

### VILLAGE OF WILDE LAKE SECTIONS 1, 2, 3, 4

# FINAL DEVELOPMENT PLAN PHASE 2-A-IX

## AMENDED FINAL DEVELOPMENT PLAN CRITERIA

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 2A IX IS APPLICABLE TO SECTIONS 1, 2, 3, 4, 5 OF THE VILLAGE OF WILDE LAKE.

1. PUBLIC STREET AND ROADS - SECTION 125-C-3-B:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

2. PUBLIC RIGHTS-OF-WAY - SECTION 125-C-3-B:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND

3. MAJOR UTILITY RIGHTS-OF-WAY - SECTION 125-C-3-B:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS.

4. DRAINAGE FACILITIES - SECTION 125-C-3-B:

TO BE SHOWN ON SUBDIVISION PLATS, IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING AND DEPARTMENT OF PUBLIC WORKS.

5. RECREATIONAL, SCHOOL & PARK USES - SECTION 125-C-3-C:

TO BE SHOWN ON THE FINAL DEVELOPMENT PLAN, IF REQUIRED BY THE HOWARD COUNTY PLANNING BOARD.

6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - SECTION 125-C-3-D-(1):

THE TERM "STRUCTURE", AS USED IN THIS FINAL DEVELOPMENT PLAN PHASE SHALL INCLUDE BUT NOT BE LIMITED TO:

- CORNICES AND EAVES
- ROOF OR BUILDING OVERHANGS
- CHIMNEYS PORCHES
- BAY WINDON
- PRIVACY WALLS OR SCREENS
- ALL PARTS OF ANY BUILDINGS, DWELLINGS, OR ACCESSORY BUILDINGS.

ALL SETBACK AREAS SHALL BE CLEAR OF ANY PROTRUSIONS, EXTENSIONS, OR CONSTRUCTION OF ANY TYPE, AND WHERE ANY LAND USE IS ADJACENT TO A FREEWAY OR PRIMARY ROAD, NO STRUCTURE SHALL BE LOCATED WITHIN 50' OF THE RIGHT-OF-WAY LINE THEREOF NOR WITHIN FIFTY (50) FEET OF A PUBLIC ROAD OWNED AND/OR MAINTAINED BY THE CONTON OR STATE, EXCEPT, AS OF THE NEW TOWN DISTRICT, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY OR STATE, EXCEPT, AS OF THE NEW TOWN DISTRICT, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOTS 209, 214, 220, 1 AND 3A STA LOCATION WITHIN SUCH SETBACK AREAS IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN ROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE TERM "STRUCTURE" DOES NOT INCLUDE THE FOLLOWING UPON WHICH NO RESTRICTION AS TO LOCATION IS IMPOSED:

- SHRUBBERY TREES
- AMENTAL LANDSCAPING
- SIMILAR MINOR STRUCTURES
- EXCAVATIONS OR FILL FENCING UNDER 6' IN HEIGH
- RETAINING WALLS UNDER 3' IN HEIGHT

DETERMINATION OF THE SPECIFIC CHARACTER OF "SIMILAR MINOR STRUCTURES" AND SETBACKS APPLICABLE THERETO WILL BE MADE BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

FENCES OR WALLS, IF LOCATED WITHIN SETBACK AREAS ADJACENT TO A PUBLIC STREET, ROAD, OR HIGHWAY UPON WHICH CONSTRUCTION OF STRUCTURES IS PROHIBITED, SHALL NOT EXCEED 3' IN HEIGHT IF SOLID OR CLOSED NOR 5' IN HEIGHT IF OPEN, EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

SINGLE FAMILY LOW AND/OR MEDIUM DENSITY:

NO STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO SIMILAR FAMILY LOW AND/OR MEDIUM DENSITY LAND USE WITHIN 20 FEET OF ANY 50' STREET RIGHT-OF-WAY, NOR WITHIN 30 FEET OF ANY 60' OR GREATER STREET RIGHT-OF-WAY NOT WITHIN 50 FEET OF A PRINCIPAL ARTERIAL HIGHWAY, NOR WITHIN 7 ½ FEET OF ANY PROPERTY LINE NOT A

NOT WITHIN SOFEEL OF A PRINCIPAL ARTEROL FILORUM, NOR WITHIN 7 AFTEL OF AN FROM THE TELE NOT A RIGHT-OF-WAY LINE FOR A PUBLIC STREET, ROAD, OR HIGHWAY, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SET-BACK AREAS PROVIDED ALL STRUCTURES AND CONSTRUCTION IS DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

THE PLANNING BOARD MAY, UPON APPLICATION, DESIGNATE ON A SUBDIVISION PLAT, A LOT, LOTS, OR PARCELS AS \*COMMON OPEN AREAS\* WHICH WILL NOT BE CREDITED TO "OPEN SPACE" BUT, WILL BE CREDITED TO THE SINGLE FAMILY LOW AND/OR MEDIUM DENSITY OF THE PHASE IN WHICH IS PRESENTLY EXISTS.

APARTMENT LAND USE AREAS: 6B-1.

BUILDINGS AND OTHER STRUCTURES SHALL BE LOCATED WITHIN APARTMENT LAND USE AREAS AS SPECIFIED HEREIN ALL BUILDINGS AND OTHER STRUCTURES MUST BE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN OVED BY THE HOWARD COUNTY PLANNING BOARD.

- 1 NO BUILDING OR STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO APARTMENT LAND USE WITHIN 30' OF THE NO BUILDING OF ANY YOF ANY PUBLIC ROAD, STREET, OR HIGHWAY, NOY WITHIN 50' OF ANY ROAD DESIGNATED BY THE HOWARD COUNTY PLANNING BOARD AS A PRINCIPAL ARTERIAL OR INTERMEDIATE DIVIDED ARTERIAL HIGHWAY. EXCEPT WITHIN A VILLAGE CENTER, BUILDING AND STRUCTURES MAY BE CONSTRUCTED WITHIN 0' OF THE PUBLIC RIGHT-OF-WAY OF ANY PUBLIC ROAD, STREET OR HIGHWAY. ANY PRIVATE DRIVEWAY NECESSARY FOR INGRESS AND EGRESS TO AND FROM INTERIOR OFF-STREET PARKING AREAS OR SERVICE ROADS SHALL NOT BE CONSIDERED A STREET.
- 2. NO BUILDING OR STRUCTURES SHALL BE LOCATED WITHIN 40' OF ANY OF THE PROPERTY LINES OF THE PROJECT. EXCEPT, HOWEVER THAT BUILDINGS OR STRUCTURES MAY BE LOCATED WITHIN 5' OF ANY PROPERTY LINE OF THE PROJECT WITHIN A VILLAGE CENTER. EXCEPT, HOWEVER BUILDINGS OR STRUCTURE SETBACKS DO NOT APPLY TO INTERNAL PROPERTY NES WITHIN THE VILLAGE CENTER.
- 3. A MINIMUM OF 50' IS REQUIRED BETWEEN PARALLEL BUILDINGS OR STRUCTURES (FRONT TO FRONT, REAR TO REAR, FRONT TO REAR). ALL OTHER SITUATIONS REQUIRE A MINIMUM OF 40' BETWEEN BUILDINGS
- 4 NO PARKING SPACES OR ACCESS DRIVEWAYS TO PARKING AREAS SHALL BE NEARER THAN 20' FROM AN APARTMEN BUILDING, EXCEPT, HOWEVER THAT APARTMENT BUILDINGS MAY BE CONSTRUCTED WITHIN 10' OF PARKING SPACES OR ACCESS DRIVEWAYS TO PARKING AREAS IF LOCATED WITHIN A VILLAGE CENTER.
- 5, NOT WITHSTANDING THE PROVISIONS OF PARAGRAPHS A THROUGH D. BUILDINGS AND OTHER STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION UPON APARTMENT LAND USE AREAS, PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
- 6. APARTMENT BUILDINGS AND STRUCTURES, INCLUDING ACCESSORY BUILDINGS AND STRUCTURES, SHALL NOT BE PERMITTED TO COVER MORE THAN 30 PERCENT OF THE LOT AREA. THE COVERAGE REQUIREMENT DOES NOT APPLY TO APARTMENT BUILDINGS AND STRUCTURES THAT ARE PART OF A VILLAGE CENTER.
- 7. IF ADJACENT PARCELS ARE UNDER A SINGLE OWNERSHIP AND HAVE IDENTICAL LAND USE, NO SETBACK REQUIREMENTS WILL APPLY TO THE COMMON LOT LINE BETWEEN LOTS 1 AND 3, SECTION 3.

8. ALL OPEN SPACES IN THE PROJECT AREAS, EXCEPT DRIVEWAYS AND OFFSET PARKING AREAS, SHALL BE ADEQUATELY PLANTED AND LANDSCAPED, AS REQUIRED BY THE HOWARD COUNTY PLANNING BOARD AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL.

6B-2. ATTACHED LAND USE AREAS

NO STRUCTURE SHALL BE LOCATED UPON LOTS DEVOTED TO ATTACHED LAND USES WITHIN 30 FEET OF THE NO STRUCTURES SHALL BE LOCATED OF ON LOTS DEVOTED TO AN THAT HAD DEAN USES WITHIN SUFET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD OR HIGHWAY. STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION WITHIN SUCH SETBACK AREAS IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. EXCEPT AS RESTRICTED BY THIS PARAGRAPH 6B-2, BUILDINGS AND OTHER STRUCTURES MAY BE LOCATED AT ANY LOCATION WITHIN ATTACHED LAND USE ARAREAS. WHENEVER AN ATTACHED LAND USE, SINGLE FAMILY DWELLING IS CONSTRUCTED, A MAINTENANCE AGREEMENT FOR THE PARTY WALL SIDE OF THE STRUCTURE, AS WELL AS ANY APPROVED OVERHANGS PROTRUDING ONTO THE ADJACENT LOT OR LOTS MUST BE INCLUDED IN THE DEED OF CONVEYANCE AND RECORDING REFERENCE OF SAME FURNISHED TO THE DEPARTMENT OF LANNING AND ZONING. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD

COMMON AREAS IN THE PROJECT SHALL BE ADEQUATELY PLANTED AND LANDSCAPED, AS REQUIRED BY THE HOWARD COUNTY PLANNING BOARD AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL.

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

NO STRUCTURE SHALL BE LOCATED WITHIN 30' OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET. ROAD OR HIGHWAY EXCEPT THAT COMMERCIAL STRUCTURES WITHIN THE VILLAGE CENTER MAY BE 25 FEET FROM THE PUBLIC RIGHT-OF-WAY 7E-4. TENNIS COURT OPEN SPACE LAND USE AND APARTMENT STRUCTURES WITHIN THE VILLAGE CENTER MAY BE OFEET FROM THE PUBLIC RIGHT-OF-WAY, IF SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLAN BOARD, PARKING AREAS MAY BE WITHIN ZERO (0) FEET OF ANY LOT LINE OR RIGHT-OF-WAY LINE FOR VILLAGE CENTER BMPLOYMENT COMMERCIAL AREAS. EXCEPT AS RESTRICTED BY THIS PARAGRAPH, 6C-1, BUILDINGS, AND OTHER STRUCTURES MAY BE LOCATED AT ANY LOCATION WITHIN COMMERCIAL LAND USE AREAS. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD

ADEQUATE PLANTING AND LANDSCAPING MUST BE PROVIDED, AS REQUIRED BY THE HOWARD COUNTY PLANNING BOARD AT THE TIME A SITE DEVELOPMENT PLAN IS SUBMITTED FOR APPROVAL, WHENEVER EMPLOYMENT CENTER COMMERCIAL AREAS ARE IN PROXIMITY TO A RESIDENTIAL LAND USE AREA.

### 6D. OPEN SPACE LAND USE AREAS:

NO STRUCTURE WITHIN OPEN SPACE LAND USE AREAS SHALL BE LOCATED WITHIN THIRTY (30) FEET OF THE RIGHT-OF-WAY OF ANY PUBLIC STREET, ROAD OR HIGHWAY, OR WITHIN TWENTY-FIVE (25) FEET OF ANY PROPERTY LINE: EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED AT ANY LOCATION UPON LOTS DEVOTED TO OPEN SPACE LAND USE PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD. ALL STRUCTURES MUST BE DEVELOPED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.

## 7. PERMITTED USES - SECTION 125-C-3-D-(2):

7A-2. SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS

ALL LOTS WITHIN SINGLE FAMILY MEDIUM DENSITY LAND USE AREAS SHALL BE USED ONLY FOR SINGLE FAMILY DETACHED MEDIUM DENSITY RESIDENTIAL USES.

LOTS 209, 214, 220, 1 AND 3-A SHALL BE DEVOTED TO APARTMENT USES PROVIDED, HOWEVER, THAT NO MORE THAN 100, 120, 52, 60, AND 72 DWELLING UNITS RESPECTIVELY MAY BE CONSTRUCTED ON LOTS 209, 214, 220,1 AND 3-A. APARTMENT USE SHALL BE PERMITTED IN SECTION 4, PARCEL C PROVIDED NO MORE THAN 250 DWELLING UNITS ARE PROPOSED

### 7B-2. ATTACHED LAND USE AREAS

LOT 210 SHALL BE DEVOTED TO ATTACHED LAND USE PROVIDED, HOWEVER, THAT NO MORE THAN AN OVERALL AVERAGE 7E-7. SCHOOL SITES OPEN SPACE LAND USE AN OF TEN DWELLING UNITS PER ACRE MAY BE CONSTRUCTED UPON SUCH LAND AND, FURTHER PROVIDED, THAT THE ATTACHED DWELLING UNITS SHALL BE CONSTRUCTED IN GROUPS HAVING NO MORE THAN TEN (10) UNITS ATTACHED TO LOT 215 SHALL BE USED FOR PUBLIC SCHO AN ACHED BURGEN BALL BE CONSTRUCTED IN SUCH PHYSICAL RELATION TO EACH OTHER AS MAY BE SPECIFICALLY ONE ANOTHER AND SHALL BE CONSTRUCTED IN SUCH PHYSICAL RELATION TO EACH OTHER AS MAY BE SPECIFICALLY APPROVED BY THE HOWARD COUNTY PLANNING BOARD AS A PART OF THE SITE DEVELOPMENT PLAN REFERRED TO HEREIN IN SECTION 6. ATTACHED LAND USE AREAS SHALL BE CONSIDERED AS "APARTMENTS" FOR THE PURPOSE OF HEREIN IN SECTION 6. ATTACHED LAND USE AREAS STALL BE CONSIDERED AS "ARAMEMIS" FOR THE FURPOSE OF APPLICATION OF THE USE LIMITATIONS OF SECTIONS 125-A-S OF THE HOWARD COUNTY ZONING REGULATIONS. DIVISION OF ATTACHED LAND USE AREA INTO INDIVIDUAL LOTS TO BE OWNED INDIVIDUALLY, WITHOUT FRONT YARD, WITHOUT REAR YARD, AND WITH GROUPS OF LOTS SURROUNDED BY COMMON AREAS OWNED JOINTLY BY ALL LOT OWNERS OR OWNED JOINTLY BY GROUPS OF LOT SWERES, IS EXPRESSLY PERMITTED ON CONDITION THAT THERE STALL BE PROVIDED AT ALL TIMES ONE OR MORE AREAS ADJOINING SUCH LOTS, FOR USE IN COMMON BY THE OWNERS, LESSEES, MORTGAGEES AND 8A. SINGLE FAMILY LOW AND/OR MEDIUM DE OTHER HAVING AN INTEREST IN SLICH LOTS. WHICH AREAS SHALL PROVIDE VEHICULAR AND PEDESTRIAN ACCESS TO SUCH LOTS ACROSS PARKING AND OTHER COMMON SPACES. ALL, OR A PORTION OF, SUCH LOTS MAY BE OPERATED AS RENTAL UNITS. NO MORE THAN 4 DWELLING UNITS MAY BE CONSTRUCTED ON SAID LOT 210.

7C-1. EMPLOYMENT CENTER LAND USE - NEIGHBORHOOD CENTER COMMERCI

LOT 217 IS TO BE USED FOR COMMERCIAL PURPOSES. ALL USES PERMITTED IN COMMERCIAL DISTRICTS OR COMMERCIAL LAND USE ZONES ARE PERMITTED IN B-1 DISTRICTS. 6. USES PERMITTED IN S-C DISTRICTS, EXCEPT, HOWEVER THAT GASOLINE SERVICE STATION.

7C-2. EMPLOYMENT CENTER LAND USE - VILLAGE CENTER - COMMERCIAN

SECTION 4, PARCELS A, B, AND C ARE TO BE USED FOR COMMERCIAL PURPOSES WITH A MINIMUM SPACE OF 85,000	NO STRUCTURE SHALL BE CONSTRUCTED
SQUARE FEET DEVOTED TO SUCH USES, ALL USES PERMITTED IN COMMERCIAL DISTRICTS OR COMMERCIAL LAND USE	EXCEPT, HOWEVER, THAT STRUCTURES N
ZONES ARE PERMITTED, INCLUDING, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:	ACCORDANCE WITH A SITE DEVELOPMENT
a. USES PERMITTED IN B-1 DISTRICTS. b. USES PERMITTED IN B-2 DISTRICTS.	8C-1. NEIGHBORHOOD CENTER - COMMERCIAL
C. USES PERMITTED IN S-C DISTRICTS.	NO STRUCTURE SHALL BE CONSTRUCTED
d. APARTMENT UNITS.	ELEVATION ADJACENT TO THE BUILDING L

7C-3. EMPLOYMENT CENTER LAND USE - TOWN CENTER - COMMERCIAL - LOT 225 ALL USES PERMITTED IN COMMERCIAL DISTRICTS OR COMMERCIAL LAND USE IS PERMITTED INCLUDING, BUT NOT LIMITED 8C-2. VILLAGE CENTER - COMMERCIAL TO, ALL OF THE FOLLOW

- 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 OTHERV 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.

7E-1, OPEN SPACE LAND USE AREAS

LOTS 63, 219, 184, 44, 148, 200, 139, 21, 170, 211, 212, 213, 4, 12, 221, 75, 74, 78 AND 81 ARE TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN AND BICYCLE PATHWAYS. THESE LOTS MAY BE USED FOR DRAINAGE AND UTILITY EASEMENTS IF NECESSARY, PROVIDED THAT SUCH EASEMENTS ARE SHOWN ON THE SUBDIVISION PLAT IF REQUIRED BY THE HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

7E-2. NEIGHBORHOOD CENTER - OPEN SPACE LAND USE AREAS

2 10 8 222 AND E USED FOR ALL OPEN SPACE LAND USES, INCLUDING, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:

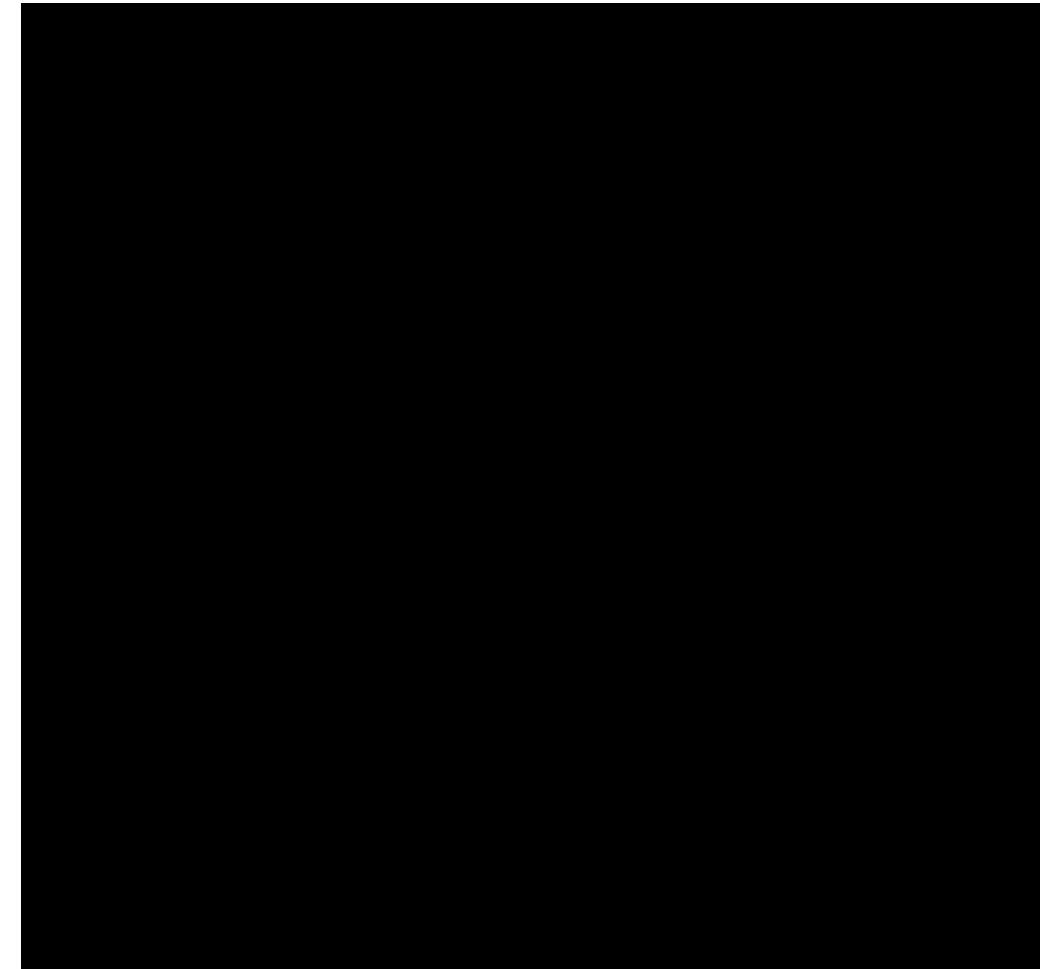
- 1. OPERATION AND MAINTENANCE OF A PUBLIC OR PRIVATE PARK, PLAYGROUND, SWIMMING POOL AND SIMILAR COMMUNITY RECREATIONAL USES.
- 2. OPERATION OF A PUBLIC OR PRIVATE CHILD CARE CENTER
- 3. OPERATION OF A NEIGHBORHOOD COMMUNITY CENTER WHICH MAY BE USED FOR ALL COMMUNITY ACTIVITIES CUSTOMARY TO A NEIGHBORHOOD CENTER, INCLUDING, BUT NOT LIMITED TO:
- a. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSIC AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNIVALS.
- AND THEATRICAL PERFORMANCES, ON DIOOR FICIOS, AN SINCES, AND SIMILAR ACTIVITIES. 6. RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES. C. OPERATION OF A COMMUNITY HALL INCLUDING LEASING OF SAME FOR PUBLIC OR PRIVATE USE. d. OPERATION OF SUCH COMMERCIAL ACTIVITIES AS ARE CONSISTENT WITH A NEIGHBORHOOD CENTER SUCH AS SNACK

- LOT 4 IS TO BE USED FOR ALL OPEN SPACE
- 1. OPERATION OF A PUBLIC OR PRIVATE SW 2. OPERATION OF A COMMUNITY LIBRARY F
- 3. OPERATION OF A COMMUNITY HALL, INCLU
- 4. OPERATION OF A TEEN CENTER BUILDING
  - 5. PRESENTATION AND PERFORMANCE OF O THEATRICAL PERFORMANCES, OUTDOOR

- 3. OPERATION AND MAINTENANCE OF SUCH FOR PARK AND RECREATIONAL USES AS A
  - 4. FISHING, SWIMMING, BOATING, AND ALL OT
  - 5. THE PRESENTATION AND PERFORMANCE AND THEATRICAL PERFORMANCES, OUTD SALES, CAKE SALES, DANCES, AND SIMILA

N ON

	7E-3. VILLAGE CENTER OPEN SPACE LAND USE AREAS
	LOT 4 IS TO BE USED FOR ALL OPEN SPACE LAND USES INCLUDING, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:
	1. OPERATION OF A PUBLIC OR PRIVATE SWIMMING POOL.
	2. OPERATION OF A COMMUNITY LIBRARY FACILITY.
	3. OPERATION OF A COMMUNITY HALL, INCLUDING LEASING OF SAME, FOR PUBLIC OR PRIVATE USE.
	<ol> <li>OPERATION OF A TEEN CENTER BUILDING, INCLUDING SALES ON THE PREMISES OF FOOD AND BEVERAGES.</li> <li>PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND</li> </ol>
	<ol> <li>5. PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, AND CARNIVALS.</li> <li>6. USE OF THE FACILITIES TO BE CONSTRUCTED UPON LOT FOR ALL USES NORMALLY ASSOCIATED WITH COMMUNITY USES,</li> </ol>
1.000	SUCH AS RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES AND DANCES.
Y	7E-4. TENNIS COURT OPEN SPACE LAND USE LOT 5 IS TO BE USED FOR ALL OPEN SPACE LAND USES, INCLUDING, BUT NOT LIMITED TO, OPERATION AND MAINTENANCE
	OF 5 IS TO BE USED FOR ALL OPEN SPACE LAND USES, INCLUDING, BUT NOT LIMITED TO, OPERATION AND MAINT INVOLVE OF PUBLIC OR PRIVATE TENNIS COURTS, TOGETHER WITH SUCH MINOR COMMERCIAL ACTIVITIES ARE CONSISTENT WITH PRIMARY USE OF LOT 5 AS A TENNIS FACILITY, IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD, INCLUDING SUCH USES AS OPERATION OF A SNACK BAR, LUNCH COUNTER, TENNIS CLUB, TENNIS PRO SHOP, AND SIMILAR ACTIVITIES.
	7E-5. LAKE AND PARK OPEN SPACE LAND USE AREAS
-	LOT 2 IS TO BE USED FOR ALL OPEN SPACE PURPOSES INCLUDING, BUT NOT LIMITED TO, ALL OF THE FOLLOWING:
	1. OPERATION AND MAINTENANCE OF A PUBLIC OR PRIVATE LAKE AND PARK.
Ξ	2. OPERATION OF A PUBLIC OR PRIVATE BOATING FACILITY, INCLUDING BATHHOUSE, DOCK FACILITIES AND RELATED APPURTENANCES.
	3. OPERATION AND MAINTENANCE OF SUCH COMMERCIAL FACILITIES AS ARE CONSISTENT WITH THE PRIMARY USE OF LOT 2 FOR PARK AND RECREATIONAL USES AS APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
	4. FISHING, SWIMMING, BOATING, AND ALL OTHER AQUATIC ACTIVITIES CONSISTENT WITH OPERATION OF A PUBLIC LAKE AND PARK.
D	5. THE PRESENTATION AND PERFORMANCE OF OUTDOOR COMMUNITY ACTIVITIES, PUBLIC OR PRIVATE, SUCH AS MUSICAL AND THEATRICAL PERFORMANCES, OUTDOOR PICNICS, ART SHOWS, CARNIVALS, RUMMAGE SALES, WHITE ELEPHANT SALES, CAKE SALES, DANCES, AND SIMILAR ACTIVITIES.
	7E-6. TRANSPORTATION OPEN SPACE LAND USE AREAS
r	LOTS 211, 212 ARE TO BE USED FOR OPEN SPACE PURPOSES. ANY PORTION OF LOTS 211 AND 212 MAY BE USED AS A VEHICULAR RIGHT-OF-WAY FOR A PUBLIC OR PRIVATELY OWNED TRANSPORTATION SYSTEM. IN THE EVENT THAT A PORTION OF SUCH LOTS ARE USED AS A VEHICULAR RIGHT-OF-WAY FOR SUCH A TRANSPORTATION SYSTEM, THE TRAVELED AREA ACTUALLY USES AS A RIGHT-OF-WAY OR IN ANY EVENT A RIGHT-OF-WAY STRIP, NOT LESS THAN 30 FEET IN WIDTH SHALL BE CLASSIFIED AS NON-CREDITED OPEN SPACE FOR THE PURPOSE OF LAND USE ALLOCATIONS UNDER SECTION 125-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS.
E	7E-7. SCHOOL SITES OPEN SPACE LAND USE AREAS
ON	LOT 215 SHALL BE USED FOR PUBLIC SCHOOLS AND RECREATIONAL FIELDS. IN COMPUTING THE AMOUNTS OF LAND DEVOTED TO THE OPEN SPACE LAND USE UNDER THE REQUIREMENTS OF SECTION 125-A-8 OF THE HOWARD COUNTY ZONING REGULATIONS, ONLY 90% OF THE AREA OF THE SCHOOL LOT 215 SHALL BE EVALUATED AS OPEN SPACE LAND USE IN COMPUTING THE MINIMUM AREA AS REQUIRED BY SECTION 125-A-8.
R	8. HEIGHT LIMITATIONS - SECTION 125-C-3-D(3):
D	8A. SINGLE FAMILY LOW AND/OR MEDIUM DENSITY LAND USE AREAS
	NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING UPON LOTS DEVOTED TO SINGLE FAMILY LAND USES.
	8B-1. APARTMENT LAND USE AREAS
L	NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 100 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING. NO HEIGHT LIMITED IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN LOT 200 FROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE BY THE HOWARD COUNTY PLANNING BOARD.
	8B-2. ATTACHED LAND USE AREAS
	NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM HIGHEST ADJOINING GROUND ELEVATION, EXCEPT, HOWEVER, THAT STRUCTURES MAY BE CONSTRUCTED TO ANY HEIGHT PROVIDED SUCH CONSTRUCTION IS IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
	8C-1. NEIGHBORHOOD CENTER - COMMERCIAL
	NO STRUCTURE SHALL BE CONSTRUCTED MORE THAN 34 FEET IN HEIGHT FROM THE HIGHEST ADJOINING GROUND ELEVATION ADJACENT TO THE BUILDING UPON LOT 217.
D	8C-2. VILLAGE CENTER - COMMERCIAL
	NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN THE VILLAGE CENTER PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
N	8E. OPEN SPACE LAND USE AREAS
	NO HEIGHT LIMITATION IS IMPOSED UPON STRUCTURES CONSTRUCTED WITHIN OPEN SPACE LAND USE AREAS PROVIDED IMPROVEMENTS THEREON ARE CONSTRUCTED IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD.
E	VILLAGE OF WILDE LAKE
N	THIS AMENDED PLAT IS SECTIONS 1 2 3 4
2A	IX INTENDED TO SUPERSEDE
	PHASE 2A-VIII, SHEET 2 OF 13 RECORDED AMONG THE THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
Y	LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 - MAY 31, 2013 21044
un L <sup>ar</sup>	COT TYNADTA
RECORDED - PLAT NO. 22415	
L.	ON 5/31/13 AMONTENDED FINAL DEVELOPMENT PLAN
LAND RECORDS OF HOWARD COUNTY, MD	
-	J SHEET 2 OF 12

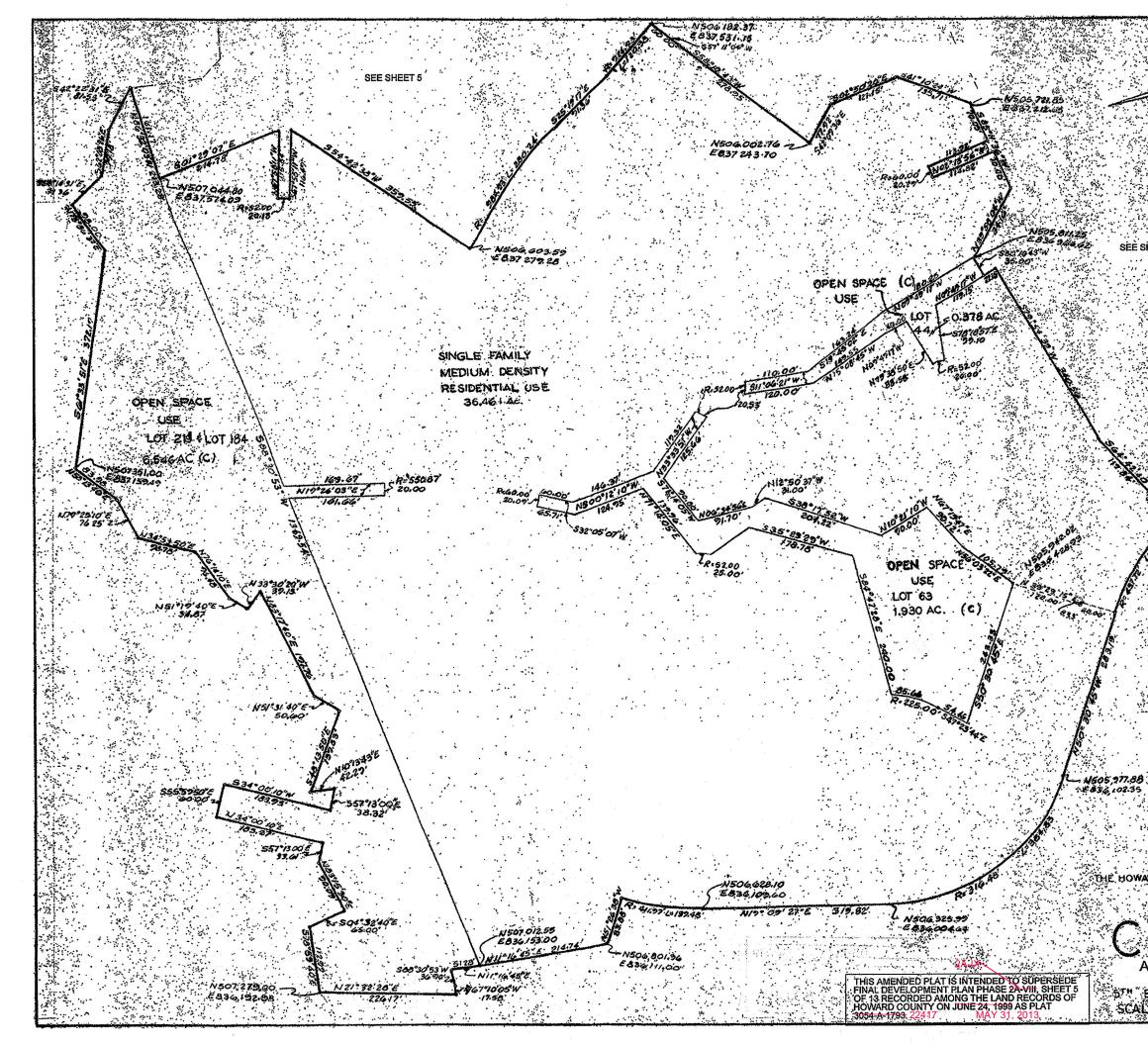


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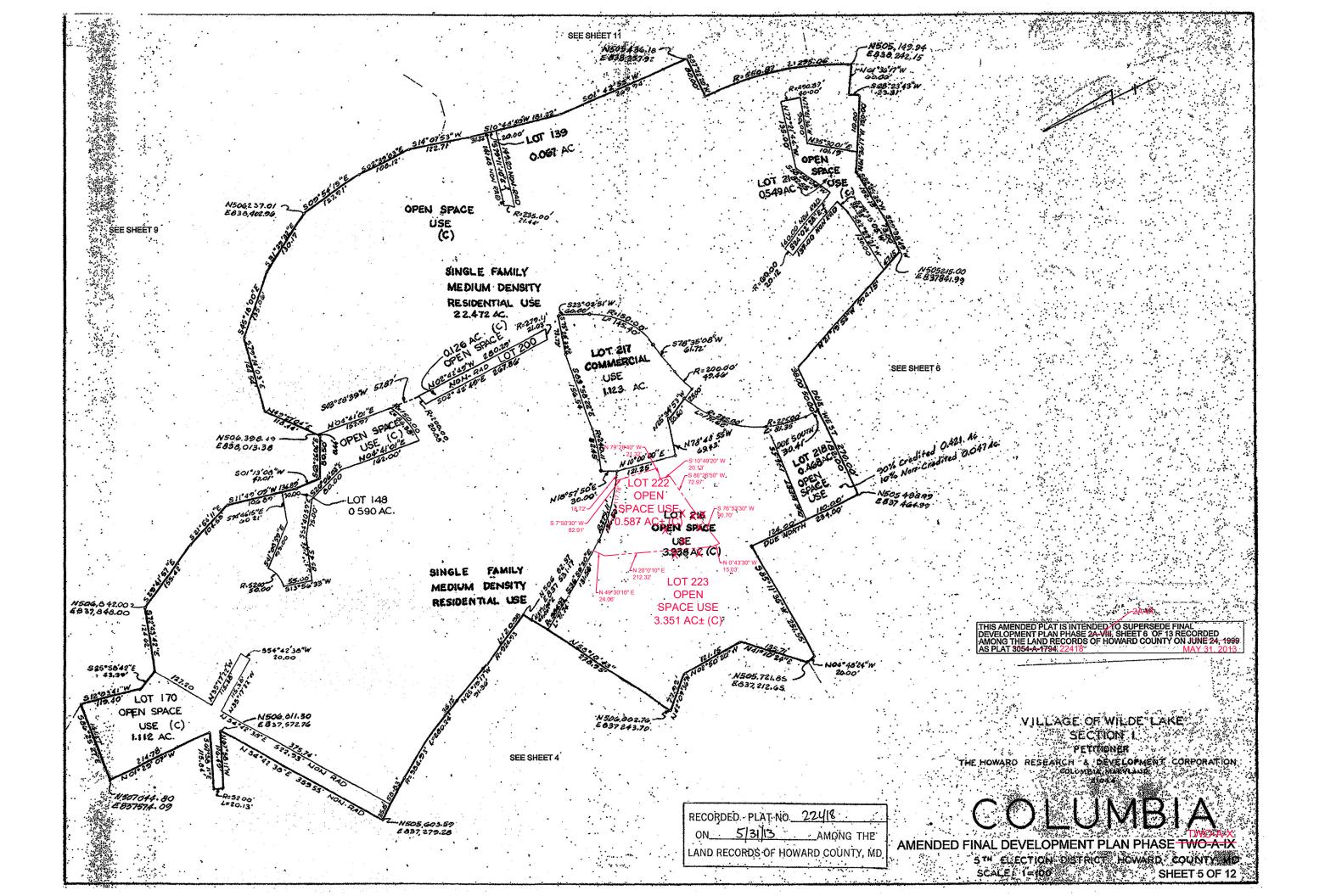
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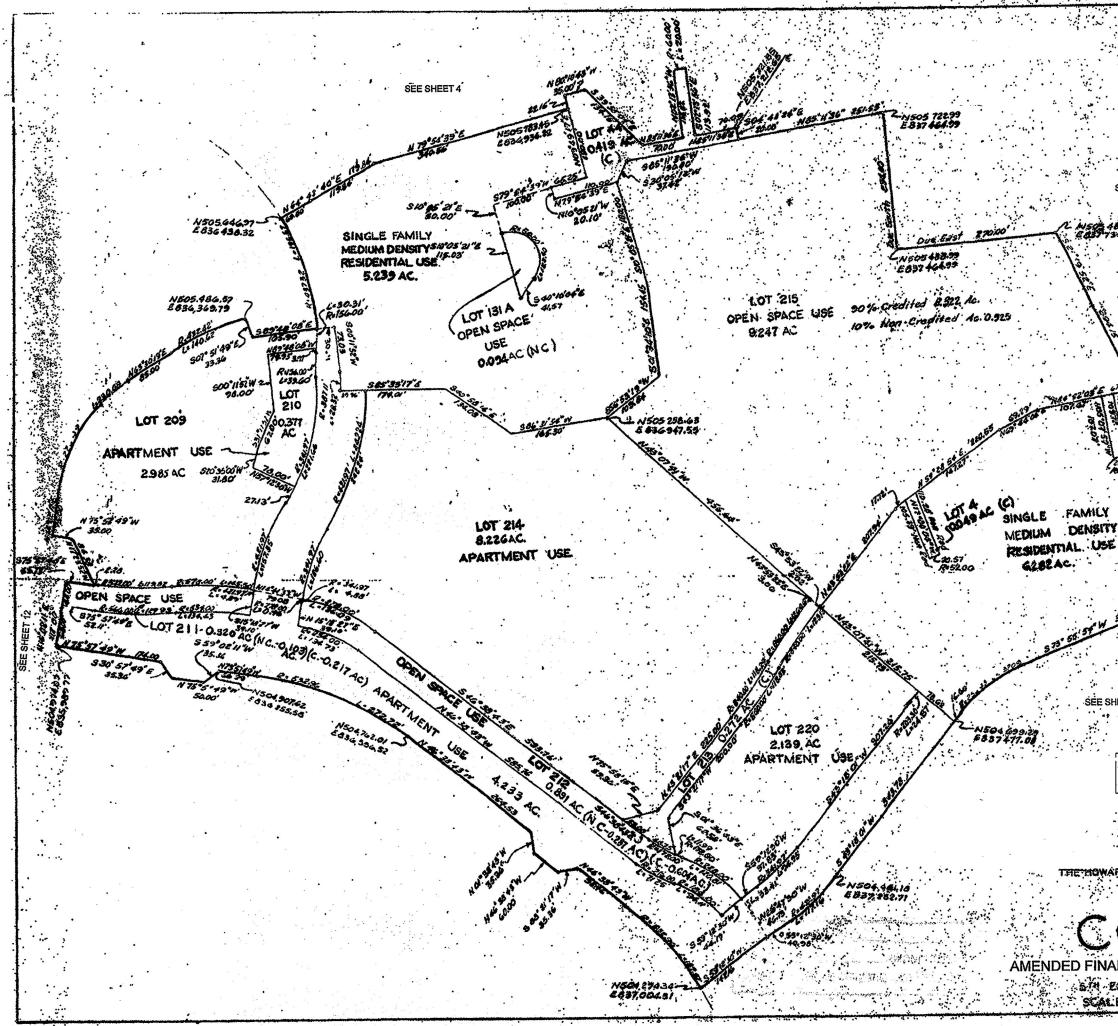
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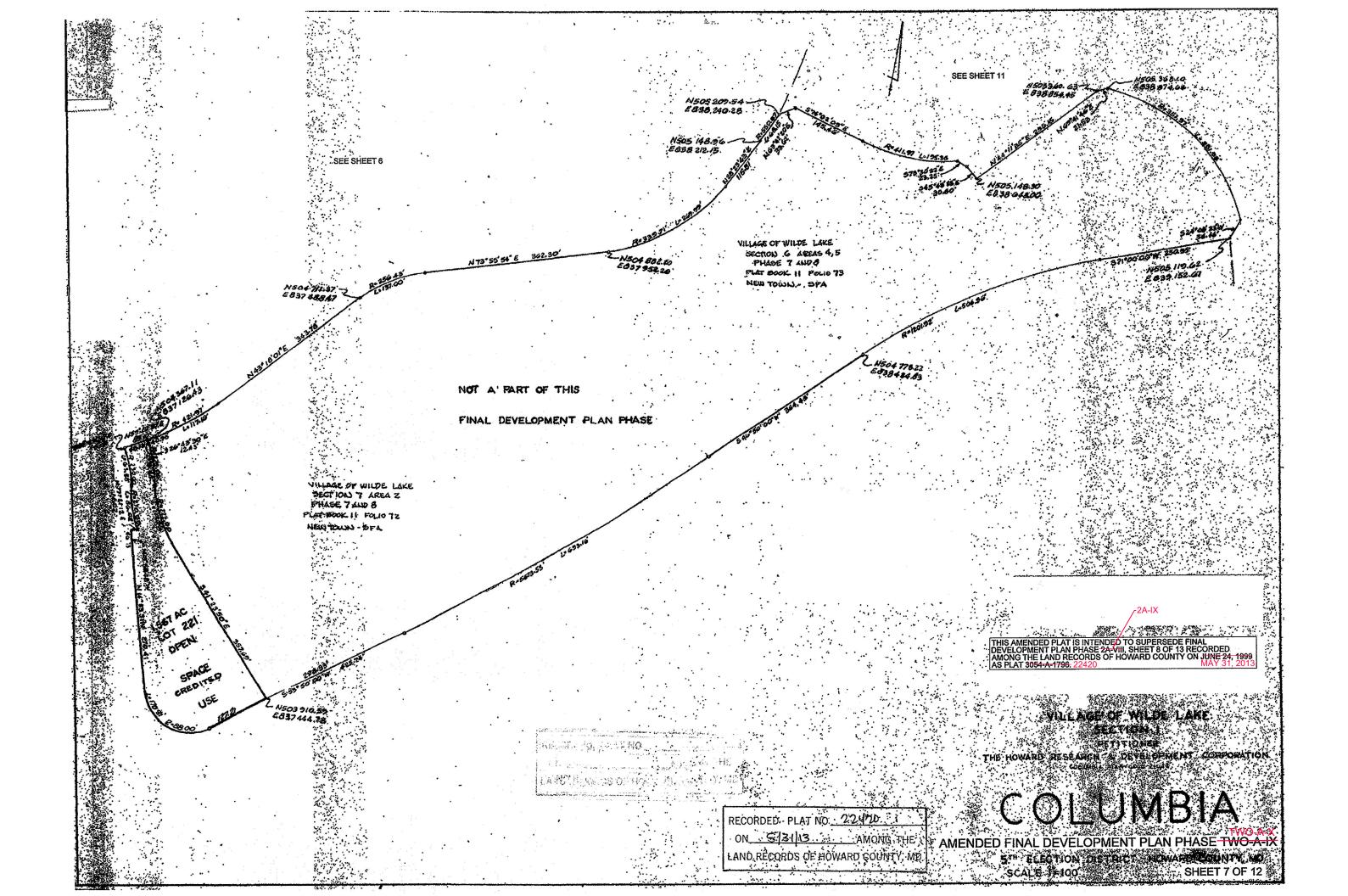


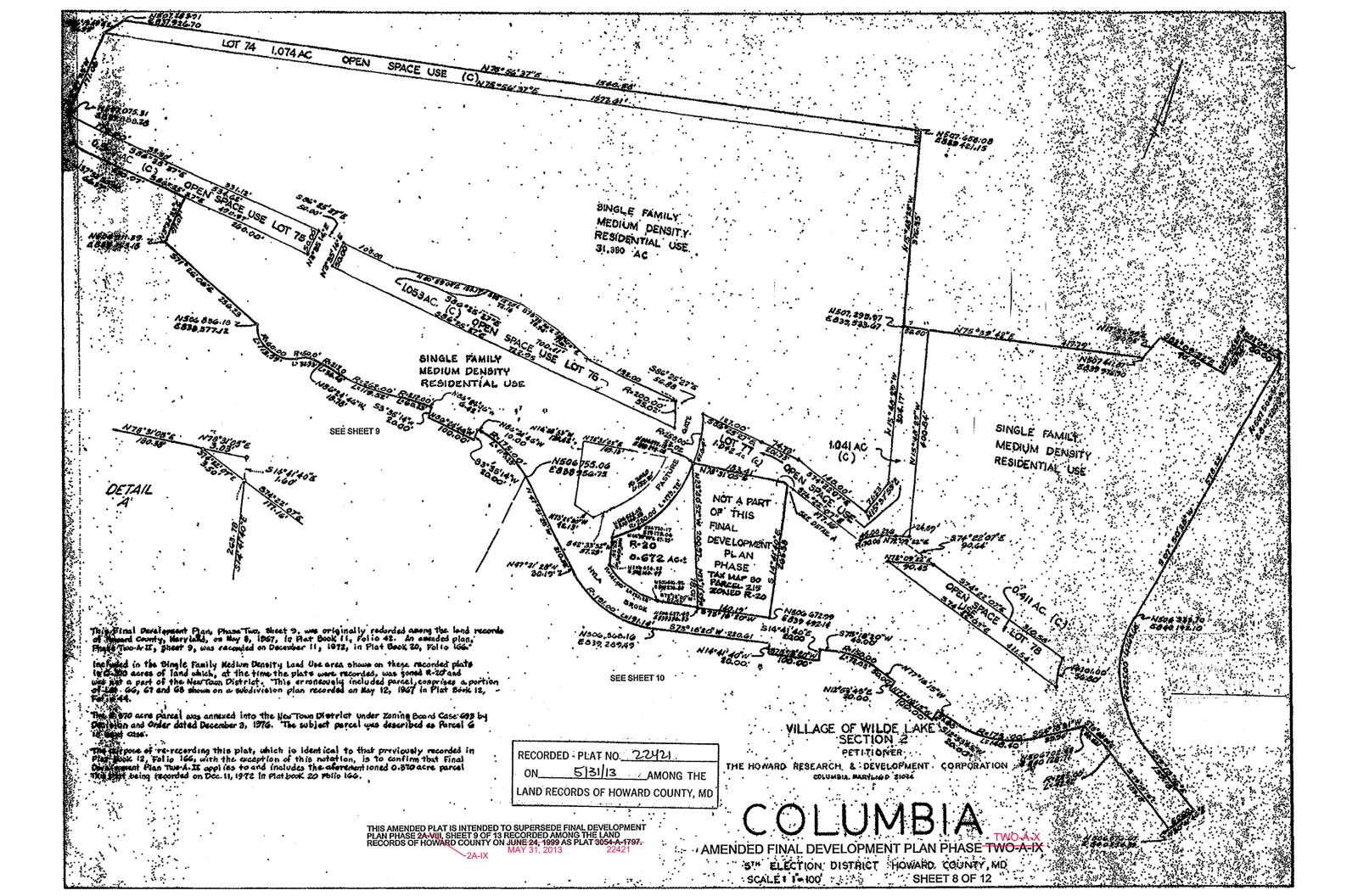
SEE SHEET 6 -N 503 644.27 EB36,138.32 -14 RECORDED - PLAT NO. 22417 ON\_5/31/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD VILLAGE OF WILDE LAKE PETITIONER THE HOWARD RESEARCH & DEVELOPMENT CORPORATION COLIN AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX TWO-A-X ST\* ELECTION DISTRICT HOWARD COUNTY WD SCALE I FILO SHEET 4 OF 12

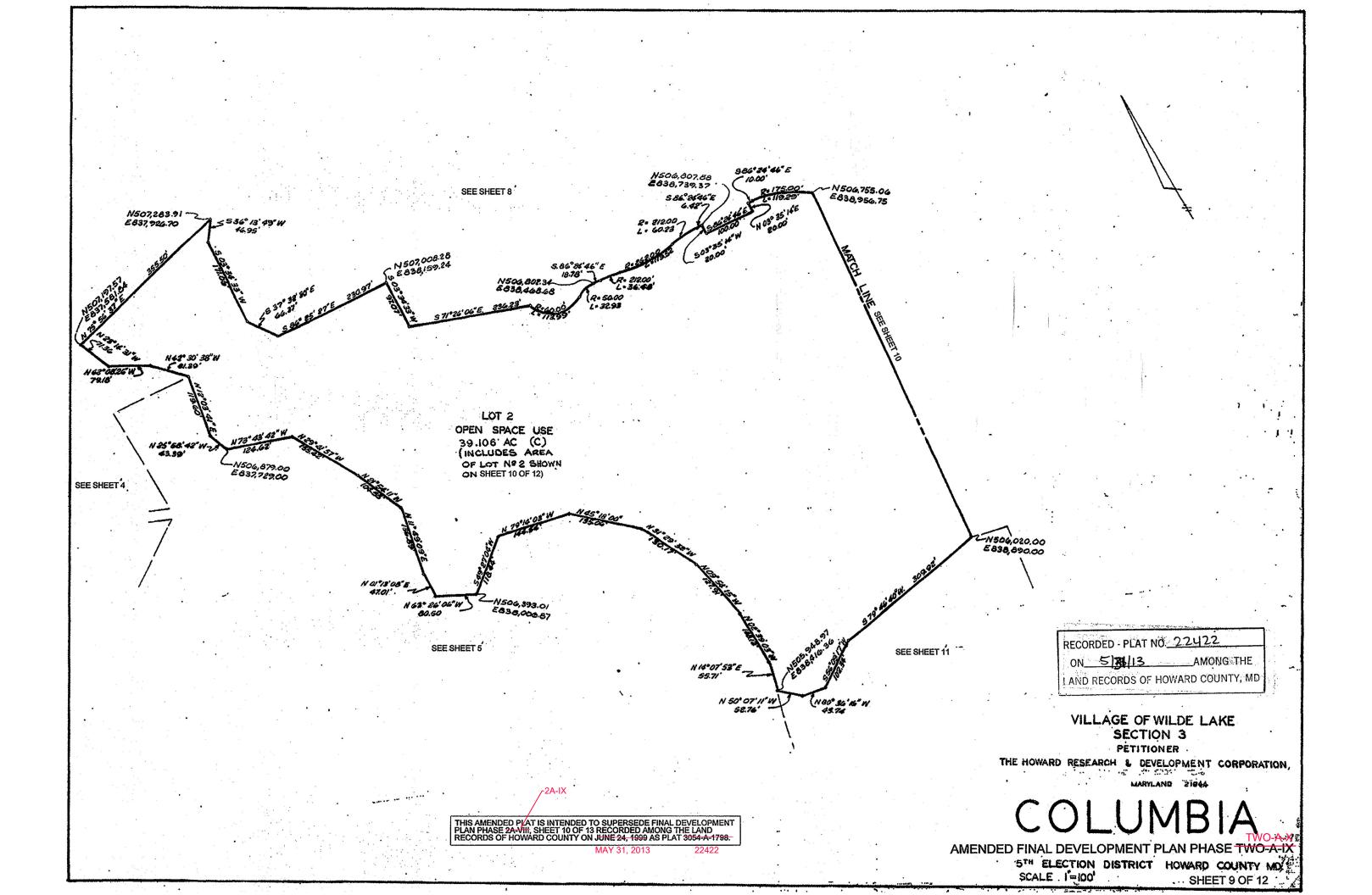


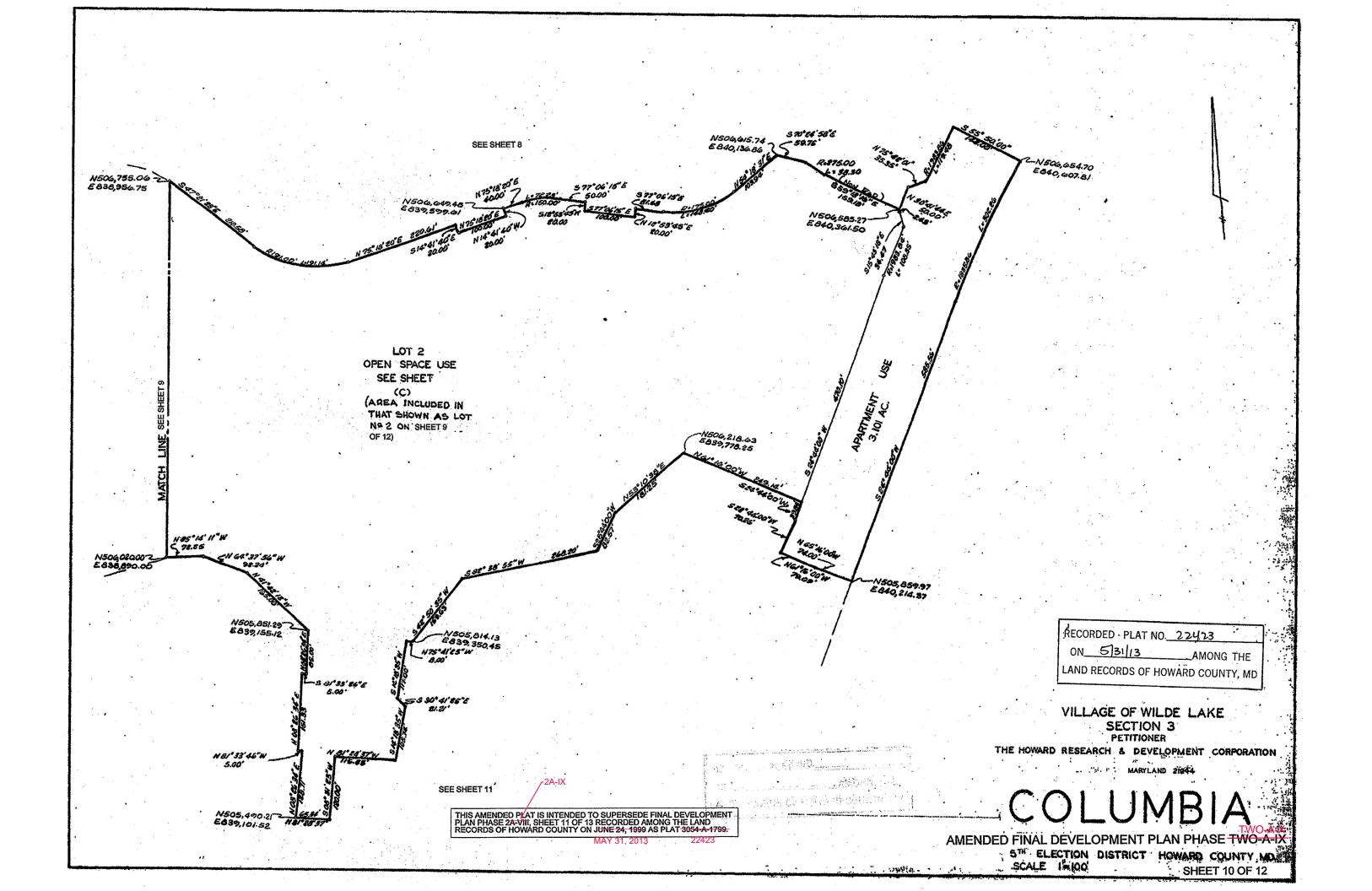


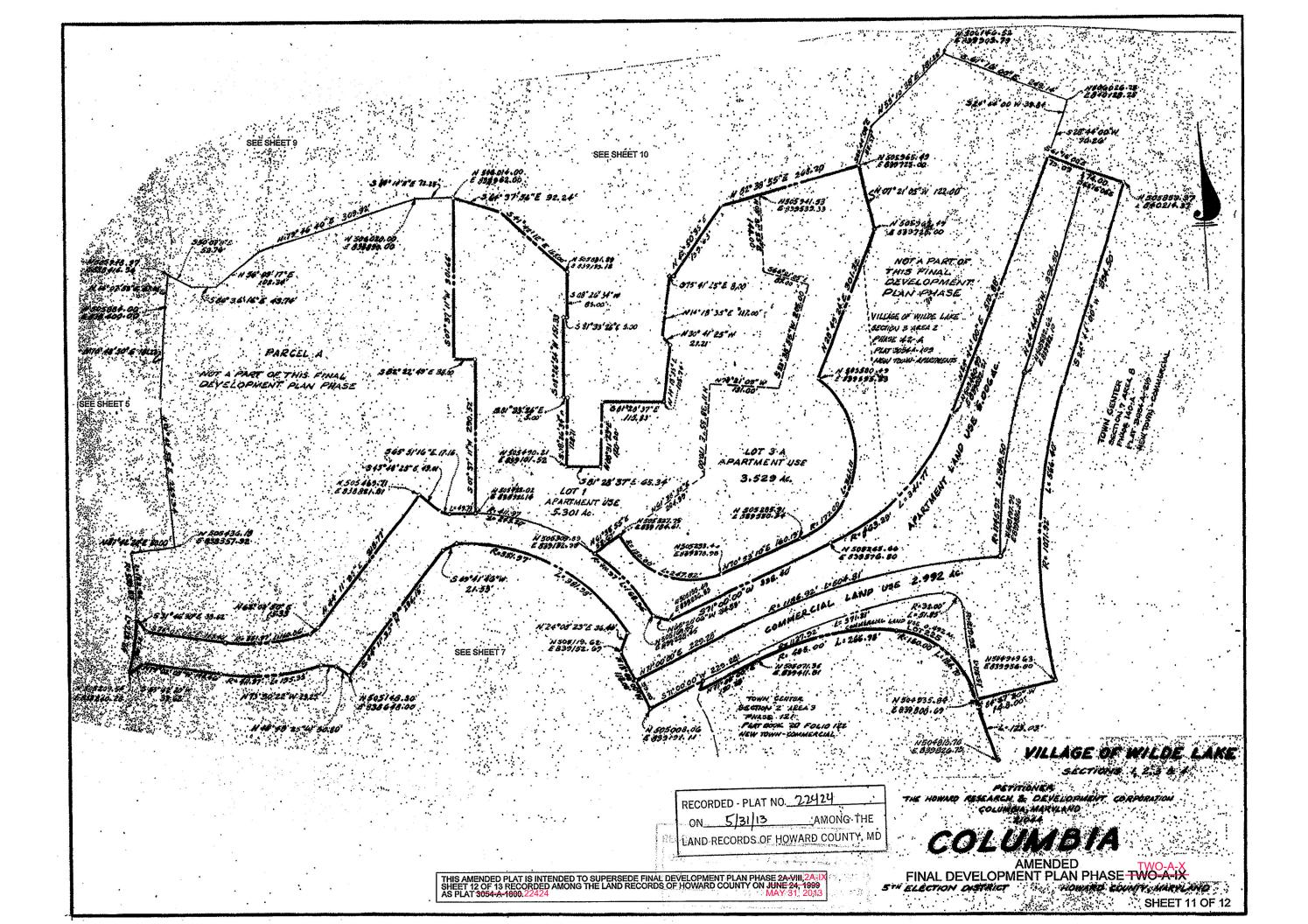
SEE SHEET 5 RECORDED - PLAT NO.\_ 22419 ON 5731/13 SEE SHEET 7 AMONG THE LAND RECORDS OF HOWARD COUNTY, ME THIS AMENDED PLAT IS INTENDED TO SUPERSEDE AN DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 7 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1795, 2241 ( <mark>31, 20</mark>1 VILLAGE OF WILDE LAKE PETI TIONEN THE HOWARD HESEMICH & DEVELOPMENT CORPORATION AMENDED FINAL DEVELOPMENT PLAN PHASE TWO-A-IX STALE THUS

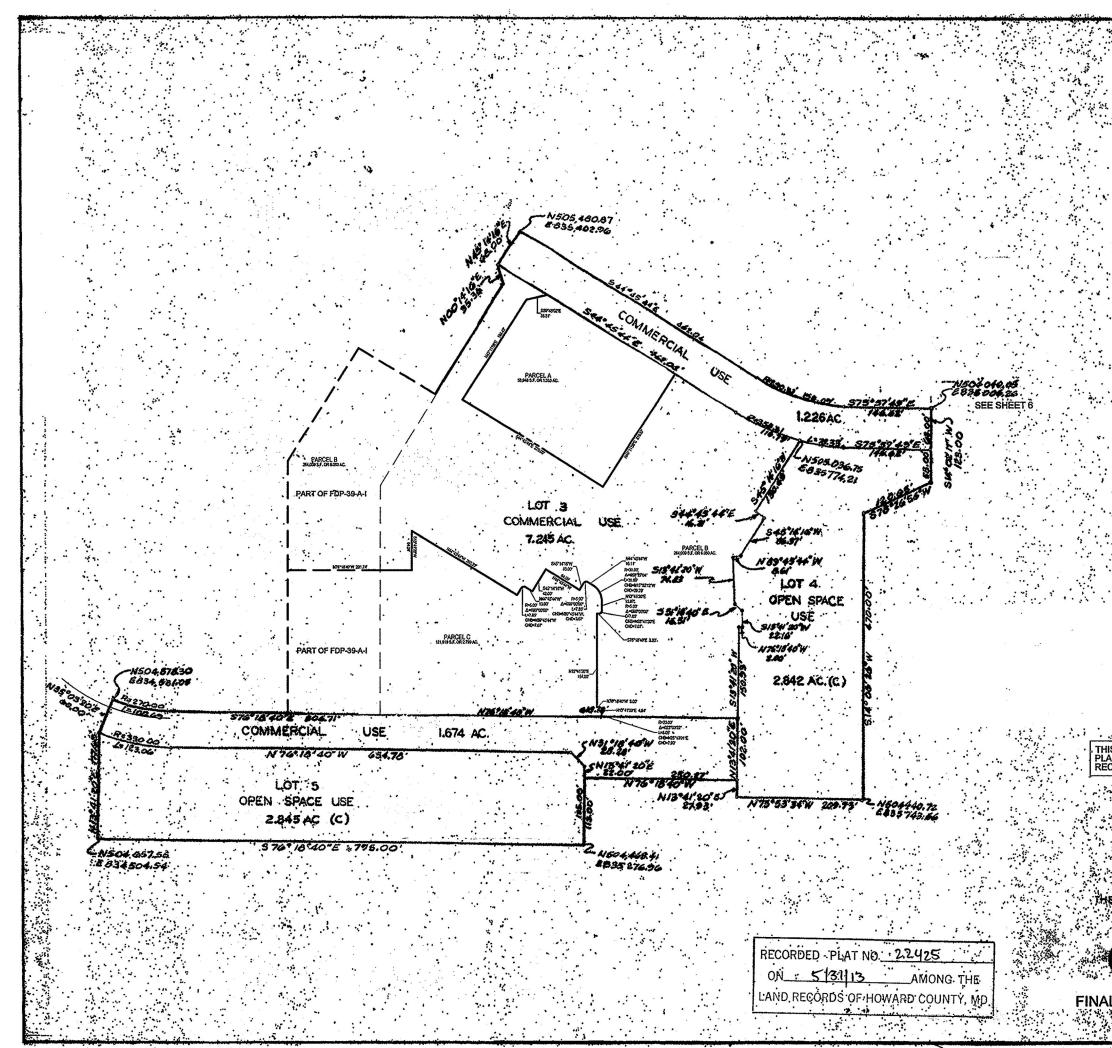












..... THIS AMENDED PLAT IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 2A-VIII, SHEET 13 OF 13 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON JUNE 24, 1999 AS PLAT 3054-A-1801. VILLAGE OF WILDE LAKE :.. SECTION 4 PETITIONER THE HOWARD RESEARCH & DEVELOPMENT CORPORATION COLUMBIA, MARYLAND 2004 AMENDED TWO-A-X FINAL DEVELOPMENT PLAN PHASE TWO-A-IX ELECTION DISTRICT HOWARD COUNTY NO SCALE 1 100 SHEET 12 OF 12

