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2 **Howard County Zoning Regulations**
3

4 **SECTION 103: Definitions**
5

- 6 38. DOWNTOWN ARTS, CULTURAL AND COMMUNITY USE: LAND AREAS, USES AND FACILITIES
7 ESTABLISHED FOR CULTURAL, CIVIC, RECREATION, EDUCATIONAL, ENVIRONMENTAL,
8 ENTERTAINMENT OR COMMUNITY USE OR BENEFIT, WHETHER OR NOT ENCLOSED AND WHETHER
9 PUBLICLY OR PRIVATELY OWNED OR OPERATED FOR PROFIT, INCLUDING, BUT NOT LIMITED TO,
10 LIBRARIES, FIRE STATIONS, SCHOOLS, MUSEUMS, GALLERIES, ARTISTIC WORK, AND TRANSIT
11 FACILITIES. EATING, SEATING AND GATHERING AREAS THAT ARE ACCESSORY TO THESE USES ARE
12 PERMITTED.
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- 14 39. DOWNTOWN ARTS AND ENTERTAINMENT PARK: A CONTIGUOUS AREA INCLUDING A LARGE
15 OUTDOOR AMPHITHEATER WHICH MAY BE SURROUNDED BY A VARIETY OF SMALLER INDOOR OR
16 OUTDOOR ARTISTIC AND PERFORMANCE SPACES, MUSEUMS, GALLERIES AND SIMILAR CULTURAL
17 OR EDUCATIONAL USES IN A PARK-LIKE SETTING. ANCILLARY USES SUCH AS FOOD VENDORS, GIFT
18 SHOPS, SMALL RESTAURANTS AND SUPPORTING INFRASTRUCTURE SUCH AS UTILITIES, PUBLIC
19 AND PRIVATE ROADWAYS, MULTI-MODAL CIRCULATION SYSTEMS ADJACENT TO PUBLIC AND
20 PRIVATE ROADWAYS, SURFACE PARKING LOTS, PARKING STRUCTURES, AND UNDERGROUND
21 PARKING ARE ALSO PERMITTED.
22
- 23 40. DOWNTOWN CEPPA IMPLEMENTATION CHART: THE CHART AND ASSOCIATED TEXT AND
24 FLEXIBILITY PROVISIONS CONTAINED IN THE DOWNTOWN COLUMBIA PLAN WHICH IDENTIFY THE
25 PHASING FOR DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES.
26
- 27 41. DOWNTOWN COLUMBIA: THE FOLLOWING RECORDED FINAL DEVELOPMENT PLAN PHASES: PHASE
28 4, PHASE 4-A-5, PHASE 21, PHASE 47-A-7, PHASE 52, PHASE 62-A-1, PHASE 95, PHASE 101-A,
29 PHASE 105, PHASE 111-A-1, PHASE 115, PHASE 121, PHASE 122-A, PHASE 139-A-3, PHASE 140-A-1,
30 PHASE 192-A, PHASE 211, PHASE 217-A-1, PHASE 219, PHASE 234, AND THE AREA WITHIN THE
31 DESCRIBED LIMITS INCLUDED IN SECTION 103.A.
32
- 33 42. DOWNTOWN COLUMBIA PLAN: THE GENERAL PLAN AMENDMENT FOR DOWNTOWN COLUMBIA AS

1 APPROVED BY THE COUNTY COUNCIL ON (APPROVAL DATE).

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3 43. DOWNTOWN COMMUNITY COMMONS: AMENITY SPACES SUCH AS PLAZAS, PROMENADES,
4 GREENS, GARDENS, SQUARES AND OTHER PEDESTRIAN-ORIENTED AREAS, WHETHER PUBLICLY OR
5 PRIVATELY OWNED, THAT ARE INTENDED FOR COMMUNITY INTERACTION AND MAY INCLUDE
6 SPACES FOR SEATING, WALKING, EATING, GATHERING, FOUNTAINS, PUBLIC ART, WAY-FINDING
7 SIGNAGE, KIOSKS, OR OTHER SIMILAR PUBLIC AMENITIES. DOWNTOWN COMMUNITY COMMONS
8 CAN ALSO INCLUDE WALKWAYS THAT ARE DESIGNED TO ENHANCE AND BE AN INTEGRAL PART
9 OF THE ADJACENT AMENITY SPACE, BUT SHALL NOT INCLUDE ANY DRIVE LANE FOR VEHICULAR
10 TRAFFIC SUCH AS PRIVATE STREETS, ALLEYS AND PUBLIC ROADWAYS FOR AUTOMOTIVE USE.
11 DOWNTOWN COMMUNITY COMMONS MUST BE GENERALLY ACCESSIBLE BY THE PUBLIC WITHOUT
12 CHARGE. INCLUDED IN THIS CATEGORY ARE DOWNTOWN NEIGHBORHOOD SQUARES. DOWNTOWN
13 COMMUNITY COMMONS MAY BE INTEGRATED INTO OR DEVELOPED AS A PART OF OTHER USES
14 AND MAY INCLUDE UNDERGROUND PARKING, UTILITIES AND OTHER INFRASTRUCTURE
15 SUPPORTING DOWNTOWN REVITALIZATION.

16
17 44. DOWNTOWN COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES (CEPPA): THE
18 SPECIFIC FEASIBILITY STUDIES, IMPROVEMENT AND MANAGEMENT ORGANIZATIONS,
19 ENVIRONMENTAL ENHANCEMENT PROGRAMS, AND PHYSICAL IMPROVEMENTS IDENTIFIED IN THE
20 DOWNTOWN CEPPA IMPLEMENTATION CHART CONTAINED IN THE DOWNTOWN COLUMBIA PLAN.

21
22 45. DOWNTOWN ENVIRONMENTAL ENHANCEMENT: ENVIRONMENTAL RESTORATION OR
23 ENHANCEMENT OF AN AREA WITHIN DOWNTOWN COLUMBIA COMPRISED OF AT LEAST ONE
24 CONTIGUOUS ACRE INCLUDING SUCH THINGS AS FOREST RESTORATION AND ENHANCEMENT,
25 REFORESTATION AND AFFORESTATION, WETLAND ENHANCEMENT, AND STREAM RESTORATION
26 ACTIVITIES.

27
28 46. DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND AREA: AN AREA WITHIN DOWNTOWN
29 COLUMBIA MEETING THE DEFINITION IN THE HOWARD COUNTY LAND DEVELOPMENT
30 REGULATIONS OF EITHER A FLOODPLAIN, STEEP SLOPE, STREAM OR WETLAND BUFFERS.

31
32 47. DOWNTOWN MAXIMUM BUILDING HEIGHT PLAN: THE PLAN WHICH GRAPHICALLY REPRESENTS
33 THE MAXIMUM BUILDING HEIGHT REQUIREMENTS FOR ALL DOWNTOWN REVITALIZATION, AS
34 DEPICTED IN THE DOWNTOWN COLUMBIA PLAN.

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36 48. DOWNTOWN MIXED-USE: A LAND-USE DESIGNATION THAT PERMITS ANY USE OR COMBINATION

1 OF USES PERMITTED UNDER SECTION 125.A.9.B. INCLUDING SUPPORTING INFRASTRUCTURE, SUCH
2 AS UTILITIES, PUBLIC AND PRIVATE ROADWAYS, MULTI-MODAL CIRCULATION SYSTEMS
3 ADJACENT TO PUBLIC AND PRIVATE ROADWAYS, SURFACE PARKING LOTS, PARKING STRUCTURES,
4 AND UNDERGROUND PARKING.

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6 49. DOWNTOWN NEIGHBORHOOD CONCEPT PLAN: A CONCEPT PLAN SHOWING AN INDIVIDUAL
7 NEIGHBORHOOD IDENTIFIED IN THE DOWNTOWN COLUMBIA PLAN THAT DEPICTS A GENERAL
8 LAYOUT FOR PROPOSED PUBLIC AND PRIVATE STREETS, BLOCK SIZES AND CONFIGURATIONS,
9 MAXIMUM BUILDING HEIGHTS AND PROPOSED DOWNTOWN COMMUNITY COMMONS.

10
11 50. DOWNTOWN NEIGHBORHOOD DESIGN GUIDELINES: URBAN DESIGN GUIDELINES FOR AN
12 INDIVIDUAL NEIGHBORHOOD IDENTIFIED IN THE DOWNTOWN COLUMBIA PLAN.

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14 51. DOWNTOWN NEIGHBORHOOD SQUARE: AN OUTDOOR AMENITY SPACE COMPRISED OF NOT LESS
15 THAN 25,000 CONTIGUOUS SQUARE FEET, EXCLUSIVE OF BIKE PATHS AND REQUIRED SIDEWALKS
16 THAT MIGHT BE LOCATED ALONG ITS PERIMETER. A DOWNTOWN NEIGHBORHOOD SQUARE MAY
17 BE COVERED OR PARTIALLY COVERED.

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19 52. DOWNTOWN NET NEW: AS APPLICABLE, THE NUMBER OF DWELLINGS, HOTEL AND MOTEL ROOMS,
20 AND THE AMOUNT OF GROSS FLOOR AREA OF COMMERCIAL OFFICE AND COMMERCIAL RETAIL
21 USES THAT ARE PERMITTED UNDER THE DOWNTOWN REVITALIZATION APPROVAL PROCESS AFTER
22 (EFFECTIVE DATE) IN EXCESS OF THE NUMBER OF DWELLINGS, HOTEL AND MOTEL ROOMS, AND
23 GROSS FLOOR AREA OF COMMERCIAL OFFICE AND COMMERCIAL RETAIL USES THAT ARE SHOWN
24 ON A SITE DEVELOPMENT PLAN FOR PROPERTY LOCATED WITHIN DOWNTOWN COLUMBIA THAT
25 WAS APPROVED PRIOR TO [EFFECTIVE DATE].

26
27 53. DOWNTOWN OPEN SPACE PRESERVATION PLAN: A PLAN INCLUDED IN THE DOWNTOWN
28 COLUMBIA PLAN DELINEATING ALL LAND IN DOWNTOWN COLUMBIA DESIGNATED AS OPEN SPACE
29 ON A FINAL DEVELOPMENT PLAN RECORDED PRIOR TO (EFFECTIVE DATE) THAT IS REQUIRED TO
30 RETAIN ITS EXISTING CHARACTER AS: DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND;
31 DOWNTOWN PARKLAND; DOWNTOWN COMMUNITY COMMONS; OR A DOWNTOWN ARTS AND
32 ENTERTAINMENT PARK, AS SPECIFIED IN SECTION 125.A.9.H.

33
34 54. DOWNTOWN PARKLAND: AN AREA GENERALLY ACCESSIBLE BY THE PUBLIC WITHOUT CHARGE
35 FOR ACTIVE AND/OR PASSIVE RECREATION PURPOSES WHICH CONSISTS PRIMARILY OF
36 VEGETATED AREAS WITH A NATURAL CHARACTER, MORE FORMAL LAWNS, GARDENS AND

1 WALKS, PEDESTRIAN CONNECTIONS, MINOR ACTIVE STRUCTURED RECREATION USES SUCH AS
2 URBAN PLAYGROUNDS, PUBLIC ART, FOUNTAINS AND MINIMAL STRUCTURES SUCH AS CAFES AND
3 OUTDOOR DINING AREAS, GAZEBOS, PAVILIONS, OUTDOOR STAGES, AND KIOSKS.

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5 55. DOWNTOWN PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM: A PLAN AND ASSOCIATED TEXT
6 INCLUDED IN THE DOWNTOWN COLUMBIA PLAN DEPICTING EXISTING AND PROPOSED PRIMARY
7 AMENITY AND NATURAL SPACES IN DOWNTOWN COLUMBIA.

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9 56. DOWNTOWN PUBLIC ART: ORIGINAL OUTDOOR ARTWORK WHICH IS ACCESSIBLE TO THE PUBLIC.

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11 57. DOWNTOWN REVITALIZATION: A FORM OF DEVELOPMENT REQUIRED IN DOWNTOWN COLUMBIA
12 AFTER (EFFECTIVE DATE) IN COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SECTION 125
13 THAT MUST BE CONSISTENT WITH THE RECOMMENDATIONS OF THE DOWNTOWN COLUMBIA PLAN.

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15 58. DOWNTOWN REVITALIZATION PHASING PLAN: A PHASING PLAN INCLUDED IN THE DOWNTOWN
16 COLUMBIA PLAN IDENTIFYING ADDITIONAL DEVELOPMENT RIGHTS BY PHASE FOR DOWNTOWN
17 REVITALIZATION.

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19 59. DOWNTOWN SIGNATURE BUILDING: AN EXISTING OR PROPOSED STRUCTURE WHICH REQUIRES
20 PREMIERE ATTENTION TO ITS ARCHITECTURAL DESIGN BECAUSE OF ITS CULTURAL SIGNIFICANCE
21 OR PROMINENT LOCATION IN RELATIONSHIP TO THE PUBLIC REALM, SUCH AS ITS POSITION ON A
22 STREET OR OPEN SPACE, OR AS THE TERMINUS OF A VISTA.

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24 60. DOWNTOWN-WIDE DESIGN GUIDELINES: GENERAL URBAN DESIGN GUIDELINES FOR DOWNTOWN
25 REVITALIZATION ADOPTED BY THE HOWARD COUNTY COUNCIL.

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29 **SECTION 125: NT (New Town) Districts**

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31
32 A. Definitions, Requirements and Restrictions Applicable to NT Districts

33 1. As used herein, the term “New Town” means an unincorporated city, town or village
34 which:

- 1 A. In areas designated “single family -- low density” on the Final Development
2 Plan, the maximum number of dwellings permitted shall relate to the overall total
3 number of dwellings in all areas so designated within the NT District and shall be
4 calculated by multiplying the number of acres within all areas so designated by
5 two.
- 6 B. In areas designated “single family -- medium density” on the Final Development
7 Plan, the maximum number of dwellings permitted shall relate to the overall total
8 number of dwellings in all areas so designated within the NT District and shall be
9 calculated by multiplying the number of acres within all areas so designated by
10 four.
- 11 C. In areas designated “Apartments” on the Final Development Plan the maximum
12 number of apartments permitted shall relate to the overall total number of
13 apartments in all areas so designated within the NT District and shall be
14 calculated by multiplying the number of acres within all areas so designated by
15 15.
- 16 5. The use of land within NT Districts shall be limited to those uses specified in the “Final
17 Development Plan,” provided, however, that:
- 18 A. No uses permitted only in the R-MH or M-2 Districts under these Regulations
19 may be permitted in an NT District; and
- 20 B. Attached or semi-detached dwellings may be erected only in areas designated
21 “DOWNTOWN REVITALIZATION,” OR “Apartments” on [[the]] A Final
22 Development Plan[[], and]]. WITHIN AREAS DESIGNATED “DOWNTOWN
23 REVITALIZATION” SUCH UNITS SHALL BE SUBJECT TO THE
24 PROVISIONS OF SECTION 125.A.9. WITHIN AREAS DESIGNATED
25 “APARTMENTS” SUCH UNITS MUST BE PROVIDED:
- 26
- 27 (1) In groups having no more than 10 dwellings attached to one another if
28 attached on the sides, or 16 dwellings if attached back to back; and
- 29
- 30 (2) In such numbers so as not to exceed 10 dwellings for each acre of such

1 use, calculated by multiplying the number of acres so designated by 10;
2 and

3
4 (3) In such physical relation to each other and to other uses as may be
5 specifically approved on a subdivision layout submitted as part of the
6 Final Development Plan.
7

8 6. Except for accessory uses as hereinafter provided, no structure within an NT District shall
9 be:

10 A. Erected except in accordance with the Final Development Plan, or

11 B. Used for any purpose other than the use designated for it on the Final
12 Development Plan.

13 7. Except as otherwise provided in the Final Development Plan, the following restrictions
14 shall be applicable to NT Districts:

15 A. Access shall be provided from every use site to a public street or to a system of
16 common streets and ways connecting with the public street system.

17 B. The off-street parking requirements of Section 133 of these Regulations shall be
18 applicable.

19 C. The accessory use provisions of Section 110 shall be applicable to all residential
20 uses within the NT District.

21 D. The provisions of Section 128 (Supplementary Zoning District Regulations) shall
22 apply to the NT District except for those provisions which specifically exclude
23 the NT District.

24 Subject to any additional specific permitted uses of land which may be designated on an approved
25 Final Development Plan pursuant to Section 125.C.3.d of these Regulations, if an approved Final
26 Development Plan designates POR, B-1, B-2, SC or M-1 District uses or any combination thereof for
27 a specific area, then the general permitted uses for such area shall be those uses permitted as a matter
28 of right in those districts. However, the bulk regulations for those districts regulating the location of

1 structures, height limitations, setback provisions, minimum lot sizes, and coverage requirements shall
 2 not apply inasmuch as the controls therefore shall be included in the Final Development Plan
 3 approved by the Planning Board as provided under [[Section 125.C of]] these Regulations.

4 [[
 5 8. Each New Town District must provide each of the following uses in the following
 6 proportions:
 7

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

8
 9 Each New Town District must also provide adequate public transportation facilities and
 10 public water and sewer systems in the areas shown on the Final Development Plan. As
 11 used in this Section the term "open space uses" is defined as being those uses which do
 12 not involve any extensive coverage of land with structures, as, for example, all lands
 13 devoted to raising of crops, agricultural uses, parks, playing fields, golf courses and any
 14 other outdoor recreational uses (whether any such uses be publicly owned or privately
 15 owned or operated for profit), as well as all lands covered by lakes, rivers or streams, and
 16 all lands devoted to public or community uses. Open land designated for residential uses
 17 shall be considered qualified as "open space use" only if it is held for the common use of
 18 the public or persons residing in the particular locality within the community, and if it is
 19 larger than two acres in size. For the purpose of meeting the 36 percent requirement
 20 imposed above:

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- a. The term “open space uses” shall not include parking lots, streets, rights-of-way, amusement parks, golf driving ranges which are not ancillary to a golf course, or drive-in movies.
 - b. All lands approved and credited as open space use on the Final Development Plan of the NT District shall be conclusively presumed to satisfy the requirements of this section.
9. Anything in other sections of these regulations to the contrary notwithstanding, there shall be no restrictions upon the use of, or on the erection of structures on, land within an NT District, other than such as are provided in the various subsections of this section or in such other sections of these regulations as are expressly stated to be applicable by the various provisions of this section. Nothing herein shall render inapplicable any regulation of the County relating to construction requirements and/or subdivision approval to the extent that any of the same are not inconsistent with the provisions of this Section.]]
8. A. EACH NEW TOWN DISTRICT MUST PROVIDE EACH OF THE FOLLOWING USES IN THE FOLLOWING PROPORTIONS:

	(1) MINIMUM PERCENTAGE OF TOTAL AREA OF THE DISTRICT	(2) MAXIMUM PERCENTAGE OF TOTAL AREA OF THE DISTRICT
OPEN SPACE USES	36%	N/A
SINGLE FAMILY – LOW DENSITY	10%	N/A
SINGLE FAMILY – MEDIUM DENSITY	20%	N/A
APARTMENTS	N/A	13%
COMMERCIAL (POR B-1, B-2 AND SC USES)	2%	10%
INDUSTRIAL USES (M-1 USES)	10%	20%
OTHER USES PRESENTLY PERMITTED IN ANY		

1 ABOVE:

2
3 (1) THE TERM "OPEN SPACE USES" SHALL NOT INCLUDE PARKING LOTS,
4 STREETS, RIGHTS-OF-WAY, AMUSEMENT PARKS, GOLF DRIVING RANGES
5 WHICH ARE NOT ANCILLARY TO A GOLF COURSE, OR DRIVE-IN MOVIES.

6 (2) ALL LANDS APPROVED AND CREDITED AS OPEN SPACE USE ON THE FINAL
7 DEVELOPMENT PLAN OF THE NT DISTRICT SHALL BE CONCLUSIVELY
8 PRESUMED TO SATISFY THE REQUIREMENTS OF THIS SECTION.

9 9. DOWNTOWN REVITALIZATION.

10 A. APPLICABILITY. TO IMPLEMENT THE RECOMMENDATIONS OF THE
11 DOWNTOWN COLUMBIA PLAN, NEW DEVELOPMENT OR
12 REDEVELOPMENT OF ANY PROPERTY LOCATED WITHIN
13 DOWNTOWN COLUMBIA THAT OCCURS PURSUANT TO A FINAL
14 DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN AMENDMENT
15 APPROVED AFTER (EFFECTIVE DATE) MUST COMPLY WITH ALL
16 PROVISIONS APPLICABLE TO DOWNTOWN REVITALIZATION.
17 DOWNTOWN REVITALIZATION SHALL REQUIRE APPROVAL OF: (I). A
18 FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN
19 AMENDMENT, AND (II). A SITE DEVELOPMENT PLAN.

20 B. USES. THE FOLLOWING USES ARE PERMITTED UNDER THE
21 DOWNTOWN REVITALIZATION APPROVAL PROCESS: ALL USES
22 PERMITTED IN THE POR, B-1, B-2 AND SC ZONING DISTRICTS,
23 DOWNTOWN ARTS, CULTURAL AND COMMUNITY USES AND
24 DWELLINGS. STRUCTURES MAY BE DEVELOPED WITH INDIVIDUAL
25 OR MULTIPLE USES. SECTION 125.A.8.A. DOES NOT APPLY TO
26 DOWNTOWN REVITALIZATION.

27 C. DEVELOPMENT LEVELS. THE FOLLOWING MAXIMUM
28 DEVELOPMENT LEVEL LIMITS APPLY TO DOWNTOWN COLUMBIA
29 FOR DOWNTOWN REVITALIZATION, EXCEPT AS QUALIFIED BY
30 SECTIONS 125.A.9.f.(1), (2) AND (3).

1 (1) THE MAXIMUM NUMBER OF DOWNTOWN NET NEW
2 DWELLINGS PERMITTED IS 5,500 DWELLINGS. THE NUMBER
3 OF DWELLINGS PERMITTED UNDER THE DOWNTOWN
4 REVITALIZATION APPROVAL PROCESS, UP TO A MAXIMUM
5 5,500 DOWNTOWN NET NEW DWELLINGS, SHALL BE IN
6 ADDITION TO THE OVERALL RESIDENTIAL DENSITY
7 ESTABLISHED BY SECTION 125.A.4.

8 (2) THE MAXIMUM AMOUNT OF DOWNTOWN NET NEW
9 COMMERCIAL OFFICE DEVELOPMENT PERMITTED IS 4,300,000
10 SQUARE FEET OF GROSS FLOOR AREA.

11 (3) THE MAXIMUM NUMBER OF DOWNTOWN NET NEW HOTEL
12 AND MOTEL ROOMS PERMITTED IS 640 ROOMS.

13 (4) THE MAXIMUM AMOUNT OF DOWNTOWN NET NEW
14 COMMERCIAL RETAIL DEVELOPMENT PERMITTED IS
15 1,250,000 SQUARE FEET OF GROSS FLOOR AREA.

16 (5) THE MAXIMUM DEVELOPMENT LEVELS PERMITTED ABOVE
17 FOR DOWNTOWN REVITALIZATION SHALL BE IN ADDITION
18 TO THE NUMBER OF DWELLINGS AND GROSS FLOOR AREA
19 OF NONRESIDENTIAL USES SHOWN ON A SITE
20 DEVELOPMENT PLAN APPROVED PRIOR TO (EFFECTIVE
21 DATE).

22 D. DOWNTOWN COMMUNITY COMMONS. DOWNTOWN COMMUNITY
23 COMMONS SHALL BE LOCATED IN ACCORDANCE WITH THE
24 RECOMMENDATIONS OF THE DOWNTOWN COLUMBIA PLAN AND
25 SECTION 125.A.9.H. EACH NEIGHBORHOOD IDENTIFIED ON A
26 DOWNTOWN NEIGHBORHOOD CONCEPT PLAN AND THE
27 APPLICABLE FINAL DEVELOPMENT PLAN SHALL INCLUDE A
28 DOWNTOWN NEIGHBORHOOD SQUARE IN ADDITION TO OTHER
29 APPROPRIATE DOWNTOWN COMMUNITY COMMONS
30 RECOMMENDED IN THE DOWNTOWN COLUMBIA PLAN AND AS
31 DETERMINED BY THE PLANNING BOARD. LAND ON WHICH

1 DOWNTOWN COMMUNITY COMMONS IS PROPOSED MUST BE
2 DESIGNATED ON THE FINAL DEVELOPMENT PLAN, AND THE FEE
3 SIMPLE OWNER OF THE LAND MUST SIGN THE FINAL
4 DEVELOPMENT PLAN. DOWNTOWN COMMUNITY COMMONS MAY
5 BE LOCATED WITHIN AREAS DESIGNATED OPEN SPACE USE UNDER
6 A PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN.

7 E. OFF-STREET PARKING. OFF-STREET PARKING AND LOADING
8 FACILITIES WITHIN DOWNTOWN COLUMBIA MUST BE PROVIDED IN
9 ACCORDANCE WITH THE PROVISIONS FOR DOWNTOWN
10 REVITALIZATION IN SECTION 133.E.3.

11 F. PREVIOUSLY DEVELOPED PROPERTIES.

12 (1) NOTWITHSTANDING ANY OTHER PROVISION OF THESE
13 REGULATIONS, ANY PREVIOUSLY DEVELOPED PROPERTY
14 THAT IS THE SUBJECT OF A FINAL DEVELOPMENT PLAN
15 APPROVED ON OR BEFORE (EFFECTIVE DATE) THAT
16 AUTHORIZED DEVELOPMENT IN EXCESS OF THE FLOOR
17 AREA OF IMPROVEMENTS THAT EXISTED ON THE PROPERTY
18 ON (EFFECTIVE DATE) MAY CONTINUE TO BE DEVELOPED
19 AND USED IN ACCORDANCE WITH THE TERMS AND
20 REQUIREMENTS ON THE APPROVED FINAL DEVELOPMENT
21 PLAN, SUBJECT TO THE APPROVAL OF A SITE DEVELOPMENT
22 PLAN PURSUANT TO SECTION 125.H. BUILDINGS AND OTHER
23 IMPROVEMENTS CONSTRUCTED OR TO BE CONSTRUCTED
24 UNDER THIS PROVISION SHALL NOT BE DEEMED
25 NONCONFORMING OR NONCOMPLYING AND MAY BE
26 CONSTRUCTED, USED, MAINTAINED AND REPAIRED IN
27 ACCORDANCE WITH THE TERMS AND REQUIREMENTS OF
28 THE EXISTING FINAL DEVELOPMENT PLAN.

29 (2) DEMOLITION OF EXISTING IMPROVEMENTS THAT ARE
30 LOCATED WITHIN DOWNTOWN COLUMBIA THAT OCCURS
31 AFTER [EFFECTIVE DATE] SHALL RESULT IN THE CREATION

1 OF A DEMOLITION DEVELOPMENT CREDIT EQUAL TO THE
2 NUMBER OF DWELLINGS AND GROSS FLOOR AREA DEVOTED
3 TO NONRESIDENTIAL USES THAT WERE DEMOLISHED. A
4 DEMOLITION DEVELOPMENT CREDIT: (I) MAY BE USED
5 ANYWHERE WITHIN DOWNTOWN COLUMBIA; AND (II) SHALL
6 NOT BE LIMITED BY OR COUNTED AGAINST RECOMMENDED
7 DEVELOPMENT LEVELS IN THE DOWNTOWN COLUMBIA
8 PLAN OR THE MAXIMUM LEVEL OF DEVELOPMENT
9 PERMITTED BY SECTION 125.A.9.c.

10 (3) ANY EXISTING STRUCTURE OR IMPROVEMENT THAT IS
11 LOCATED WITHIN DOWNTOWN COLUMBIA THAT IS
12 DESTROYED BY FIRE, FLOOD OR OTHER CALAMITY MAY BE
13 RESTORED TO THE SAME SIZE AND DIMENSIONS IN THE
14 SAME LOCATION AS THE DESTROYED STRUCTURE IN
15 ACCORDANCE WITH THE PREVIOUSLY APPROVED SITE
16 DEVELOPMENT PLAN, PROVIDED THAT A BUILDING PERMIT
17 IS ISSUED WITHIN TWO (2) YEARS FROM THE DATE SUCH
18 STRUCTURE WAS DESTROYED AND RECONSTRUCTION
19 BEGINS WITHIN SIX (6) MONTHS AFTER ISSUANCE OF THE
20 BUILDING PERMIT. THE PLANNING BOARD MAY APPROVE
21 AN EXTENSION FOR GOOD CAUSE SHOWN UP TO A
22 MAXIMUM TWO ADDITIONAL YEARS TO OBTAIN A BUILDING
23 PERMIT AND BEGIN CONSTRUCTION. STRUCTURES AND
24 IMPROVEMENTS CONSTRUCTED UNDER THIS SECTION
25 125.A.9.f(3) SHALL NOT BE LIMITED BY OR COUNTED
26 AGAINST DEVELOPMENT LEVELS IN THE DOWNTOWN
27 COLUMBIA PLAN OR THE MAXIMUM DOWNTOWN NET NEW
28 LEVEL OF DEVELOPMENT PERMITTED BY SECTION 125.A.9.c.

29 G. ADDITIONAL REQUIREMENTS

30 (1.) THE MAXIMUM BUILDING HEIGHT PERMITTED FOR
31 DOWNTOWN REVITALIZATION SHALL BE CONSISTENT with
32 THE BUILDING HEIGHT SHOWN ON THE DOWNTOWN

1 MAXIMUM BUILDING HEIGHT PLAN and shall not exceed twenty
2 stories.

3 (2.) ANY DOWNTOWN REVITALIZATION DEVELOPMENT SHALL
4 INCLUDE A SPECIFIC PROGRAM FOR PROVIDING DOWNTOWN
5 PUBLIC ART, WHICH IS FUNDED BY THE DEVELOPER BASED
6 ON THE FOLLOWING SCHEDULE:

7 (A) RESIDENTIAL CONSTRUCTION: THREE HUNDRED
8 TWENTY-FIVE DOLLARS (\$325.00) PER DOWNTOWN
9 NET NEW DWELLING UNIT.

10 (B) COMMERCIAL CONSTRUCTION: TWENTY-FIVE CENTS
11 (\$.25) PER SQUARE FOOT OF DOWNTOWN NET NEW
12 GROSS FLOOR AREA.

13 (C) THE FOLLOWING CONSTRUCTION PROJECTS ARE NOT
14 SUBJECT TO THE REQUIREMENTS OF THIS SECTION:

15 1. CONSTRUCTION OF MODERATE INCOME
16 HOUSING UNITS.

17 2. CONSTRUCTION OF PLACES OF WORSHIP AND
18 THEIR ACCESSORY USES.

19 3. RENOVATIONS TO EXISTING OR
20 CONSTRUCTION OF NEW CULTURAL
21 FACILITIES WHICH INCLUDE FACILITIES
22 LOCATED WITHIN A DOWNTOWN ARTS AND
23 ENTERTAINMENT PARK, DOWNTOWN ARTS,
24 CULTURAL AND COMMUNITY USES, AND
25 DOWNTOWN COMMUNITY COMMONS.

26 4. PARKING STRUCTURES.

27 5. RENOVATIONS TO EXISTING BUILDINGS OR
28 STRUCTURES REQUIRED BY GOVERNMENT

1 MANDATED CODE COMPLIANCE
2 CONSTRUCTION PROJECTS, SUCH AS PROJECTS
3 EXCLUSIVELY DESIGNED FOR COMPLIANCE
4 WITH THE AMERICANS WITH DISABILITIES ACT
5 (“ADA”), THE MARYLAND ACCESSIBILITY
6 CODE, THE NATIONAL FIRE PROTECTION
7 ASSOCIATION (NFPA) LIFE SAFETY CODE,
8 AND/OR FIRE SPRINKLER RETROFITS.

9 (D) THE DOWNTOWN PUBLIC ART PROGRAM REQUIRED
10 BY THIS SECTION MAY PROVIDE FOR (i) THE
11 INSTALLATION OF DOWNTOWN PUBLIC ART IN
12 PUBLICLY ACCESSIBLE LOCATIONS IN DOWNTOWN
13 COLUMBIA; (ii) A MONETARY DONATION TO the
14 COLUMBIA town center partnership RECOMMENDED BY
15 THE DOWNTOWN COLUMBIA PLAN FOR THE PURPOSE
16 OF PROVIDING AND COORDINATING THE PROVISION
17 OF DOWNTOWN PUBLIC ART; OR (iii) A COMBINATION
18 OF THE ABOVE. DOWNTOWN PUBLIC ART MAY BE
19 PROVIDED BY COMBINING THE DOWNTOWN PUBLIC
20 ART EXPENDITURE REQUIREMENTS OF TWO OR MORE
21 DOWNTOWN REVITALIZATION PROJECTS.

22 (E) THE DOWNTOWN PUBLIC ART EXPENDITURE
23 REQUIRED BY THIS SECTION SHALL BE ADJUSTED
24 ANNUALLY TO REFLECT THE INCREASE OR DECREASE
25 IN THE BUILDER’S COST INDEX (BCI) AS PUBLISHED
26 BY ENGINEERING NEWS RECORD, PUBLISHED BY THE
27 MCGRAW HILL COMPANIES.

28 H. OPEN SPACE PRESERVATION AND ENHANCEMENT

29 (1.) FOR THE PURPOSE OF ENHANCING, PRESERVING,
30 CONSERVING AND INCREASING OPEN SPACE FOR
31 ENJOYMENT BY THE PUBLIC, ALL LAND DESIGNATED AS

1 CREDITED OPEN SPACE ON A FINAL DEVELOPMENT PLAN
2 RECORDED PRIOR TO (EFFECTIVE DATE) AND DEPICTED ON
3 THE DOWNTOWN OPEN SPACE PRESERVATION PLAN SHALL,
4 EXCEPT AS PROVIDED WITHIN THIS SECTION, RETAIN ITS
5 CHARACTER AS ONE OF THE FOLLOWING FOUR LAND TYPES,
6 AS DEPICTED ON THE DOWNTOWN OPEN SPACE
7 PRESERVATION PLAN:

8 (A) DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND
9 AREA.

10 (B) DOWNTOWN PARKLAND.

11 (C) DOWNTOWN COMMUNITY COMMONS.

12 (D) DOWNTOWN ARTS AND ENTERTAINMENT PARK.

13
14
15 (2.) CONSTRUCTION OF IMPROVEMENTS THAT ARE INCLUDED
16 WITHIN ONE OF THE FOUR ABOVE LAND TYPE DEFINITIONS
17 IN SECTION 103.A IS DEEMED TO BE CONSISTENT WITH AND
18 DOES NOT CHANGE THE CHARACTER OF THE LAND TYPE AS
19 DESIGNATED ON THE DOWNTOWN OPEN SPACE
20 PRESERVATION PLAN.

21 (3.) THERE SHALL BE NO NET LOSS OF EXISTING DOWNTOWN
22 COMMUNITY COMMONS AS DEPICTED ON THE DOWNTOWN
23 OPEN SPACE PRESERVATION PLAN AND NEW DOWNTOWN
24 COMMUNITY COMMONS SHALL BE PROVIDED IN
25 ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

26 (A) A MINIMUM OF 5 PERCENT OF THE LAND LOCATED
27 WITHIN DOWNTOWN COLUMBIA THAT HAS NOT
28 PREVIOUSLY BEEN DESIGNATED AS EITHER (i) OPEN
29 SPACE OR (ii) PUBLIC RIGHT OF WAY AS SHOWN ON
30 THE DOWNTOWN OPEN SPACE PRESERVATION PLAN
31 SHALL BE PROVIDED AS NEW DOWNTOWN

1 COMMUNITY COMMONS LAND.

2 (B) LAND COUNTED TOWARD THE MINIMUM
3 REQUIREMENT FOR NEW DOWNTOWN COMMUNITY
4 COMMONS LAND SHALL NOT INCLUDE ANY
5 ENVIRONMENTALLY SENSITIVE LAND OR LAND
6 DESIGNATED AS CREDITED OPEN SPACE ON A
7 RECORDED FINAL DEVELOPMENT PLAN FOR THE
8 PURPOSE OF FULFILLING THE 36 PERCENT MINIMUM
9 OPEN SPACE REQUIREMENT IN THE NT DISTRICT.

10 (C) NEW DOWNTOWN COMMUNITY COMMONS SHALL BE
11 OF A CHARACTER AND LOCATION THAT IS
12 GENERALLY CONSISTENT WITH THE AMENITY
13 SPACES SHOWN ON THE DOWNTOWN PRIMARY
14 AMENITY SPACE FRAMEWORK DIAGRAM.

15 (D) AT LEAST ONE DOWNTOWN COMMUNITY COMMONS
16 THAT MEETS THE DEFINITION OF DOWNTOWN
17 NEIGHBORHOOD SQUARE IN SECTION 103.A. AND ALL
18 THE PROVISIONS OF THIS SECTION SHALL BE DEEDED
19 TO HOWARD COUNTY FOR PUBLIC LAND AS
20 DESCRIBED IN THE DOWNTOWN COLUMBIA PLAN;
21 AND

22 (E) THE BOUNDARIES OF ALL EXISTING AND NEW
23 DOWNTOWN COMMUNITY COMMONS SHALL BE
24 DELINEATED ON THE PROPOSED FINAL
25 DEVELOPMENT PLAN WITH THE TOTAL LAND AREA
26 OF EACH.

27 (4.) EXCEPT AS PROVIDED BELOW, THERE SHALL BE NO NET
28 LOSS IN THE TOTAL AREA OF EXISTING DOWNTOWN
29 PARKLAND AS DEPICTED ON THE DOWNTOWN OPEN SPACE
30 PRESERVATION PLAN AND ONLY DOWNTOWN PARKLAND
31 USES ARE PERMITTED:

1 (A) IN EXCHANGE FOR THE USE OF DOWNTOWN
2 PARKLAND FOR ANY OTHER USE, INCLUDING OTHER
3 OPEN SPACE USES, EACH ACRE OF DOWNTOWN
4 PARKLAND OR PORTION THEREOF BEING DEVELOPED
5 MUST BE REPLACED WITH ONE ACRE OF NEWLY
6 DESIGNATED DOWNTOWN PARKLAND, OR SHALL
7 REQUIRE THE DOWNTOWN ENVIRONMENTAL
8 ENHANCEMENT OF EITHER:

9 (i) ONE-HALF ACRE OF NEWLY DESIGNATED
10 DOWNTOWN PARKLAND; OR

11 (ii) TWO ACRES OF NON-DOWNTOWN PARKLAND
12 THAT IS DESIGNATED OPEN SPACE ON A FINAL
13 DEVELOPMENT PLAN RECORDED PRIOR TO
14 (EFFECTIVE DATE).

15 (B) ANY AREA NEWLY DESIGNATED AS DOWNTOWN
16 PARKLAND IN EXCHANGE FOR EXISTING DOWNTOWN
17 PARKLAND MUST CONSIST OF AT LEAST ONE
18 CONTIGUOUS ACRE.

19 (C) DOWNTOWN ENVIRONMENTALLY SENSITIVE LAND
20 AREA RECORDED AFTER (EFFECTIVE DATE) MAY NOT
21 BE EXCHANGED TO REPLACE DOWNTOWN
22 PARKLAND.

23 (5.) LAND DESIGNATED AS OPEN SPACE ON A FINAL
24 DEVELOPMENT PLAN RECORDED PRIOR TO (EFFECTIVE DATE)
25 ON WHICH A PUBLIC FACILITY SUCH AS A LIBRARY OR FIRE
26 STATION HAS BEEN CONSTRUCTED MAY BE DESIGNATED AS
27 DOWNTOWN MIXED-USE ON AN AMENDED FINAL
28 DEVELOPMENT PLAN, BUT MAY ONLY BE REDEVELOPED
29 AFTER A REPLACEMENT PUBLIC FACILITY IS OPERATING AT
30 AN ALTERNATIVE LOCATION WITHIN DOWNTOWN
31 COLUMBIA.

1 (6.) ALL TYPES OF DOWNTOWN OPEN SPACE SHOULD BE
2 DESIGNED AND MAINTAINED TO FURTHER THE
3 SUSTAINABILITY GOALS FOR DOWNTOWN COLUMBIA, AS
4 DESCRIBED IN THE DESIGN GUIDELINES AND
5 SUSTAINABILITY FRAMEWORK, THROUGH INNOVATIVE
6 DESIGN, CONSTRUCTION AND ENVIRONMENTAL
7 ENHANCEMENTS AND REHABILITATION.

8 I. PHASING AND IMPLEMENTATION.

9 (1.) NO PERMIT FOR LAND DISTURBANCE ACTIVITY IN PHASE 2
10 OR PHASE 3 OF THE DOWNTOWN REVITALIZATION PHASING
11 PLAN SHALL BE ISSUED FOR DOWNTOWN REVITALIZATION
12 UNLESS (i) THE COMMUNITY ENHANCEMENTS, PROGRAMS
13 AND PUBLIC AMENITIES (CEPPAS) HAVE BEEN PROVIDED IN
14 ACCORDANCE WITH THE DOWNTOWN CEPPA
15 IMPLEMENTATION CHART AND CEPPA FLEXIBILITY
16 PROVISIONS, AND (ii) SITE DEVELOPMENT PLANS HAVE BEEN
17 APPROVED FOR AT LEAST THE MINIMUM LEVELS OF
18 DEVELOPMENT IDENTIFIED IN THE DOWNTOWN
19 REVITALIZATION PHASING PLAN FOR THE PRECEDING PHASE
20 FOR RETAIL, OFFICE, RESIDENTIAL AND HOTEL LAND USE
21 TYPES.

22 (2.) IF A SPECIFIC COMMUNITY ENHANCEMENT, PROGRAM OR
23 PUBLIC AMENITY (CEPPA) IDENTIFIED IN THE DOWNTOWN
24 CEPPA IMPLEMENTATION PHASING CHART CANNOT BE
25 PROVIDED BECAUSE (i) THE CONSENT OF THE OWNER OF
26 THE LAND ON WHICH THE CEPPA IS TO BE LOCATED CANNOT
27 REASONABLY BE OBTAINED; (ii) ALL NECESSARY PERMITS
28 OR APPROVALS CANNOT BE OBTAINED FROM APPLICABLE
29 GOVERNMENTAL AUTHORITIES; OR (iii) OTHER FACTORS
30 EXIST THAT ARE BEYOND THE REASONABLE CONTROL OF
31 THE PETITIONER, THEN FLEXIBILITY SHALL BE GRANTED TO
32 EITHER (i) REQUIRE THE PETITIONER TO POST SECURITY

1 WITH THE COUNTY IN AN AMOUNT SUFFICIENT TO COVER
2 THE COST OF THE CEPPA; (ii) APPROVE ALTERNATE PHASING
3 FOR THE CEPPA; (iii) IDENTIFY AN ALTERNATIVE
4 COMPARABLE COMMUNITY AMENITY AND APPROPRIATE
5 PHASING FOR ITS IMPLEMENTATION; OR (iv) TAKE OTHER
6 APPROPRIATE ACTION CONSISTENT WITH THE
7 IMPLEMENTATION OF THE DOWNTOWN COLUMBIA PLAN
8 AND THE REALIZATION OF THE VISION EXPRESSED THEREIN.

9 (3.) A FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT
10 PLAN AMENDMENT MAY ALSO PROPOSE ADJUSTMENTS TO
11 THE DOWNTOWN REVITALIZATION PHASING PLAN AND/OR
12 THE DOWNTOWN CEPPA IMPLEMENTATION CHART TO TAKE
13 ADVANTAGE OF A MAJOR OR UNIQUE EMPLOYMENT,
14 ECONOMIC DEVELOPMENT OR EVOLVING LAND USE
15 CONCEPT OR OPPORTUNITY. THE PLANNING BOARD MAY
16 APPROVE A REQUEST TO ADJUST THE DOWNTOWN
17 REVITALIZATION PHASING PLAN OR THE DOWNTOWN CEPPA
18 IMPLEMENTATION CHART UNDER THIS PROVISION ONLY IF
19 SUCH APPROVAL WOULD (i) NOT BE DETRIMENTAL TO THE
20 OVERALL VISION FOR DOWNTOWN COLUMBIA EXPRESSED
21 IN THE DOWNTOWN COLUMBIA PLAN; (ii) NOT CREATE AN
22 ADVERSE COMMUNITY OR ECONOMIC IMPACT; AND (iii)
23 ESTABLISH A REASONABLE SCHEDULE FOR COMPLETION OF
24 ANY REQUESTED COMPARABLE ALTERNATIVE CEPPA.

25 10. ANYTHING IN OTHER SECTIONS OF THESE REGULATIONS TO THE
26 CONTRARY NOTWITHSTANDING, THERE SHALL BE NO RESTRICTIONS
27 UPON THE USE OF, OR ON THE ERECTION OF STRUCTURES ON, LAND
28 WITHIN AN NT DISTRICT, OTHER THAN SUCH AS ARE PROVIDED IN THE
29 VARIOUS SUBSECTIONS OF THIS SECTION OR IN SUCH OTHER SECTIONS OF
30 THESE REGULATIONS AS ARE EXPRESSLY STATED TO BE APPLICABLE BY
31 THE VARIOUS PROVISIONS OF THIS SECTION. NOTHING HEREIN SHALL
32 RENDER INAPPLICABLE ANY REGULATION OF THE COUNTY RELATING TO
33 CONSTRUCTION REQUIREMENTS AND/OR SUBDIVISION APPROVAL TO THE

1 EXTENT THAT ANY OF THE SAME ARE NOT INCONSISTENT WITH THE
2 PROVISIONS OF THIS SECTION.

3 B. Procedure for Creation of NT Districts

4 1. The beneficial owner of any tract of land in Howard County meeting the requirements of
5 Section 125 may petition the Howard County Zoning Board to designate the property
6 described in the petition as an NT District. The petition shall contain:

7 A. The exact name and address of the petitioner and a reference to the liber and folio
8 of the Land Records of Howard County at which the deed conveying the property
9 in question to the petitioner is recorded. If the petitioner is not the legal as well as
10 beneficial owner of the property, the petition shall:

11 (1) So state;

12 (2) List the exact name and address of the legal title-holder and give a
13 reference to the liber and folio of the Land Records of Howard County at
14 which the deed conveying the property to the legal title holder is
15 recorded; and
16

17 (3) Contain a written assent to the petition signed by the legal title holder.
18

19 B. A metes and bounds description of the property covered by the petition and a
20 survey thereof demonstrating that the same meets the requirements of Section
21 125.A.3.
22

23 C. A Preliminary Development Plan of the property covered by the petition. As used
24 in this Section the term “Preliminary Development Plan” shall mean a
25 generalized drawing or series of drawings of the proposed New Town, with
26 appropriate text materials, setting forth:
27

28 (1) The major planning assumptions and objectives, including the projected
29 population, the planned development schedule, the method of assuring
30 that all open space uses will be permanently maintained and devoted to
31
32

1 open space uses, the proposed public transit system routes and method of
2 operation, and the facilities for the proposed cultural activities of the
3 New Town;

4
5 (2) The proposed general layout of major roads and highways stating
6 projected average daily traffic flows;

7
8 (3) A statement of the number of acres within the proposed NT District
9 intended to be devoted to:

10
11 (a) Residential uses, broken down into the number of acres to be
12 used for each of the following specific residential uses:

13 Single-family -- low density areas;

14 Single-family -- medium density areas;

15 Apartment areas;

16
17 (b) Employment uses (i.e. any use involving the employment of
18 individuals, including office buildings, private schools, hospitals,
19 institutions, commercial undertakings, industrial enterprises, and
20 all other forms of business, professional or industrial operations);
21 and

22
23 (c) Open space uses.

24
25 (4) The general location of the uses referred to in subparagraph (3) above,
26 including proposed sites for recreational uses, schools, parks and other
27 public or community uses and, to the extent the petitioner has determined
28 locations for commercial uses at the time of the filing of the Preliminary
29 Development Plan, including a separate designation of commercial areas;

30
31 (5) A description of the proposed drainage, water supply, sewerage and other
32 utility facilities including projected flows; and

33
34 (6) A statement of the intended overall maximum density of population of

1 the proposed NT District, expressed in terms of the average number of
2 dwellings per acre.

3 2. The Preliminary Development Plan shall indicate the location and nature of any
4 commercial uses in relation to residential areas. All proposed and identified commercial
5 or industrial uses shall be indicated on the drawings in areas marked "Employment
6 Centers," defined as those areas shown on the Preliminary Development Plan which the
7 petitioner proposes to develop for employment uses.

8 3. The Zoning Board shall consider the following guides and standards in reviewing the
9 petition: the appropriateness of the location of the NT District as evidenced by the
10 General Plan for Howard County; the effect of such District on properties in the
11 surrounding vicinity; traffic patterns and their relation to the health, safety and general
12 welfare of the County; the physical layout of the County; the orderly growth of the
13 County; the availability of essential services; the most appropriate use of the land; the
14 need for adequate open spaces for light and air; the preservation of the scenic beauty of
15 the County; the necessity of facilitating the provision of adequate community utilities and
16 facilities such as public transportation, fire fighting equipment, water, sewerage, schools,
17 parks and other public requirements, population trends throughout the County and
18 surrounding metropolitan areas and more particularly within the area considered; the
19 proximity of large urban centers to the proposed NT District; the road building and road
20 widening plans of the State and County, particularly for the area considered; the needs of
21 the County as a whole and the reasonable needs of the particular area considered; the
22 character of the land within the District and its peculiar suitability for particular uses; and
23 such other matters relevant and pertinent to the relationship of the District to the
24 comprehensive zoning plan of the area.

25 The petition shall be granted only if the Zoning Board affirmatively finds:
26

- 27 A. That the petition complies with the provisions of these Regulations;
- 28 B. That a New Town District should be located at the proposed site; and
- 29 C. That the Preliminary Development Plan constitutes a general land use plan for
30 the area covered thereby, designed to meet the objectives set forth in these
31 Regulations.

1 4. If the petition is granted, the Zoning Board shall by Decision and Order approve the
2 Preliminary Development Plan and shall create a New Town District covering all of the
3 land included in the petition. If the proposed NT District contains more than 2,500 acres,
4 the creation of the District may be accomplished by rezoning all of the land included in
5 the petition at one time or, in the discretion of the Zoning Board, by rezoning the same in
6 phases. If this latter course is taken:

7 A. The area included in the first such phase shall be at least 2,500 acres, and each
8 additional phase shall be of such size and at such location or locations as will
9 permit effective and economic development of the portion so zoned as a part of
10 the New Town shown on the Preliminary Development Plan; and

11 B. The overall density restrictions, the density restrictions as to particular use areas,
12 and the restrictions as to the maximum and minimum areas devoted to particular
13 uses shall be applied with respect to the entire area shown on the Preliminary
14 Development Plan and not merely with respect to the area of the phase so zoned.

15 5. If the petition is granted as above provided:

16 A. A copy of the Preliminary Development Plan shall be certified as approved by
17 the Zoning Board and a verified copy of the same shall be forwarded to the
18 Department of Planning and Zoning and the petitioner;

19 B. No further permanent improvements involving any new primary uses shall
20 thereafter be erected on and no new primary uses made of, any part of the land
21 within the new NT District prior to the approval of the Final Development Plan
22 (or the phase thereof covering such development) as hereinafter provided, except
23 for such as may be specifically approved by the Planning Board, but the
24 petitioner shall discontinue any such use and demolish any such improvements so
25 permitted by the Planning Board if such use and such improvements are not
26 ultimately permitted by the Final Development Plan.

27
28 6. If the Zoning Board has approved a petition to create a NT District, then at any time
29 thereafter the original petitioner may file a new petition to add to the NT District
30 additional land which is owned by the petitioner and adjacent to the existing NT District.
31 The new petition shall be subject to all the provisions of this Section, except that the

1 minimum area requirement of Section 125.A.3 shall not apply.

2
3
4 C. Comprehensive Sketch Plan [[and Final Development Plan]]

5 1. EXCEPT AS PROVIDED IN SECTION 125.E.1.(A), WITHIN [[Within]] 30 days
6 following notification of the approval of the Preliminary Development Plan, the
7 petitioner shall notify the Planning Board of the target date for the presentation to the
8 Planning Board of a proposed Final Development Plan of the NT District PURSUANT
9 TO SECTION 125.D BELOW, or of the first phase of a proposed Final Development
10 Plan, if the petitioner desires to develop the NT District in separate geographical
11 segments.

12 2. Promptly following the giving of such notice to the Planning Board, the petitioner shall
13 [[commence the preparation of a proposed Final Development Plan. The Final
14 Development Plan process shall be initiated by the filing]] FILE with the Department of
15 Planning and Zoning for Planning Board approval of a Comprehensive Sketch Plan for
16 that geographical phase of the NT District which the petitioner elects to develop.

17 3. As used herein, the term “Comprehensive Sketch Plan” shall mean a drawing or series of
18 drawings, at an appropriate scale, of generally either one inch equals 200 feet or one inch
19 equals 100 feet, setting forth:

20 a. The approximate boundaries and approximate acreage for each of the proposed
21 land uses in sufficient detail to graphically illustrate the application of the
22 adopted master final development plan criteria to the area encompassed by the
23 Comprehensive Sketch Plan.

24 b. The location of all existing and proposed public streets, roads, and utilities.

25 c. The location of open space within which recreational, school, park and other
26 public or community uses are permitted.

27 d. Text material (criteria) regulating the following:

28 (1) The general locations for all structures.

29 (2) The permitted “general use” or “specific use” as hereinafter defined, for
30 each land use area, except that no uses shall be specified which are

1 permitted only in R-MH or M-2 Districts.

2 Where the criteria designate the use for a particular structure, lot or
3 parcel, as “uses permitted in a District” (e.g., “uses permitted in a B-1
4 District”), then the structure, lot or parcel may be used for all uses
5 permitted in the particular district by the several sections of these
6 regulations, the use so designated being herein referred to as a “general
7 use.”

8 Where, however, the criteria designate a structure, lot or parcel for a
9 specific use or uses (e.g., “gasoline station”) the structure, lot or parcel
10 must be used for those specific uses only, the use(s) so designated being
11 herein referred to as “specific use(s).”

- 12 (3) Height limitations, parking requirements, front, side and rear yard areas,
13 setback provisions, minimum lot sizes and coverage requirements, stated
14 generally and/or specifically with respect to particular improvements or
15 types of improvements.

- 16 4. The Planning Board shall hold a public hearing prior to the approval of a Comprehensive
17 Sketch Plan under the following conditions:

18 a. If the Comprehensive Sketch Plan includes land which borders on property not
19 within the New Town District (unless the owners of all lands abutting the New
20 Town District land covered by the Comprehensive Sketch Plan shall sign a
21 written waiver of the right to be heard in connection with the request for approval
22 of said plan).

23 b. If the Comprehensive Sketch Plan deviates from the approved Preliminary
24 Development Plan in any of the following particulars:

25 (1) If the overall maximum density of population within the NT District
26 exceeds that stated in the Preliminary Development Plan; or

27 (2) If the number of acres to be devoted to the permitted employment uses
28 shall be increased more than 10 percent, or the number of acres to be
29 devoted to permitted residential uses shall be decreased by more than 10
30 percent, from that stated in the Preliminary Development Plan; or

1 (3) If the proposed Comprehensive Sketch Plan shows a use of land in the
2 NT District within 300 feet of any outside boundary thereof which
3 differs from that shown on the Preliminary Development Plan, unless the
4 owners of all land abutting the NT District and within 300 feet of the
5 land in the NT District, the use of which is to be changed, sign a written
6 waiver of the right to be heard in connection with such change in use.
7 If a public hearing is required to be held for any of the above three
8 deviations from the Preliminary Development Plan, such hearing shall
9 be limited to the particular deviation(s) which required the hearing,
10 and the Planning Board shall require publication of Notice of Hearing
11 and posting of the property.

12 c. If the criteria submitted as a part of the Comprehensive Sketch Plan include a
13 gasoline service station among the specified land uses.

14 5. In acting upon a Comprehensive Sketch Plan, the Planning Board shall be guided by
15 Section 125 of these Regulations and shall particularly consider:

16 a. The adequacy of the roads serving the proposed development and any proposed
17 mitigation, in accordance with the Adequate Public Facilities Ordinance (Title
18 16, Subtitle 11 of the Howard County Code).

19 b. The location and adequacy of public utility and community facilities, including
20 recreational uses and school properties, in relation to the density and distribution
21 of population.

22 c. The location, extent and potential use of open space in the form of greenbelts,
23 walkways, parkways, park land, etc., as it affects the general amenity of the
24 community.

25 d. The impact of the proposed commercial and industrial uses on the residential
26 uses within the NT District or adjacent thereto.

27 6. After review of the material submitted in light of the General Plan, and after carefully
28 considering public agency comments, petitioner's testimony, public hearing testimony
29 and the factors set forth in Section 125.C.5 above, the Planning Board shall:

30 a. Approve the Comprehensive Sketch Plan as submitted by the petitioner; or

- b. Approve the Comprehensive Sketch Plan as changed by the Planning Board; or
- c. Reject the Comprehensive Sketch Plan in its entirety.

7. The Planning Board shall not unreasonably disapprove or change a proposed Comprehensive Sketch Plan. The fact that the proposed Comprehensive Sketch Plan is not in conformity with the Preliminary Development Plan shall be sufficient ground for disapproval or change. The Planning Board shall approve no Comprehensive Sketch Plan which varies the areas of uses below the minimum or above the maximum percentages for particular uses specified herein.

D. FINAL DEVELOPMENT PLAN – GENERAL PROVISIONS.

1. [[8. Upon arrival of]] IF a Comprehensive Sketch Plan[[,]] OR COMPREHENSIVE SKETCH PLAN AMENDMENT IS REQUIRED, UPON ITS APPROVAL, the petitioner may submit a Final Development Plan OR FINAL DEVELOPMENT PLAN AMENDMENT to the Department of Planning and Zoning for approval by the Planning Board [[covering]]. THE PETITION MAY COVER all or a portion of the land covered by the Comprehensive Sketch Plan.

The drawings shall delineate the various land use areas by courses and distances. The text (criteria) shall be that which was approved by the Planning Board as part of the Comprehensive Sketch Plan.

2. [[9.]] The Final Development Plan shall be considered by the Planning Board at a public meeting. In acting upon the Final Development Plan, the Planning Board shall be guided by the approved Comprehensive Sketch Plan, and comments received from the various public agencies which reviewed the Final Development Plan, and shall not unreasonably disapprove or change the Final Development Plan. THE PROVISIONS OF THIS SECTION 125.D.2 DO NOT APPLY TO DOWNTOWN REVITALIZATION.

3. [[10.]] At the time of the approval of the Final Development Plan, the Planning Board may provide for the subsequent approval by it of a Site Development Plan pertaining to the property which is the subject matter of such Final Development Plan. SITE DEVELOPMENT PLAN APPROVAL IS ALSO REQUIRED FOR ALL DOWNTOWN REVITALIZATION. SITE DEVELOPMENT PLAN [[Such subsequent]] approval shall not be a condition precedent to the approval and recordation of the Final Development

1 Plan with respect to which a Site Development Plan is to be submitted, but shall be in
2 addition to any administrative approvals required by the Subdivision and Land
3 Development Regulations. Land use decisions made by the Planning Board as part of the
4 approval of a Final Development Plan OR FINAL DEVELOPMENT PLAN
5 AMENDMENT shall not be subject to review or further consideration as part of the
6 subsequent Site Development Plan process.

7 4. [[11.]] In applying the provisions of this Section, where the proposed Final Development
8 Plan is submitted in phases, the overall population density and the acres devoted to
9 particular uses shall be recomputed by the Department of Planning and Zoning upon the
10 consideration of each successive phase of proposed Final Development Plan so as to
11 include all prior phases, but in making these recomputations, the gross area of the entire
12 NT District covered by the Preliminary Development Plan shall be considered and not
13 merely the area of the segments covered by the prior phases of the proposed Final
14 Development Plan and the current phase being submitted for approval. THE
15 PROVISIONS OF THIS SECTION 125.D.4 DO NOT APPLY TO DOWNTOWN
16 REVITALIZATION.

17 5. [[12.]] If the Planning Board shall disapprove the proposed Final Development Plan OR
18 FINAL DEVELOPMENT PLAN AMENDMENT (or any phase thereof) or shall fail to
19 approve or disapprove the same within [[60]] 120 days after submission, then the
20 petitioner, at his election, may take an appeal as permitted by law or may submit the
21 proposed Final Development Plan OR FINAL DEVELOPMENT PLAN AMENDMENT
22 (or the phase thereof in question) directly to the Zoning Board. If the petitioner pursues
23 the latter course, the Zoning Board shall hold a public hearing on the proposed Final
24 Development Plan OR FINAL DEVELOPMENT PLAN AMENDMENT (or the phase
25 thereof in question), shall require publication and posting of the property and shall ask for
26 recommendations from the Planning Board, all as in the case of the hearing on the
27 Preliminary Development Plan. After such hearing, the Zoning Board may approve, with
28 or without changes, or disapprove the proposed Final Development Plan OR FINAL
29 DEVELOPMENT PLAN AMENDMENT (or the phase, thereof in question). In making
30 this decision, the Zoning Board shall consider the matters set forth herein.

31 6. [[13.]] Upon approval of the Final Development Plan OR FINAL DEVELOPMENT
32 PLAN AMENDMENT (or upon the approval of each phase thereof if submitted on a

1 separate segment basis) the same shall be recorded among the Land Records of Howard
2 County and the provisions thereof as to land use shall bind the property covered with the
3 full force and effect of specific Zoning Regulations. After such recordation, no new
4 structure shall be built, no new additions to existing structures made, and no change in
5 primary use effected different from that permitted in the Final Development Plan OR
6 FINAL DEVELOPMENT PLAN AMENDMENT except by an amendment to the Final
7 Development Plan.

8 7. [[14.]] UNLESS OTHERWISE PROVIDED IN A DOWNTOWN IMPLEMENTATION
9 PHASING PLAN APPROVED AS PART OF A FINAL DEVELOPMENT PLAN OR
10 FINAL DEVELOPMENT PLAN AMENDMENT, [[If]] IF construction has not been
11 commenced and completed to the extent of 25 percent of the ground floor area of a
12 structure shown on the Final Development Plan within five years after the date of the
13 approval thereof (or the date of the approval of the last phase thereof if submitted in
14 phases), then the approval shall be void and the entire matter resubmitted to the Planning
15 Board for reconsideration in light of existing circumstances to the same extent as if the
16 same were simply a proposed Final Development Plan; provided, however, that the
17 Zoning Board may grant not more than two extensions of time of one year each to be
18 added to said five year period if it considers such extension to be proper after the receipt
19 and consideration of a report and recommendation from the Planning Board with respect
20 to such extension or extensions.

21 8. [[15.]] Any construction which has been commenced shall not be subject to
22 reconsideration upon any resubmission of a Final Development Plan under this Section,
23 and the [[Zoning]] PLANNING Board shall make no changes in the Final Development
24 Plan except in relation to areas where construction has not been commenced. During any
25 such reconsideration, the property covered by the Final Development Plan shall continue
26 to be bound until such Plan is changed or disapproved in the manner described above.

27 9. [[16.]] If the Planning Board has denied a land use which was shown on a Final
28 Development Plan OR FINAL DEVELOPMENT PLAN AMENDMENT and which
29 would be a conditional use in any other zoning district, a petition for the same land use on
30 the same parcel shall not be accepted for consideration by the Planning Board for a
31 period of 12 months from the date of said denial except on grounds of new evidence or
32 proof of changed conditions found to be valid by the Planning Board.

1 BUILDING HEIGHT FOR DOWNTOWN REVITALIZATION EXCEED
2 TWENTY STORIES.

3
4 (C) NOT LATER THAN TEN DAYS AFTER THE FILING OF A PETITION, THE
5 PETITIONER MUST MAIL NOTICE OF THE FILING OF THE PETITION
6 AND A COPY OF THE PROPOSED NEIGHBORHOOD CONCEPT PLAN TO
7 THE OWNER OF EACH PROPERTY LOCATED WITHIN THE SAME
8 DOWNTOWN COLUMBIA PLAN NEIGHBORHOOD AS REFLECTED ON
9 THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND
10 TAXATION PUBLIC RECORDS. ANY FAILURE TO RECEIVE THE
11 PROPOSED NEIGHBORHOOD CONCEPT PLAN SHALL NOT BE CAUSE
12 FOR POSTPONEMENT OF THE HEARING IF THE PETITION HAS BEEN
13 PROPERLY ADVERTISED.

14
15 (D) EACH APPROVED NEIGHBORHOOD CONCEPT PLAN MUST BE
16 RECORDED WITH THE FINAL DEVELOPMENT PLAN.

17
18 2. PRIOR TO FILING A FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT
19 PLAN AMENDMENT FOR DOWNTOWN REVITALIZATION THAT PROPOSES
20 ANY USE:

21 (A) A PRESUBMISSION COMMUNITY MEETING IS REQUIRED USING
22 THE SAME PROCEDURES ESTABLISHED IN SECTIONS 16.128(b)
23 – (g) OF THE SUBDIVISION AND LAND DEVELOPMENT
24 REGULATIONS. IN ADDITION, NOTICE IN ACCORDANCE WITH
25 SECTIONS 16.128(b)-(g) MUST ALSO BE GIVEN TO EACH
26 VILLAGE BOARD AND THE COLUMBIA ASSOCIATION.

27 (B) THE PETITIONER IS REQUIRED TO SUBMIT MORE DETAILED
28 PROPOSED DOWNTOWN NEIGHBORHOOD DESIGN
29 GUIDELINES FOR REVIEW BY THE DESIGN ADVISORY PANEL,
30 FOR ITS RECOMMENDATIONS IN ACCORDANCE WITH THE
31 APPLICABLE PROVISIONS IN TITLE 16, SUBTITLE 15 OF THE
32 COUNTY CODE. THE DESIGN ADVISORY PANEL SHALL BASE
33 ITS REVIEW AND RECOMMENDATIONS ON THE DOWNTOWN-
34 WIDE DESIGN GUIDELINES.

- 1 3. THE PETITION SHALL INCLUDE THE FOLLOWING INFORMATION, AS
2 APPLICABLE, FOR THE LAND AREA COVERED BY THE PLAN:
- 3 A. BOUNDARIES OF THE PROPERTY COVERED BY THE PLAN.
- 4 B. EXISTING TOPOGRAPHY, WOODLANDS, AND 100-YEAR FLOODPLAIN
5 AREAS.
- 6 C. A CONTEXT PLAN SHOWING EXISTING ROAD CONNECTIONS, MAJOR
7 PEDESTRIAN NETWORKS, LAND USES AND MAJOR STORM WATER
8 MANAGEMENT FACILITIES AND OPEN SPACE WITHIN THE ENTIRE
9 PLAN AREA AND ADJOINING LAND WITHIN 500 FEET.
- 10 D. TOTAL ACREAGE WITHIN THE AREA COVERED BY THE PLAN.
- 11 E. LOCATION OF DEVELOPED PARCELS AND UNDEVELOPED LAND.
- 12 F. SUMMARY OF ALL EXISTING DEVELOPMENT AND ALL
13 DEVELOPMENT SHOWN ON APPROVED SITE DEVELOPMENT PLANS
14 FOR THE AREA COVERED BY THE PLAN; THE SQUARE FOOTAGE OF
15 PROPOSED OFFICE SPACE, RETAIL/SERVICE SPACE, AND ANY OTHER
16 NON-RESIDENTIAL USES; THE NUMBER OF PROPOSED HOTEL AND
17 MOTEL ROOMS; AND THE NUMBER OF PROPOSED DWELLING UNITS.
- 18 G. THE APPROXIMATE LOCATION AND TOTAL LAND AREA OF THE
19 FOLLOWING EXISTING AND/OR PROPOSED LAND USES:
- 20 (1) DOWNTOWN COMMUNITY COMMONS
- 21 (2) DOWNTOWN PARKLAND
- 22 (3) DOWNTOWN ARTS AND ENTERTAINMENT PARK
- 23 (4) ENVIRONMENTALLY SENSITIVE AREAS
- 24 (5) DOWNTOWN MIXED-USE
- 25 H. THE GENERAL LOCATION OF EXISTING AND PROPOSED
26 DOWNTOWN SIGNATURE BUILDINGS.

- 1 I. GENERAL VEHICULAR CIRCULATION SYSTEM SHOWING EXISTING
2 AND PROPOSED STREETS AND THE APPROXIMATE LOCATION OF
3 ANY PROPOSED TRANSIT ROUTES AND FACILITIES.
- 4 J. LAYOUT OF THE EXISTING AND PROPOSED PEDESTRIAN AND
5 BICYCLE CIRCULATION SYSTEMS.
- 6 K. CONCEPTUAL STORM WATER MANAGEMENT PLAN.
- 7 L. TEXT MATERIAL REGULATING THE FOLLOWING:
- 8 (1) MAXIMUM NUMBER AND UNIT TYPES OF DOWNTOWN NET
9 NEW DWELLINGS.
- 10 (2) MAXIMUM GROSS FLOOR AREA OF DOWNTOWN NET NEW
11 COMMERCIAL OFFICE USES AND COMMERCIAL RETAIL USES.
- 12 (3) MAXIMUM NUMBER OF DOWNTOWN NET NEW HOTEL
13 ROOMS.
- 14 (4) MAXIMUM BUILDING HEIGHTS.
- 15 (5) MAXIMUM SIZE OF A RETAIL-USE FOOTPRINT.
- 16 (6) A NEIGHBORHOOD-SPECIFIC IMPLEMENTATION PLAN,
17 CONSISTENT WITH THE DOWNTOWN REVITALIZATION
18 PHASING PLAN AND THE DOWNTOWN CEPPA
19 IMPLEMENTATION CHART APPROVED AS PART OF THE
20 DOWNTOWN COLUMBIA PLAN, WHICH ADDRESSES THE
21 IMPLEMENTATION SCHEDULE AND BENCHMARKS FOR THE
22 FOLLOWING:
- 23 (a) THE BALANCE OF USES WITHIN EACH
24 IMPLEMENTATION PHASE.
- 25 (b) THE PHASING OF DOWNTOWN MIXED-USE
26 DEVELOPMENT.

- 1 (c) THE PHASING OF DOWNTOWN COMMUNITY
2 COMMONS SPACES.
- 3 (d) THE PHASING OF THE TRANSPORTATION AND
4 CIRCULATION FACILITIES.
- 5 (e) THE PHASING OF THE REQUIRED INFRASTRUCTURE
6 INCLUDING PUBLIC WATER AND SEWER.
- 7 (f) TRANSPORTATION AND CIRCULATION FACILITIES.
- 8 (g) ENVIRONMENTAL RESTORATION
- 9 (h) DOWNTOWN ARTS, CULTURAL AND COMMUNITY
10 USES
- 11 (i) ANY OTHER ITEMS AS SPECIFIED IN THE DOWNTOWN
12 CEPPA IMPLEMENTATION CHART.
- 13 (7) A TRAFFIC STUDY AS SPECIFIED IN THE HOWARD COUNTY
14 ADEQUATE PUBLIC FACILITIES ACT FOR THE EVALUATION
15 OF THE ADEQUACY OF TRANSPORTATION FACILITIES.
- 16 (8) A DESCRIPTION OF THE DOWNTOWN COMMUNITY
17 COMMONS THAT WILL BE INCLUDED IN THE DEVELOPMENT.
- 18 (9) AN EXPLANATION OF HOW THE PROPOSED DEVELOPMENT
19 ADDRESSES THE ENVIRONMENTAL CONCEPTS OF CHAPTER 3
20 OF THE DOWNTOWN COLUMBIA – A COMMUNITY VISION
21 REPORT, AND SPECIFICALLY ADDRESSING THE CONCEPTS OF
22 GREEN BUILDINGS AND GREEN SITE DESIGN.
- 23 (10) THE LOCATIONS AND DESCRIPTIONS OF EXISTING SITES,
24 PUBLIC ART, AND BUILDINGS OR STRUCTURES WHICH MAY
25 HAVE SPECIAL SIGNIFICANCE ON AN HISTORIC OR
26 CULTURAL BASIS, AND AN EXPLANATION OF THE METHODS
27 EMPLOYED TO RETAIN AND PRESERVE THESE ITEMS.
- 28 (11) A DESCRIPTION OF THE DOWNTOWN PUBLIC ART PROGRAM

1 THAT IS IN COMPLIANCE WITH SECTION 125.A.9.G.(2), AND
2 ANY PROPOSED PUBLIC ART.

3 (12) A STATEMENT IDENTIFYING (I) THE CUMULATIVE AMOUNT
4 OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER
5 SECTION 125.A.9; AND (II) THE STATUS OF ANY DOWNTOWN
6 COMMUNITY ENHANCEMENTS, PROGRAMS AND PUBLIC
7 AMENITIES, DOWNTOWN PARKLAND, DOWNTOWN
8 COMMUNITY COMMONS AND INFRASTRUCTURE AS
9 ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN.

10 M. DOWNTOWN NEIGHBORHOOD DESIGN GUIDELINES THAT ADDRESS
11 THE FOLLOWING MUST BE SUBMITTED FOR AN INDIVIDUAL
12 NEIGHBORHOOD WITH THE FIRST FINAL DEVELOPMENT PLAN OR
13 FINAL DEVELOPMENT PLAN AMENDMENT PROPOSING NET NEW
14 DEVELOPMENT WITHIN THAT NEIGHBORHOOD:

15 (1) URBAN DESIGN, INCLUDING SCALE AND MASSING, BLOCK
16 CONFIGURATION, PARKING AND SERVICE FUNCTIONS,
17 BUILDING ENTRANCES, AND STREET LIGHTING AND
18 FURNITURE.

19 (2) STREET DESIGN AND FRAMEWORK.

20 (3) DOWNTOWN COMMUNITY COMMONS AND DOWNTOWN
21 PARKLAND.

22 (4) ARCHITECTURAL DESIGN.

23 (5) GREEN BUILDING AND GREEN SITE DESIGN; AND
24

25 N. DOWNTOWN NEIGHBORHOOD CONCEPT PLAN.

26 4. THE PLANNING BOARD SHALL CONSIDER THE FINAL DEVELOPMENT PLAN
27 OR FINAL DEVELOPMENT PLAN AMENDMENT AT A PUBLIC HEARING. THE
28 PLANNING BOARD SHALL APPROVE, APPROVE WITH CONDITIONS, OR
29

1 DENY THE PETITION BASED ON WHETHER THE PETITION SATISFIES THE
2 FOLLOWING CRITERIA:

3 a. THE DOWNTOWN NEIGHBORHOOD CONCEPT PLAN IS CONSISTENT
4 WITH THE DOWNTOWN-WIDE DESIGN GUIDELINES AND THE
5 DOWNTOWN COLUMBIA PLAN STREET AND BLOCK PLAN,
6 DOWNTOWN MAXIMUM BUILDING HEIGHTS PLAN, DOWNTOWN
7 PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM, DOWNTOWN
8 OPEN SPACE PRESERVATION PLAN, AND STREET FRAMEWORK
9 DIAGRAM OR THAT ANY PROPOSED CHANGE(S) WILL NOT BE
10 DETRIMENTAL TO THE OVERALL DESIGN CONCEPT AND PHASING
11 FOR DOWNTOWN REVITALIZATION. LIMITED CHANGE TO
12 BUILDING HEIGHT IS ALLOWED BASED ON COMPATIBILITY,
13 CHARACTER AND HEIGHT OF NEARBY EXISTING AND PLANNED
14 DEVELOPMENT AND OPEN SPACES IN THE AREA. IN NO EVENT
15 SHALL THE MAXIMUM BUILDING HEIGHT FOR DOWNTOWN
16 REVITALIZATION EXCEED TWENTY STORIES.

17 b. THE FINAL DEVELOPMENT PLAN IS CONSISTENT WITH THE
18 DOWNTOWN REVITALIZATION PHASING PLAN, THE DOWNTOWN
19 MAXIMUM BUILDING HEIGHTS PLAN, THE DOWNTOWN CEPPA
20 IMPLEMENTATION CHART AND FLEXIBILITY PROVISIONS, THE
21 DOWNTOWN OPEN SPACE PRESERVATION PLAN, THE DOWNTOWN
22 PRIMARY AMENITY SPACE FRAMEWORK DIAGRAM, AND THE
23 AFFORDABLE HOUSING PROVISIONS OF THE DOWNTOWN
24 COLUMBIA PLAN.

25 c. THE FINAL DEVELOPMENT PLAN, WHEN CONSIDERED IN THE
26 CONTEXT OF SURROUNDING PLANNED OR EXISTING
27 DEVELOPMENT, PROVIDES A BALANCED MIX OF HOUSING, JOBS,
28 COMMERCIAL SERVICES AND ENTERTAINMENT USES
29 THROUGHOUT EACH PHASE.

30 d. IF HOUSING IS PROPOSED, A VARIETY OF HOUSING CHOICES WILL
31 BE PROVIDED AT DIFFERING PRICE LEVELS WHEN CONSIDERED IN

1 THE CONTEXT OF SURROUNDING EXISTING OR PLANNED
2 DEVELOPMENT.

3 e. THE PEDESTRIAN NETWORK WILL CREATE CONVENIENT
4 CONNECTIONS THROUGHOUT THE SUBJECT AREA AND CONNECT,
5 WHEREVER POSSIBLE, TO EXISTING AND PLANNED SIDEWALKS
6 AND PATHS ADJOINING THE DEVELOPMENT.

7 f. THE FINAL DEVELOPMENT PLAN WILL PROTECT LAND COVERED
8 BY LAKES, STREAMS OR RIVERS, FLOOD PLAINS AND STEEP
9 SLOPES, PROVIDE CONNECTIONS, WHERE POSSIBLE, TO EXISTING
10 AND PLANNED OPEN SPACE WITHIN THE NEIGHBORHOOD AND IN
11 SURROUNDING AREAS, AND PROVIDE APPROPRIATE LAND FOR
12 DOWNTOWN COMMUNITY COMMONS.

13 g. THE FINAL DEVELOPMENT PLAN WILL BE COMPATIBLE WITH
14 EXISTING AND PLANNED VICINAL LAND USES. IN MAKING THIS
15 DETERMINATION, THE PLANNING BOARD SHALL CONSIDER:

16 (1) THE USE OF AN EXISTING OR PLANNED ROAD ON THE EDGE
17 OF THE PLAN AREA AS A SEPARATION BETWEEN DIFFERENT
18 LAND USES;

19 (2) THE SIZE OF BUILDINGS ALONG THE EDGES OF THE PLAN
20 AREA THROUGH LIMITS ON BUILDING HEIGHT OR OTHER
21 REQUIREMENTS;

22 (3) THE PROTECTION OR ESTABLISHMENT OF LANDSCAPE
23 FEATURES ON THE BOUNDARY OF THE PLAN AREA. THIS
24 MAY INCLUDE PROTECTION OF EXISTING VEGETATION OR
25 GRADE CHANGES THAT PROVIDE A NATURAL SEPARATION,
26 OR LANDSCAPE DESIGN STANDARDS APPLICABLE TO AN
27 EDGE WHERE SPECIFIED TYPES OF LAND USES ABUT;

28 (4) THE CHARACTER OF NEARBY PROPERTIES AS ENVISIONED
29 BY THE ADOPTED GENERAL PLAN FOR THE AREA; AND

1 (5) THE ADOPTED DOWNTOWN COLUMBIA PLAN
2 RECOMMENDATIONS FOR HEIGHT, BUILDING MASSING AND
3 SCALE.

4 h. THE FINAL DEVELOPMENT PLAN WILL BE SERVED BY ADEQUATE
5 PUBLIC FACILITIES, INCLUDING ANY PROPOSED MITIGATION OR
6 DEVELOPMENT STAGING IN ACCORDANCE WITH THE ADEQUATE
7 PUBLIC FACILITIES ACT (TITLE 16, SUBTITLE 11 OF THE HOWARD
8 COUNTY CODE).

9 i. THE FINAL DEVELOPMENT PLAN IS PROTECTIVE OF
10 ENVIRONMENTALLY SENSITIVE FEATURES AND PROVIDES A
11 PROPORTIONAL LEVEL OF ENVIRONMENTAL RESTORATION IN
12 ACCORDANCE WITH THE DOWNTOWN COLUMBIA PLAN.

13 j. IF APPLICABLE, THE FINAL DEVELOPMENT PLAN IS PROTECTIVE OF
14 EXISTING SITES, PUBLIC ART, AND BUILDINGS OR STRUCTURES
15 WHICH MAY HAVE SPECIAL SIGNIFICANCE ON AN HISTORIC OR
16 CULTURAL BASIS.

17 k. IF APPLICABLE, THE NEIGHBORHOOD DESIGN GUIDELINES
18 SUBMITTED WITH THE FINAL DEVELOPMENT PLAN OR FINAL
19 DEVELOPMENT PLAN AMENDMENT OFFER SUFFICIENT DETAIL TO
20 GUIDE THE APPEARANCE OF THE NEIGHBORHOOD OVER TIME, AND
21 PROMOTE DESIGN FEATURES THAT ARE ACHIEVEABLE AND
22 APPROPRIATE FOR DOWNTOWN REVITALIZATION IN ACCORDANCE
23 WITH THE DESIGN MANUAL OF THE DOWNTOWN COLUMBIA PLAN.

24 l. KEY LOCATIONS FOR DOWNTOWN PUBLIC ART ARE IDENTIFIED, IN
25 COMPLIANCE WITH SECTION 125.A.9.G.(2); AND

26 m. THE FINAL DEVELOPMENT PLAN IS CONSISTENT WITH THE
27 NEIGHBORHOOD CONCEPT PLAN.

28 5. AT ANY TIME PRIOR TO FINAL ACTION AND WITHIN 30 DAYS AFTER FINAL
29 ACTION BY THE PLANNING BOARD ON A FINAL DEVELOPMENT PLAN OR

1 FINAL DEVELOPMENT PLAN AMENDMENT, THE PETITIONER MAY
2 WITHDRAW THE PETITION.

3 6. PLANNING BOARD APPROVAL OF A SITE DEVELOPMENT PLAN SHALL BE
4 REQUIRED FOR ALL DOWNTOWN REVITALIZATION.

5 F. [[D.]] Amendments to a Comprehensive Sketch Plan or Final Development Plan

6 1. Amendments Submitted by Original Petitioner

7 Except as allowed by Section [[125.D.2 and 125.E.3]] 125.F.2 and 125.F.3 below, only
8 the original petitioner for the New Town District may propose amendments to an
9 approved Comprehensive Sketch Plan or Final Development Plan. A proposed
10 COMPREHENSIVE SKETCH PLAN amendment shall be reviewed in accordance
11 with Section 125.C above. A PROPOSED FINAL DEVELOPMENT PLAN
12 AMENDMENT SHALL BE REVIEWED IN ACCORDANCE WITH SECTION
13 125.D. OR 125.E. AS APPLICABLE.

14
15 2. Additional Uses on Individual Lots in Residential Land Use Areas

16 Within areas designated on a Comprehensive Sketch Plan for residential land use, any
17 property owner may propose amendments to the Final Development Plan to allow a
18 particular use on his or her property which is not allowed by the Final Development Plan
19 criteria. No amendment shall be proposed which would either alter the land use
20 designation established by the Comprehensive Sketch Plan or allow an increase in
21 residential density. The proposed amendment shall be considered in accordance with the
22 following procedures:

- 23
24 a. The property owner shall submit the number of copies of the complete Final
25 Development Plan as required by the Department of Planning and Zoning, with
26 the proposed criteria amendments clearly noted on each copy, accompanied by
27 an explanation of the request.
- 28 b. The proposal shall be considered by the Planning Board at a public hearing.
- 29 c. The Planning Board shall approve, approve with modifications or deny the

1 proposed amendments to the Final Development Plan, stating the reasons for its
2 action. The Planning Board shall approve the request only if it finds that:

- 3
- 4 (1) The use is consistent with the land use designation of the property as
5 established on the recorded Final Development Plan and compatible with
6 existing or proposed development in the vicinity.
7
- 8 (2) The use will not adversely affect vicinal properties.

9 d. If the use is approved:

- 10
- 11 (1) The Planning Board may provide for the subsequent approval by it of a
12 Site Development Plan for the property which is the subject of the
13 proposal; and
- 14 (2) Revised text for the Final Development Plan indicating the additional
15 allowed use of the particular property shall be submitted by the applicant
16 and recorded in the Land Records of Howard County.

17 3. THE FEE SIMPLE OWNER OF ANY PROPERTY LOCATED WITHIN
18 DOWNTOWN COLUMBIA MAY PROPOSE AMENDMENTS TO AN APPROVED
19 FINAL DEVELOPMENT PLAN IN ACCORDANCE WITH DOWNTOWN
20 REVITALIZATION REQUIREMENTS.

21 G. [[E.]] Site Development Plans – GENERAL PROVISIONS

22 1. Planning Board Approval

23 If the Planning Board reserved for itself the authority to approve a Site Development
24 Plan AND for [[an area]] ALL DOWNTOWN REVITALIZATION, EXCEPT AS
25 PROVIDED IN “2” AND “3” BELOW, no permit shall be issued for any use until the
26 Site Development Plan is approved by the Planning Board. The Site Development Plan
27 shall be considered at a public meeting [[, except where a public hearing is required by
28 Section 125.E.3 below]].

29

30 2. Minor Additions and Modifications.

1 Minor additions and modifications to Site Development Plans approved by the Planning
2 Board and meeting the criteria below shall not require Planning Board approval. Also,
3 minor new projects which have been granted a waiver of the Site Development Plan
4 requirement by the Director of Planning and Zoning do not require Planning Board
5 approval. However, all changes of use which require exterior site alterations shall
6 require Planning Board approval.
7

8 3. Minor Projects Not Requiring Planning Board Approval:

- 9 a. Minor additions to structures, with a floor area no larger than 10 percent of the
10 existing floor area of the main floor, not to exceed 5,000 square feet.
- 11 b. Minor new accessory structures if the location does not interfere with existing
12 site layout (e.g. circulation, parking, loading, storm water management facilities,
13 open space, landscaping or buffering).
- 14 c. Minor additions to parking lots comprising no more than 25 percent of the
15 original number of parking spaces required, not to exceed 25 spaces.
- 16 d. Clearing or grading that does not exceed 5,000 square feet in area.
- 17 e. House-type revisions to approved Site Development Plans for single-family
18 detached developments and for no more than 25 percent of the total number of
19 dwelling units on the Site Development Plans for single-family attached or
20 apartment developments.
- 21 f. Similar minor modifications as determined by the Department of Planning and
22 Zoning.

23 4. Adjustments to Bulk Regulations for Individual Lots

24 Upon the request of the owner of a particular lot, the Planning Board may approve
25 parking, setback, height, lot coverage, or other bulk requirements for such lot or parcel
26 which differ from those required by the applicable Final Development Plan, in
27 accordance with the following procedures:
28

- 29 a. A public meeting shall be held on the site development plan requiring the

1 adjustment. If no site development plan is available, an accurate plot plan drawn
2 to scale shall be submitted for Planning Board review at the public meeting[[]];

3 b. A Site Development Plan or plot plan submitted for review shall clearly indicate
4 the requirement from which relief is sought and the requested relief, and shall be
5 accompanied by a written statement explaining the reasons for the requested
6 adjustment.

7 c. In addition to the notice for public meetings required by the Planning Board's
8 Rules of Procedure, the property that is the subject of the application shall be
9 posted with the date, time, and place of the meeting for at least 15 days
10 immediately before the public meeting.

11 d. The requested adjustment to the parking or bulk requirements shall be granted if
12 the Planning Board finds that:

13 (1) The adjustment will not alter the character of the neighborhood or area in
14 which the property is located, will not impair the appropriate use or
15 development of adjacent property, and will not be detrimental to the
16 public welfare; and

17
18 (2) The adjustment a) is needed due to practical difficulties or unnecessary
19 hardships which arise in complying strictly with the Final Development
20 Plan; and/or b) results in better design than would be allowed by strict
21 compliance with the development criteria.

22 e. The Planning Board may approve, approve with conditions, or deny a requested
23 adjustment.
24

25 H. SITE DEVELOPMENT PLAN - DOWNTOWN REVITALIZATION.

- 26
27 1. EACH SITE DEVELOPMENT PLAN FOR DOWNTOWN REVITALIZATION
28 SHALL INCLUDE A STATEMENT IDENTIFYING (I) THE CUMULATIVE
29 AMOUNT OF DEVELOPMENT APPROVED AND BUILT TO DATE UNDER
30 SECTION 125.A.9; AND (II) THE STATUS OF ANY COMMUNITY
31 ENHANCEMENTS, PROGRAMS AND PUBLIC AMENITIES, DOWNTOWN
32 PARKLAND, DOWNTOWN COMMUNITY COMMONS AND INFRASTRUCTURE

1 AS ADDRESSED IN THE DOWNTOWN COLUMBIA PLAN.

2 2. THE PLANNING BOARD SHALL APPROVE, APPROVE WITH CONDITIONS, OR
3 DENY A SITE DEVELOPMENT PLAN THAT PROPOSES DOWNTOWN
4 REVITALIZATION BASED ON WHETHER THE PETITION SATISFIES THE
5 FOLLOWING CRITERIA:

6
7 a. THE DEVELOPMENT WILL BE CONSISTENT WITH THE ADOPTED
8 DOWNTOWN COLUMBIA PLAN.

9 b. THE DEVELOPMENT WILL BE CONSISTENT WITH THE APPROVED
10 FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN
11 AMENDMENT INCLUDING THE BULK REGULATIONS, DOWNTOWN
12 NEIGHBORHOOD DESIGN GUIDELINES AND THE NEIGHBORHOOD-
13 SPECIFIC IMPLEMENTATION PLAN.

14 c. THE DEVELOPMENT WILL BE COMPATIBLE WITH EXISTING AND
15 PLANNED ADJACENT LAND USES AS ESTABLISHED IN THE FINAL
16 DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN AMENDMENT,
17 WITH CONSIDERATION OF THE FINAL LOCATION AND USE OF
18 BUILDINGS AND STRUCTURES, BUILDING HEIGHT, MASSING,
19 LANDSCAPING, DOWNTOWN COMMUNITY COMMONS, DOWNTOWN
20 PARKLAND. PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION
21 SYSTEMS.

22 d. THE DEVELOPMENT WILL BE WELL-ORGANIZED IN TERMS OF THE
23 LOCATION OF BUILDINGS AND STRUCTURES, DOWNTOWN
24 COMMUNITY COMMONS, LANDSCAPING, PEDESTRIAN AND
25 VEHICULAR CIRCULATION SYSTEMS, AND OTHER DOWNTOWN
26 REVITALIZATION FEATURES.

27 e. IF THE DEVELOPMENT PROVIDES DOWNTOWN COMMUNITY
28 COMMONS AND/OR DOWNTOWN PARKLAND, THEY ARE
29 REASONABLE AND APPROPRIATE GIVEN THE LOCATION, SCALE
30 AND ANTICIPATED INTENSITY OF ADJACENT USES IN ACCORDANCE

- 1 WITH THE DOWNTOWN COLUMBIA PLAN.
- 2 f. THE MAXIMUM BUILDING HEIGHTS WILL BE CONSISTENT WITH THE
3 FINAL DEVELOPMENT PLAN.
- 4 g. FOR ANY SITE DEVELOPMENT PLAN PROPOSING DOWNTOWN
5 PUBLIC ART, THE DOWNTOWN PUBLIC ART WILL BE CONSISTENT
6 WITH THE DOWNTOWN PUBLIC ART PROGRAM APPROVED WITH
7 THE FINAL DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN
8 AMENDMENT APPROVAL.
- 9 3. MINOR ADJUSTMENTS TO THE GENERAL PEDESTRIAN CIRCULATION
10 SYSTEM, ROAD NETWORK, BLOCK CONFIGURATION, AND DOWNTOWN
11 COMMUNITY COMMONS SHOWN ON THE FINAL DEVELOPMENT PLAN AND
12 NEIGHBORHOOD CONCEPT PLAN MAY BE APPROVED AS A PART OF THE
13 SITE DEVELOPMENT PLAN, PROVIDED THE ADJUSTMENT(S) ARE
14 GENERALLY CONSISTENT WITH THE FINAL DEVELOPMENT PLAN AND
15 WILL NOT BE DETRIMENTAL TO THE OVERALL DESIGN CONCEPT AND
16 PHASING FOR DOWNTOWN REVITALIZATION.
- 17 4. AT ANY TIME PRIOR TO FINAL ACTION AND WITHIN 30 DAYS AFTER FINAL
18 ACTION BY THE PLANNING BOARD ON A SITE DEVELOPMENT PLAN, THE
19 PETITIONER MAY WITHDRAW THE PETITION.

20
21
22 **SECTION 133: OFF-STREET PARKING AND LOADING FACILITIES**

- 23 B. Layout and Location
- 24 4. Required minimum parking may be provided on a separate lot from the principal use if:
- 25 a. For residential uses, the location and distribution of parking spaces complies
26 with the Subdivision and Land Development Regulations.
- 27 b. For nonresidential uses, the major point of pedestrian access to the parking
28 facility is within 400 feet of the entrance to the building [[:]]. THIS
29 REQUIREMENT DOES NOT APPLY TO DOWNTOWN
30 REVITALIZATION;

- 1 c. The parking facility is within a zoning district in which the use being served by
2 the parking facility is permitted;
- 3 d. The parking facility is not separated from the use being served by a public street
4 [[:]]. THIS REQUIREMENT DOES NOT APPLY TO DOWNTOWN
5 REVITALIZATION; AND
- 6 e. The parking facility is subject to recorded covenants or easements for parking,
7 or other proof is provided that the continued use of the parking area is
8 guaranteed throughout the life of the land use.

9 E. PERMITTED REDUCTIONS IN OFF-STREET PARKING REQUIREMENTS.

10 3. DOWNTOWN REVITALIZATION

11 OFF-STREET PARKING AND LOADING FACILITIES FOR DOWNTOWN
12 REVITALIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE
13 FOLLOWING SHARED PARKING METHODOLOGY AND PARKING RATIOS:

14 a. THE METHODOLOGY FOR DETERMINING THE SHARED PARKING
15 DEMAND CONSISTS OF THE FOLLOWING STEPS AND IS DESCRIBED
16 IN THE FOLLOWING PARAGRAPHS:

- 17 1. DETERMINE INDIVIDUAL WEEKDAY AND WEEKEND PEAK
18 PARKING RATIOS FOR EACH LAND USE.
- 19 2. DETERMINE THE NUMBER OF RESERVED PARKING SPACES
20 FOR EACH USE.
- 21 3. SELECT TIME-OF-DAY AND MONTHLY PARKING VARIATION
22 FACTORS.
- 23 4. ADJUST PARKING RATIOS FOR MODAL SPLIT, AUTO
24 OCCUPANCY, AND CAPTIVE MARKET EFFECTS.
- 25 5. CALCULATE THE PARKING DEMAND FOR EACH SCENARIO.

26 STEP 1: DETERMINE INDIVIDUAL WEEKDAY AND WEEKEND PEAK
27 PARKING RATIOS FOR EACH LAND USE

28 TABLE 1 PRESENTS THE BASE PARKING RATIOS FOR WEEKDAYS AND
29 WEEKENDS. THESE RATIOS MUST BE USED UNLESS THE PETITIONER

1 PROVIDES REASONABLE JUSTIFICATION FOR USE OF ALTERNATIVE
2 RATIO(S) THAT WILL NOT BE DETRIMENTAL TO THE PUBLIC WELFARE.

3 STEP 2: DETERMINE THE NUMBER OF RESERVED PARKING SPACES FOR
4 EACH USE

5 A SIGNIFICANT PROPORTION OF RESIDENTIAL PARKING SPACES ARE
6 TYPICALLY RESERVED, DUE TO MARKET AND SECURITY REQUIREMENTS.
7 SOME PORTION OF OFFICE, RETAIL, HOTEL, OR OTHER USES MAY REQUIRE
8 RESERVED SPACES FOR SOME PORTION OF THE DAY. THESE RESERVED
9 SPACES SHOULD BE OUTLINED AND SPECIFIED BY LAND USE ON AN
10 HOURLY BASIS.

11 STEP 3: SELECT TIME-OF-DAY AND MONTHLY PARKING VARIATION
12 FACTORS

13 THE TIME-OF-DAY ADJUSTMENT FACTORS FOR WEEKDAYS AND
14 WEEKENDS ARE SHOWN IN TABLES 2 AND 3, RESPECTIVELY. TABLE 4
15 SHOWS THE MONTHLY ADJUSTMENT FACTORS FOR CUSTOMER AND
16 VISITOR PARKING, WHILE TABLE 5 INCLUDES THE MONTHLY
17 ADJUSTMENT FACTORS FOR EMPLOYEES. THESE TYPICAL FACTORS ARE
18 TAKEN FROM THE ULI SHARED PARKING MANUAL AND MAY BE MODIFIED
19 BASED ON OTHER PUBLISHED DATA OR INDEPENDENT STUDIES TO
20 ENSURE ACCURACY FOR SPECIFIC LAND USES OR CIRCUMSTANCES.

21 STEP 4: ADJUST PARKING RATIOS FOR MODAL SPLIT, AUTO OCCUPANCY,
22 AND CAPTIVE MARKET EFFECTS

23 MODAL SPLIT, AUTO OCCUPANCY, AND CAPTIVE MARKET EFFECTS WILL
24 BE DIFFERENT FOR EACH DOWNTOWN REVITALIZATION DEVELOPMENT.
25 MODAL SPLITS AND AUTO OCCUPANCY CAN BE DETERMINED THROUGH
26 U.S. CENSUS JOURNEY-TO-WORK DATA, PATRON SURVEYS, OR OTHER
27 LOCAL DATA, AND CAN BE ADJUSTED TO REFLECT FUTURE CONDITIONS.

28 NON-CAPTIVE ADJUSTMENTS REFLECT THE PROPORTION OF USERS THAT
29 ARE NOT ALREADY PARKED NEARBY FOR A PRIMARY PURPOSE. THESE
30 ADJUSTMENTS FOR CAPTIVE MARKET EFFECTS SHOULD ONLY BE APPLIED
31 TO SIMULTANEOUS TRIPS, NOT SEQUENTIAL TRIPS. FOR EXAMPLE, AN

1 OFFICE WORKER WHO WALKS ACROSS THE STREET FOR A SNACK DURING
2 THE DAY IS PART OF THE CAPTIVE MARKET, WHILE A COUPLE WHO HAS
3 DINNER BEFORE A MOVIE IS NOT. TABLE 6 INCLUDES SAMPLE NON-
4 CAPTIVE ADJUSTMENT FACTORS FOR WEEKDAYS AND CAN BE MODIFIED
5 BASED ON THE CHARACTERISTICS OF THE LAND USE AND
6 SURROUNDINGS.

7 STEP 5: CALCULATE THE PARKING DEMAND FOR EACH SCENARIO
8 THE INDIVIDUAL PARKING DEMANDS FOR EACH LAND USE DURING EACH
9 TIME PERIOD ARE THEN COMPUTED BY MULTIPLYING THE PARKING
10 RATIOS (ADJUSTED FOR MODAL SPLIT, AUTO OCCUPANCY, AND CAPTIVE
11 MARKET EFFECTS) BY THE TIME-OF-DAY AND MONTHLY VARIATION
12 FACTORS. NO ADJUSTMENT FACTORS OR VARIATION FACTORS ARE
13 APPLIED TO RESERVED PARKING SPACES.

14 THE SUM OF THE ADJUSTED PARKING DEMANDS FOR EACH LAND USE ARE
15 THEN COMPARED FOR EACH SCENARIO (EACH HOUR OF EACH DAY OF
16 EACH MONTH), AND THE MAXIMUM TOTAL PARKING DEMAND
17 REPRESENTS THE SHARED PARKING REQUIREMENT FOR THE PROJECT.

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TABLE 1
HOWARD COUNTY SHARED PARKING METHODOLOGY
BASE PARKING RATIOS

LAND USE	WEEKDAY		WEEKEND		UNIT
	VISITOR	EMPLOYEE	VISITOR	EMPLOYEE	
COMMUNITY SHOPPING CENTER (<400 KSF)	2.90	0.70	3.20	0.80	/KSF GLA
REGIONAL SHOPPING CENTER (400 TO 600 KSF)	3.05	0.76	3.37	0.87	/KSF GLA
SUPER REGIONAL SHOPPING CENTER (>600 KSF)	3.20	0.80	3.60	0.90	/KSF GLA
FINE/CASUAL DINING RESTAURANT	15.25	2.75	17.00	3.00	/KSF GLA
FAMILY RESTAURANT	9.00	1.50	12.75	2.25	/KSF GLA
FAST FOOD RESTAURANT	12.75	2.25	12.00	2.00	/KSF GLA
NIGHTCLUB	15.25	1.25	17.50	1.50	/KSF GLA
CINEPLEX	0.19	0.01	0.26	0.01	/SEAT
PERFORMING ARTS THEATER	0.30	0.07	0.33	0.07	/SEAT
ARENA	0.27	0.03	0.30	0.03	/SEAT
PRO FOOTBALL STADIUM	0.30	0.01	0.30	0.01	/SEAT
PRO BASEBALL STADIUM	0.31	0.01	0.34	0.01	/SEAT
HEALTH CLUB	6.60	0.40	5.50	0.25	/KSF GLA
CONVENTION CENTER	5.50	0.50	5.50	0.50	/KSF GLA
HOTEL-BUSINESS	1.00	0.25	0.90	0.18	/ROOM
HOTEL-LEISURE	0.90	0.25	1.00	0.18	/ROOM
RESTAURANT/LOUNGE	10.00		10.00		/KSF GLA
CONFERENCE CTR/BANQUET (20 TO 50 SQ FT/GUEST ROOM)	30.00		30.00		/KSF GLA
CONVENTION SPACE (>50 SQ FT/GUEST ROOM)	20.00		10.00		/KSF GLA
RESIDENTIAL, RENTAL, SHARED SPACES *	0.15	1.50	0.15	1.50	/UNIT
RESIDENTIAL, OWNED, SHARED SPACES *	0.15	1.7	0.15	1.7	/UNIT
OFFICE <25 KSF	0.30	3.5	0.03	0.35	/UNIT
OFFICE 25 TO 100 KSF	0.275	3.30	0.028	0.33	/KSF GLA
OFFICE 100 TO 500 KSF	0.225	2.81	0.023	0.28	/KSF GLA
OFFICE >500 KSF	0.20	2.60	0.02	0.26	/KSF GLA
DATA PROCESSING OFFICE	0.25	5.75	0.03	0.58	/KSF GLA
MEDICAL/DENTAL OFFICE	3.00	1.50	3.00	1.50	/KSF GLA
BANK (BRANCH) WITH DRIVE-IN	3.00	1.60	3.00	1.60	/KSF GLA

NOTE(S): (1) * 1.0 SPACE RESERVED FOR RESIDENTS' SOLE USE; REMAINDER MAY BE SHARED.

(2) SOURCE: *SHARED PARKING, SECOND EDITION*.

(3) RANGES WERE CONVERTED TO AVERAGE RATIOS, WHERE APPLICABLE.

TABLE 2
HOWARD COUNTY SHARED PARKING METHODOLOGY
TIME-OF-DAY FACTORS FOR WEEKDAY DEMAND

		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
SHOPPING CENTER-TYPICAL	CUSTOMER	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
DECEMBER	CUSTOMER	1%	5%	15%	30%	55%	75%	90%	100%	100%	100%	95%	85%	80%	75%	65%	50%	30%	10%	0%
LATE DECEMBER	CUSTOMER	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
	EMPLOYEE	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	95%	95%	90%	75%	40%	15%	0%
FINE/CASUAL DINING RESTAURANT	CUSTOMER	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	EMPLOYEE	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
FAMILY RESTAURANT	CUSTOMER	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	50%	25%
	EMPLOYEE	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
FAST FOOD RESTAURANT	CUSTOMER	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	EMPLOYEE	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
NIGHTCLUB	CUSTOMER	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	EMPLOYEE	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
CINEPLEX - TYPICAL	CUSTOMER	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
LATE DECEMBER	CUSTOMER	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
	EMPLOYEE	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
PERFORMING ARTS THEATER	CUSTOMER	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	EMPLOYEE	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
ARENA	CUSTOMER	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
	EMPLOYEE	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
STADIUM - 8 PM START	CUSTOMER	0%	0%	0%	1%	1%	1%	5%	5%	5%	5%	5%	5%	10%	50%	100%	100%	85%	25%	0%
	EMPLOYEE	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	100%	25%	10%
HEALTH CLUB	CUSTOMER	70%	40%	40%	70%	70%	80%	60%	70%	70%	80%	80%	90%	100%	90%	80%	70%	35%	10%	0%
	EMPLOYEE	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	75%	100%	100%	75%	50%	20%	20%	20%	0%
CONVENTION CENTER	CUSTOMER	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	EMPLOYEE	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
HOTEL-BUSINESS	GUEST	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
HOTEL-LEISURE	GUEST	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
RESTAURANT/LOUNGE	CUSTOMER	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
CONFERENCE CTR/BANQUET (20 TO 50 SQ FT/GUEST ROOM)	CUSTOMER	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
CONVENTION SPACE (>50 SQ FT/GUEST ROOM)	CUSTOMER	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	EMPLOYEE	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	90%	70%	40%	20%	20%	20%	20%	10%	5%
RESIDENTIAL	RESIDENT	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
	RESERVED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	GUEST	0%	10%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
OFFICE	VISITOR	0%	1%	20%	60%	100%	45%	15%	45%	100%	45%	15%	10%	5%	2%	1%	0%	0%	0%	0%
	EMPLOYEE	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
MEDICAL/DENTAL OFFICE	CUSTOMER	0%	0%	90%	90%	100%	100%	30%	90%	100%	100%	90%	80%	67%	30%	15%	0%	0%	0%	0%
	EMPLOYEE	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	67%	30%	15%	0%	0%	0%	0%
BANK (BRANCH) WITH DRIVE-IN	CUSTOMER	0%	0%	50%	90%	100%	50%	50%	50%	70%	50%	80%	100%	0%	0%	0%	0%	0%	0%	0%
	EMPLOYEE	0%	0%	60%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%

SOURCE: SHARED PARKING, SECOND EDITION

TABLE 3
HOWARD COUNTY SHARED PARKING METHODOLOGY
TIME-OF-DAY FACTORS FOR WEEKEND DEMAND

		6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM
SHOPPING CENTER-TYPICAL	CUSTOMER	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
DECEMBER	CUSTOMER	1%	5%	10%	35%	60%	70%	85%	95%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
LATE DECEMBER	CUSTOMER	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
	EMPLOYEE	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
FINE/CASUAL DINING RESTAURANT	CUSTOMER	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	EMPLOYEE	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
FAMILY RESTAURANT	CUSTOMER	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	EMPLOYEE	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
FAST FOOD RESTAURANT	CUSTOMER	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	EMPLOYEE	15%	20%	30%	40%	75%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%	20%
NIGHTCLUB	CUSTOMER	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	EMPLOYEE	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
CINEPLEX - TYPICAL	CUSTOMER	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
LATE DECEMBER	CUSTOMER	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
	EMPLOYEE	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
PERFORMING ARTS THEATER	CUSTOMER	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	100%	0%	0%
	EMPLOYEE	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
ARENA	CUSTOMER	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
	EMPLOYEE	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%
STADIUM - 1 PM START; SEE	CUSTOMER	0%	0%	1%	1%	5%	5%	50%	100%	100%	85%	25%	0%	0%	0%	0%	0%	0%	0%	0%
WEEKDAY FOR EVENING START	EMPLOYEE	0%	5%	10%	20%	30%	30%	100%	100%	100%	100%	25%	10%	5%	5%	0%	0%	0%	0%	0%
HEALTH CLUB	CUSTOMER	80%	45%	35%	50%	35%	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%	1%	1%	0%
	EMPLOYEE	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	75%	100%	100%	75%	50%	20%	20%	20%	0%
CONVENTION CENTER	CUSTOMER	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	EMPLOYEE	5%	30%	33%	33%	100%	100%	100%	100%	100%	100%	90%	70%	40%	25%	20%	20%	5%	0%	0%
HOTEL-BUSINESS	GUEST	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
HOTEL-LEISURE	GUEST	95%	95%	90%	80%	70%	70%	65%	65%	70%	70%	75%	80%	85%	85%	90%	95%	95%	100%	100%
RESTAURANT/LOUNGE	CUSTOMER	0%	10%	30%	10%	10%	5%	100%	100%	33%	10%	10%	30%	55%	60%	70%	67%	60%	40%	30%
CONFERENCE CTR/BANQUET (20 TO 50 SQ FT/GUEST ROOM)	CUSTOMER	0%	0%	30%	60%	60%	60%	65%	65%	65%	65%	65%	100%	100%	100%	100%	100%	50%	0%	0%
CONVENTION SPACE (>50 SQ FT/GUEST ROOM)	CUSTOMER	0%	0%	50%	100%	100%	100%	100%	100%	100%	100%	100%	100%	50%	30%	30%	10%	0%	0%	0%
	EMPLOYEE	5%	30%	90%	90%	100%	100%	100%	100%	100%	100%	90%	75%	60%	55%	55%	55%	45%	45%	30%
RESIDENTIAL	RESIDENT	100%	90%	85%	80%	75%	70%	65%	70%	70%	70%	75%	85%	90%	97%	98%	99%	100%	100%	100%
	RESERVED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	GUEST	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	40%	60%	100%	100%	100%	100%	80%	50%
OFFICE	VISITOR	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
	EMPLOYEE	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
MEDICAL/DENTAL OFFICE	CUSTOMER	0%	0%	90%	90%	100%	100%	30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	EMPLOYEE	0%	0%	60%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
BANK (BRANCH) WITH DRIVE-IN	CUSTOMER	0%	0%	25%	40%	75%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	EMPLOYEE	0%	0%	90%	100%	100%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

SOURCE: SHARED PARKING, SECOND EDITION

TABLE 4
 HOWARD COUNTY SHARED PARKING METHODOLOGY
 MONTHLY ADJUSTMENTS FOR CUSTOMER/VISITOR PARKING

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	LATE DEC
SHOPPING CENTER	56%	57%	64%	63%	66%	67%	64%	69%	64%	66%	72%	100%	80%
RESTAURANTS	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%
FAST FOOD RESTAURANT	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%
NIGHTCLUB	84%	86%	98%	90%	90%	91%	94%	96%	92%	98%	96%	100%	95%
CINEPLEX WEEKDAYS	27%	21%	20%	19%	27%	41%	55%	40%	15%	15%	25%	23%	100%
CINEPLEX WEEKENDS	71%	59%	67%	58%	71%	82%	92%	75%	51%	62%	78%	67%	100%
PERFORMING ARTS THEATER	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	100%	100%
ARENA	90%	100%	100%	100%	100%	75%	0%	0%	60%	65%	90%	95%	95%
PRO FOOTBALL STADIUM	0%	0%	0%	0%	0%	0%	0%	67%	0%	0%	0%	100%	100%
PRO BASEBALL STADIUM	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	0%	0%	0%
HEALTH CLUB	100%	95%	85%	70%	65%	65%	65%	70%	80%	85%	85%	90%	95%
CONVENTION CENTER	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	60%	0%
HOTEL-BUSINESS	71%	85%	91%	90%	92%	100%	98%	92%	93%	93%	81%	67%	50%
HOTEL-LEISURE	90%	100%	100%	100%	90%	90%	100%	100%	75%	75%	75%	50%	100%
RESTAURANT/LOUNGE CONFERENCE CTR/BANQUET (20 TO 50 SQ FT/GUEST ROOM)	85%	86%	95%	92%	96%	95%	98%	99%	91%	96%	93%	100%	95%
CONVENTION SPACE (>50 SQ FT/GUEST ROOM)	75%	100%	90%	55%	60%	50%	45%	75%	80%	85%	100%	60%	0%
RESIDENTIAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
OFFICE, BANK	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%

SOURCE: SHARED PARKING, SECOND EDITION

TABLE 5
 HOWARD COUNTY SHARED PARKING METHODOLOGY
 MONTHLY ADJUSTMENTS FOR EMPLOYEE/RESIDENT PARKING

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	LATE DEC
SHOPPING CENTER	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	90%	100%	90%
RESTAURANTS	95%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
FAST FOOD RESTAURANT	95%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
NIGHTCLUB	90%	90%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
CINEPLEX WEEKDAYS	50%	50%	50%	50%	50%	75%	75%	75%	50%	50%	50%	50%	100%
CINEPLEX WEEKENDS	80%	80%	80%	80%	80%	100%	100%	90%	80%	80%	80%	80%	100%
PERFORMING ARTS THEATER	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
ARENA	100%	100%	100%	100%	100%	75%	10%	10%	75%	75%	100%	100%	100%
PRO FOOTBALL STADIUM	10%	10%	10%	10%	10%	10%	10%	100%	10%	10%	10%	100%	100%
PRO BASEBALL STADIUM	10%	10%	10%	10%	100%	100%	100%	100%	100%	100%	10%	10%	10%
HEALTH CLUB	100%	100%	95%	80%	75%	75%	75%	80%	90%	95%	95%	100%	100%
CONVENTION CENTER	85%	100%	100%	65%	70%	60%	55%	85%	90%	95%	100%	70%	10%
HOTEL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
RESIDENTIAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
OFFICE, BANK	100%	100%	100%	100%	100%	100%	95%	95%	100%	100%	100%	100%	80%

SOURCE: SHARED PARKING, SECOND EDITION

TABLE 6
 HOWARD COUNTY SHARED PARKING METHODOLOGY
 NON-CAPTIVE ADJUSTMENT FACTORS FOR WEEKDAYS

	NON-CAPTIVE DAYTIME
COMMUNITY SHOPPING CENTER	90%
EMPLOYEE	100%
FINE/CASUAL DINING	90%
EMPLOYEE	100%
FAMILY RESTAURANT	85%
EMPLOYEE	100%
FAST FOOD RESTAURANT	50%
EMPLOYEE	100%
HOTEL-BUSINESS	100%
MEETING/BANQUET	60%
EMPLOYEE	100%
OFFICE	100%
EMPLOYEE	100%
MEDICAL/DENTAL OFFICE	100%
EMPLOYEE	100%
BANK	90%
EMPLOYEE	100%

SOURCE: SHARED PARKING, SECOND EDITION