted in the M-1 District, retail sales may be permitted, provided that the products sold are either manufactured on the site, sold as parts or accessories to products manufactured on the site or elsewhere, or stored or distributed either by the owner or lessee of the site or elsewhere; and further provided that not more than thirty percent (30%) of the floor space of the first floor of the main building may be devoted to the retail sales of articles made, stored or distributed on the premises, and that any service facilities are limited to the repair and/or service of products manufactured, stored or distributed by the owner or lessee of the site, nothing herein contained shall be construed to permit the operation of general retail sales business.
 14. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously-prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as motor vehicle fenders and bodies), shells, textiles, tobacco, wax, wire, wood and yarns.
 15. Mobile home and prefabricated home sales and rental, but not including occupancy.
 16. Motor vehicle construction equipment and farm equipment sales, repairs and service.
 17. Non-profit clubs, lodges, community halls.
 18. Offices, professional and business.
 19. Printing, lithography, bookbinding or publishing plants.
 20. Parks, swimming pools, playgrounds, tennis courts, basketball courts and similar recreation facilities.
 21. Research laboratories.
 22. Restaurants and beverage establishments, including those serving beer, wine and liquor.
 23. Sawmills.
 24. Farming, including necessary and customary uses, and accessory buildings; provided, however, that no building for housing animals or fowl shall be erected, nor any manure stored, within one hundred (100) feet of a dwelling, except that household pets shall be allowed to be housed within one hundred (100) feet of a dwelling; but in no case in the front or side setbacks of a dwelling nor within twenty-five (25) feet of the side lines of a lot. 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.
 25. School bus and recreational vehicle storage.

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26. Taxidermy.
27. Temporary fairs and carnivals sponsored by charitable, social, civic or educational organizations for a period of time not (exceeding sixteen (16) days per event in any calendar year, provided that all equipment, banners, stands and other material and equipment shall be completely removed from the premises within five (5) days of the closing of such temporary fairs and carnivals.
28. Warehouses, truck terminals, moving and storage establishments and cold storage, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
29. Wholesale building materials, supplies and installation contractors with storage yards for lumber, bricks, cement blocks, construction equipment, plumbing and electrical supplies.
30. Private business colleges and universities, trade schools and similar commercially operated schools.
31. Drive-in theatres.
32. Golf driving ranges.

B, Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception*
3. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, day care centers.

M-2 District: (Heavy Manufacturing District)

A. Uses Permitted as a Matter of Right

1. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions*
2. Blueprinting, printing, duplicating or engraving services.
3. Bowling alleys, tennis barns and clubs, roller skating and ice skating rinks, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
4. Building cleaning, painting, roofing, exterminating and similar establishments.
5. Clothing and apparel manufacture.
6. Food and drink production, processing, packaging and distribution for dairy products, food products, bakery products, non-alcoholic beverages, spices, ice and meats, excluding slaughtering.
7. Full-service laundry and/or dry cleaning establishments
8. Furniture and appliance repairs.
9. General light manufacturing, including photographic equipment, precision instruments, ceramic products, electrical equipment, musical instruments, optical

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- equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
10. Government buildings, facilities and uses, including public schools and colleges.
 11. Home goods and furniture manufacture, including brooms, brushes, Christmas decorations, jewelry, silverware, stationery, television sets, radios, household appliances and leather goods, excluding tanning.
 12. Hotels, motels and conference centers.
 13. Limited Retail Sales: For any manufacturing plant or warehouse permitted in the M-2 District, retail sales may be permitted provided that the products sold are either manufactured on the site, sold as parts or accessories to products manufacturer on the site or elsewhere, or store.¹ or distributed either by the owner or lessee of the site or elsewhere; and further provided that not more than thirty percent (30%) of the floor space of the first floor of the main building may be devoted to the retail sales of articles made, stored or distributed on the premises, and that any service facilities are limited to the repair and/or service of products manufactured, stored or distributed by the owner or lessee of the site, Nothing herein contained shall be construed to permit the operation of general retail sales business.
 14. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously-prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, precious or semi-precious metals or stones, sheet metal, textiles, shells, tobacco, wax, wire, wood and yarns.
 15. Mobile 'home and prefabricated home manufacture, sales and rental, but not including occupancy.
 16. Motor vehicle, construction equipment and farm equipment sales, repair and service.
 17. Non-profit clubs, lodges, community halls*
 18. Offices, professional and business.
 19. Printing, lithography, bookbinding or publishing plants.
 20. Parks, playgrounds, tennis courts, basketball courts and similar recreation facilities.
 21. Research laboratories.
 22. Restaurants and beverage establishments, including those serving beer, wine and liquor,
 23. Sawmills,
 24. Farming, including necessary and customary uses, and accessory buildings; provided, however, that no building for housing animals or fowl shall be erected, nor any manure stored, within one hundred (100) feet of a dwelling, except that household pets shall be allowed to be housed within, one hundred (100) feet of a dwelling; but in no case in the front or side setbacks of a dwelling nor within twenty-five (25) feet of the side lines of a lot, 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,
 25. School bus and recreational vehicle storage.
 26. Taxidermy.

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27. Temporary fairs and carnivals sponsored by charitable, social, civic or educational organizations for a period of time not exceeding sixteen (16) days per event in any calendar year, provided that all equipment, banners, stands and other material and equipment shall be completely removed from the premises within five (5) days of the closing of such temporary fairs and carnivals.
28. Warehouses, truck terminals, moving and storage establishments and cold storage, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
29. Wholesale building materials, supplies and installation contractors with storage yards for lumber, bricks, cement blocks, construction equipment, plumbing and electrical supplies.
30. Private business colleges and universities, trade schools and similar commercially operated schools.
31. Drive-in theatres.
32. Golf driving ranges.
33. Aircraft parts and subassemblies manufacture,
34. Non-alcoholic beverage manufacturing and bottling.
35. Asphalt or asphalt products manufacture.
36. Automobile, truck, construction equipment or farm equipment assembly plants.
37. Automobile, truck, construction equipment or farm equipment parts manufacture.
38. Clay and ceramic products manufacture.
39. Coal storage.
40. Concrete hatching.
41. Concrete products manufacture,
42. Construction machinery manufacture and repair.
43. Cotton mill, cloth manufacture^
44. Disinfectants manufacture.
45. Excelsior manufacture.
46. Packing or processing of fish products, fruit or vegetables.
47. Foundries.
48. Food manufacturing, packing or processing plants.
49. Glass manufacture.
50. Grain storage, milling, or processing.
51. Ice factory.
52. Kennels, commercial and non-commercial.
53. Floor covering manufacture*
54. Heavy machinery manufacture or repair.
55. Machine shops, including manufacture of precision instruments.
56. Livestock slaughtering or preparation for packing.
57. Manufacturing of metal alloys or foils*
58. Porcelain products manufacture.
59. Railroad equipment manufacture and repair.
60. Natural or synthetic rubber processing or manufacture.
61. Size manufacture*
62. Soap or detergent manufacture.

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- 63. Stone or stone products manufacture.
- 64. Topsoil storage for commercial purposes.
- 65. Woodworking plants.
- 66. Wool scouring or pulling.

B. Accessory Uses

- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
- 2. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception.
- 3. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors, day care centers.

Appendix 6

Current Howard County Zoning Regulations (as of February 2017)

SECTION 113.1: - R-MH (Residential: Mobile Home) District

A. Purpose

The R-MH District is established to provide the opportunity for moderately priced housing. It is the intent of the district that opportunities for home ownership and rental sites be maintained.

B. Uses Permitted as a Matter of Right

1. Mobile homes within mobile home developments.
2. Single-family detached dwellings.
3. Single-family attached dwellings within R-MH Districts of at least 25 acres.
4. Apartment units within R-MH Districts of at least 25 acres. Apartment units are also permitted on sites of less than six acres, if any property adjacent to the site is also developed as apartment units.
5. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
6. Private recreational facilities, such as swimming pools, basketball courts and tennis courts, reserved for the use of on-site residents and their guests. Such facilities shall be located within condominium developments or within neighborhoods and communities where all properties are included within recorded covenants and liens which govern and provide financial support for operation of the facilities.
7. 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 Conditional Use.
8. Commercial communication antennas attached to structures, subject to the requirements of Section 128.0.E.4. Commercial communication towers located on government property, excluding School Board property, and with a height of less than 200 feet measured from ground level, subject to the requirements of Sections 128.0.E.2 and 128.0.E.3. This height limit does not apply to government communication towers, which are permitted as a matter of right under the provisions for "Government structures, facilities and uses."
9. Volunteer fire departments.

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10. Government structures, facilities and uses, including public schools and colleges.

C. Accessory Uses

The following are permitted accessory uses in the R-MH District. More than one accessory use shall be permitted on a lot, provided that the combination of accessory uses remains secondary, incidental and subordinate to the principal use.

1. Any use normally and customarily incidental to any use permitted as a matter of right in this District.
2. The housing of not more than four non-transient roomers or boarders by a resident family.
3. Home occupations, subject to the requirements of Section 128.0.C.
4. Home care.
5. Parking:
 - a. Off-street parking of no more than two commercial vehicles on lots of three or more acres and no more than one commercial vehicle on lots of less than three acres. Private off-street parking is restricted to vehicles used in connection with or in relation to a principal use permitted as a matter of right in the district.
 - b. Off-street parking or storage of unregistered, inoperable, wrecked, dismantled or destroyed motor vehicles shall not be permitted, except as provided by Section 128.0.D.
6. Management office and maintenance facilities in mobile home parks.
7. Central common laundry facilities in mobile home parks.
8. Convenience establishments of a commercial nature, not including Motor Vehicle Fueling Facility but including stores, day care centers, coin-operated laundries and dry cleaners, beauty and barber shops, may be permitted in mobile home parks, provided that such establishments and the parking areas primarily related to their operations:
 - a. May occupy up to 5% of the area of the park, but in any case, not more than two and one-half acres,
 - b. Shall be subordinate to the residential use and character of the park,
 - c. Shall be located, designed and intended to serve frequent trade or service needs of the residents of the park, and
 - d. Shall present no visible evidence of their commercial character from any portion of any residential district outside the park.
9. Snowball stands, subject to the requirements of Section 128.0.D.

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10. Temporary storage of abandoned mobile homes in mobile home parks, provided that:
 - a. This use shall be limited to storage of mobile homes which were occupied and subsequently abandoned by their owners within the mobile home park.
 - b. An abandoned mobile home shall be stored for a period of time not to exceed six months.
 - c. Storage areas shall meet the bulk requirements of Section 113.1.D.3.b, except that the minimum required distance between mobile homes shall not apply to the distance between abandoned mobile homes.
 - d. Prior to moving an abandoned mobile home from its site to a storage area, a permit shall be obtained from the Department of Planning and Zoning. The permit application shall include a plan showing the storage area and documentation that the park owner has begun the necessary proceedings in accordance with State law to take possession of and remove the mobile home from the premises.
11. Accessory Solar Collectors.

SECTION 122.0: - **M-1 (Manufacturing: Light) District**

A. **Purpose**

The M-1 District is established to permit a mix of manufacturing, warehousing and business uses with provisions for limited retail sales.

B. **Uses Permitted as a Matter of Right**

1. Ambulance services.
2. Ambulatory health care facilities.
3. Athletic facilities, commercial.
4. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
5. Biodiesel fuel manufacturing from vegetable-based oils.
6. Biomedical laboratories.
7. Blueprinting, printing, duplicating or engraving services.
8. Breweries that manufacture 22,500 barrels or less of fermented malt beverages per year.
9. Bus terminals.
10. Carpet and floor covering stores.
11. Car wash facilities.

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12. 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 128.0.D.
13. Carpet and rug cleaning.
14. Catering establishments and banquet facilities.
15. Child day care centers and nursery schools.
16. Concert halls.
17. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
18. Contractor's office and outdoor or indoor storage facility, including carpentry, cleaning, construction, electrical, excavation, exterminating, heating/air conditioning, home improvement, landscaping, masonry, painting, paving, plumbing, roofing, septic system, snow removal, well drilling, and other contractors.
19. Data processing and telecommunication centers.
20. Day treatment or care facilities.
21. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
22. Flex-space.
23. Funeral homes and mortuaries.
24. Furniture, appliance and business machine repair, furniture upholstery, and similar services.
25. Furniture stores.
26. Government structures, facilities and uses, including public schools and colleges.
27. Hotels, motels, conference centers and country inns.
28. Kennels.
29. Laundry or dry cleaning establishments or plants.
30. Light Industrial Uses.
31. Material recovery facilities—source separated.
32. Mobile home and modular home sales and rentals, but not including occupancy.
33. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repair and incidental sale of parts.

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34. Motor vehicle, construction equipment and farm equipment sales and rentals.
35. Motor vehicle inspections station.
36. Motor vehicle towing and storage facility.
37. Mulch manufacture.
38. Nonprofit clubs, lodges, community halls.
39. Offices, professional and business.
40. Pawn Shops.
41. Pet grooming establishments and daycare, completely enclosed.
42. Photographic processing plants.
43. Pizza delivery services and other services for off-site delivery of prepared food.
44. Printing, lithography, bookbinding or publishing.
45. Public utility uses, limited to the following:
 - a. Utility substations, provided that all uses are set back at least 50 feet from lot lines.
 - b. Above ground pipelines.
 - c. Pumping stations and compression stations.
 - d. Telecommunication equipment facilities.
 - e. Commercial communications antennas.
 - f. Commercial communication towers, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
46. Recreation facilities, commercial
47. Recycling collection facilities.
48. Religious facilities, structures and land used primarily for religious activities.
49. Research and development establishments.
50. Restaurants, carryout.
51. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
52. Retail centers. Retail centers to serve the employees and users of projects within this zoning district are permitted within projects of at least 200 acres when such centers conform to the requirements set forth below.
 - a. Purpose: The purpose of such retail centers is to provide employees and users of development in this zoning district with conveniently located commercial, retail and personal services; to reduce the need for vehicle trips off and onto the site to obtain such services; to provide

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employees and users with the useable open space and amenities associated with such services (e.g., outdoor eating areas); and to make more efficient use of the site by clustering together related retail, commercial and service activities in retail centers which typically would not exceed 40,000 square feet of gross floor area.

- b. Uses permitted by right in such retail centers include any combination of the retail, commercial or service uses permitted by right in this district plus the following uses:
 - (1) Newsstand.
 - (2) Convenience store.
 - (3) Personal service establishments.
 - (4) Specialty stores.
 - (5) Telegraph offices, express mail, and messenger services.
 - (6) Travel bureaus.
 - (7) Drug and cosmetic stores.
- c. Minimum requirements and conditions: Retail centers incorporating the uses cited in paragraph b. above shall be permitted within this zoning district when they meet the following conditions:
 - (1) Minimum project size shall be 200 gross acres and such projects shall have a continuous internal road system.
 - (2) The retail center(s) lot shall not occupy, in the aggregate, more than 2% of the gross acreage of the project.
 - (3) Development of the retail center(s) shall be phased in with the development of permitted uses within the project so that at no time shall the aggregate floor area of the improvements in the retail center(s) exceed 10% of the total aggregate floor area of improvements for permitted uses either constructed or being constructed pursuant to approved Site Development Plans.
 - (4) Retail center(s) may not be located on a lot that fronts on or abuts any street or highway unless such street or highway is internal to the project. All access to the retail center(s) shall be from interior streets within the project. The distance from any lot line of the retail center lot to the nearest street or highway right-of-way external to the project shall be no less than 500 feet and signage for the center shall not be oriented to such external streets.

53. Retail, limited:

For any manufacturing plant or warehouse permitted in the M-1 District, retail sales may be permitted, provided that:

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- a. The products sold are either manufactured on the site, sold as parts or accessories to products manufactured on the site, or stored or distributed on the site;
- b. Not more than 30% of the floor space of the first floor of the main structure may be devoted to the retail sales of articles made, stored or distributed on the premises; and
- c. Any service facilities are limited to the repair and/or service of products manufactured, stored or distributed by the owner or lessee of the site.

Nothing herein contained shall be construed to permit the operation of general retail sales businesses.

54. Seasonal sales of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
55. Sawmills.
56. School bus, boat and recreational vehicle storage facilities.
57. Schools, commercial.
58. Schools, private academic, including colleges and universities.
59. Self-storage facilities.
60. Sign making shops.
61. Special Hospitals — Psychiatric.
62. Taxicab businesses, including facilities for dispatch and maintenance of related vehicles.
63. Taxidermies.
64. 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 Conditional Use.
65. Volunteer fire departments.
66. Warehouses, truck terminals, and moving and storage establishments.
67. Wholesale sale and storage of building materials and supplies, including storage yards for lumber, bricks, masonry blocks, construction equipment, plumbing and electrical supplies.

C. Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and 128.0.E.3.

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3. The following retail and service uses, on a lot used primarily for multistory business or professional offices, provided the total gross floor area of all such establishments on a lot shall not exceed 2,000 square feet and shall not exceed 10% of the total floor space of the principal use:
 - a. Personal service establishments.
 - b. Service agencies.
 - c. Retail establishments, limited to the following: convenience stores, food stores, drug and cosmetic stores and specialty stores.
4. Flea markets, provided that: a permit is issued by the Department of Planning and Zoning; sufficient parking exists on the site; the site has direct access to a major collector or arterial highway; and the flea market use is limited to weekends and national holidays.
5. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.
6. Accessory Solar Collectors.

SECTION 123.0: - **M-2 (Manufacturing: Heavy) District**

A. Purpose

The M-2 District is established to permit a mix of manufacturing, warehousing, industrial and business uses with provisions for limited retail sales.

B. Uses Permitted as a Matter of Right

1. All uses permitted as a matter of right in the M-1 District.
2. Biodiesel Fuel Manufacturing.
3. Breweries that manufacture more than 22,500 barrels of fermented malt beverages per year.
4. Crematoriums.
5. Feed and grain mills.
6. Go-cart tracks, provided that outdoor go-cart tracks are subject to the following requirements:
 - a. The go-cart track must be part of a sports or recreation complex including at least two other uses permitted by Section 122.0.B.3; and
 - b. The go-cart track must be at least 500 feet from residential districts and 500 feet from existing residences in nonresidential districts.
 - c. A sports or recreation complex containing a go-cart track must be at least 2500 feet from any other sports or recreation complex containing a go-cart track.

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7. Manufacture and assembly of vehicles, equipment and machinery. Includes parts manufacture and repair services.
8. Manufacture and processing of natural or synthetic rubber.
9. Manufacture of clay, ceramic and porcelain products.
10. Manufacture of concrete, asphalt and related products, and concrete and asphalt batching.
11. Manufacture of chemicals and allied products, including paints, varnishes, pesticides, soaps, polishes, bleaches, detergents, inks, dyes, gum and wood chemicals, plastics and synthetic fibers, organic and inorganic chemicals, and similar uses.
12. Motor vehicle dismantling, provided that:
 - a. Dismantling and processing takes place within a building;
 - b. Outdoor storage is limited to no more than one acre of non-dismantled vehicles; and
 - c. Outdoor vehicle storage areas are screened from public streets and residential zoning districts by solid walls or fences.
13. Storage, loading and transfer sites for sand, gravel, coal or stone.
14. Topsoil storage for commercial purposes.

C. Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and 128.0.E.3.
3. The following retail and service uses, on a lot used primarily for multistory business or professional offices, provided the total gross floor area of all such establishments on a lot shall not exceed 2,000 square feet and shall not exceed 10% of the total floor space of the principal use:
 - a. Personal service establishments.
 - b. Service agencies.
 - c. Retail establishments, limited to the following: convenience stores, food stores, drug and cosmetic stores and specialty stores.
4. Child day care centers.
5. Retail establishments for the sale of items directly related to a principal manufacturing use, provided that the floor area of the retail establishments shall not exceed 2,000 square feet or 10% of the total floor area of the related principal use, whichever is less.

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6. Flea markets, provided that: a permit is issued by the Department of Planning and Zoning; sufficient parking exists on the site; the site has direct access to a major collector or arterial highway; and the flea market use is limited to weekends and national holidays.
7. Private parks, athletic fields, exercise facilities, tennis courts, basketball courts and similar private, non-commercial recreation facilities.
8. Small Wind Energy System, building mounted, subject to the requirement of Section 128.0.L.
9. Accessory Solar Collectors.

DRAFT – Preliminary Report

19 July 2017

Permitted Uses: Employment Centers - Commercial Land

INTRODUCTION

The New Town Zoning regulations require two types of Employment Center land: Industrial and Commercial. This document addresses the Employment Center – Commercial land category. There is another document which addresses the Employment Center – Industrial land category and should be read in conjunction with this document to have a clearer understanding of Employment Center land.

There were two purposes in creating this document. First was to gather in one place the Uses allowed in the Final Development Plans (FDP) for land identified as Employment Center – Commercial in the New Town Zoning District. The second was to provide some analysis of and comments regarding the Uses in the FDPs.

This document contains an Introduction, Background, Analysis & Discussion, and Appendices. It is a long document due to the inclusion of the Appendices. The Appendices are for information/reference purposes and one can glance through them without having to read them in their entirety. There are six appendices:

1. FDPs & Their Uses by numerical order
2. FDPs & Their Uses by centers
3. Excerpt from Howard County 1954 Zoning Districts
4. Excerpt from Howard County 1961 Zoning Districts
5. Excerpt from Howard County 1977 Zoning Districts
6. Excerpt from Howard County Current Zoning Districts

The four appendices regarding the zoning districts allow one to see how County land uses changes over time. Zoning changes over time because the County changes, the country changes, how people live and work changes.

Change even applies to Columbia. The times and situation faced by James Rouse in the 1960s are different from the times and situations in 2017. The country and Howard County and Columbia are different. Columbia has changed in the past and will continue to change in the future. Even at the beginning the plan changed. What was initially conceived changed into what was presented into what was approved into what was modified as time went by. Keeping Columbia a planned community requires an understanding that the plan must be fluid and be able to change over time. What is important is not whether change will occur, but how that change occurs.

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Over 50 years ago Columbia was planned with four goals and then developed. The development related to Employment Center- Commercial land as it exists today pretty much conforms to the original plan. How should the plan regarding Employment Center – Commercial land be changed for the future? Three issues came out of the analysis of the FDPs for Employment Center – Commercial land.

1. How much residential should be allowed in Commercial land, particularly Village Centers and Town Center?
2. How should gas stations be handled?
3. Should FDPs continue to rely on other zoning categories to determine uses or should uses be specified? Should use changes follow the established FDP change process?

These three issues should be addressed for the future planning of Columbia.

In addition to the issues, consideration of the current situation in light of the analysis, produced several potential ideas to address these issues:

1. Keep the dwelling unit cap in NT zoning and the difficult process to change it.
2. Place a limit of the number of dwelling units which will be allowed in a village center.
3. Keep restrictions on gas stations.
4. Produce a standardize list of allowed uses.

This document contains a summary of the permitted uses in the New Town Zoning FDPs for Employment Centers – Commercial which are on file as of June 2017. Information is taken from the Howard County FDP database. This information is available online. It does not contain the Crescent area FDP as that is not yet available in the FDP database. The four sets of Zoning Regulations are also available online.

NOTE: This document was written by Andy Stack and contains his opinions. The Uses listed for each FDP were hand-typed from each FDP. It is possible that some words were left out or changed. The FDPs are not all very legible and even after double checking, typing errors are still possible.

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BACKGROUND

Snapshot of New Town Zoning

Employment Center was one of the designated land use categories in New Town zoning from the very beginning. There were two types of Employment Centers: Industrial and Commercial. For each piece of land under NT zoning, the land use categories are assigned in the Final Development Plan (FDP) for that piece of land. The NT zoning regulations set the following requirements on how much of the NT land could be used for Employment Centers:

Employment Center-Commercial use - **Minimum** 2% and **Maximum** 10%
Employment Center-Industrial use - **Minimum** 10% and **Maximum** 20%

The NT district consists of 14, 272 acres of land. As of February 2017, the amount of land assigned as Employment Center is as follows.

Commercial	1,060.411 acres	7.43%
Industrial	1,549.631 acres	10.85%

Total	2,610.042 acres	18.29%

The FDPs currently on record demonstrate that the percentages specified in the Howard County New Town zoning regulations have been met.

In reviewing the FDPS for Employment Center – Commercial, there are five types of Employment Center – Commercial land.

1. Town Center
2. Village Center
3. Neighborhood Center
4. Roads
5. Other centers

Note that FDPs can contain several land use categories (single family, apartments, etc.). However, no FDPs contain both the Employment Center – Industrial land use category and the Employment Center – Commercial land use category.

FDPs are numbered as they are filed and approved by the Howard County Planning Board. Currently there 265 FDPs in the County database. FDPs which have an “A” are amended FDPs, the number following the A tells how many times the FDP has been amended. In an amended FDP, the first page usually contains a brief summary of what was amended. Several FDPs were filed in parts.

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Appendix 1 contains a list of the FDPs associated with Employment Center – Commercial and the permitted uses as extracted from the FDPs. These are arranged in numerical order. Numerical order is basically chronological order. One can see how uses changed over time.

Appendix 2 contains the FDPs via the individual Centers (Neighborhood, Village, Town, Other). This allows a look at how FDP uses in a Center changed over time.

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Howard County Development Regulations

The land use categories/types listed in the New Town Zoning regulations were developed in the early 1960s and were based upon existing Howard County zoning regulations. It is important to look at the zoning regulations to see some of the history behind the development of these NT land use categories.

The first zoning regulations were adopted by Howard County in 1948 and had three districts: Residential, Commercial A and Commercial B. Commercial A was basically retail and Commercial B was manufacturing. So from the beginning land in Howard County was basically residential or retail or manufacturing. Even though different categories of land use have come and gone, this basic division has remained. In 1954 more detailed zoning regulations were adopted in which Commercial A was subdivided into the B-1 (Business 1), B-2 (Business 2), and S-C (Shopping Center) districts. See Appendix 3.

In 1961, Howard County adopted the 1961 Howard County zoning regulations (see Appendix 4). These were the regulations in place as the planning for Columbia was underway and these were the regulations which were later modified by the creation of the New Town Zoning District. In the 1961 regulations the commercial districts continued to be B-1, B-2, and S-C and no new ones were added.

In 1977 the regulations were revised and the B-1 district, the B-2 district and the S-C district continued as commercial zoning districts. Planned Mercantile (PM) and Planned Office Research (POR) were added as zoning districts. POR is included because several of the FDPs mention POR uses as being permitted uses. PM is included because one of the uses allowed in the PM Zoning District mentions Final Development Plan, a term generally used for New Town zoning. None of the FDPs mention the PM district. The uses specified for the S-C district are just a subset of the uses allowed in the B-2 district. The 1977 Howard County zoning regulations are in Appendix 5.

The current zoning regulations (see Appendix 6) still contain the POR district, the B-1 district, the B-2 district, and the S-C district along with many other districts. The big difference is that the number of allowed uses has significantly increased.

Generally Neighborhood Center areas allow B-1 and B-2 uses. Village Center areas and Town Center areas allow B-1, B-2, and S-C uses. Over time these uses became more specific with both allowed and prohibited uses.

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ANALYSIS & DISCUSSION

Employment Center – Commercial is basically retail with additional uses. From the beginning the uses mimic the commercial uses allowed in the B-1 district, the B-2 district, and the S-C district. These 3 districts have remained the primary retail (commercial) zoning districts throughout the various rewrites of the zoning regulations. From the beginning in 1948, land is viewed as either where one lived (residential which included farming), where one sold or bought things (retail) and where one worked (manufacturing).

Employment Center – Commercial land was an important part of Columbia, but its extent was limited. The NT regulations only allowed between 2% and 10% of the land to be commercial. At the time that the New Town Zoning amendment was approved, the County Commissioners limited the overall amount of commercial land to be allowed in Columbia compared to other land uses.

Employment Center – Commercial land is located throughout Columbia. Every village has commercial land. All the villages except Town Center have Village Centers which are classified as Employment Center- Commercial land. Town Center has the Mall and Downtown which is just about all Employment Center- Commercial land. Many, but not all, neighborhoods have commercial neighborhood centers.

One of the biggest changes from the very first FDPs was the inclusion of specific language regarding gas stations. Gas stations are restricted in number and location and have special criteria. Clearly the Rouse Company was very concerned with gas stations and placed strict controls on them.

Fifty years later, the Employment Center – Commercial land is still basically functioning as originally envisioned. One big difference is that more retail is occurring in Employment Center – Industrial land (which is discussed in a separate document).

Uses allowed in commercial districts also change over time. The types of uses have almost doubled by the current zoning regulations. Even the regulations are amended from time to time until the next total re-write. If an FDP filed in 1967 mentions B-2 uses allowed, is that the B-2 uses allowed in 1961 or 1977 or 2017? What if you amend an FDP, does that mean the B-2 uses at the date of amendment replace the B-2 uses when the FDP was initially filed. The NT zoning regulations specify a process for amending an FDP. Does changing the uses in B-2 constitute a change in the FDP? This situation of which set of regulations governs which FDP makes it difficult to determine which use is allowed or prohibited on which parcel of land. It is confusing and difficult to understand/explain. It also means that enforcement is complex and difficult.

Columbia now has 7.43% of New Town zoned land as commercial land requirement. This is within the range specified by the regulations. The very early maps of the plan for Columbia showed much more land planned to be devoted to industrial uses and less

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land planned to be devoted to commercial uses. It is not clear that Columbia of the future needs more commercially zoned land.

In reviewing the usage language in the FDPs, three items stand out.

1. The FDPs are much more standardized than the FDPs for Employment Center Industrial land. The land in each type (Neighborhood, Village, Town, Other) is also fairly standard.
2. The later FDPs (and amendments) are more detailed regarding allowed and prohibited uses. The earlier FDPs usually just relied on the B-1, B-2 and S-C designations.
3. No ancillary uses are allowed; there is no ancillary use language in the FDPs. This is very different from the Employment Center – Industrial FDPs.

Columbia has changed in the past and will continue to change in the future. Even at the beginning the plan changed. What was initially conceived changed into what was presented into what was approved into what was modified as time went by. Keeping Columbia a planned community requires an understanding that the plan must be fluid and be able to change over time. What is important is not whether change will occur, but how that change occurs. Is it planned? Does it fit the goals?

Over 50 years ago Columbia was planned with four goals and then developed. The development related to Employment Center- Commercial land as it exists today pretty much conforms to the original plan. How should the plan regarding Employment Center – Commercial land be changed for the future? Three issues came out of the analysis of the FDPs for Employment Center – Commercial land.

1. How much residential should be allowed in Commercial land, particularly Village Centers and Town Center?
2. How should gas stations be handled?
3. Should FDPs continue to rely on other zoning categories to determine uses or should uses be specified? Should use changes follow the established FDP change process?

These three issues should be addressed for the future planning of Columbia.

In addition, consideration of the current situation in light of the analysis, produced several potential ideas to address these issues.

Columbia has from the very beginning had a cap on the total number of dwellings units. That cap has been very important in the development of Columbia. For the future, although the cap may be adjusted, it is important that there continue to be a cap on the number of dwelling units allowed in Columbia. What is even more important is that the cap is not for a specific parcel of land. It is NT wide. No parcel of land has any rights to any particular number of dwelling units. Knowing how many dwelling units (which allows for a calculation of how many residents) are possible allows for the planning of the infrastructure to support that number. It also does not overwhelm services and

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infrastructure. It really is at the heart of planning. Having a cap also allows for a very public (and multi-step) process for a change to occur. This is another protection.

What works in a Village Center has changed greatly over the years. Change is needed to continue to have the Village Centers be successful. Residential dwelling units are a part of the change. However the number of dwelling units allowed in a Village Center needs to be controlled/specified. An upper limit should be specified. The current process for allowing a consideration of adding dwelling units to a village center needs to be retained. Another part of the issue is whether or not to allow mixed use areas (residential and commercial, particularly in the same building) outside of a Village Center or Town Center. How much and where need to be addressed in any future plan. There is no mixed use land category in the original New Town zoning regulations.

Gas stations present a challenge. Generally, people don't want to live next to a gas station, but gas stations are crucial so long as Columbia residents continue to use cars. If one looks at the history of the FDPs, it is clear that the plan for Columbia treated gas stations in a special way. It restricted the number and location of gas stations. Many of the FDPs which contain gas station uses have special criteria applied only to the gas station land. This has served Columbia well and gas stations should continue to be carefully planned (number and location) in the future. One item to consider is whether or not to allow gas stations in Employment Center – Industrial land.

There should be a standardized list of allowed uses for commercial FDPs instead on relying on other zoning districts. The list should be divided into Neighborhood Center uses, Village Center uses, Town Center uses, and Other Center uses.

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Appendix 1

Employment Center Commercial FDPs & Allowed Uses

FDP 2-A-9: (Wilde Lake Village Center and Bryant Woods Neighborhood commercial center)

Employment Center Land Uses – Neighborhood Center Commercial

Lot 217 is to be used for commercial purposes, all uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts, except, however that gasoline service station.

Employment Center Land Uses – Village Center Commercial

Section 4, parcels A, B and C are to be used for commercial purposes with a minimum of 85,000 square feet devoted to such uses. All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.
- d. Apartment units.

Employment Center Land Uses – Town Center – Commercial – Lot 225

All uses permitted in commercial districts or commercial land use is permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 4-A-5: (Lakefront & Symphony Woods & Merriweather)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones, is permitted, including, but not limited to, all of the following: Uses permitted in B-1 districts.

All uses permitted in commercial districts or commercial land use zones are permitted upon lots 1, 2, 3, 4, and 5 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.

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- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 11-A-1: (in WL)

Employment Center Commercial land is used for Right-of-way for portions of Twin Rivers Road and Faulkner Ridge Circle.

FDP 21: (American Cities Building site)

All uses permitted in commercial districts or commercial land use zones are permitted in land encompassed by this Final Development Plan, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 22-A: (Running Brook Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 80 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts.

FDP 24: (Longfellow Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 1 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts.

FDP 31-A: (in Town Center)

Employment Center Commercial land is used for Right-of-way for portions of Little Patuxent Parkway.

FDP 32: (Faulkner Ridge Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 2 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts.

FDP 37-A: (Thunder Hill Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 2 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts.

FDP 39-A: (WL Village Center addition)

Employment Center Land Uses – Village Center Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 40-A-3: (Oakland Mills Village Center)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 43-A-3: (Twin Knolls Business Park South)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in the POR district.
- b. Uses permitted in B-1 districts.
- c. Uses permitted in B-2 districts.

Provided that no automobile repair or service shall be permitted. Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 47-A-7: (The Mall)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 48: (Area North of Little Patuxent Parkway across from HCC)

Employment Center Land Uses – Town Center – Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 49:

Employment Center Commercial land is used for Right-of-way for portions of Governor Warfield Parkway.

FDP 50-A: (Oakland Mills Village Center addition)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 52: (Toby's Dinner Theater)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 54: (Banneker Area in TC)

Employment Center Commercial land is used for Right-of-way for portions of Banneker Road.

FDP 61-A-3: (Banneker Area in TC)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 62-A-1: (Lakefront – Sheraton Hotel area)

Employment Center Land Uses – Town Center – Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 64-B: (borders Waterloo Road / Route 108 near Snowden River Parkway)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in the CCT (Community Center Transition) District are permitted including, but not limited to, all of the following:

1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business, medical and dental offices, and conference centers.
5. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer
7. Museum, art galleries and libraries
8. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
9. Self service laundry and laundry and/or dry cleaning pickup stations.
10. Non-profit clubs, lodges, community halls.
11. Antique shops, art galleries and craft shops.
12. Bowling alleys, tennis courts or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

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FDP 66: (Swansfield Neighbor commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts, except, however, that gasoline service stations are prohibited.

FDP 69-A-2: (Harper's Choice Village Center)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Apartments may be located in areas zoned for Commercial Land Use in accordance with a site development plan approved by the Howard County Planning Board. A total of 9 dwelling units will be permitted to be constructed above the commercial structure.

FDP 71: (Talbot Springs Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 77-A-3: (Locust Park & Phelps Luck Neighborhood commercial buildings)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 80-A-2: (Oakland Mills Village Center addition)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 82: (Steven's Forest Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

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- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 83: (Howard County General Hospital)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 84-A: (South of Little Patuxent Parkway near HCC)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following, districts except, however, that gasoline service stations are prohibited:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C.

FDP 95: (Lakefront – Rouse Building)

Employment Center Land Uses – Town Center – Commercial – Lot 225

All uses permitted in commercial districts or commercial land use is permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 100-A-2: (Hawthorn Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its

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material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.

- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls.
- f. Farm produce stands
- g. Day Care Center
- h. Convenience store

FDP 101-A:

Employment Center Commercial land is used for Right-of-way for roads into the Mall.

FDP 105-A: (Area next to Toby's Dinner Theater)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 106-A: (Long Reach Village Center addition)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 109:

Employment Center Commercial land is used for Right-of-way for Dobbin Road.

FDP 111-A-1: (Little Patuxent Square area)

Downtown Center Land Uses – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

The following uses under B-1, B-2, and S-C districts are strictly excluded and prohibited:
Adult Book/Video Store

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Funeral Home
Mobil Home Sales/Rental
Motor Vehicle Parts/Tire Store
Bus Terminal
Car Wash Facility
Commercial Communication Towers with a height of less than 200 feet as measured from ground
Livestock Sales/Auctions
Motor Vehicle Inspection Station/Repair

Apartments may be located on Lot 2 area designated for Commercial use in conjunction with the mix of uses allowed in the B-1, B-2, and S-C zoning districts (except as modified above) in accordance with a Site Development Plan approved by the Howard County Planning Board.

Apartment uses provided the number of dwelling units does not exceed the overall density limits for the New town Columbia District.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 113-A-10: (in OB)

Employment Center Commercial land is used for Right-of-way for portions of Cradlerock Way.

FDP 115: (Area south of Toby's Dinner Theater)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 118-A-3-Part 2: (Minstrel Way – north area))

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

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- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
- b. Government buildings, facilities and uses, including public schools and colleges.
- c. Professional and business offices.
- d. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
- e. Research Laboratories.
- f. Medical and Dental offices including clinics and laboratories incidental thereto.
- g. Day Care Centers.
- h. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
- i. Museum, art galleries and libraries.
- j. Buildings used primarily for religious activities.
- k. Blueprinting, printing, duplicating or engraving services.
- l. Restaurants and beverage establishments, including those serving beer, wine and liquor.
- m. Non-profit clubs, lodges, community halls.
- n. Commercial greenhouses, garden centers and nurseries.
- o. Animal hospitals, completely enclosed.
- p. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
- q. Antique shops, art galleries and craft shops.
- r. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- s. Building cleanings, painting, roofing, exterminating and similar establishments.
- t. Movies theaters, legitimate theaters, dinner theaters.
- u. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
- v. Hotels, motels, and conference centers.
- w. Gasoline station.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 118-Part 1-A-2:

Employment Center Commercial land is used for Right-of-way for Carved Stone.

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FDP 120-A: (Twin Knolls Business Park North)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted are limited to: art, trade, and business schools; offices, professional and business; parking lots or garages for parking purposes only; provided no automobile repairs or service shall be permitted and no motor vehicles shall be sold from the premises; restaurants and lunch rooms; community meeting halls; clubs and lodges.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 121: (One Mall North, corner of LLP and Governor Warfield Parkway)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 122-A: (10, 20, 30 Corporate Buildings)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 125-A: (Directly across BLP from Lake Elkhorn)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

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- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 127-A-6: (Dasher Green Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 132-A-3: (Dobbin Center)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.
- d. Uses permitted in POR districts.

Note: Accessory uses include:

1. Any use normally and customarily incidental to any use permitted as a matter of right in the above districts.
2. Light manufacturing, assembly, service, repair and/or warehousing associated with and incidental to uses permitted under Section 119 A7 and A11, provided they do not exceed seventy (70) percent of the developed floor area of all buildings located on an lot, including but not limited to the following:
 - a. Communication equipment including radio and TV receiving equipment and telephone and telegraph apparatus
 - b. Computers and peripheral equipment relating thereto
 - c. Dental equipment, accessories and supplies
 - d. Electrical or mechanical calculating and accounting machines
 - e. Electrical components and accessories
 - f. Electrical measuring instruments, electrical control devices
 - g. Energy distribution devices including solar
 - h. Instruments, accessories and supplies used in medical diagnoses or treatment
 - i. Mechanical measuring and control devices
 - j. Office business machines

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- k. Optical instruments and lens
- l. Photographic equipment, accessories and supplies
- m. Precision instruments used in scientific or engineering research
- n. Temperature controls

In addition thereto, a gasoline station may be constructed on Parcels G & I-13 in accordance with the Special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

Development on Parcel L-1 is restricted. Only development as an expansion to the site development on adjacent Parcel L will be permitted upon special application to the office of Planning and Zoning.

FDP 133: (Northeast Corner of Oakland Mills Road and SRP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. . Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approved by the Howard County Planning Board.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

[Note that this land is actually part of the Sieling Industrial Park although it is listed as Employment Center – Commercial.]

FDP 136-Part 2-A: (Clemens Crossing Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts, except, however, that restaurant and beverage establishments including those serving beer, wine and liquor, and liquor stores are prohibited.
- b. Uses permitted in S-C districts except, however, that gasoline service stations, restaurant and beverage establishments including those serving beer, wine and

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liquor, and liquor stores and fast food restaurants which include customer seating or drive-through service are prohibited.

[Note that uses are taken from FDP 136-Part 1-A-1.]

FDP 139-A-3: (Apartments south of Rouse Building in TC)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts except department stores, home improvement stores, lumber yards, and building supply sales, motor vehicle, construction equipment and farm equipment sales and service, motor vehicle parts and tire stores, including instating equipment.
- c. Uses permitted in S-C districts except department stores, home improvement stores, lumber yards, and building supply sales, motor vehicle, construction equipment and farm equipment sales and service, motor vehicle parts and tire stores, including instating equipment.

Apartment uses provided that no more than 550 dwelling units may be constructed on Parcel A.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 140-A-1: (Buildings off Sterrett place In Town Center)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Amusement and recreation uses, including swimming pools, roller skating rinks, ice skating rinks, dance halls, bowling alleys, pool rooms, theaters, and motion picture theaters.
- c. Public buildings, hotels or motels and taverns.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 146-A-3: (Elkhorn Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

FDP 149-A-2: (Hillcroft Executive Park)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.
- d. Uses permitted in POR districts.
- e. Gasoline Service Station (1) Parcel C

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 150-A-2: (Owen Brown Village Center)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 152: (Area by the hospital on LLP In Town Center)

Employment Center Land Uses – Town Center – Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

Uses permitted in B-1 districts excluding sections 11.012, 11.014, 11.015, 11.017, 11.018 (except as may be required to serve the occupants of the building), 11.019, 11.0110, 11.0111.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 157: (Macgills Common by shopping center - Donleigh)

All uses permitted in commercial districts or commercial land use is permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 164-A-1: (Part of River Hill Village Center)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
7. Museum, art galleries and libraries.
8. Buildings used primarily for religious activities.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.

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10. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
11. Self service laundry and laundry and/or dry cleaning pickup stations.
12. Furniture and appliance repair.
13. Non-profit clubs, lodges, community halls.
14. Commercial garden centers.
15. Animal hospitals, complete enclosed.
16. Farm produce stands.
17. Retail foods stores and supermarkets.
18. Liquor stores.
19. Drug and cosmetic stores.
20. Clothing and apparel stores with goods for sale or rent.
21. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
22. Antique shops, art galleries and craft shops.
23. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.
24. Full service laundry and/or dry cleaning establishments.
25. Blueprinting, printing, duplicating or engraving services.
26. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
27. Building cleanings, painting, roofing, exterminating and similar establishments.
28. Lumber yard, building materials and supplies.
29. Department stores, furniture stores, appliance stores.
30. Movies theaters, legitimate theaters, dinner theaters.
31. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
32. Hotels, motels, and conference centers.
33. Bakeries.
34. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
35. Day Care Center
36. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

FDP 169-A-4: (Huntington Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

Parcel F is to be used for commercial purposes.

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.

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- b. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 177-A-1: (South of hospital off Hickory Ridge Road)

Employment Center Land Uses – Town Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional and business offices provided that no merchandise, material or equipment is stored outside of the building, and twenty-five (250 percent of the main floor may be used for retail sales.
3. Research laboratories.
4. Restaurant and beverage establishments, excluding freestanding and fast food facilities, including those service beer, wine and liquor for consumption on premise only.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
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. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
9. Convalescent homes, nursing homes, homes for the aged, and similar institutions, and their related and supporting facilities.
10. Hospitals, including cafeterias and snack bars designed for the use of the hospital visitors and employees, and ambulatory health care facilities.
11. Museum, art galleries and libraries.
12. Buildings used primarily for religious activities.
13. Blueprinting, printing, duplicating or engraving services.
14. Animal hospitals, complete enclosed.
15. Medical pharmacy.
16. Optician.
17. Day care nursery
18. Convenience stores, limited to 5,000 square feet of net floor area, including bakery, provided all goods baked on the premises shall be sold retail from the premises.
19. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, books, cards, flowers, gifts, hobbies, news, optical goods, photographic supplies, stationary, works of art and medical supplies.
20. One gasoline service station which may be located in the southeast corner of Parcel C-1, and which shall conform to the attached Special Site Criteria for Gasoline Stations.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a

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public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 178-A-4-Part 2: (Dickenson Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

Parcel B-1 is to be used for:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

FDP 178-A-4-Part 4: (Kings Contrivance Village Center)

Employment Center Land Uses – Village Center Commercial

Parcels are to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following

1. Animal hospitals, complete enclosed.
2. Antique shops, art galleries and craft shops.
3. Bakeries.
4. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
5. Blueprinting, printing, duplicating or engraving services.
6. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
7. Building cleanings, painting, roofing, exterminating and similar establishments.
8. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
9. Clothing and apparel stores with goods for sale or rent.
10. Commercial garden centers.
11. Day Care Center
12. Department stores, furniture stores, appliance stores.

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13. Drug and cosmetic stores.
14. Farm produce stands.
15. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
16. Furniture and appliance repair.
17. Gasoline service station, full service, on Parcel B.
18. Government buildings, facilities and uses, including public schools and colleges.
19. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.
20. Laundry and/or dry cleaning establishments.
21. Liquor stores.
22. Motor vehicle maintenance and repair and sales of parts.
23. Movies theaters, legitimate theaters, dinner theaters.
24. Museums and libraries.
25. Non-profit clubs, lodges, community halls.
26. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
27. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors. shoe repair.
28. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
29. Professional and business offices.
30. Retail foods stores and supermarkets.
31. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
32. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, office supplies, works of art.
33. Taxicab business and dispatch.
34. Taxidermist.
35. Sale of Christmas trees.
36. Accessory uses – any use normally and customarily incidental to any of the above permitted uses.

FDP 181-A-2-Part 1:

Employment Center Commercial land is used for Right-of-way for Little Patuxent Parkway and Hickory Ridge Road.

FDP 181-A-3-Part 2:

Employment Center Commercial land is used for Right-of-way for Little Patuxent Parkway in Clary's Forest.

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FDP 181-A-Part 5: (Clary's Forest Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

Parcel D-1 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

FDP 183-A: (Harper's Choice Village Center addition)

Employment Center Land Uses – Village Center Commercial

Parcel C shall be used only for parking and roadway access to the adjacent commercial and open space facilities.

FDP 190-A:

Employment Center Commercial land is used for Right-of-way for Martin Road and Hickory Ridge Road.

FDP 192-A: (40, 50, 60 Corporate Centers)

Employment Center Land Uses – Town Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business, medical and dental offices, and conferences centers.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
6. Private colleges and universities, trade schools, art schools, and commercially-operated schools.

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7. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
8. Museum, art galleries and libraries.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
11. Self service laundry and laundry and/or dry cleaning pickup stations.
12. Non-profit clubs, lodges, community halls.
13. Liquor stores.
14. Drug and cosmetic 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, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
17. Antique shops, art galleries and craft shops.
18. Blueprinting, printing, duplicating or engraving services.
19. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

Uses 10 through 16 and 18 through 19, above shall be permitted only as an internal or integrated part of office buildings and shall not be permitted in free standing structures designed specifically for such use.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 193-A-1:

Employment Center Commercial land is used for Right-of-way for Broken Land Parkway, west of US 29.

FDP 195:

Employment Center Commercial land is used for Right-of-way for Columbia Gateway Drive, off of MD Route 108.

FDP 197-Part 3:

Employment Center Commercial land is used for Right-of-way for Snowden River Parkway in Long Reach.

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FDP 197-A-7-Part 2: (Kendall Ridge Neighbor commercial center)

Employment Center Land Uses – Neighborhood Center Commercial

Parcel F in Section 3 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

FDP 202: (Benson Business Center – Lark Brown Road)

Employment Center Land Uses –Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional, business (general), medical and dental offices, and conference centers.
3. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions, including drive-thru facilities.
4. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
5. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
6. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
7. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
8. Self service laundry and laundry and/or dry cleaning pickup stations.
9. Non-profit clubs, lodges, community halls.
10. Liquor stores.
11. Drug and cosmetic stores.
12. Clothing and apparel stores with goods for sale or rent.
13. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.

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14. Antique shops, art galleries and craft shops.
15. Blueprinting, printing, duplicating or engraving services.
16. Gas Center/Car Wash
17. Convenience Store.
18. Day Care Centers.
19. Hotels, Motels, Inn and Conference Center.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

Gasoline Station on Parcel C subject to the Special Site Criteria for Gasoline Stations included in this Final Development Plan.

FDP 205-A-2-Part 1: (Hickory Ridge Village Center)

Employment Center Land Uses – Village Center Commercial

A. Parcel A-1 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
7. Museum, art galleries and libraries.
8. Buildings used primarily for religious activities.
9. Blueprinting, printing, duplicating or engraving services.
10. Motor vehicle maintenance and repair and sales of parts.
11. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
12. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
13. Self service laundry and laundry and/or dry cleaning pickup stations.
14. Furniture and appliance repair.
15. Non-profit clubs, lodges, community halls.

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16. Commercial garden centers.
17. Animal hospitals, complete enclosed.
18. Farm produce stands.
19. Retail foods stores and supermarkets.
20. Liquor stores.
21. Drug and cosmetic stores.
22. Clothing and apparel stores with goods for sale or rent.
23. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
24. Antique shops, art galleries and craft shops.
25. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.
26. Full service laundry and/or dry cleaning establishments.
27. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
28. Building cleanings, painting, roofing, exterminating and similar establishments.
29. Building materials and supplies.
30. Department stores, furniture stores, appliance stores.
31. Taxicab business and dispatch.
32. Movies theaters, legitimate theaters, dinner theaters.
33. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
34. Bakeries.
35. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
36. Day Care Centers.
37. One full-service gasoline service station. (NOTE: Special site criteria for Gasoline Station is included in this FDP criteria)
38. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

B. Parcel A-3 is to be used for commercial purposes. Uses permitted in Parcel A-3 are limited to the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional and business offices.

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3. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, and travel agencies.
4. Buildings used primarily for religious activities.
5. Commercial garden centers.
6. Antique shops, art galleries and craft shops.
7. Clothing and apparel stores with goods for sale or rent.
8. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
9. Home improvement stores for retail sales including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art. [NOTE: probably should have read as follows: Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.]
10. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
11. Day Care Centers.
12. Signs as permitted under Section 3.501-C(6) of the Howard County Code.
13. Group Care Facility, housing for the elderly and/or handicapped persons, nursing homes, and shelter housing.

FDP 211-A: (Former Ryland Building)

Employment Center Land Uses – Town Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business (general), medical and dental offices, and conferences centers.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions including drive-thru facilities.
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.

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8. Museum, art galleries and libraries.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
11. Self service laundry and laundry and/or dry cleaning pickup stations.
12. Non-profit clubs, lodges, community halls.
13. Liquor stores.
14. Drug and cosmetic 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, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
17. Antique shops, art galleries and craft shops.
18. Blueprinting, printing, duplicating or engraving services.
19. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

Uses 10 through 16 and 18 through 19, above shall be permitted only as an internal or integrated part of office buildings and shall not be permitted in free standing structures designed specifically for such use.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 217-A-1: (Warfield Neighborhood by Mall)

Employment Center Land Uses –Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Government buildings, facilities and uses, including public schools and colleges.
- d. Professional, business (general), medical and dental offices, and conferences centers.

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- e. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions, including drive-thru facilities.
- f. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
- g. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
- h. Museum, art galleries and libraries.
- i. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
- j. Restaurant and beverage establishments including those service beer, wine and liquor.
- k. (Not used).
- l. (Not used).
- m. (Not used).
- n. Drug and cosmetic stores.
- o. Clothing and apparel stores with goods for sale or rent.
- p. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
- q. Antique shops, art galleries and craft shops.
- r. Blueprinting, printing, duplicating or engraving services.
- s. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- t. Group care facilities, housing for the elderly and/or handicapped persons, nursing homes, shelter housing, children's homes and similar institutions and their related and supporting facilities.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 219:

Employment Center Commercial land is used for Right-of-way for Broken Land Parkway, west of US 29, and road into Mall by the Metropolitan.

FDP 220-A-2:

Employment Center Commercial land is used for Right-of-way for portions of Dobbin Road.

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FDP 222-Part 2: (River Hill Village Center)

Employment Center Land Uses – Village Center Commercial

Parcels B & D are to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
7. Museum, art galleries and libraries.
8. Buildings used primarily for religious activities.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
11. Self service laundry and laundry and/or dry cleaning pickup stations.
12. Furniture and appliance repair.
13. Non-profit clubs, lodges, community halls.
14. Commercial garden centers.
15. Animal hospitals, complete enclosed.
16. Farm produce stands.
17. Foods stores and supermarkets.
18. Liquor stores.
19. Drug and cosmetic stores.
20. Clothing and apparel stores with goods for sale or rent.
21. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
22. Antique shops, art galleries and craft shops.
23. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.
24. Full service laundry and/or dry cleaning establishments.
25. Blueprinting, printing, duplicating or engraving services.

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26. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
27. Building cleanings, painting, roofing, exterminating and similar establishments.
28. Lumber yard, building materials and supplies.
29. Department stores, furniture stores, appliance stores.
30. Movies theaters, legitimate theaters, dinner theaters.
31. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
32. Hotels, motels, and conference centers.
33. Bakeries.
34. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
35. Day Care Centers.
36. One full-service gasoline station (NOTE: Special site criteria for Gasoline Stations is included in this FDP criteria).
37. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 224-A:

Employment Center Commercial land is used for Right-of-way for Broken Land Parkway, west of US 29, and Twin Rivers Road.

FDP 226-A-1: (Columbia Crossing Center)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.
- d. Uses permitted in POR districts.

The following uses are not permitted:

- a. Food stores (grocery or supermarket).
- b. Liquor stores.

In addition, thereto, a gasoline station may be constructed within this phase in accordance with the special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

Division of Commercial Land Use Areas into individual lost to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a

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public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 229: (Area directly south Route 108 on either side of SRP)

The following uses are permitted:

- a. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- b. Funeral homes.
- c. Hotels, motels, county inns and conference centers.
- d. Kennels.
- e. Motor vehicle maintenance and repair.
- f. Museums and libraries.
- g. Non-profit clubs, lodges, community halls.
- h. Nursing homes, group care facilities, children's homes and similar institutions, and their related and supporting facilities.
- i. Offices, professional, business and for general purpose (not those with retail stores).
- j. Religious activities, structures used primarily for.
- k. Research and development laboratories.
- l. Schools, private academic, including colleges and universities, schools – commercial, including driving schools, business schools, trade schools, art schools, and other commercially-operated schools.
- m. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies, data processing agencies
- n. Ambulatory health care facilities and ambulance services.
- o. Animal hospitals, complete enclosed.
- p. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
- q. Catering establishments and banquet facilities.
- r. Child daycare centers and nursery schools.
- s. Day treatment or care facilities.
- t. Government structures, facilities and uses.
- u. Pet grooming establishments.
- v. Housing for elderly and/or handicapped persons.
- w. Restaurants and carry out, standard and beverage establishments including those service beer, wine and liquor for consumption on premises only.
- x. Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.
- y. 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.
- z. Bio-medical laboratories.

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- aa. Executive golf training and recreation centers.
- bb. Business machine sales, rental and service establishments.
- cc. Concert halls.
- dd. Motor vehicle, construction equipment and farm equipment sales and service.
- ee. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
- ff. Fast food establishments allowed on parcel B only.

In addition, thereto, a gasoline station including a car wash and convenience store may be constructed within this phase on Parcel B only in accordance with the special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 235-A: (Area north of Dobbin Road – Columbia Crossings II)

Employment Center Land Uses –Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business (general), medical and dental offices, and conference centers.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions including drive-thru facilities.
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. Museum, art galleries and libraries.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurant and beverage establishments including those serving beer, wine and liquor.
11. Self-service laundry and laundry and/or dry cleaning pickup stations.
12. Non-profit clubs, lodges, community halls.

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13. Clothing and apparel stores with goods for sale or rent.
14. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
15. Antique shops, art galleries and craft shops.
16. Blueprinting, printing, duplicating or engraving services.
17. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
18. Nursing homes, group care facilities, children's homes and similar institutions, and their related and supporting facilities.
19. Food and drink production, processing, packaging and distribution for dairy products, food products and bakery products.
20. General light manufacturing, including photographic equipment, precision instruments, optical equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
21. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television sets, radios, household appliances and leather goods excluding tanning.
22. Inn, hotels, motels, and conference centers.
23. Manufacture, compounding, assembling or treatment of articles or merchandise from the previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, previous or semi-precious metals or stones, sheet metal (excluding large stampings such as motor vehicle fenders and bodies), shells, textiles, tobacco, wax, wire, wood and yarn.
24. Printing, lithography, bookbinding or publishing plants.
25. Research laboratories.
26. Warehouses, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
27. Day care center.
28. Funeral homes.
29. Kennels.
30. Ambulatory health care facilities and ambulance services.
31. Animal hospitals, completely enclosed.
32. Catering establishments and banquet facilities.
33. Child daycare centers and nursery schools.
34. Day treatment or care facilities.
35. Pet grooming establishments.
36. Housing for the elderly and/or handicapped persons.
37. Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.

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38. 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.
39. Bio-medical laboratories.
40. Business machine sales, rental and service establishments.
41. Motor vehicle sales and service.
42. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
43. A full service gasoline station that could include a carwash and convenience store.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 240-A-3: (Benson Business Center East – Gateway Overlook)

Employment Center Land Uses –Commercial

All uses in the POR, B-1, B-2, and S-C districts are permitted and the following:

1. Age-restricted adult housing.
2. Nursery homes and residential care facilities and their related and supporting facilities.
3. Manufacturing and assembly of electronic, communications, computer, medical, scientific, optical, photographic, or technical instruments, equipment and compounds.
4. Manufacturing, compounding, processing or packing of pharmaceuticals and biomedical products.
5. Gasoline Station on parcel U only. [Note: Special criteria within FDP]
6. Garage & maintenance structures, parking spaces, drive aisles associated with residential apartment are permitted as an accessory use.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

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Appendix 2

Employment Center Commercial FDPs & Allowed Uses Arranged by Type

Neighborhood Centers

FDP 2-A-9: (Wilde Lake Village Center and Bryant Woods Neighborhood commercial center)

Employment Center Land Uses – Neighborhood Center Commercial

Lot 217 is to be used for commercial purposes, all uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in S-C districts, except, however that gasoline service station.

Employment Center Land Uses – Village Center Commercial

Section 4, parcels A, B and C are to be used for commercial purposes with a minimum of 85,000 square feet devoted to such uses. All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- e. Uses permitted in B-1 districts.
- f. Uses permitted in B-2 districts.
- g. Uses permitted in S-C districts.
- h. Apartment units.

Employment Center Land Uses – Town Center – Commercial – Lot 225

All uses permitted in commercial districts or commercial land use is permitted, including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in B-2 districts.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 22-A: (Running Brook Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 80 including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.

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- d. Uses permitted in S-C districts.

FDP 24: (Longfellow Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 1 including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in S-C districts.

FDP 32: (Faulkner Ridge Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 2 including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in S-C districts.

FDP 37-A: (Thunder Hill Neighborhood commercial building)

All uses permitted in commercial districts or commercial land use zones are permitted in Lot 2 including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in S-C districts.

FDP 66: (Swansfield Neighbor commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts, except, however, that gasoline service stations are prohibited.

FDP 71: (Talbot Springs Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 77-A-3: (Locust Park & Phelps Luck Neighborhood commercial buildings)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 82: (Steven's Forest Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- c. Uses permitted in B-1 districts.
- d. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 100-A-2: (Hawthorn Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls.
- f. Farm produce stands
- g. Day Care Center
- h. Convenience store

FDP 127-A-6: (Dasher Green Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 136-Part 2-A: (Clemens Crossing Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts, except, however, that restaurant and beverage establishments including those serving beer, wine and liquor, and liquor stores are prohibited.
- b. Uses permitted in S-C districts except, however, that gasoline service stations, restaurant and beverage establishments including those serving beer, wine and liquor, and liquor stores and fast food restaurants which include customer seating or drive-through service are prohibited.

[Note that uses are taken from FDP 136-Part 1-A-1.]

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FDP 146-A-3: (Elkhorn Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

FDP 169-A-4: (Huntington Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

Parcel F is to be used for commercial purposes.

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 178-A-4-Part 2: (Dickenson Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

Parcel B-1 is to be used for:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

FDP 181-A-Part 5: (Clary's Forest Neighborhood commercial building)

Employment Center Land Uses – Neighborhood Center Commercial

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Parcel D-1 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

FDP 197-A-7-Part 2: (Kendall Ridge Neighbor commercial center)

Employment Center Land Uses – Neighborhood Center Commercial

Parcel F in Section 3 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- b. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- c. Museum, art galleries and libraries
- d. Buildings used primarily for religious activities
- e. Non-profit clubs, lodges, community halls
- f. Farm produce stands
- g. Day Care Center
- h. Convenience Store

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Village Centers

FDP 2-A-9: (Wilde Lake Village Center and Bryant Woods Neighborhood commercial center)

Employment Center Land Uses – Neighborhood Center Commercial

Lot 217 is to be used for commercial purposes, all uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- e. Uses permitted in B-1 districts.
- f. Uses permitted in S-C districts, except, however that gasoline service station.

Employment Center Land Uses – Village Center Commercial

Section 4, parcels A, B and C are to be used for commercial purposes with a minimum of 85,000 square feet devoted to such uses. All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- i. Uses permitted in B-1 districts.
- j. Uses permitted in B-2 districts.
- k. Uses permitted in S-C districts.
- l. Apartment units.

Employment Center Land Uses – Town Center – Commercial – Lot 225

All uses permitted in commercial districts or commercial land use is permitted, including, but not limited to, all of the following:

- e. Uses permitted in B-1 districts.
- f. Uses permitted in B-2 districts.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 39-A: (WL Village Center addition)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts.
- f. Uses permitted in S-C districts.

FDP 40-A-3: (Oakland Mills Village Center)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

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- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts.
- f. Uses permitted in S-C districts.

FDP 50-A: (Oakland Mills Village Center addition)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 69-A-2: (Harper's Choice Village Center)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Apartments may be located in areas zoned for Commercial Land Use in accordance with a site development plan approved by the Howard County Planning Board. A total of 9 dwelling units will be permitted to be constructed above the commercial structure.

FDP 80-A-2: (Oakland Mills Village Center addition)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 106-A: (Long Reach Village Center addition)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 150-A-2: (Owen Brown Village Center)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times

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one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 164-A-1: (Part of River Hill Village Center)

Employment Center Land Uses – Village Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
7. Museum, art galleries and libraries.
8. Buildings used primarily for religious activities.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
11. Self service laundry and laundry and/or dry cleaning pickup stations.
12. Furniture and appliance repair.
13. Non-profit clubs, lodges, community halls.
14. Commercial garden centers.
15. Animal hospitals, complete enclosed.
16. Farm produce stands.
17. Retail foods stores and supermarkets.
18. Liquor stores.
19. Drug and cosmetic stores.
20. Clothing and apparel stores with goods for sale or rent.
21. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
22. Antique shops, art galleries and craft shops.
23. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.

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24. Full service laundry and/or dry cleaning establishments.
25. Blueprinting, printing, duplicating or engraving services.
26. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
27. Building cleanings, painting, roofing, exterminating and similar establishments.
28. Lumber yard, building materials and supplies.
29. Department stores, furniture stores, appliance stores.
30. Movies theaters, legitimate theaters, dinner theaters.
31. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
32. Hotels, motels, and conference centers.
33. Bakeries.
34. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
35. Day Care Center
36. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

FDP 178-A-4-Part 4: (Kings Contrivance Village Center)

Employment Center Land Uses – Village Center Commercial

Parcels are to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following

1. Animal hospitals, complete enclosed.
2. Antique shops, art galleries and craft shops.
3. Bakeries.
4. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
5. Blueprinting, printing, duplicating or engraving services.
6. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
7. Building cleanings, painting, roofing, exterminating and similar establishments.
8. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
9. Clothing and apparel stores with goods for sale or rent.
10. Commercial garden centers.
11. Day Care Center
12. Department stores, furniture stores, appliance stores.
13. Drug and cosmetic stores.
14. Farm produce stands.
15. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.

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16. Furniture and appliance repair.
17. Gasoline service station, full service, on Parcel B.
18. Government buildings, facilities and uses, including public schools and colleges.
19. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.
20. Laundry and/or dry cleaning establishments.
21. Liquor stores.
22. Motor vehicle maintenance and repair and sales of parts.
23. Movies theaters, legitimate theaters, dinner theaters.
24. Museums and libraries.
25. Non-profit clubs, lodges, community halls.
26. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
27. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors. shoe repair.
28. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
29. Professional and business offices.
30. Retail foods stores and supermarkets.
31. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
32. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, office supplies, works of art.
33. Taxicab business and dispatch.
34. Taxidermist.
35. Sale of Christmas trees.
36. Accessory uses – any use normally and customarily incidental to any of the above permitted uses.

FDP 183-A: (Harper's Choice Village Center addition)

Employment Center Land Uses – Village Center Commercial

Parcel C shall be used only for parking and roadway access to the adjacent commercial and open space facilities.

FDP 205-A-2-Part 1: (Hickory Ridge Village Center)

Employment Center Land Uses – Village Center Commercial

A. Parcel A-1 is to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

39. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.

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40. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
41. Government buildings, facilities and uses, including public schools and colleges.
42. Professional and business offices.
43. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
44. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
45. Museum, art galleries and libraries.
46. Buildings used primarily for religious activities.
47. Blueprinting, printing, duplicating or engraving services.
48. Motor vehicle maintenance and repair and sales of parts.
49. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
50. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
51. Self service laundry and laundry and/or dry cleaning pickup stations.
52. Furniture and appliance repair.
53. Non-profit clubs, lodges, community halls.
54. Commercial garden centers.
55. Animal hospitals, complete enclosed.
56. Farm produce stands.
57. Retail foods stores and supermarkets.
58. Liquor stores.
59. Drug and cosmetic stores.
60. Clothing and apparel stores with goods for sale or rent.
61. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
62. Antique shops, art galleries and craft shops.
63. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.
64. Full service laundry and/or dry cleaning establishments.
65. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
66. Building cleanings, painting, roofing, exterminating and similar establishments.
67. Building materials and supplies.
68. Department stores, furniture stores, appliance stores.
69. Taxicab business and dispatch.

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- 70. Movies theaters, legitimate theaters, dinner theaters.
- 71. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
- 72. Bakeries.
- 73. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
- 74. Day Care Centers.
- 75. One full-service gasoline service station. (NOTE: Special site criteria for Gasoline Station is included in this FDP criteria)
- 76. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

B. Parcel A-3 is to be used for commercial purposes. Uses permitted in Parcel A-3 are limited to the following:

- 14. Government buildings, facilities and uses, including public schools and colleges.
- 15. Professional and business offices.
- 16. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, and travel agencies.
- 17. Buildings used primarily for religious activities.
- 18. Commercial garden centers.
- 19. Antique shops, art galleries and craft shops.
- 20. Clothing and apparel stores with goods for sale or rent.
- 21. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
- 22. Home improvement stores for retail sales including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art. [NOTE: probably should have read as follows: Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.]
- 23. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
- 24. Day Care Centers.
- 25. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

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26. Group Care Facility, housing for the elderly and/or handicapped persons, nursing homes, and shelter housing.

FDP 222-Part 2: (River Hill Village Center)

Employment Center Land Uses – Village Center Commercial

Parcels B & D are to be used for commercial purposes. All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional and business offices.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
7. Museum, art galleries and libraries.
8. Buildings used primarily for religious activities.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
11. Self service laundry and laundry and/or dry cleaning pickup stations.
12. Furniture and appliance repair.
13. Non-profit clubs, lodges, community halls.
14. Commercial garden centers.
15. Animal hospitals, complete enclosed.
16. Farm produce stands.
17. Foods stores and supermarkets.
18. Liquor stores.
19. Drug and cosmetic stores.
20. Clothing and apparel stores with goods for sale or rent.
21. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
22. Antique shops, art galleries and craft shops.
23. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies.

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24. Full service laundry and/or dry cleaning establishments.
25. Blueprinting, printing, duplicating or engraving services.
26. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
27. Building cleanings, painting, roofing, exterminating and similar establishments.
28. Lumber yard, building materials and supplies.
29. Department stores, furniture stores, appliance stores.
30. Movies theaters, legitimate theaters, dinner theaters.
31. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
32. Hotels, motels, and conference centers.
33. Bakeries.
34. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
35. Day Care Centers.
36. One full-service gasoline station (NOTE: Special site criteria for Gasoline Stations is included in this FDP criteria).
37. Signs as permitted under Section 3.501-C(6) of the Howard County Code.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

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Town Center

FDP 4-A-5: (Lakefront & Symphony Woods & Merriweather)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones, is permitted, including, but not limited to, all of the following: Uses permitted in B-1 districts.

All uses permitted in commercial districts or commercial land use zones are permitted upon lots 1, 2, 3, 4, and 5 including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 21: (American Cities Building site)

All uses permitted in commercial districts or commercial land use zones are permitted in land encompassed by this Final Development Plan, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 47-A-7: (The Mall)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 48: (Area North of Little Patuxent Parkway across from HCC)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 52: (Toby's Dinner Theater)

Employment Center Land Uses – Town Center – Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

FDP 61-A-3: (Banneker Area in TC)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts.
- f. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 62-A-1: (Lakefront – Sheraton Hotel area)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts.
- f. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 83: (Howard County General Hospital)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts except, however, that gasoline service stations are prohibited.

FDP 84-A: (South of Little Patuxent Parkway near HCC)

Employment Center Land Uses – Town Center – Commercial

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All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following, districts except, however, that gasoline service stations are prohibited:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C.

FDP 95: (Lakefront – Rouse Building)

Employment Center Land Uses – Town Center – Commercial – Lot 225

All uses permitted in commercial districts or commercial land use is permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 105-A: (Area next to Toby's Dinner Theater)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lost to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 111-A-1: (Little Patuxent Square area)

Downtown Center Land Uses – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

The following uses under B-1, B-2, and S-C districts are strictly excluded and prohibited:

Adult Book/Video Store

Funeral Home

Mobil Home Sales/Rental

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Motor Vehicle Parts/Tire Store

Bus Terminal

Car Wash Facility

Commercial Communication Towers with a height of less than 200 feet as measured from ground

Livestock Sales/Auctions

Motor Vehicle inspection Station/Repair

Apartments may be located on Lot 2 area designated for Commercial use in conjunction with the mix of uses allowed in the B-1, B-2, and S-C zoning districts (except as modified above) in accordance with a Site Development Plan approved by the Howard County Planning Board.

Apartment uses provided the number of dwelling units does not exceed the overall density limits for the New town Columbia District.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 115: (Area south of Toby's Dinner Theater)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 121: (One Mall North, corner of LLP and Governor Warfield Parkway)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts.
- f. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a

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public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 122-A: (10, 20, 30 Corporate Buildings)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts.
- f. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 139-A-3: (Apartments south of Rouse Building in TC)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts except department stores, home improvement stores, lumber yards, and building supply sales, motor vehicle, construction equipment and farm equipment sales and service, motor vehicle parts and tire stores, including instating equipment.
- f. Uses permitted in S-C districts except department stores, home improvement stores, lumber yards, and building supply sales, motor vehicle, construction equipment and farm equipment sales and service, motor vehicle parts and tire stores, including instating equipment.

Apartment uses provided that no more than 550 dwelling units may be constructed on Parcel A.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 140-A-1: (Buildings off Sterrett place In Town Center)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

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- d. Uses permitted in B-1 districts.
- e. Amusement and recreation uses, including swimming pools, roller skating rinks, ice skating rinks, dance halls, bowling alleys, pool rooms, theaters, and motion picture theaters.
- f. Public buildings, hotels or motels and taverns.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 152: (Area by the hospital on LLP In Town Center)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

Uses permitted in B-1 districts excluding sections 11.012, 11.014, 11.015, 11.017, 11.018 (except as may be required to serve the occupants of the building), 11.019, 11.0110, 11.0111.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 177-A-1: (South of hospital off Hickory Ridge Road)

Employment Center Land Uses – Town Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional and business offices provided that no merchandise, material or equipment is stored outside of the building, and twenty-five (25) percent of the main floor may be used for retail sales.
3. Research laboratories.
4. Restaurant and beverage establishments, excluding freestanding and fast food facilities, including those serving beer, wine and liquor for consumption on premise only.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
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.

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8. Medical and dental offices, including pharmacies, clinics, and laboratories incidental to these uses.
9. Convalescent homes, nursing homes, homes for the aged, and similar institutions, and their related and supporting facilities.
10. Hospitals, including cafeterias and snack bars designed for the use of the hospital visitors and employees, and ambulatory health care facilities.
11. Museum, art galleries and libraries.
12. Buildings used primarily for religious activities.
13. Blueprinting, printing, duplicating or engraving services.
14. Animal hospitals, complete enclosed.
15. Medical pharmacy.
16. Optician.
17. Day care nursery
18. Convenience stores, limited to 5,000 square feet of net floor area, including bakery, provided all goods baked on the premises shall be sold retail from the premises.
19. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, books, cards, flowers, gifts, hobbies, news, optical goods, photographic supplies, stationary, works of art and medical supplies.
20. One gasoline service station which may be located in the southeast corner of Parcel C-1, and which shall conform to the attached Special Site Criteria for Gasoline Stations.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 192-A: (40, 50, 60 Corporate Centers)

Employment Center Land Uses – Town Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business, medical and dental offices, and conferences centers.
5. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.

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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. Museum, art galleries and libraries.
9. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
10. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
11. Self service laundry and laundry and/or dry cleaning pickup stations.
12. Non-profit clubs, lodges, community halls.
13. Liquor stores.
14. Drug and cosmetic 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, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
17. Antique shops, art galleries and craft shops.
18. Blueprinting, printing, duplicating or engraving services.
19. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

Uses 10 through 16 and 18 through 19, above shall be permitted only as an internal or integrated part of office buildings and shall not be permitted in free standing structures designed specifically for such use.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 211-A: (Former Ryland Building)

Employment Center Land Uses – Town Center Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

20. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
21. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.

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22. Government buildings, facilities and uses, including public schools and colleges.
23. Professional, business (general), medical and dental offices, and conferences centers.
24. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions including drive-thru facilities.
25. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
26. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
27. Museum, art galleries and libraries.
28. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
29. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
30. Self service laundry and laundry and/or dry cleaning pickup stations.
31. Non-profit clubs, lodges, community halls.
32. Liquor stores.
33. Drug and cosmetic stores.
34. Clothing and apparel stores with goods for sale or rent.
35. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
36. Antique shops, art galleries and craft shops.
37. Blueprinting, printing, duplicating or engraving services.
38. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

Uses 10 through 16 and 18 through 19, above shall be permitted only as an internal or integrated part of office buildings and shall not be permitted in free standing structures designed specifically for such use.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 217-A-1: (Warfield Neighborhood by Mall)

Employment Center Land Uses –Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- u. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.

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- v. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- w. Government buildings, facilities and uses, including public schools and colleges.
- x. Professional, business (general), medical and dental offices, and conferences centers.
- y. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions, including drive-thru facilities.
- z. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
- aa. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
- bb. Museum, art galleries and libraries.
- cc. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
- dd. Restaurant and beverage establishments including those service beer, wine and liquor.
- ee. (Not used).
- ff. (Not used).
- gg. (Not used).
- hh. Drug and cosmetic stores.
- ii. Clothing and apparel stores with goods for sale or rent.
- jj. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
- kk. Antique shops, art galleries and craft shops.
- ll. Blueprinting, printing, duplicating or engraving services.
- mm. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- nn. Group care facilities, housing for the elderly and/or handicapped persons, nursing homes, shelter housing, children's homes and similar institutions and their related and supporting facilities.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

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Roads

FDP 11-A-1: (in WL)

Employment Center Commercial land is used for Right-of-way for portions of Twin Rivers Road and Faulkner Ridge Circle.

FDP 31-A: (in Town Center)

Employment Center Commercial land is used for Right-of-way for portions of Little Patuxent Parkway.

FDP 49:

Employment Center Commercial land is used for Right-of-way for portions of Governor Warfield Parkway.

FDP 54: (Banneker Area in TC)

Employment Center Commercial land is used for Right-of-way for portions of Banneker Road.

FDP 101-A:

Employment Center Commercial land is used for Right-of-way for roads into the Mall.

FDP 109:

Employment Center Commercial land is used for Right-of-way for Dobbin Road.

FDP 113-A-10: (in OB)

Employment Center Commercial land is used for Right-of-way for portions of Cradlerock Way.

FDP 118-Part 1-A-2:

Employment Center Commercial land is used for Right-of-way for Carved Stone.

FDP 181-A-2-Part 1:

Employment Center Commercial land is used for Right-of-way for Little Patuxent Parkway and Hickory Ridge Road.

FDP 181-A-3-Part 2:

Employment Center Commercial land is used for Right-of-way for Little Patuxent Parkway in Clary's Forest.

FDP 190-A:

Employment Center Commercial land is used for Right-of-way for Martin Road and Hickory Ridge Road.

FDP 193-A-1:

Employment Center Commercial land is used for Right-of-way for Broken Land Parkway, west of US 29.

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FDP 195:

Employment Center Commercial land is used for Right-of-way for Columbia Gateway Drive, off of MD Route 108.

FDP 197-Part 3:

Employment Center Commercial land is used for Right-of-way for Snowden River Parkway in Long Reach.

FDP 219:

Employment Center Commercial land is used for Right-of-way for Broken Land Parkway, west of US 29, and road into Mall by the Metropolitan.

FDP 220-A-2:

Employment Center Commercial land is used for Right-of-way for portions of Dobbin Road.

FDP 224-A:

Employment Center Commercial land is used for Right-of-way for Broken Land Parkway, west of US 29, and Twin Rivers Road.

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Other

FDP 43-A-3: (Twin Knolls Business Park South)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in the POR district.
- b. Uses permitted in B-1 districts.
- c. Uses permitted in B-2 districts.

Provided that no automobile repair or service shall be permitted. Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 64-B: (borders Waterloo Road / Route 108 near Snowden River Parkway)

Employment Center Land Uses – Town Center – Commercial

All uses permitted in the CCT (Community Center Transition) District are permitted including, but not limited to, all of the following:

1. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
2. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
3. Government buildings, facilities and uses, including public schools and colleges.
4. Professional, business, medical and dental offices, and conference centers.
5. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
6. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer
7. Museum, art galleries and libraries
8. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
9. Self service laundry and laundry and/or dry cleaning pickup stations.
10. Non-profit clubs, lodges, community halls.
11. Antique shops, art galleries and craft shops.
12. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees,

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mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 118-A-3-Part 2: (Minstrel Way – north area))

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
- b. Government buildings, facilities and uses, including public schools and colleges.
- c. Professional and business offices.
- d. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
- e. Research Laboratories.
- f. Medical and Dental offices including clinics and laboratories incidental thereto.
- g. Day Care Centers.
- h. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
- i. Museum, art galleries and libraries.
- j. Buildings used primarily for religious activities.
- k. Blueprinting, printing, duplicating or engraving services.
- l. Restaurants and beverage establishments, including those serving beer, wine and liquor.
- m. Non-profit clubs, lodges, community halls.
- n. Commercial greenhouses, garden centers and nurseries.
- o. Animal hospitals, completely enclosed.
- p. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, electronics, fabrics, flowers, gifts, hobbies, houseware, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
- q. Antique shops, art galleries and craft shops.
- r. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- s. Building cleanings, painting, roofing, exterminating and similar establishments.
- t. Movies theaters, legitimate theaters, dinner theaters.
- u. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
- v. Hotels, motels, and conference centers.
- w. Gasoline station.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

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FDP 120-A: (Twin Knolls Business Park North)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted are limited to: art, trade, and business schools; offices, professional and business; parking lots or garages for parking purposes only; provided no automobile repairs or service shall be permitted and no motor vehicles shall be sold from the premises; restaurants and lunch rooms; community meeting halls; clubs and lodges.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 125-A: (Directly across BLP from Lake Elkhorn)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- d. Uses permitted in B-1 districts.
- e. Uses permitted in B-2 districts.
- f. Uses permitted in S-C districts.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 132-A-3: (Dobbin Center)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- e. Uses permitted in B-1 districts.
- f. Uses permitted in B-2 districts.
- g. Uses permitted in S-C districts.
- h. Uses permitted in POR districts.

Note: Accessory uses include:

3. Any use normally and customarily incidental to any use permitted as a matter of right in the above districts.
4. Light manufacturing, assembly, service, repair and/or warehousing associated with and incidental to uses permitted under Section 119 A7 and A11, provided they do not exceed seventy (70) percent of the developed floor area of all buildings located on an lot, including but not limited to the following:
 - a. Communication equipment including radio and TV receiving equipment and telephone and telegraph apparatus

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- b. Computers and peripheral equipment relating thereto
- c. Dental equipment, accessories and supplies
- d. Electrical or mechanical calculating and accounting machines
- e. Electrical components and accessories
- f. Electrical measuring instruments, electrical control devices
- g. Energy distribution devices including solar
- h. Instruments, accessories and supplies used in medical diagnoses or treatment
- i. Mechanical measuring and control devices
- j. Office business machines
- k. Optical instruments and lens
- l. Photographic equipment, accessories and supplies
- m. Precision instruments used in scientific or engineering research
- n. Temperature controls

In addition thereto, a gasoline station may be constructed on Parcels G & I-13 in accordance with the Special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

Development on Parcel L-1 is restricted. Only development as an expansion to the site development on adjacent Parcel L will be permitted upon special application to the office of Planning and Zoning.

FDP 133: (Northeast Corner of Oakland Mills Road and SRP)

All uses permitted in industrial districts or industrial land use zones are permitted including, but not limited to, all uses in M-1 and M-R districts except, however, the uses only permitted in M-2 and T-2 districts are prohibited. . Location of commercial uses ancillary to or compatible with the permitted industrial uses and planned as an integral part of the predominately industrial area are permitted as approved by the Howard County Planning Board.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

[Note that this land is actually part of the Sieling Industrial Park although it is listed as Employment Center – Commercial.]

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FDP 149-A-2: (Hillcroft Executive Park)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.
- b. Uses permitted in B-2 districts.
- c. Uses permitted in S-C districts.
- d. Uses permitted in POR districts.
- e. Gasoline Service Station (1) Parcel C

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 157: (Macgills Common by shopping center - Donleigh)

All uses permitted in commercial districts or commercial land use is permitted, including, but not limited to, all of the following:

- a. Uses permitted in B-1 districts.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 202: (Benson Business Center – Lark Brown Road)

Employment Center Land Uses –Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional, business (general), medical and dental offices, and conference centers.
3. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions, including drive-thru facilities.
4. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
5. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
6. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
7. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
8. Self service laundry and laundry and/or dry cleaning pickup stations.

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9. Non-profit clubs, lodges, community halls.
10. Liquor stores.
11. Drug and cosmetic stores.
12. Clothing and apparel stores with goods for sale or rent.
13. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
14. Antique shops, art galleries and craft shops.
15. Blueprinting, printing, duplicating or engraving services.
16. Gas Center/Car Wash
17. Convenience Store.
18. Day Care Centers.
19. Hotels, Motels, Inn and Conference Center.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

Gasoline Station on Parcel C subject to the Special Site Criteria for Gasoline Stations included in this Final Development Plan.

FDP 226-A-1: (Columbia Crossing Center)

All uses permitted in commercial districts or commercial land use zones are permitted, including, but not limited to, all of the following:

- e. Uses permitted in B-1 districts.
- f. Uses permitted in B-2 districts.
- g. Uses permitted in S-C districts.
- h. Uses permitted in POR districts.

The following uses are not permitted:

- c. Food stores (grocery or supermarket).
- d. Liquor stores.

In addition, thereto, a gasoline station may be constructed within this phase in accordance with the special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

Division of Commercial Land Use Areas into individual lost to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees,

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mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 229: (Area directly south Route 108 on either side of SRP)

The following uses are permitted:

- gg. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
- hh. Funeral homes.
- ii. Hotels, motels, county inns and conference centers.
- jj. Kennels.
- kk. Motor vehicle maintenance and repair.
- ll. Museums and libraries.
- mm. Non-profit clubs, lodges, community halls.
- nn. Nursing homes, group care facilities, children's homes and similar institutions, and their related and supporting facilities.
- oo. Offices, professional, business and for general purpose (not those with retail stores).
- pp. Religious activities, structures used primarily for.
- qq. Research and development laboratories.
- rr. Schools, private academic, including colleges and universities, schools – commercial, including driving schools, business schools, trade schools, art schools, and other commercially-operated schools.
- ss. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies, data processing agencies
- tt. Ambulatory health care facilities and ambulance services.
- uu. Animal hospitals, complete enclosed.
- vv. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions.
- ww. Catering establishments and banquet facilities.
- xx. Child daycare centers and nursery schools.
- yy. Day treatment or care facilities.
- zz. Government structures, facilities and uses.
- aaa. Pet grooming establishments.
- bbb. Housing for elderly and/or handicapped persons.
- ccc. Restaurants and carry out, standard and beverage establishments including those service beer, wine and liquor for consumption on premises only.
- ddd. Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.
- eee. 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.
- fff. Bio-medical laboratories.
- ggg. Executive golf training and recreation centers.

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- hhh. Business machine sales, rental and service establishments.
- iii. Concert halls.
- jjj. Motor vehicle, construction equipment and farm equipment sales and service.
- kkk. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
- III. Fast food establishments allowed on parcel B only.

In addition, thereto, a gasoline station including a car wash and convenience store may be constructed within this phase on Parcel B only in accordance with the special Site Design Criteria attached to and made part of this Final Development Plan Criteria.

Division of Commercial Land Use Areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 235-A: (Area north of Dobbin Road – Columbia Crossings II)

Employment Center Land Uses –Commercial

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

- 44. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.
- 45. Carnivals and fairs sponsored by charitable, social, civic, or educational organizations or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
- 46. Government buildings, facilities and uses, including public schools and colleges.
- 47. Professional, business (general), medical and dental offices, and conference centers.
- 48. Banks, savings and loan associations, investment companies, credit bureaus, brokers and similar financial institutions including drive-thru facilities.
- 49. Private colleges and universities, trade schools, art schools, and commercially-operated schools.
- 50. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
- 51. Museum, art galleries and libraries.
- 52. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
- 53. Fast food restaurants, restaurant and beverage establishments including those service beer, wine and liquor.
- 54. Self-service laundry and laundry and/or dry cleaning pickup stations.
- 55. Non-profit clubs, lodges, community halls.
- 56. Clothing and apparel stores with goods for sale or rent.

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57. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news publications, optical goods, pets, photographic supplies, records, radios and televisions sales and repairs, sewing machines, sporting goods, stationary, works of art.
58. Antique shops, art galleries and craft shops.
59. Blueprinting, printing, duplicating or engraving services.
60. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
61. Nursing homes, group care facilities, children's homes and similar institutions, and their related and supporting facilities.
62. Food and drink production, processing, packaging and distribution for dairy products, food products and bakery products.
63. General light manufacturing, including photographic equipment, precision instruments, optical equipment, medical supplies, toys, novelties, wrought iron products, sporting goods, rubber and metal stamps.
64. Home goods and furniture manufacture, including books, brushes, holiday decorations, jewelry, silverware, stationary, television sets, radios, household appliances and leather goods excluding tanning.
65. Inn, hotels, motels, and conference centers.
66. Manufacture, compounding, assembling or treatment of articles or merchandise from the previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, pipe, plastics, previous or semi-precious metals or stones, sheet metal (excluding large stampings such as motor vehicle fenders and bodies), shells, textiles, tobacco, wax, wire, wood and yarn.
67. Printing, lithography, bookbinding or publishing plants.
68. Research laboratories.
69. Warehouses, provided that all loading and unloading shall be done entirely on private property and that no part of any vehicle shall extend into a street while loading or unloading.
70. Day care center.
71. Funeral homes.
72. Kennels.
73. Ambulatory health care facilities and ambulance services.
74. Animal hospitals, completely enclosed.
75. Catering establishments and banquet facilities.
76. Child daycare centers and nursery schools.
77. Day treatment or care facilities.
78. Pet grooming establishments.
79. Housing for the elderly and/or handicapped persons.
80. Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.

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81. 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.
82. Bio-medical laboratories.
83. Business machine sales, rental and service establishments.
84. Motor vehicle sales and service.
85. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry and similar items.
86. A full service gasoline station that could include a carwash and convenience store.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

FDP 240-A-3: (Benson Business Center East – Gateway Overlook)

Employment Center Land Uses –Commercial

All uses in the POR, B-1, B-2, and S-C districts are permitted and the following:

7. Age-restricted adult housing.
8. Nursery homes and residential care facilities and their related and supporting facilities.
9. Manufacturing and assembly of electronic, communications, computer, medical, scientific, optical, photographic, or technical instruments, equipment and compounds.
10. Manufacturing, compounding, processing or packing of pharmaceuticals and biomedical products.
11. Gasoline Station on parcel U only. [Note: Special criteria within FDP]
12. Garage & maintenance structures, parking spaces, drive aisles associated with residential apartment are permitted as an accessory use.

Division of commercial land use areas into individual lots to be owned, leased, mortgaged, or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that here shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees, and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

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Appendix 3

1954 Zoning Regulations

Commercial land uses: B-1, B-2, and S-C

SECTION 6 - B-1 DISTRICTS

A. USES PERMITTED IN THE B-1 DISTRICTS.

In the B-1 Districts only the following uses of land or building shall be permitted:

Uses permitted in the R-R and R Districts.

1. Advertising signs or devices advertising products sold on the premises, provided such signs shall be attached to the building and shall not project more than 6 feet therefrom. (See Sect. 14 Par. D-7)
2. Art, trade, and business schools.
3. Personal and household service shops.
4. Retail stores and- service shops*
5. Offices, professional and business.
6. Parking lots or garages for parking purposes only, provided no automobile repairs or service shall be permitted and no motor vehicles shall be sold from the premises,
7. Restaurants and lunch rooms.
8. Bakery, provided all goods baked on the premises shall be sold at retail from the premises.
9. Banks and Savings and Loan Associations.
10. Taverns.
11. Boarding houses.
12. Funeral homes.
13. Community meeting halls,
14. Clubs and lodges.

B. ACCESSORY USES PERMITTED IN THE B-1 DISTRICTS.

Any use normally and customarily incident to any use permitted in the B-1 District shall be permitted as an accessory use, provided the area provisions of subsection D of this section are complied with.

A. USES PERMITTED IN THE B-2 DISTRICTS.

In the B-2 Districts only the following uses of land or building shall be permitted.

1. Uses permitted In the B-1 Districts.
2. Advertising signs or devices advertising products sold on the premises. (See Sect. 14 Par. D-9)
3. Amusement and. recreation uses, including swimming pools, roller skating rinks and dance halls.
4. Automobile or truck gasoline service station.
5. Automobile, truck or farm equipment storage, sales, repairs and services, provided vehicles shall not be dismantled or wrecked on the premises.

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6. Storage or sale of bottle gas or liquified petroleum for retail distribution, provided no tank shall be located nearer than 500 feet to any school, hospital or church and, provided further, that maximum storage on any lot shall not exceed 25,000 gallons, or its equivalent in pounds or cubic feet
7. Bowling alleys and pool rooms
8. Public buildings.
9. Sports centers.
10. Storage of gasoline or fuel oil for retail distribution, provided not more than 25,000 gallons shall be stored on any lot a2id, provided further, that no tank shall be located nearer than 500 feet to any school, hospital or church.
11. Theatres or motion picture theatres.
12. Tourist cabins, hotels or motels, provided the design, layout and ingress and egress roads shall be approved by the Planning Commission and provided further, the written approval of the Health Officer of Howard County, containing necessary requirements for maintaining health standards, shall be filed with the Building Inspector before the permit is issued. No permit shall be issued by the Buildings Inspector until the application conforms with the requirements of the Planning Commission and the County Health Officer.
13. Building supplies and lumber yards.
14. Printing, lithographing, or publishing house, employing not more than 25 persons.
15. Storage of prepared dairy products and other food products to be distributed on milk truck routes, provided that no processing of dairy products and no storage of bulk milk shall be permitted,
16. Research Laboratories as defined in Section 50, Paragraph A, sub-paragraph 24.

B. ACCESSORY USES PERMITTED IN THE B-2 DISTRICTS.

Any use normally and customarily incident to any use permitted in the B-2 District shall be permitted as an accessory use provided the area provisions of sub-section D of this section shall be complied with.

The S-C District

- A. The S-C Districts are the community shopping center districts. Such centers are retail business areas, characterized by a concentrated grouping of scores, shops, and other uses, providing common parking facilities, ingress and egress roads and other facilities of a community aspect. Community shopping centers shall be planned with good architectural treatment and shall be erected, as an integrated project. The project may be in single or multiple ownership but it shall Toe necessary to provide general supervision or management to assume responsibility for compliance with the requirements of this Section and to assure the benefits and services such districts are intended to provide. All requirements as to uses permitted, height, area and. parking space requirements shall be as hereinafter provided in this Section.
- B. It shall not be necessary to provide a separate lot for each separate store, shop or building which go to make up the uses planned and erected in a community shopping center.

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In the S-C Districts only the following uses of land or building shall be permitted:

1. Automobile parking lots, for customer parking only, provided no automobile repairs or service shall be permitted and. no motor vehicles shall be sold from the premises.
2. Bakery, provided all goods baked on the premises shall be sold at retail from the premises.
3. Banks and savings and. loan associations.
4. Business and. professional offices.
5. Not more than one building in each project to be used as a community meeting house.
6. Department stores, including the sale of clothing, furniture and household appliances.
7. Not more than two gasoline service stations provided no repair work, except minor repairs and adjustments, shall be permitted.
8. Laundryettes.
9. Personal service shops, such as barber shops, beauty shops, tailor shops, and shoe repair shops.
10. Radio and television sales and service shops.
11. Restaurants and lunch rooms.
12. Retail stores such as general food, meat, grocery, drug, confectionery, variety and hardware stores.
13. Not more than one theatre or motion picture theatre, except that open air theatres shall not be permitted.

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Appendix 4

1961 Zoning Regulations

Commercial land uses: B-1, B-2, and S-C

SECTION 11 - B-1 DISTRICTS

11.01 USES PERMITTED IN THE B-1 DISTRICTS

In the B-1 Districts only the following uses of land or building shall be permitted.

11.011 Uses permitted in the R-90 to R-20 Districts.

11.012 Advertising signs or devices advertising products sold on the premises, provided such signs shall be attached to the building and shall not project more than 6 feet therefrom (See Section 21.047) .

11.013 Art / trade, and business schools.

11.014 Personal and household service shops *

11.015 Retail stores and service shops.

11.016 Offices, professional and business.

11.017 Parking lots or garages for parking purposes only/ provided no automobile repairs or service shall be permitted and no motor vehicles shall be sold from the premises.

11.018 Restaurants and lunch rooms.

11.019 Bakery/ provided all goods baked on the premises shall be sold at retail from the premises.

11.0110 Banks and Savings and Loan Associations.

11.0111 Boarding houses.

11.0112 Community meeting halls.

11.0113 Clubs and lodges.

11.02 ACCESSORY USES PERMITTED IN THE B-1 DISTRICTS

Any use normally and customarily incident to any use permitted In the B-1 District shall be permitted as an accessory use, provided the area provisions of Section 11.04 are complied with.

SECTION 12 - B-2 DISTRICTS

12.01 USES PERMITTED IN THE B-2 DISTRICTS

In the B-2 Districts only the following uses of land or building shall be permitted.

12.011 Uses permitted in the B-1 Districts.

12.012 Advertising signs or devices advertising products sold on the premises (See Section 21.049)

12.013 Amusement and recreation uses, including swimming pools, roller skating rinks and dance halls.

12.014 Automobile or truck gasoline service stations, only upon approval of the Board of Zoning Appeals/ Section 19.24.

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12.015 Automobile, truck, construction or farm equipment storage, sales/ repairs and services, not including retail gasoline distribution, provided vehicles shall not be dismantled or wrecked on the premises.

12.016 Bowling alleys and pool rooms.

12.017 Public buildings.

12.018 Sports centers.

12.019 Storage or sale of gasoline, fuel oil, bottled gas or liquified petroleum for retail distribution, only upon approval of the Board of Zoning Appeals, Section 19.24.

12.0110 Theatres or motion picture theatres.

12.0111 Hotels or motels, provided the design, layout and ingress and egress roads shall be approved by the Planning Commission and provided further, the written approval of the Health Officer of Howard County, containing necessary requirements for maintaining health standards, shall be filed with the Building Engineer before the permit is issued. No permit shall be issued by the Buildings Engineer until the application conforms with the requirements of the Planning Commission and the County Health Officer*

12.0112 Building supplies and lumber yards •

12.0113 Printing, lithographing, or publishing house, employing not more than 50 persons.

12.0114 Storage of prepared dairy products and other food products to be distributed on milk truck routes, provided that no processing of dairy products and no storage of bulk milk shall be permitted •

12.0115 Research Laboratories as defined in Section 37.24.

12.0116 Taverns.

12.02 ACCESSORY USES PERMITTED IN THE B-2 DISTRICTS

Any use normally and customarily Incident to any use permitted in the B-2 District shall be permitted as an accessory use provided the area provisions of Section 12.04 shall be complied with.

SECTION 13 - S-C DISTRICTS

13.01 USES PERMITTED IN THE S-C DISTRICTS

In the S-C-Districts only the following uses of land or building shall be permitted:

13.011 Automobile parking lots, for customer parking only, provided no automobile repairs or service shall be permitted and no motor vehicles shall be sold from the premises,

13.012 Bakery, provided all goods baked on the premises shall be sold at retail from the premises.

13.013 Banks and savings and loan associations.

13.014 Bowling alleys and billiard or poolrooms.

13.015 Business and professional offices.

13.016 Not more than one building in each project to be used as a community meeting house.

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13.017 Department stores, including the sale of clothing, furniture and household appliances.

13.018 Not more than two gasoline service stations, provided no repair work, except minor repairs and adjustments, shall be permitted.

13.019 Laundryettes.

13.0110 Personal service shops/ such as barber shops, beauty shops, tailor shops, and shoe repair shops.

13.0111 Radio and television sales and service shops.

13.0112 Restaurants and lunch rooms.

13.0113 Retail stores such as general food, meat, grocery, drug, confectionery, variety/ hardware and alcohol package goods stores.

13.0114 Not more than one theatre or motion picture theatre, except that open air theatres shall not be permitted.

13.02 ACCESSORY USES PERMITTED IN THE S-C DISTRICTS

Any use normally and customarily Incident to any use permitted in the S-C Districts shall be permitted as an accessory use.

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Appendix 5

1977 Zoning Regulations

Commercial land uses: POR, PM, B-1, B-2, and S-C

SECTION 112 PLANNED OFFICE RESEARCH

A. Uses Permitted as a Matter of Right

1. Farming, including necessary and customary uses, and accessory buildings; provided, however, that no building for housing animals or fowl shall be erected, nor any manure stored, within one hundred (100) feet of a dwelling, except that household pets shall be allowed to be housed within one hundred (100) feet of a dwelling; but in no case in the front or side setbacks of a dwelling nor within twenty-five (25) feet of the side lines of a lot. 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.
2. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
3. Convents and monasteries used for residential purposes.
4. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association, for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
5. Government buildings, facilities and uses, including public schools and colleges.
6. Professional and business offices, provided that no merchandise, material or equipment: is stored outside of the buildings, and twenty-five (25) percent of the main floor may be used for retail sales.
7. Research laboratories.
8. Restaurants and beverage establishments, including those; serving beer, wine and liquor for consumption on premises only.
9. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions.
10. Private colleges and universities, trade schools, art schools and commercially-operated schools.
11. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
12. Medical and dental offices, including pharmacies, clinics and laboratories incidental to these uses.
13. Convalescent homes, nursing homes, homes for the aged, sheltered housing, children's homes and similar institutions, and their related and supporting facilities*
14. Hospitals, including cafeterias and snack bars designed for use of the hospital visitors and employees, and ambulatory health care facilities.
15. Hotels, motels and conference centers.

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16. Museums, art galleries and libraries.
17. Funeral homes.
18. Buildings used primarily for religious activities.

B. Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception.

SECTION 112.5 PLANNED MERCANTILE (PM) District

The PH Districts are planned and landscaped mercantile areas. They are intended to encourage an orderly concentration of commercial and shopping facilities in selected areas of the County which are accessible from major highways and would assure that such uses will be compatible with, and will not adversely affect, abutting properties and the surrounding community as a whole, and at the same time will provide desirable commercial facilities which will serve as a mode of design and influence and be an asset to the County.

The Zoning Board may approve a PM district provided the PM is designed and planned as a unified development and is an asset to the neighborhood and County. An objective of PM is to provide the type of zoning analogous to a special exception (or the so called "Floating Zone"), in effect, under a single ownership or legal entity accountable to County authorities so that assurance may be had that developments will conform to plans as approved. The PM district may be employed, particularly, in locations where, from the point of view of an overall development concept or master plan, land preservation and conservation decisions, or maintenance of a rural or historical flavor, may determine a more sensitive use of land.

A. USES PERMITTED AS A MATTER OF RIGHT

1. Art galleries, art stores, or art studios, including photograph studios.
2. Automobile parking lots, for customer parking only provided no automobile repairs or service shall be permitted and no motor vehicles shall be sold from the premises.
3. Bakeries provided all goods baked on the premises shall be sold at retail from the premises.
4. Banks and savings and loan associations.
5. Business and professional offices.
6. Community meeting houses, commercial establishments for receptions and parties.
7. Department stores, including the sale of clothing, furniture and household appliances.
8. Not more than one gasoline service station, provided no repair work except minor repairs and adjustments shall be permitted, as an integrated structure in the total concept, and provided further that no gasoline service station uses shall be

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permitted unless 25% of the building construction as contemplated in the Final Development Plan is completed.

9. Personal service shops, such as barber shops, beauty shops, tailor shops and shoe repair shops.
10. Restaurants.
11. Retail stores such as general food, meat, grocery, drug, confectionary, variety, hardware and alcohol package goods stores.
12. Specialty stores, such as clothing stores, gift shops and furniture stores.
13. Garden centers for the sale of nursery products and gardening equipment.
14. Motion picture theatres, except that open air theatres shall not be permitted.
15. Public displays by private, civic or governmental organizations.

B. Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception.
3. One single family dwelling house and outbuildings may be erected in the PM district provided that it shall house only the groundskeeper and/or maintenance man and family of the PM district and provided further that: the house and outbuildings shall not be nearer than 150 feet to the nearest commercial use.

SECTION 113 B-1 District BUSINESS — LOCAL

A. Uses Permitted as a Matter of Right

1. Farming, including necessary and customary uses, and accessory buildings; provided, however, that no building for housing animals or fowl shall be erected, nor any manure stored, within one hundred (100) feet of a dwelling, except that household pets shall be allowed to be housed within one hundred (100) feet of a dwelling; but in no case in the front or side setbacks of a dwelling nor within twenty-five (25) feet of the side lines of a lot. 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.
2. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
3. Convents and monasteries used for residential purposes.
4. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.
5. One dwelling unit per business establishment within the same structure.
6. Government buildings, facilities and uses, including public schools and colleges.
7. Professional and business offices.
8. Banks, savings and loan associations, investment companies, credit: bureaus, brokers, and similar financial institutions.

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9. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
10. Museums, art galleries and libraries.
11. Funeral homes.
12. Buildings used primarily for religious activities.
13. Blueprinting, printing, duplicating or engraving services limited to two thousand (2,000) square feet of net floor area.
14. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
15. Restaurants and beverage establishments, including those serving beer, wine and liquor.
16. Self-service laundry and laundry and/or dry cleaning pickup stations.
17. Furniture and appliance repair.
18. Nonprofit clubs, lodges, community halls.
19. Commercial greenhouses, garden centers and nurseries.
20. Animal hospitals, completely enclosed.
21. Farm produce stands.
22. Retail food stores, including a bakery, provided all goods baked on the premises shall be sold retail from the premises.
23. Liquor stores.
24. Drug and cosmetic stores.
25. Clothing and apparel stores with goods for sale or rent
26. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationery, works of art.
27. Antique shops, art galleries, craft shops.
28. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper, and building materials and supplies, provided such building materials and supplies are enclosed in a building.

B. Accessory Use

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception*

SECTION 114 B-2 District

BUSINESS — GENERAL

A. Uses Permitted as a Matter of Right

1. Farming, including necessary and customary uses, and accessory buildings; provided, however, that no building for housing animals or fowl shall be erected, nor any manure stored» within one hundred (100) feet of a dwelling, except that

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household pets shall be allowed to be housed within one hundred (100) feet of a dwelling; but in no case in the front or side setbacks of a dwelling nor within twenty-five (25) feet of the side lines of a lot. 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.

2. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.
3. Convents and monasteries used for residential purposes.
4. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association, for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall completely removed from the lot within five (5) days of the closing of the carnival or fair.
5. One dwelling unit: per business establishment within the same structure.
6. Government: buildings, facilities and uses, including public schools and colleges.
7. Professional and business offices.
8. Banks, savings and loan associations, investment companies, credit bureaus, brokers, and similar financial institutions.
9. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
10. Museums, art galleries and libraries.
11. Funeral homes.
12. Buildings used primarily for religious activities*
13. Blueprinting, printing, duplicating or engraving services limited to two thousand (2,000) square feet of net floor area.
14. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
15. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
16. Self-service laundry and laundry and/or dry cleaning pickup stations.
17. Furniture and appliance repair.
18. Nonprofit clubs, lodges, community halls.
19. Commercial greenhouses, garden centers and nurseries.
20. Animal hospitals, completely enclosed.
21. Farm produce stands.
22. Retail food stores.
23. Liquor stores.
24. Drug and cosmetic stores.
25. Clothing and apparel stores with goods for sale or rent.
26. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationery, works of art.
27. Antique shops, art galleries, craft shops.

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28. Home improvement stores for retail sales including, but not limited to, the following: floor coverings, glass, garden supplies, hardware, wallpaper> and building materials and supplies*
29. Mobile home and prefabricated home sales and rental, but not including occupancy.
30. Full-service laundry and/or dry cleaning establishments
31. Blueprinting, printing, duplicating or engraving services.
32. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar uses.
33. Motor vehicle maintenance, repair and painting, including full body repairs and incidental sales of parts such as mufflers, transmissions, etc.
34. Building cleaning, painting, roofing, exterminating and similar establishments.
35. Livestock auction markets and fairgrounds.
36. Sales, repair and service of motor vehicles, construction equipment and farm equipment.
37. Lumber yard, building materials and supplies.
38. Department stores, furniture stores, appliance stores.
39. Taxidermist.
40. Movie theatres, legitimate theatres, dinner theatres.
41. Kennels.
42. Private colleges -and universities, trade schools, art schools and commercially operated schools,
43. Hotels, motels and conference centers.
44. Bakeries.

B. Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception.

SECTION 115 SC District

SHOPPING CENTER

A. Uses Permitted as a Matter of Right

1. Farming, including necessary and customary uses, and accessory buildings; provided, however, that no building for housing animals or fowl shall be erected, nor any manure stored, within one hundred (100) feet of a dwelling, except that household pets shall be allowed to be housed within one hundred (100) feet of a dwelling; but in no case in the front or side setbacks of a dwelling nor within twenty-five (25) feet of the side lines of a lot. 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.
2. Parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts and similar recreation facilities.

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3. Convents and monasteries used for residential purposes.
4. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing; of the carnival or fair.
5. One dwelling unit per business establishment within the same structure.
6. Government buildings, facilities and uses, including, public schools and colleges.
7. Professional and business offices.
8. Banks, savings and loan association, investment companies, credit bureaus, brokers, and similar financial institutions.
9. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
10. Museums art galleries and libraries.
11. Funeral homes.
12. Buildings used primarily for religious activities.
13. Blueprinting, printing, duplicating or engraving services limited to two thousand (2,000) square feet of net floor area.
14. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
15. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
16. Self-service laundry and laundry and/or dry cleaning pickup stations*
17. Furniture and appliance repair.
18. Nonprofit clubs, lodges, community halls.
19. Commercial greenhouses, garden centers and nurseries.
20. Animal hospitals, completely enclosed.
21. Farm produce stands.
22. Retail food stores.
23. Liquor stores.
24. Drug and cosmetic stores.
25. Clothing and apparel stores with goods for sale or rent
26. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repairs, sewing machines, sporting goods, stationery, works of art.
27. Movie theaters legitimate theatres, dinner theatres.
28. Lumber yards, hardware stores, building material and supplies stores.
29. Motor vehicle repair facilities.
30. Bakeries.

B. Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.

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2. Underground pipelines; electric transmission and distribution lines designed to carry less than 69,000 volts; telephone, telegraph and CATV lines; and other similar public utility uses not requiring a special exception.

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Appendix 6

Current Zoning Regulations (as of February 2017)

Commercial land uses: POR, B-1, B-2, and S-C

SECTION 115.0: - POR (Planned Office Research) District

A.

Purpose

The Planned Office Research District is established to permit and encourage diverse institutional, commercial, office research and cultural facilities.

B.

Uses Permitted as a Matter of Right

1. Adult live entertainment establishments, subject to the requirements of Section 128.0.H.
2. Age-restricted adult housing, including retail and personal services uses subject to the requirements of Subsection E.6.
3. Ambulatory health care facilities, including pharmacies incidental to these uses.
4. Animal Hospitals, completely enclosed.
5. Athletic Facilities, Commercial.
6. Banks, savings and loan associations, investment companies, credit unions, brokers and similar financial institutions.
7. Bio-medical laboratories.
8. Blueprinting, printing, duplicating or engraving services.
9. Business machine sales, rental and service establishments.
- 10.

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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 128.0.D.

11. Catering establishments and banquet facilities.
12. Child day care centers and nursery schools.
13. Commercial communication antennas.
14. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
15. Concert halls.
16. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
17. Convents and monasteries used for residential purposes.
18. Data processing and telecommunication center.
19. Day treatment or care facilities.
20. Executive golf training and recreation centers.
21. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
22. Flex space, provided the property is within 1800 feet by road of an interstate highway ramp, and provided that the light manufacturing uses are limited to those uses permitted in the PEC District.
23. Funeral homes and mortuaries.
24. Government structures, facilities and uses, including public schools and colleges.
25. Hospitals, intermediate care facilities and residential treatment centers.

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26. Hotels, motels, conference centers and country inns.
27. Housing Commission Housing Developments, subject to the requirements of Section 128.0.J.
28. Legitimate theaters and dinner theaters.
29. Museums and libraries.
30. Nonprofit clubs, lodges and community halls.
31. Nursing homes and residential care facilities.
32. Offices, professional and business.
33. Private parks, swimming pools, playgrounds, athletic fields, tennis courts, basketball courts, and similar private, noncommercial recreation facilities.
34. Radio and television broadcasting facilities and studios. Primary broadcasting transmitting antenna shall not be located on site.
35. Religious facilities, structures and land used primarily for religious activities.
36. Research and development establishments.
37. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor for consumption on premises only.
38. Retail and personal service uses limited to the following, provided that (1) such uses shall be located within a building used primarily for offices or research and development establishments and shall occupy no more than 25% of the floor area of the building or (2) such uses are part of a development of at least 25 acres containing 100,000 square feet or more of office or research and development space and provided that such uses constitute no more than 10% of the floor area of the total development:
 - a. Adult book or video stores, subject to the requirements of Section 128.0.H.
 - b.

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Personal service establishments.

- c. Retail stores, limited to food stores, drug and cosmetic stores, convenience stores and specialty stores.
 - d. Restaurants, carryout, including incidental delivery services.
 - e. Restaurants, fast food with no more than a single drive-through lane.
 - f. Laundry and/or dry cleaning.
39. Riding academies and stables.
40. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
41. Schools, commercial.
42. Schools, private academic, including colleges and universities.
43. Service agencies.
44. 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 Conditional Use.
45. Volunteer fire departments.

C.

Accessory Uses

- 1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
- 2. Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Section 128.0.E.
- 3. Light manufacturing, assembly, repair, servicing, and/or warehousing of electronic, communications, computer, medical, scientific, optical, photographic or technical instruments, equipment and components. Such

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uses must be accessory to research and development laboratories and may not exceed 50% of the floor area of all buildings located on a lot.

4. Housing for hospital or intermediate care facility employees and domiciliary care facilities related to a hospital use.
5. Retail and service businesses which are located within and primarily serve the residents of a nursing home, residential care facility, or age-restricted adult housing, provided such businesses do not occupy more than 2% of the total floor area of the building or buildings within the development.
6. Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar private, non-commercial recreation facilities.
7. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
8. Accessory Solar Collectors.

SECTION 118.0: - B-1 (Business: Local) District

A.

Purpose

The B-1 District is established to provide areas of local business that can directly serve the general public with retail sales and services.

B.

Uses Permitted as a Matter of Right

1. Adult book or video stores, subject to the requirements of Section 128.0.H.
2. Ambulatory health care facilities.
3. Animal hospitals, completely enclosed.
4. Antique shops, art galleries, craft shops.
5. Bakeries, provided all goods baked on the premises shall be sold at retail from the premises.
- 6.

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Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions.

7. Bicycle repair shops.
8. Blueprinting, printing, duplicating or engraving services limited to 2,000 square feet of net floor area.
9. 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 128.0.D.
10. Carpet and floor covering stores.
11. Catering establishments and banquet facilities.
12. Child day care centers and nursery schools.
13. Clothing and apparel stores with goods for sale or rent.
14. Commercial communication antennas.
15. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
16. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
17. Convenience stores.
18. Convents and monasteries used for residential purposes.
19. Day treatment or care facilities.
20. Drug and cosmetic stores.
21. Farmers markets and farm produce stands.
- 22.

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Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.

23. Food stores.
24. Funeral homes and mortuaries.
25. Furniture, appliance and business machine repair, furniture upholstery, and similar services.
26. Government structures, facilities and uses, including public schools and colleges.
27. Hardware stores.
28. Home improvement stores including, but not limited to, the following: electrical supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies related to home improvements, provided such building materials and supplies are enclosed in a building.
29. Laundry and/or dry cleaning establishments, except that pickup and delivery services shall not be provided.
30. Lawn and garden sheds and equipment sales, maintenance and repair.
31. Liquor stores.
32. Mobile home and modular home sales and rentals, but not including occupancy, provided that any such use is located on a lot which adjoins a lot zoned R-MH pursuant to Section 113.1 of these Regulations.
33. Motor vehicle parts or tire stores, without installation facilities.
34. Museums and libraries.
35. Nonprofit clubs, lodges, community halls.
36. Nursing homes and residential care facilities, in the Non-Planned Service Area for Water and Sewerage.

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- 37. Offices, professional and business.
- 38. One square foot of residential space is permitted for each square foot of commercial space and must be located within the same structure.
- 39. Personal service establishments.
- 40. Pet grooming establishments and daycare, completely enclosed.
- 41. Religious facilities, structures and land used primarily for religious activities.
- 42. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.
- 43. Restaurants, carryout, including incidental delivery service.
- 44. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.
- 45. Retail greenhouses, garden centers and nurseries, including incidental sale of firewood.
- 46. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.
- 47. Schools, Commercial.
- 48. Schools, private academic, including colleges and universities.
- 49. Service agencies.
- 50. Specialty stores.
- 51. Swimming pools, commercial or community.
- 52. 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 Conditional Use.

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53.
Volunteer fire departments.

C.

Accessory Uses

1.
Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2.
Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and 128.0.E.3.
3.
Retail sale of propane on the site of a principal retail business.
4.
Snowball stands, subject to the requirements of Section 128.0.D.
5.
Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar private, noncommercial recreation facilities.
6.
Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
7.
Accessory Solar Collectors.

SECTION 119.0: - B-2 (Business: General) District

A.

Purpose

The B-2 District is established to provide for commercial sales and services that directly serve the general public.

B.

Uses Permitted as a Matter of Right

1.
Adult entertainment business (including adult book or video stores, movie theaters and live entertainment establishments), subject to the requirements of Section 128.0.H.
2.
Ambulance services.
3.
Ambulatory health care facilities.
- 4.

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Amusement facilities.

5.

Animal hospitals, completely enclosed.

6.

Antique shops, art galleries, craft shops.

7.

Athletic Facilities, Commercial.

8.

Auction facilities.

9.

Bakeries.

10.

Banks, savings and loan associations, investment companies, credit unions, brokers, and similar financial institutions.

11.

Bicycle repair shops.

12.

Blueprinting, printing, duplicating or engraving services.

13.

Building cleaning, painting, roofing, exterminating and similar establishments, provided that all supplies and equipment are enclosed within a building.

14.

Bulk retail stores.

15.

Bus terminals.

16.

Business machine sales, rental and service establishments.

17.

Car wash facilities.

18.

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 128.0.D.

19.

Carpet and floor covering stores.

20.

Carpet and rug cleaning.

21.

Catering establishments and banquet facilities.

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22. Child day care centers and nursery schools.
23. Clothing and apparel stores with goods for sale or rent.
24. Commercial communication antennas.
25. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
26. Concert halls.
27. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
28. Convents and monasteries used for residential purposes.
29. Convenience stores.
30. Day treatment or care facilities.
31. Department stores, appliance stores.
32. Drug and cosmetic stores.
33. Fairgrounds.
34. Farmers markets and farm produce stands.
35. Farm supply stores.
36. Farming, provided that on a residential lot or parcel of less than 40,000 square feet no livestock shall be permitted. However, residential chicken keeping is allowed as noted in Section 128.0.
37. Firewood sales.
38. Flea markets, indoor.
- 39.

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- Food stores.
- 40. Funeral homes and mortuaries.
- 41. Furniture stores.
- 42. Furniture, appliance and business machine repair, furniture upholstery, and similar services.
- 43. Government structures, facilities and uses, including public schools and colleges.
- 44. Hardware stores.
- 45. Home improvement stores including, but not limited to, the following: electrical supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper, and building materials and supplies related to home improvements.
- 46. Hotels, motels, country inns and conference centers.
- 47. Kennels.
- 48. Laundry and/or dry cleaning establishments.
- 49. Lawn and garden sheds and equipment sales, maintenance and repair.
- 50. Liquor stores.
- 51. Livestock sales and auction markets.
- 52. Lumber yard for the retail sale of lumber and other building materials and supplies.
- 53. Mobile home and modular home sales and rentals, but not including occupancy.
- 54. Motor vehicle, construction equipment and farm equipment maintenance, repair and painting facilities, including full body repairs and incidental sales of parts.
- 55.

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Motor vehicle, construction equipment and farm equipment sales and rentals.

56.

Motor vehicle inspections stations.

57.

Motor vehicle parts or tire store, including installation facilities.

58.

Movie theaters, legitimate theaters, dinner theaters.

59.

Museums and libraries.

60.

Nonprofit clubs, lodges, community halls.

61.

Nursing homes and residential care facilities, in the Non-Planned Service Area for Water and Sewerage.

62.

Offices, professional and business.

63.

One square foot of residential space is permitted for each square foot of commercial space and must be located within the same structure.

64.

Personal service establishments.

65.

Pet grooming establishments and daycare, completely enclosed.

66.

Pizza delivery service and other services for off-site delivery of prepared food.

67.

Recreation Facilities, Commercial.

68.

Recreational vehicle, marine equipment and boat sales, maintenance and repair facilities.

69.

Recycling collection facilities.

70.

Religious facilities, structures and land used primarily for religious activities.

71.

Rental centers which rent a variety of goods including equipment and tools.

72.

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Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.

73.

Restaurants, carryout.

74.

Restaurants, fast food.

75.

Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.

76.

Retail greenhouses, garden centers and nurseries.

77.

Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.

78.

Schools, commercial.

79.

Schools, private academic, including colleges and universities.

80.

Service agencies.

81.

Specialty stores.

82.

Taxicab businesses, including facilities for dispatch and maintenance of related vehicles.

83.

Taxidermies.

84.

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 Conditional Use.

85.

Volunteer fire departments.

86.

Wholesale sales, made from retail sales establishments and limited to products permitted to be sold at retail in this district, provided sales and storage incidental to the sales use are conducted wholly within an enclosed building and all loading and unloading of merchandise is conducted on private property.

C.

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Accessory Uses

1. Any use normally and customarily incidental to any use permitted as a matter of right in this district.
2. Communication towers and antennas which are accessory to a principal use on the lot and which exclusively serve that use. Towers are subject to the requirements of Sections 128.0.E.2 and 128.0.E.3.
3. Retail sale of propane on the site of a principal retail business.
4. Snowball stands, subject to the requirements of Section 128.0.D.5.
5. Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar private, noncommercial recreation facilities.
6. Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.L.
7. Accessory Solar Collectors.

SECTION 120.0: - SC (Shopping Center) District

A.

Purpose

The SC District is established to permit local retail and office use areas. The Shopping Center District permits the opportunity for one stop shopping for a neighborhood and community.

B.

Uses Permitted as a Matter of Right

1. Adult entertainment business (including adult book or video stores, movie theaters and live entertainment establishments), subject to the requirements of Section 128.0.H.
2. Ambulatory health care facilities.
3. Animal hospitals, completely enclosed.
4. Antique shops, art galleries, craft shops.
- 5.

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Bakeries, provided all goods baked on the premises shall be sold retail from the premises.

6. Banks, savings and loan association, investment companies, credit bureaus, brokers, and similar financial institutions.
7. Bicycle repair shops.
8. Blueprinting, printing, duplicating or engraving services, limited to 2,000 square feet of net floor area.
9. Business machine sales, rental and service establishments.
10. 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 128.0.D.3.
11. Carpet and floor covering stores.
12. Catering establishments and banquet facilities.
13. Child day care centers and nursery schools.
14. Clothing and apparel stores with goods for sale or rent.
15. Commercial communication antennas.
16. Commercial communication towers with a height of less than 200 feet measured from ground level, subject to the requirements of Section 128.0.E.2. and 128.0.E.3.
17. Conservation areas, including wildlife and forest preserves, environmental management areas, reforestation areas, and similar uses.
18. Day treatment or care facilities.
19. Department stores, appliance stores.
20. Drug and cosmetic stores.
21. Farmers markets and farm produce stands.

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22. 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.
23. Food stores.
24. Funeral homes.
25. Furniture, appliance and business machine repair, furniture upholstery, and similar services.
26. Furniture stores.
27. Government structures, facilities and uses, including public schools and colleges.
28. Hardware stores.
29. Home improvement stores including, but not limited to, the following: electrical supplies, glass, garden supplies, hardware, plumbing supplies, wallpaper and building materials and supplies related to home improvements, provided such building materials and supplies are enclosed in a building.
30. Housing Commission Housing Developments, subject to the requirements of Section 128.0.K.
31. Laundry and/or dry cleaning establishments, except that pickup and delivery services shall not be provided.
32. Lawn and garden equipment sales, maintenance and repair.
33. Liquor stores.
34. Motor vehicle maintenance, repair and painting facilities, including full body repairs and incidental sales of parts.
35. Motor vehicle parts or tire store, including installation facilities.
36. Movie theaters, legitimate theaters, dinner theaters.

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- 37. Museums and libraries.
- 38. Nonprofit clubs, lodges, community halls.
- 39. Offices, professional and business.
- 40. One dwelling unit per business establishment within the same structure, provided the dwelling unit does not exceed 50 percent of the floor area of the structure.
- 41. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
- 42. Pet grooming establishments and daycare, completely enclosed.
- 43. Pizza delivery services and other services for off-site delivery of prepared food.
- 44. Recycling collection facilities.
- 45. Religious activities, structures used primarily for.
- 46. Rental centers which rent a variety of goods including equipment and tools.
- 47. Repair of electronic equipment, radios, televisions, computers, clocks, watches, jewelry, and similar items.
- 48. Restaurants, carryout.
- 49. Restaurants, fast food.
- 50. Restaurants, standard, and beverage establishments, including those serving beer, wine and liquor.
- 51. Retail greenhouses, garden centers and nurseries.
- 52. Seasonal sale of Christmas trees or other decorative plant materials, subject to the requirements of Section 128.0.D.4.
- 53.

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Service agencies.

54.

Specialty stores.

55.

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 Conditional Use.

56.

Volunteer fire departments.

C.

Accessory Uses

1.

Any use normally and customarily incidental to any use permitted as a matter of right in this district.

2.

Communication towers and antennas accessory to a principal use on the lot. Towers are subject to the requirements of Sections 128.0.E.2 and 128.0.E.3.

3.

Retail sale of propane on the site of a principal retail business.

4.

Snowball stands, subject to the requirements of Section 128.0.D.5.

5.

Private parks, athletic fields, exercise facilities, tennis courts, basketball courts, and similar private, noncommercial recreation facilities.

6.

Small Wind Energy System, building mounted, subject to the requirements of Section 128.0.M.

New Town Zoning

CA BOARD OF DIRECTORS DISCUSSION
7/27/17

Columbia
Association

Overview

Zoning Authority

- Under Maryland law, counties/cities have the power to control land use, zoning and subdivision regulations/
- Howard County Code gives zoning authority to various government entities, including:
 - County Council
 - Zoning Board
 - Planning Board
 - Department of Planning and Zoning
 - Hearing Examiner
 - Board of Appeals

Overview

History “100% Zoning Granted” 8/10/65

Telefun **WESTERN UNION** *Telefun* ↑

SENDING BLANK

CALL LETTERS FRU CHARGE TO JWRouse Co., Village of Cross Keys, Balto 10

August 10, 1965
5:00 P.M.

Mr. James W. Rouse
Ahmic Lake, c/o Hilliard Camp
Magnetewan
Ontario, Canada

100% ZONING GRANTED 3:05 TODAY!!!!

*Zoning
OK.*

[Signature]

John Martin Jones, Jr.

Send the above message, subject to the terms on back hereof, which are hereby agreed to

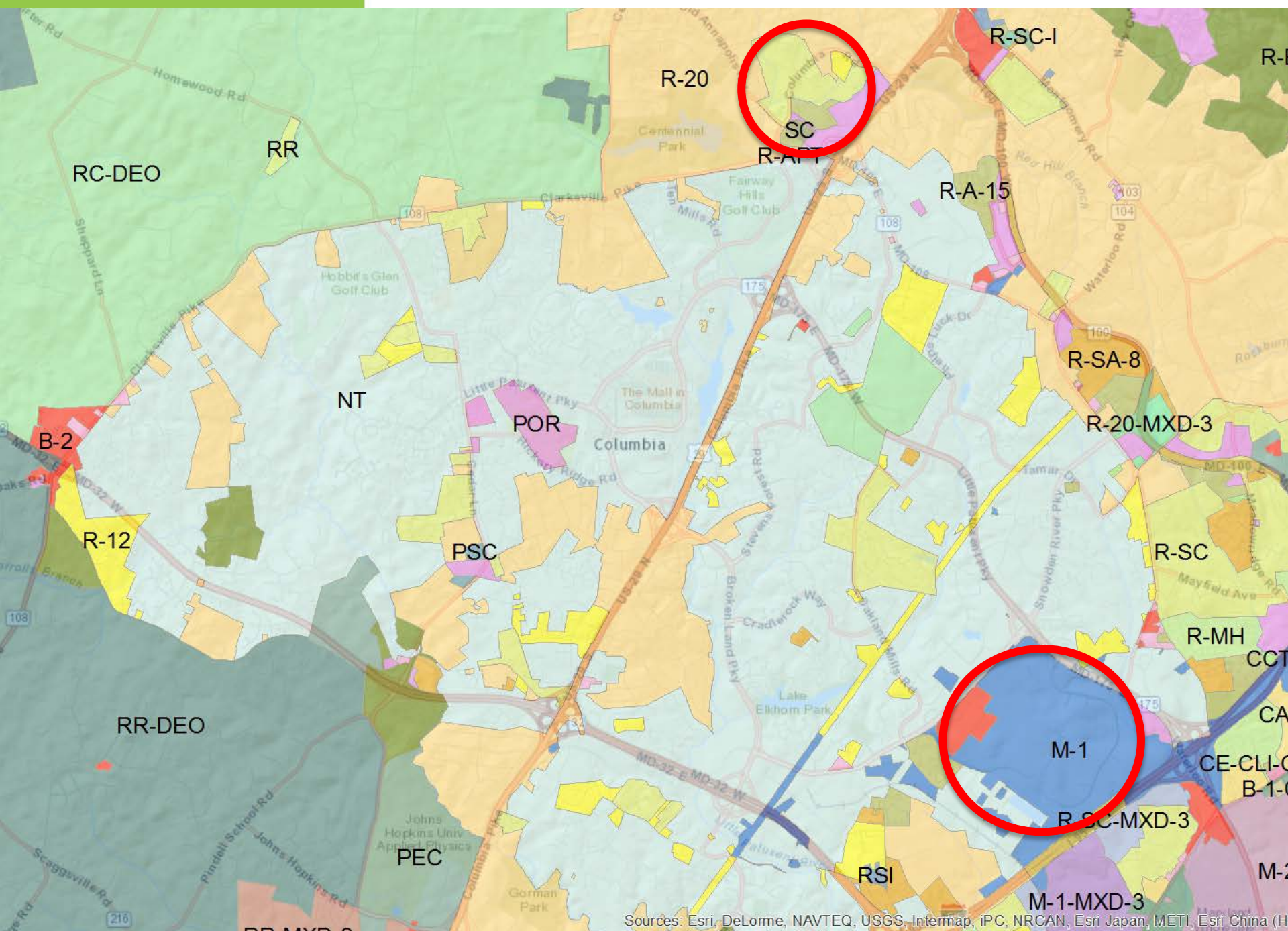
PLEASE TYPE OR WRITE PLAINLY WITHIN BORDER—DO NOT FOLD

1269—(R 4-55)

Overview

History of New Town (NT) Zoning

- Regulations were adopted in 1965
- Minimal changes in regulations until 2009:
 - 2009 Village Center Redevelopment
 - 2010 Downtown Columbia
 - 2016 Downtown Columbia Amendments
- 14,272 acres are zoned NT
- Approximately 10 percent of Columbia is not zoned NT



Overview

Major Provisions of New Town Zoning

- District size: must be $\geq 2,500$ contiguous acres
- Flexibility in land use: NT permits all uses except heavy manufacturing and mobile homes
- Open space preservation: 36 percent of all land
- Overall housing density: 2.5 DU/Acre
- Mixed use: requires mix with maximum and minimum percentages

Overview

Overall Minimums and Maximums

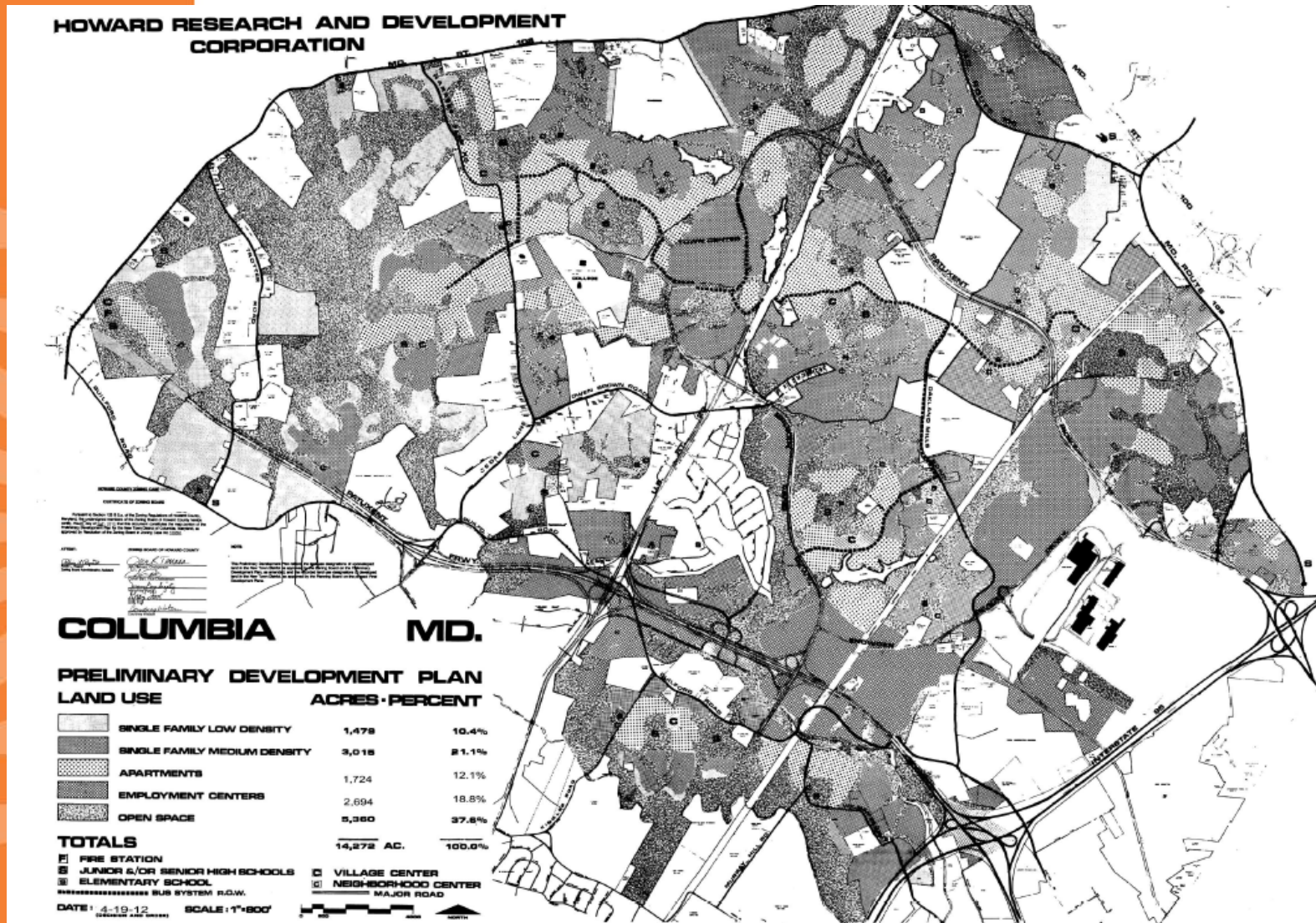
	(1) Minimum Percentage of Total Area of the District	(2) Maximum Percentage of Total Area of the District
Open Space Uses	36%	N/A
Single-family – Low Density	10%	N/A
Single-family – Medium Density	20%	N/A
Apartments	N/A	13%
Commercial (POR, B-1, B-2 and SC uses)	2%	10%
Industrial Uses (M-1 uses)	10%	20%
Other uses presently permitted in any zoning district other than those permitted only in R-MH or M-2 Districts	N/A	15%
	Note: N/A means Not Applicable	

General New Town Zoning Process *(outside of Downtown and Village Centers)*

- Step 1: Preliminary Development Plan (PDP)
 - Original approved in 1965 and is a set of generalized drawing of land use uses, major roads and facilities
 - Only the original petitioner can file a petition to amend the PDP
 - PDP and amendments approved by Howard County Zoning Board

New Town Zoning Process

New Town Preliminary Development Plan



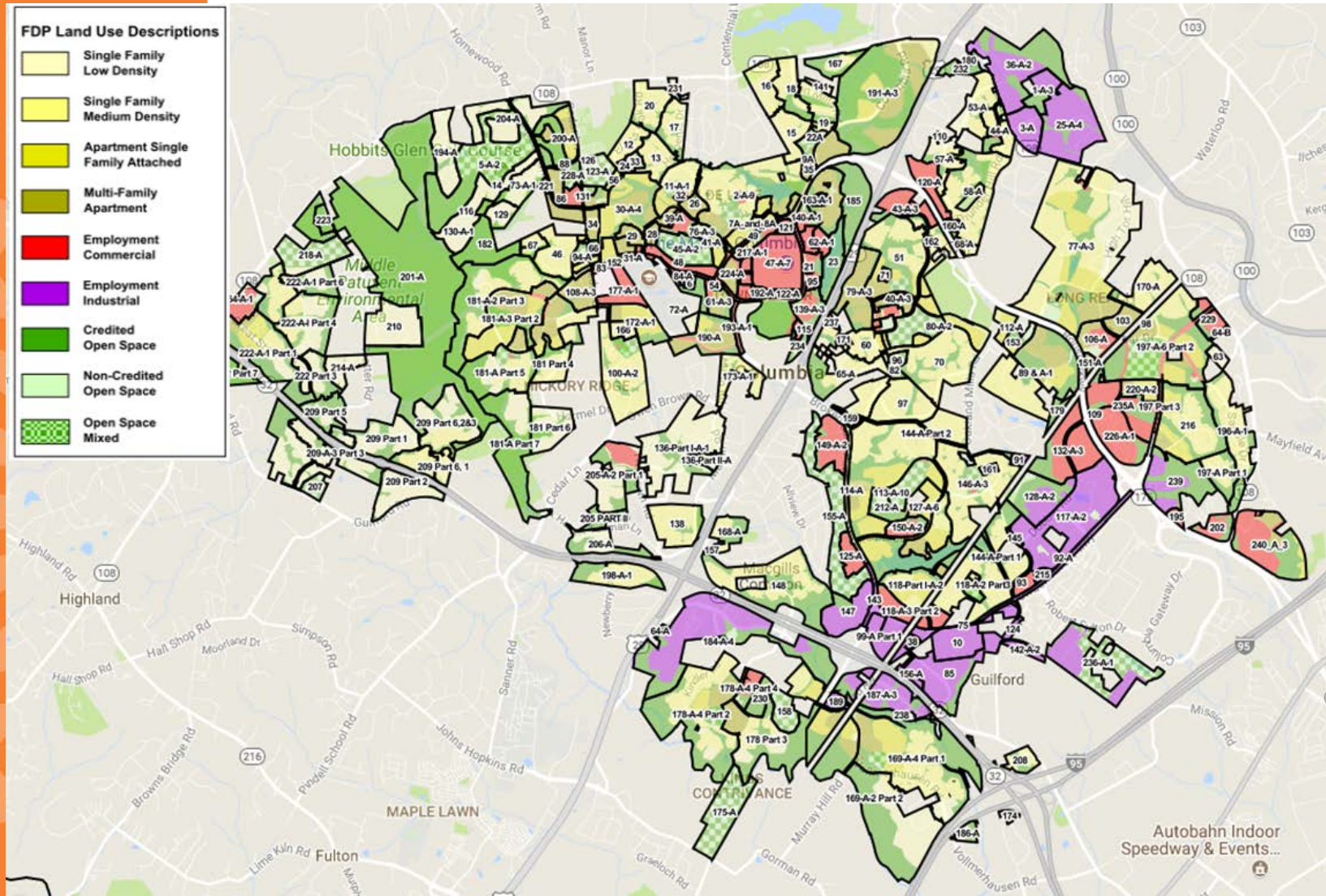
General New Town Zoning Process ***(outside of Downtown and Village Centers)***

- Step 2: Comprehensive Sketch Plan
 - More detailed set of drawings including boundaries, acreage and location of proposed land use categories; location of roads, open space, schools and other public or community uses and associated text for parking, lot sizes etc.
 - Only original petitioner can propose amendments to the approved Comprehensive Sketch Plan
 - Planning Board is decision-making authority on Comprehensive Sketch Plans

General New Town Zoning Process *(outside of Downtown and Village Centers)*

- Step 3: Final Development Plan (FDP)
 - Confirms/refines the Comprehensive Sketch Plan. Provides boundary descriptions, acreages of permitted uses and includes detailed development requirements
 - Planning Board has decision-making power. If approved, FDP recorded in land records
 - Proposals to change or add primary uses require an amendment to the FDP

New Town Final Development Plans



New Town Zoning Process

Final Development Plan Summary

NT Use Categories	Acres Based on Approved FDPs	%	NT MIN %	NT MAX %
Industrial	1,550	11%	10%	20%
Commercial	1,060	7%	2%	10%
Open Space				
Credited	5,173	36%	36%	NA
Non-credited	240			
SF Low Density	1,471	10%	10%	NA
SF Medium Density	3,015	21%	20%	NA
Townhouses & Multi-Family	1,724	12%	NA	12%
Total	14,233	100%		

Land use percentages do not apply to Downtown Columbia redevelopment

General New Town Zoning Process ***(outside of Downtown and Village Centers)***

- 4: Site Development Plan (SDP)
 - Detailed site engineering drawings
 - SDP may be reviewed and approved by the Planning Board or, at the Planning Board's discretion, may be delegated to Department of Planning and Zoning (administrative review/approval)

New Town Zoning Process



Village Center New Town Process

- 2009: Changed definition of petitioner. Any fee-simple owner can petition for land-use changes without getting permission from original petitioner
- Multi-step process that includes the petitioner, County and village association
- Defines a role for village associations, including Village Center Community Plan and Community Response Statement
- Planning Board makes recommendation on PDP and FDP amendments; approval by Zoning Board
- Planning Board has decision-making authority on SDP

Downtown Columbia New Town Process

- 2010: Changed definition of petitioner: any fee-simple owner in Downtown Columbia may propose development
- Amendments to original NT PDP, Comprehensive Sketch Plans or FDPs are not required; Final Development Plans for Downtown supersede previous New Town documents
- 16-step process
- Planning Board has approval authority

Development Regulations Assessment: Issues for Consideration



New Town Issues

- Original petitioner requirement
- Overall land use minimums and maximums
- Residential cap – outside downtown, residential lands are built out
- 265 FDPs – difficult to administrate
- Transitioning employment industrial areas/corridors
- Redevelopment and infill standards/criteria
- Relationship to outparcels
- Moderate Income Housing Unit provisions
- Complex project review process – Downtown and Village Centers
- Purpose statement

Development Regulations Assessment: Issues for Consideration



New Town Zoning

- Identification of other issues related to development regulations



Board Request Tracking Log
FY 18
As of July 21, 2017

	A	B	C	D	E	F
1	<u>Originator</u>	<u>Issue/Task Description</u>	<u>Origination Date</u>	<u>Assigned To (Department)</u>	<u>Due Date</u>	<u>Closed Date</u>
2	Gregg Schwind	In December 2016 a response was given to Reg Avery re: Haven on the Lake. The response included a table reflecting that, for 2017, Haven was projected to lose \$1.202M (\$1.482M in income vs. \$2.684M in expenses). Please send actual 2017 numbers when the books are closed on 2017.	4/22/2017	CFO's Office	6/30/2017	6/30/2017
3	Gregg Schwind	According to the response to Reg, the \$1.482M in projected Haven income included \$616K in Package Plan allocation. When sending the actual 2017 numbers, please explain staff's reasoning for the PP allocation to the Haven and whether it will continue in the future.	4/22/2017	CFO's Office	6/30/2017	6/30/2017
4	CA BOD	Please prepare a document for the Inner Arbor Trust, Downtown Columbia Partnership, and Downtown Columbia Arts & Culture Commission showing its purpose, funding sources, and how it relates to CA	5/11/2017	Office of the CA President/CEO	7/31/2017	
5	Alan Klein	Where on the CA website can its policies be found?	05/25/17	Communications & Marketing	6/25/2017	6/27/2017

Board Request Tracking Log
FY 18
As of July 21, 2017

	A	B	C	D	E	F
1	<u>Originator</u>	<u>Issue/Task Description</u>	<u>Origination Date</u>	<u>Assigned To (Department)</u>	<u>Due Date</u>	<u>Closed Date</u>
6	Andy Stack and Nancy McCord	Can CA have an on-line calendar, accessible to the community, which would list all CA, Village, and other CA-affiliated activities, such as the 50th Birthday? Each organization could maintain its portion of the calendar.	5/31/2017	Communications & Marketing	6/30/2017	7/10/2017
7	Alan Klein	What are the "playing" capabilities of the carillon bells, other than chimes at designated times?	6/8/2017	Open Space	7/8/2017	6/16/2017
8	Chao Wu	Is there an update on the annexation process for the Simpson Oak Development in River Hill?	6/26/2017	General Counsel	7/26/2017	7/7/2017
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Resident Request Tracking Log
FY 18
As of July 21, 2017

	A	B	C	D	E	F
1	<u>Originator</u>	<u>Issue/Task Description</u>	<u>Origination Date</u>	<u>Assigned To (Department)</u>	<u>Due Date</u>	<u>Closed Date</u>
2	Russ Swatek	What is CA committing to in operating the Village Green in the Long Reach redevelopment proposal, and what are the projected expenses?	5/11/2017	Planning and Community Affairs	6/11/2017	6/13/2017
3	Kevin McAliley	Please provide him with recent membership lists for the Tennis, Teen & Middle School, and Watershed Advisory Committees.	6/13/2017	Office of the President/CEO	7/13/2017	7/7/2017
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