RESERVED PARKING

NO PARKING
IN ACCESS
AILE

$350 FINE

RESERVED PARKING

$350 FINE

NO PARKING
IN ACCESS
AILE

$350 FINE
The Areas included within this Final Development Plan Phase is Applicable to Section 1, Area 3 of the Village of Owen Brown.

1. PUBLIC STREET AND ROADS - Section 119-C-1-2(3)
   To be shown on subdivision plaits, if required by the Howard County Office of Planning and Zoning.

2. PUBLIC RIGHTS-OF-WAY - Section 119-C-1-2(3)
   To be shown on subdivision plaits, if required by the Howard County Office of Planning and Zoning.

3. VEGETATION - Section 119-C-1-3(3)
   To be shown on subdivision plaits, if required by the Howard County Office of Planning and Zoning.

4. DRAINAGE FACILITIES - Section 119-C-1-4(3)
   To be shown on subdivision plaits, if required by the Howard County Office of Planning and Zoning.

5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 119-C-1-5(3)
   To be shown on the Final Development Plan, if required by the Howard County Planning Board.

6. PERMITTED GENERAL LOCATION OF BUILDINGS AND STRUCTURES - Section 119-C-1-6(3)
   The term "structure", as used in this Final Development Plan phase, shall include but not be limited to:

   - garages
   - cars
   - video building overhangs
   - chimneys
   - trellises
   - porches
   - bay windows
   - privacy walls or screens
   - all parts of any buildings
   - dwelling, or accessory buildings

   All setback areas shall be clear of any protrusions, extension, or construction of any type, and where any land use is adjacent to a freeway or primary road, no structure shall be located within 30' of the right-of-way line thereof; except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

   The term "structure" does not include the following upon which no restriction as to location is imposed:

   - walks
   - shrubbery
   - trees
   - ornamental landscaping

   Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Office of Planning and Zoning.

   Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or 6' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL
   No structure shall be located within 30 feet of the right-of-way of any public street, road, or highway; except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

   Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to residential land use areas.

7. PERMITTED USES - Section 119-C-1-7:
   7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL
   All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:
   a. Uses permitted in B-1 districts.
   b. Uses permitted in B-2 districts.
   c. Uses permitted in C-2 districts.

   Division of Commercial Land Use Areas into individual lots to be named, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at least one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

8. HEIGHT LIMITATIONS - Section 119-C-1-8:
   8C-3 COMMERCIAL
   No height limitation is imposed upon structures constructed within this Final Development Plan Phase provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - Section 119-C-1-9:
   9C-2 COMMERCIAL LAND USE AREAS
   a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales area.
   b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
   c. No parking requirement is imposed upon any restaurant, coffee shop, or similar facility constructed within such buildings which primarily serves tenants and employees of such buildings.
   d. One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each (5) employees of any such facility;
   e. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.
   f. Parking for all building lots subdivided under this Phase shall be provided in accordance with the boundaries of each Final Development Plan so as to comply with the terms of Section 7 above and the space indices set forth in Section 9.
   g. Perpendicular parking spaces may be established at or below, grade or in elevated levels or decks in ten (10) feet by twenty feet (20) foot clear span modes. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.

10. SETBACK PROVISIONS - Section 119-C-1-10:
   10A GENERALLY:
   a. Setbacks shall conform to the requirements of Section 4 above.
   b. A 20' setback shall be required by the flood plain line as established on the final subdivision plan.
   c. No other restrictions as to location are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 119-C-1-11:
   11A COMMERCIAL LAND USE AREAS
   As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 119-C-1-12:
   12C COMMERCIAL LAND USE AREAS
   No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

Note: This amended plat is intended to supersede sheet 2 of 3 Final Development Plan Phase 125 recorded among the Land Records of Howard County in Plat Book 30, Folio 91.

The purpose of this amended plat is to change points of access along Broken Land Parkway.