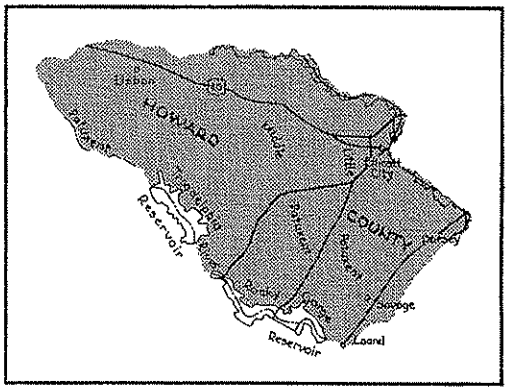

A Supplement To The Text

of

THE HOWARD COUNTY GENERAL PLAN

to

Guide The Construction

of

NEW TOWNS, NEW COMMUNITIES AND LARGE-SCALE NEIGHBORHOODS

ADOPTED ON MAY 17, 1965

HOWARD COUNTY PLANNING COMMISSION/55 COURT AVENUE/ELLICOTT CITY, MARYLAND

Howard County, Maryland

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Introduction

Pursuant to the provisions of Chapter 184 of the Acts of the Maryland General Assembly of 1953, the Planning Commission prepared an amendment to the General Plan of Howard County, which was originally adopted July 20, 1960. On May 17, 1965, after a public hearing had been held, the Commission adopted a Supplement to the Text of the General Plan, seeking to guide the construction of New Towns, New Communities, and Large-Scale Neighborhoods.

The Supplement to the Text was prepared to take full advantage of the opportunity for an outstanding development presented to the County by the Howard Research and Development Corporation. Proposed was a complete, balanced community on approximately 14,000 acres of land, providing a broad range of opportunities for housing and employment, and including major institutional, recreational, and cultural facilities.

The Planning Commission would like to thank those persons and organizations that helped in the formulation of the Supplement to the Text, especially the following: Walter H. Blucher, Malcolm H. Dill, George E. Gavrelis, George E. Kostritsky, Franz J. Vidor, Howard Research and Development Corporation, Howard County Citizens' Association, The League of Women Voters of Howard County, Donleigh Civic Association, and Lawyers Hill-Rockburn Association. The Planning Commission would also like to recognize the County Commissioners, Charles E. Miller, Chairman; J. Hubert Black; and David W. Force; for their aid and cooperation in developing a Supplement to the Text of the General Plan for Howard County.

POPULATION TRENDS AND GROWTH FORECASTS

The population of the Washington, D.C. metropolitan area increased by 35.6 percent during the 1950-1960 decade and it has continued to grow at a rapid pace since that time. The population of the Baltimore metropolitan area increased 22.4 percent during the same decade. Howard County, lying between the cities of Washington, D.C. and Baltimore, has felt the effect of this growth and will continue to do so at an accelerating rate as buildable areas are consumed and development pushes outward from both cities.

Howard County has almost doubled its population between 1950 and 1964 with an estimated population of 45,000 in 1964. At the present rate of growth, it is estimated that by 1968 its population will be in excess of 57,000 people.

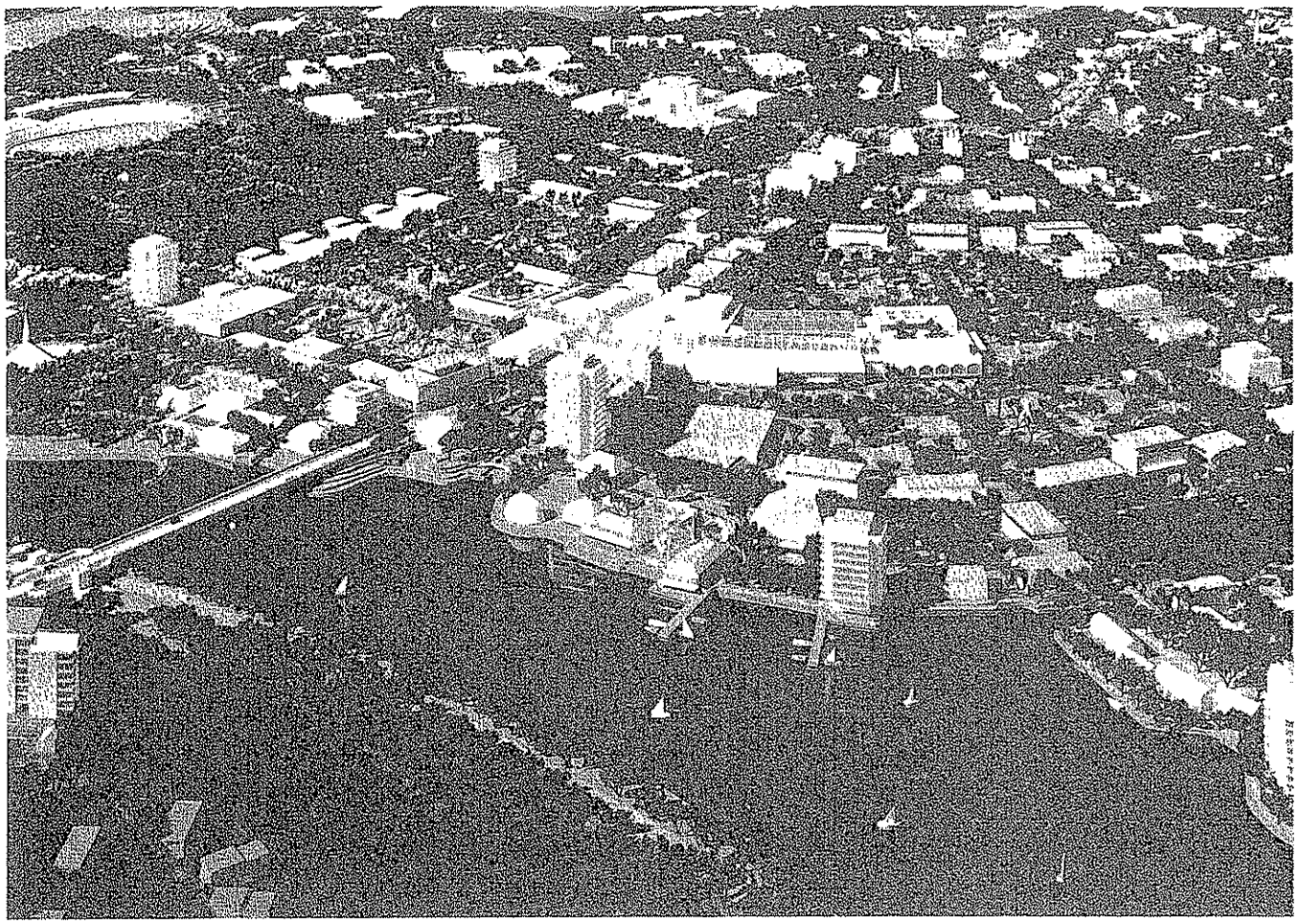
The nature of that growth has left something to be desired, with much of the residential building depending upon septic tanks and private wells. With the provision that in the near future of sanitary facilities and water for large areas suitable for development, it is anticipated that building will take place at an even faster rate than is presently being experienced.

History has shown that the provision of public facilities is economically feasible if done on the basis of large-scale development.

The County now has the choice, to continue growth on the current scattered basis or to encourage the development of New Towns, New Communities and Large-Scale Neighborhoods. These projects offer many advantages, mainly they afford better use of and less waste of land; all public facilities including schools, libraries, transportation facilities as well as sanitary and water facilities can be supplied; a sounder tax base is achieved through distribution of the tax load on industrial and commercial as well as residential property; lands suitable for parks and recreation can be reserved and dedicated to public use during the development stage; houses can be so arranged as to provide high living standards while reserving a greater portion of the land for private or community open spaces. Even in the case of projects at a scale smaller than a new community, many of the facilities mentioned above can be provided with a better use of the land than is achieved through scattered development.

Such large scale developments in the form of New Towns, New Communities and Large-Scale Neighborhood projects should be encouraged provided they are constructed under standards and conditions which will insure proper development, the provision of adequate public facilities, protection for the residents of the community, protection for surrounding properties and the general well-being of the County.

On petition to the Howard County Planning Commission, and after public hearing, the General Plan map may be amended to show the areas allocated to New Towns, to New Communities or to Large-Scale Neighborhoods, if such standards and conditions as are listed hereafter are provided or assured.



Howard Research and Development Corporation

Town Center of Columbia

For the purposes of this supplement, the following general definitions and criteria set forth in detail elsewhere in this text are applicable:

NEW TOWN

A self-contained community of residential, commercial and industrial areas containing a maximum of 10,000 acres of land and having an overall maximum density of 2.5 dwelling units per gross acre. (a) New Town Sector—a segment of a New Town containing a minimum of 2500 acres of land and permitted only when in conformance with the approved general development plan for a New Town. As the plan for each successive sector is submitted, the proposed sector should be recomputed so that the number of dwelling units within the New Town should never, at anytime, exceed the permitted number of dwelling units within the entire New Town.

NEW COMMUNITY

A self-contained area of residential, commercial and industrial uses consisting of a minimum of 2500 acres of land with a maximum overall density of 2.5 dwelling units per gross acre.

LARGE-SCALE NEIGHBORHOOD

An independent residential unit, with limited local commercial uses, consisting of a minimum of 400 acres of land having a maximum density of 2.5 dwelling units per gross acre.

NEW TOWN STANDARDS

In creating a New Town:

1. The New Town plan should be in accord with any Regional or Metropolitan Plan that has been adopted.

2. A minimum of eighty (80) percent of the land to be included in the New Town should be in single ownership.

3. The New Town plan should be presented to the Howard County Planning Commission in stages:

a. *First Stage:* A general plan for the development of the New Town showing generally the lands to be used for residential, commercial, industrial and public purposes including lands to be dedicated or reserved as permanent open spaces. This first stage plan may be used to amend the General Plan for Howard County.

b. *Second Stage:* A preliminary development plan in sufficient detail to permit the rezoning of that portion of the New Town proposed for immediate development.

c. *Third Stage:* A final development plan showing in detail the location and character of all residential, commercial and industrial structures as well as open spaces, including plans showing elevations of all proposed structures.

4. Assurances should be provided as shown by the plans that the properties within as well as continguous to, the New Town, not owned by the developer, will be adequately protected from incompatible uses.

5. Not more than twelve (12) percent nor less than five (5) percent of the total land area should be designated as used for industrial purposes and not more than seven (7) percent nor less than two (2) percent should be designated as used for commercial or retail purposes within the New Town.

6. A minimum of twenty (20) percent of the total land area, exclusive of streets, should be shown as permanent open space, of which not less than half should be public open space.

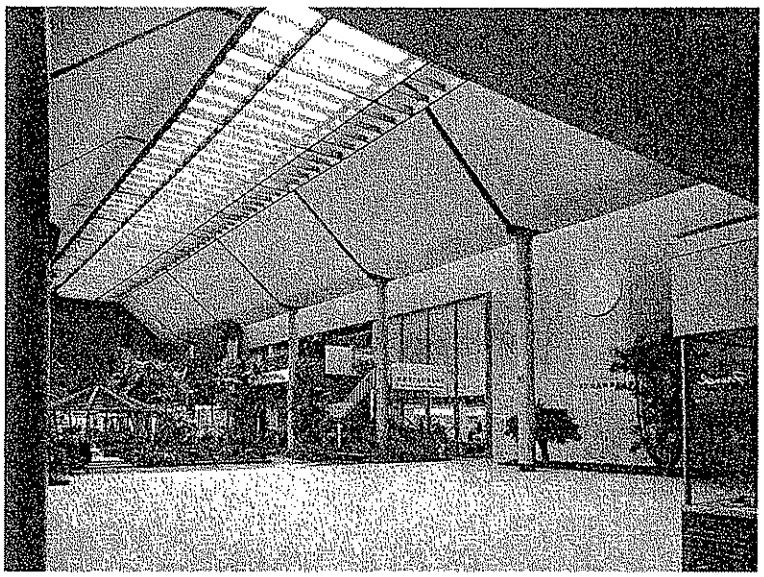
7. There should be in existence, or there should be assurance given (through a performance bond or comparable assurance) that all required public facilities will be provided to meet the needs of the New Town. These include, but are not limited to:

a. adequate public water supply,
b. public sewerage and disposal facilities,
c. storm drainage facilities,
d. highways and streets,
e. sidewalks, and
f. street lighting facilities.

The design and construction of such facilities should be submitted for approval to the respective authorities such as, but not necessarily limited to, the Planning Commission, the Public Works Department (Roads Department), the Health Department, the Metropolitan Commission, the Board of Education and the State Roads Commission.

8. Assurance should be given that adequate storm drainage facilities will be provided within the site of the New Town, and that off-site drainage problems will not be created, but if they are created, necessary off-site drainage facilities will be provided.

Regional Shopping Center



Community Research and Development Corporation

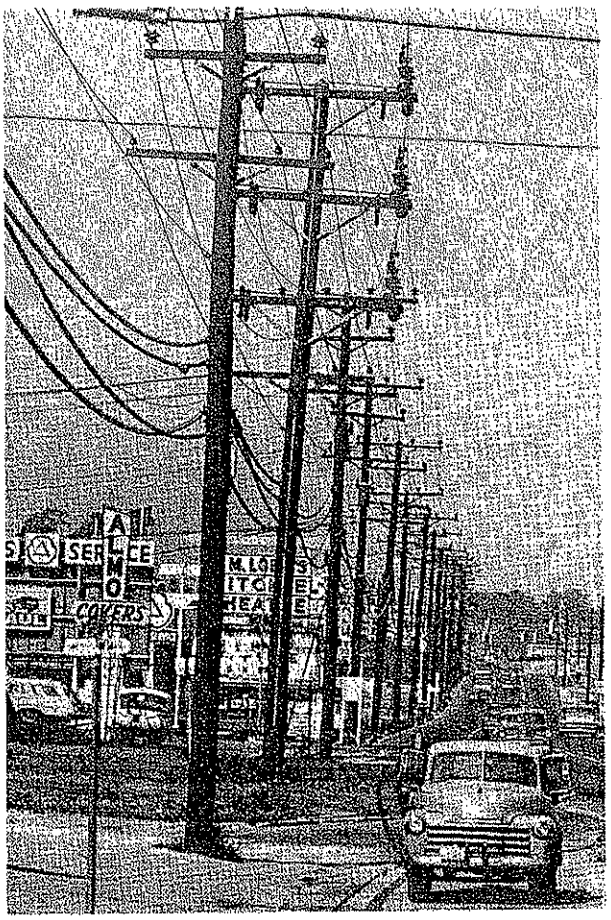
9. It is desirable that a New Town be served by a limited or controlled access highway (Freeway or Expressway) facility either existing or scheduled for construction within a reasonable amount of time.

10. It is desirable in the creation of a New Town that boundaries thereof be established at major highways, streams and/or other natural barriers to insure a proper development within the New Town and adequate protection for the surrounding areas.

11. All utility lines and appurtenances constructed to serve the New Town should be placed underground, including but not limited to electric, communications, street lighting and cable television.

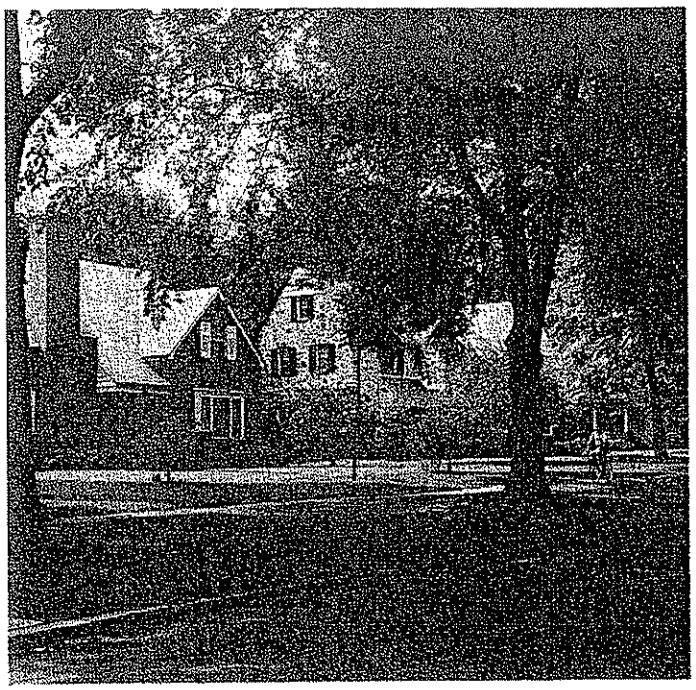
12. Land area within the New Town determined by the County Board of Education to be needed for public school sites should be dedicated to the County.

13. A public transportation system should be provided within the New Town.



Above ground Utilities

Underground Utilities



NEW COMMUNITY STANDARDS

In creating a New Community:

1. The New Community should be in accord with any Regional or Metropolitan plan that has been adopted.

2. Ninety (90) percent of the land to be included in the New Community should be in single ownership.

3. The New Community plan should be presented to the Howard County Planning Commission in stages:

a. *First Stage:* A general plan for the development of the New Community showing generally the lands to be used for residential, commercial, industrial and public purposes including lands to be dedicated or reserved as permanent open spaces. The first stage plan may be used to amend the General Plan for Howard County.

b. *Second Stage:* A preliminary development plan in sufficient detail to permit the rezoning of that portion of the New Community proposed for immediate development.

c. *Third Stage:* A final development plan showing in detail the location and character of all residential, commercial and industrial structures as well as open spaces, including plans showing elevation of all proposed structures.

Assurance should be provided as shown by the plans that the properties within, as well as contiguous to, the New Community, not owned by the developer, will be adequately protected from incompatible uses.

5. Not more than four (4) percent nor less than two (2) percent of the total land area within the New Community should be designated as used for commercial or retail purposes.

6. Not more than six (6) percent nor less than three (3) percent of the total land area of the New Community should be designated as used for industrial purposes.

7. A minimum of twenty (20) percent of the total land area, exclusive of streets, should be shown as permanent open space, of which not less than half should be public open space.

8. There should be in existence, or there should be assurance given (through a performance bond or comparable assurance) that all required public facilities will be provided to meet the needs of the New Community. These include, but are not limited to:

a. adequate public water supply,
b. public sewerage and disposal facilities,
c. storm drainage facilities,
d. highways and streets,
e. sidewalks, and
f. street lighting facilities.

The design and construction of such facilities should be submitted for approval to the respective authorities such as, but not necessarily limited to, the Planning Commission, the Public Works Department (Road Department), the Health Department, the Metropolitan Commission, the Board of Education and the State Roads Commission.

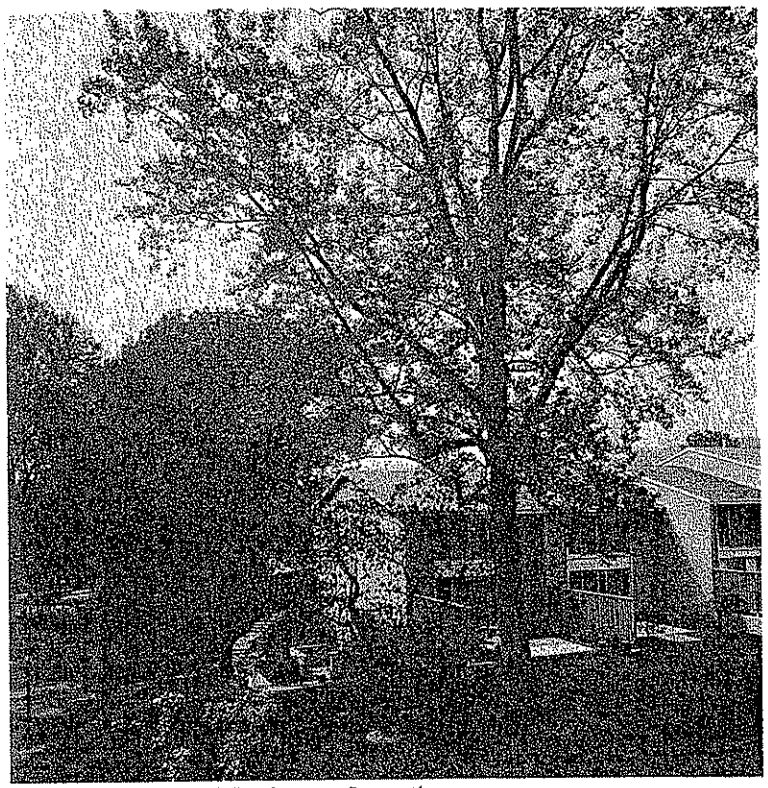
9. Assurance should be given that adequate storm drainage facilities will be provided within the site of the New Community and that off-site drainage problems will not be created, but if they are created, necessary off-site drainage facilities will be provided.

10. It is desirable that a New Community be served by a limited or controlled access highway (Freeway and Expressway) facility either existing or scheduled for construction within a reasonable amount of time.

11. It is desirable in the creation of a New Community that boundaries thereof be established at major highways, streams and/or other natural barriers to insure proper development within the New Community and adequate protection for the surrounding areas.

12. All utility lines and appurtenances constructed to serve the New Community should be placed underground, including but not limited to electric, communications, street lighting and cable television.

Cluster Town Houses and Local Open Space



Community Research and Development Corporation

13. Land area within the New Community determined by the County Board of Education to be needed for public school sites should be dedicated to the County.

14. A public transportation system should be provided within the New Community.

LARGE-SCALE NEIGHBORHOOD STANDARDS

In creating a Large-Scale Neighborhood:

1. The Large-Scale Neighborhood should be in accord with any Regional or Metropolitan plan that has been adopted.

2. All of the land to be included in the Large-Scale Neighborhood should be in single ownership.

3. The Large-Scale Neighborhood plan should be presented to the Howard County Planning Commission in stages:

a. *First Stage:* A general plan for the development of the Large-Scale Neighborhood showing generally the lands to be used for single-family residential-low density, single-family residential-medium density, apartments, commercial and public purposes, including lands to be dedicated or reserved as permanent open spaces. The first stage plan may be used to amend the General Plan for Howard County.

b. *Second Stage:* A preliminary development plan in sufficient detail to permit the rezoning of that portion of the Large-Scale Neighborhood proposed for immediate development.

c. *Third Stage:* A final development plan showing in detail the location and character of all residential and commercial structures as well as open spaces, including plans showing elevations of all proposed structures.

4. Assurance should be provided as shown by the plans that the contiguous properties not owned by the developer will be adequately protected from incompatible uses.

5. No industrial uses should be permitted within a Large-Scale Neighborhood.

6. Not more than one and one-half (1½) percent of the land area within the Large-Scale Neighborhood should be designated as used for commercial or retail purposes.

7. A minimum of twenty (20) percent of the land area, exclusive of streets, should be shown as permanent open space, of which not less than half should be public open space.

8. There should be in existence, or there should be assurance given (through a performance bond or comparable assurance) that all required public facilities will be provided to meet the needs of the entire Large-Scale Neighborhood. These include, but are not limited to:

a. adequate public water supply,
b. public sewerage and disposal facilities,
c. storm drainage facilities,
d. highways and streets,
e. sidewalks, and
f. street lighting facilities.

The design and construction of such facilities should be submitted for approval to the respective authorities such as, but not necessarily limited to, the Planning Commission, the Public Works Department (Road Department), the Health Department, the Metropolitan Commission, the Board of Education and the State Roads Commission.

9. A Large-Scale Neighborhood should be served by a major or primary highway facility.

10. Assurance should be given that adequate storm drainage facilities will be provided within the site of the Large-Scale Neighborhood and that off-site drainage problems will not be created, but if they are created, necessary off-site drainage facilities will be provided.

11. All utility lines and appurtenances constructed to serve the Large-Scale Neighborhood should be placed underground, including but not limited to electric, communications, street lighting and cable television.

12. Land area determined by the County Board of Education to be needed for public school sites should be dedicated to the County.