

# 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%
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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 dwelling 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 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, 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 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:

- 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 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 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 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 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 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 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 (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 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, gifs, 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 service 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 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:

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, gifs, 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 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 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 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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## **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.