

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2019, Legislative Day No. 35

Bill No. 68-19

Introduced by Mr. Pruski, Chairman
(by request of the County Executive)

By the County Council, September 3, 2019

Introduced and first read on September 3, 2019
Public Hearing set for October 7, 2019
Bill Expires December 7, 2019

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Subdivision and Development – Forest Conservation

2
3 FOR the purpose of modifying forest conservation provisions; grandfathering certain
4 applications and permits; establishing standards for granting modifications to forest
5 conservation requirements; revising the exceptions to the requirements for
6 modifications to special priority retention areas; revising the requirements for forest
7 stand delineations and forest conservation plans; revising the forest conservation
8 thresholds applicable to reforestation; modifying reforestation ratios for clearing above
9 a threshold; revising fees and security related to forest conservation; and generally
10 relating to subdivision and development.

11
12 BY renumbering: §§ 17-2-108(f) to be 17-2-108(g); 17-6-303(c) to be 17-6-303(d); and 17-
13 6-306(c) to be 17-6-306(d)
14 Anne Arundel County Code (2005, as amended)

15
16 BY repealing and reenacting, with amendments: §§ 17-2-101(b)(12) and (13); 17-6-301(a)
17 and (b)(7), (10), and (11); 17-6-302(b)(5) and (c); 17-6-303(b); and 17-11-101
18 Anne Arundel County Code (2005, as amended)

19
20 BY repealing and reenacting, with amendments, and renumbering: §§ 17-6-303(d) to
21 be 17-6-303(e); and 17-6-306(a) and (b) to be 17-6-306(b) and (c)
22 Anne Arundel County Code (2005, as amended)

23
24 BY adding: §§ 17-2-101(b)(14); 17-2-108(f); 17-6-301(b)(12); 17-6-303(c); and 17-6-
25 306(a)

EXPLANATION: CAPITALS indicate new matter added to existing law.
[[Brackets]] indicate matter deleted from existing law.
Captions and taglines in **bold** in this bill are catchwords and are not law.

1 Anne Arundel County Code (2005, as amended)

2
3 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
4 That §§ 17-2-108(f),17-6-303(c) and (d), and 17-6-306(c), respectively, of the Anne
5 Arundel County Code (2005, as amended) are hereby renumbered to be §§ 17-2-108(g),17-
6 6-303(d) and (e), and 17-6-306(d), respectively.

7
8 SECTION 2. *And be it further enacted,* That Section(s) of the Anne Arundel County
9 Code (2005, as amended) read as follows:

10
11 **ARTICLE 17. SUBDIVISION AND DEVELOPMENT**

12
13 **TITLE 2. GENERAL PROVISIONS**

14
15 **17-2-101. Scope; applicability.**

16
17 (b) **Applicability to pending and future proceedings.** Subject to the grandfathering
18 provisions of COMAR Title 27, this article applies to all pending and future proceedings
19 and actions of any board, department, or agency empowered to decide applications under
20 this Code, except that:

21
22 (12) for property located in the core in the Parole Town Center Growth
23 Management Area, an application for final approval of a sketch plan, a preliminary plan, a
24 proposed record plat, or for recommendation of approval of an application for a building
25 or grading permit in connection with a preliminary plan or site development plan, or for
26 approval of a site development plan for development that does not require a permit, filed
27 before December 6, 2018, shall be governed by § 17-5-201 as it existed prior to December
28 6, 2018; ~~[[and]]~~

29
30 (13) an application for sketch plan approval, final plan approval, preliminary plan
31 approval, or approval of a building or grading permit associated with a site development
32 plan filed before January 1, 2019 shall be governed by the provisions of § 17-6-110 as they
33 existed prior to April 14, 2019~~[[.]]; AND~~

34
35 (14) AN APPLICATION FOR SKETCH PLAN APPROVAL, FINAL PLAN APPROVAL,
36 PRELIMINARY PLAN APPROVAL, APPROVAL OF A BUILDING OR GRADING PERMIT
37 ASSOCIATED WITH A SITE DEVELOPMENT PLAN APPROVED BEFORE THE EFFECTIVE DATE
38 OF BILL NO. 68-19, AND ANY FUTURE REVISIONS TO ANY SUCH APPLICATION OR PERMIT
39 THAT DO NOT CHANGE THE PROPOSED OR ACTUAL LIMIT OF DISTURBANCE SHALL BE
40 GOVERNED BY THE PROVISIONS OF BILL NO. 68-19 AS THEY EXISTED PRIOR TO THE
41 EFFECTIVE DATE OF BILL NO. 68-19.

42
43 **17-2-108. Modifications.**

44
45 (F) **Modification to forest conservation for special priority retention areas.**

46
47 (1) THE PLANNING AND ZONING OFFICER MAY GRANT A MODIFICATION TO THE
48 FOREST CONSERVATION REQUIREMENTS FOR SPECIAL PRIORITY RETENTION AREAS
49 CONTAINED IN § 17-6-303(C) ONLY IF THE APPLICANT DEMONSTRATES THAT:

1 (I) ENFORCEMENT OF THE REQUIREMENTS FOR SPECIAL PRIORITY RETENTION
2 AREAS WILL DEPRIVE THE APPLICANT OF RIGHTS COMMONLY ENJOYED BY OTHERS IN
3 SIMILAR AREAS;

4
5 (II) THE GRANTING OF THE MODIFICATION WILL NOT CONFER ON THE
6 APPLICANT A SPECIAL PRIVILEGE THAT WOULD BE DENIED TO OTHER APPLICANTS;

7
8 (III) THE MODIFICATION REQUEST IS NOT BASED ON CONDITIONS OR
9 CIRCUMSTANCES WHICH ARE THE RESULT OF ACTIONS BY THE APPLICANT;

10
11 (IV) THE MODIFICATION REQUEST DOES NOT ARISE FROM A CONDITION OF OR
12 PERMITTED OR NONCONFORMING USE ON A NEIGHBORING PROPERTY;

13
14 (V) THE GRANTING OF A MODIFICATION WILL NOT ADVERSELY AFFECT WATER
15 QUALITY; AND

16
17 (VI) BECAUSE OF THE SPECIAL FEATURES OF THE SITE OR OTHER
18 CIRCUMSTANCES, STRICT IMPLEMENTATION OF THIS PROVISION WOULD RESULT IN AN
19 UNWARRANTED HARDSHIP TO THE DEVELOPER AS THAT TERM IS DEFINED IN § 8-1808 OF
20 THE NATURAL RESOURCES ARTICLE OF THE STATE CODE.

21
22 (2) THE PLANNING AND ZONING OFFICER SHALL MAKE WRITTEN FINDINGS THAT
23 THE APPLICANT HAS MET THE REQUIREMENTS OF THIS SUBSECTION BEFORE THE OFFICER
24 MAY GRANT A MODIFICATION.

25
26 ~~[[f]]~~ (G) **Conditions.** In granting a modification, the Planning and Zoning Officer may
27 require conditions to secure the objectives of the provision that has been modified.

28 **TITLE 6. GENERAL DEVELOPMENT PROVISIONS**

29 **17-6-301. Scope.**

30
31
32
33 (a) **In general.** This subtitle applies to any public or private PRELIMINARY PLAN, SITE
34 DEVELOPMENT PLAN, subdivision plan, or application for a grading or sediment control
35 permit by any person, including a unit of State government and the County, on areas 40,000
36 square feet or greater.

37
38 (b) **Exceptions.** This subtitle does not apply to:

39
40 (7) ~~[[residential construction on a single lot of any size]]~~ DEVELOPMENT or a linear
41 project if:

42
43 (i) ~~[[the residential construction or linear project]]~~ IT does not result in the
44 CUMULATIVE cutting, clearing, or grading of more than 20,000 square feet of forest ON
45 CONTIGUOUS LOTS UNDER COMMON OWNERSHIP; and

46
47 (ii) ~~[[the residential construction or linear project will]]~~ IT DOES not result in
48 the cutting, clearing, or grading of any forest that is subject to the requirements of a
49 previous forest conservation plan prepared under this subtitle;

50
51 (10) a stream restoration project, as defined in the Natural Resources Article, § 5-
52 1601, of the State Code, provided the applicant has a binding agreement with the owner to
53 maintain the project for at least five years; ~~[[or]]~~

1 (11) maintenance or retrofitting of a stormwater management structure,
2 including clearing of vegetation or removal and trimming of trees, provided the
3 maintenance or retrofitting is within the original limits of disturbance for construction of
4 the existing structure or within any maintenance easement for access to the structure[.];
5 OR

6
7 (12) PREVIOUSLY DEVELOPED AREAS COVERED BY IMPERVIOUS SURFACE AND
8 LOCATED IN PRIORITY FUNDING AREAS AT THE TIME OF THE APPLICATION FOR
9 SUBDIVISION PLAN, GRADING OR SEDIMENT CONTROL PERMIT APPROVAL.

10
11 **17-6-302. Forest stand delineation.**

12
13 (b) **Contents.** Except as otherwise provided in this section, a forest stand delineation
14 shall consist of a narrative and shall contain or be accompanied by all information required
15 by the Office of Planning and Zoning, including:

16
17 (5) information required by the State Forest Conservation Technical Manual AND
18 COMAR TITLE 08, SUBTITLE 19 FOR A FULL FOREST STAND DELINEATION.

19
20 (c) **Simplified forest stand delineation for sites other than linear projects.** The
21 Office of Planning and Zoning may approve a simplified forest stand delineation for sites
22 other than linear projects if:

23
24 [(1) (i) less than 40,000 square feet of forest cover is disturbed during any
25 construction activity; or

26
27 (ii) forest cover disturbance is required by the County for the widening or
28 improvement of existing County roads or utility extensions when, without the disturbance
29 required by the County, the development itself would otherwise be exempt from the forest
30 conservation provisions of this title;

31
32 (2) a forest conservation easement is entered into with the County to provide long-
33 term protection for the area; and.

34
35 (3) the application for approval of the simplified forest stand delineation contains
36 all information required by the Office of Planning and Zoning, including at least the
37 following:

38
39 (i) a topography map that delineates intermittent and perennial streams and
40 steep slopes;

41
42 (ii) soil mapping units and narrative that indicate soils with structural
43 limitations, hydric soils, or highly erodible soils;

44
45 (iii) the location of 100-year floodplains; and

46
47 (iv) a map verified by a field inspection that shows existing forest cover,
48 champion trees, and critical habitat areas.]]

1 (1) (I) FOREST DOES NOT CURRENTLY EXIST ON THE SITE OR FOREST ON THE SITE
2 WILL NOT BE CUT OR CLEARED FOR THE PROPOSED DEVELOPMENT;

3
4 (II) ALL FOREST ON THE SITE WILL BE PROTECTED UNDER A LONG-TERM
5 PROTECTIVE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY; AND

6
7 (2) A FOREST STAND DELINEATION MAP, MEETING THE REQUIREMENTS OF COMAR
8 08.19.04.02 FOR A SIMPLIFIED FOREST STAND DELINEATION MAP, IS INCLUDED IN AND
9 APPROVED AS PART OF THE APPLICATION.

10
11 **17-6-303. Forest conservation plan.**

12
13 (b) **Priority retention areas.** The following vegetation and areas are considered
14 priority retention areas and shall be left undisturbed unless the [[developer demonstrates
15 that reasonable efforts have been made to protect the vegetation and areas but the plan
16 cannot be reasonably altered]] PLANNING AND ZONING OFFICER APPROVES A
17 MODIFICATION DESCRIBED IN § 17-2-108:

18
19 (1) trees, shrubs, and plants located in sensitive areas, including the 100-year
20 floodplain, intermittent and perennial streams and their buffers, steep slopes, non-tidal
21 wetlands, AND ALL ASSOCIATED BUFFERS; COUNTY-DESIGNATED GREENWAYS; and
22 critical [[habitats]] HABITAT AREAS, AS DEFINED IN § 5-1601 OF THE NATURAL RESOURCES
23 ARTICLE OF THE STATE CODE;

24
25 (2) contiguous forest that connects the largest undeveloped or most vegetated tracts
26 of land within and adjacent to the site; AND

27
28 [[(3) trees, shrubs, or plants determined to be rare, threatened, or endangered under
29 the Federal Endangered Species Act of 1973 set forth in 16 U.S.C. §§ 1531 – 1544 and in
30 50 CFR Part 17; the Maryland Nongame and Endangered Species Conservation Act set
31 forth in the Natural Resources Article, §§ 10-2A-01 et seq., of the State Code, and
32 COMAR, Title 08;

33
34 (4) trees that are champion trees, part of a historic site, or associated with a historic
35 structure;

36
37 (5) a tree that has a diameter measured at 4.5 feet above the ground of 30 inches or
38 more or that is 75% or more of the diameter of the current State champion tree of that
39 species; and

40
41 (6) forested areas at least 35 feet wide with a total area of 10,000 square feet.]]

42
43 (3) FOREST INTERIOR DWELLING SPECIES (“FIDS”) HABITAT, MEANING WOODLAND
44 AREAS OF SUFFICIENT SIZE AS TO BE FAVORABLE TO THE BREEDING OF FIDS, THAT MEETS
45 ONE THE FOLLOWING CONDITIONS:

46
47 (I) A MINIMUM OF 50 ACRES IN SIZE AND CONTAINS AT LEAST 10 ACRES OF
48 FOREST LOCATED MORE THAN 300 FEET FROM THE NEAREST FOREST EDGE; OR

49
50 (II) RIPARIAN FORESTS AT LEAST 50 ACRES IN SIZE WITH A MINIMUM AVERAGE
51 WIDTH OF 300 FEET WITHIN THE WATERSHED OF A REGULATED STREAM.

1 **(C) Special priority retention areas.** THE FOLLOWING VEGETATION AND AREAS ARE
2 CONSIDERED SPECIAL PRIORITY RETENTION AREAS, AND SHALL BE LEFT UNDISTURBED
3 UNLESS THE DEVELOPER IS GRANTED A MODIFICATION UNDER 17-2-108(F):
4

5 (1) TREES, SHRUBS, OR PLANTS DETERMINED TO BE RARE, THREATENED, OR
6 ENDANGERED UNDER THE FEDERAL ENDANGERED SPECIES ACT OF 1973, AS SET FORTH IN
7 16 U.S.C. §§ 1531 THROUGH 1544 AND IN 50 C.F.R. PART 17; AND THE MARYLAND NONGAME
8 AND ENDANGERED SPECIES CONSERVATION ACT, AS SET FORTH IN §§ 10-2A-01, ET SEQ. OF
9 THE NATURAL RESOURCES ARTICLE OF THE STATE CODE AND IN COMAR, TITLE 08,
10 SUBTITLE 03, CHAPTER 08;
11

12 (2) TREES THAT ARE PART OF A HISTORIC SITE OR ASSOCIATED WITH A HISTORIC
13 STRUCTURE OR DESIGNATED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES
14 OR THE COUNTY AS A NATIONAL, STATE, OR LOCAL CHAMPION TREE; AND
15

16 (3) A TREE THAT HAS A DIAMETER MEASURED AT 4.5 FEET ABOVE THE GROUND OF
17 30 INCHES OR MORE OR THAT IS 75% OR MORE OF THE DIAMETER OF THE CURRENT STATE
18 CHAMPION TREE OF THAT SPECIES.
19

20 **[[c)] (D) Contents of forest conservation plan.** A forest conservation plan shall
21 contain or be accompanied by all information required by the Office of Planning and
22 Zoning, including at least the following:
23

24 (1) an approved forest stand delineation;
25

26 (2) a table that lists the proposed values, measured to the nearest one-tenth acre, of
27 the site, including the area of required forest conservation and the onsite and offsite areas
28 of forest conservation that the developer will provide, but excluding the 100-year
29 floodplain and any previously developed areas covered by impervious surfaces that are
30 located in a priority funding area;
31

32 (3) a graphic scale drawing of the site that shows the forest conservation to be
33 provided, areas where existing forest is to be retained, areas proposed for afforestation or
34 reforestation and their relationship to priority areas, any offsite areas proposed for
35 afforestation or reforestation to meet forest conservation requirements, the limits of
36 disturbance to the site, and stockpile areas;
37

38 (4) an explanation of how the developer will give priority to the retention of existing
39 forests;
40

41 (5) an afforestation or reforestation plan, if applicable;
42

43 (6) information required by the State Forest Conservation Technical Manual;
44

45 (7) a timetable for the sequence to implement the forest conservation plan and a
46 description of site and soil preparation, size and species of plants and trees, and spacing
47 between trees and plants;
48

49 (8) the locations and types of protective devices to be used during construction
50 activities to protect trees and forests designated for conservation;
51

52 (9) a forestation agreement;

1 (10) a forest conservation easement that provides protection for areas of retention,
2 planting, replanting, afforestation, or reforestation and that limits the use of those areas to
3 uses that are consistent with forest conservation, including passive recreational activities
4 and forest management practices.

5
6 **[[d)] (E) Retention not feasible; afforestation and reforestation; payment to**
7 **Forest Conservation Fund.**

8
9 (1) If a developer proposes to MODIFY THE REQUIREMENTS OF § 17-6-303(B) OR TO
10 retain less of the existing forest than is required by the forest conservation thresholds
11 established in § 17-6-306, the developer shall apply TO THE PLANNING AND ZONING
12 OFFICER for a modification of the forest conservation requirements of this subtitle
13 PURSUANT TO § 17-2-108 [[and:

14
15 (i) demonstrate that there are no available methods or techniques to implement
16 forest retention at the forest conservation threshold;

17
18 (ii) demonstrate why priority forests and priority areas, as determined by an
19 evaluation of the forest stand delineation, cannot be retained; and

20
21 (iii) describe the areas where afforestation and reforestation will occur, with
22 preference given to replanting in a priority retention area]].

23
24 (2) If the [[Office]] PLANNING AND ZONING OFFICER [[determines that retention of
25 existing forest is not feasible]] APPROVES A MODIFICATION PURSUANT TO PARAGRAPH
26 (E)(1), the developer shall provide for afforestation in accordance with § 17-6-305 and
27 reforestation in accordance with § 17-6-306.

28
29 (3) If the Office of Planning and Zoning determines that neither afforestation nor
30 reforestation can reasonably be accomplished, the developer shall make a payment to the
31 County's Forest Conservation Fund as provided in Title 11 before the signing of the
32 proposed record plat for a development involving subdivision or upon the issuance of a
33 grading permit for a development not involving subdivision.

34
35 **17-6-306. Reforestation.**

36
37 (A) **Definitions.** IN THIS SECTION, THE FOLLOWING WORDS HAVE THE MEANINGS
38 INDICATED.

39
40 (1) "AGRICULTURAL AND RESOURCE AREAS" MEANS UNDEVELOPED AREAS ZONED
41 FOR DENSITIES OF LESS THAN OR EQUAL TO ONE DWELLING UNIT PER FIVE ACRES.

42
43 (2) "COMMERCIAL OR INDUSTRIAL AREAS" MEANS MANUFACTURING OPERATIONS,
44 OFFICE COMPLEXES, SHOPPING CENTERS, AND OTHER SIMILAR USES AND THEIR
45 ASSOCIATED STORAGE AREAS, YARDS, AND PARKING AREAS.

46
47 (3) "HIGH DENSITY RESIDENTIAL AREAS" MEANS AREAS ZONED FOR DENSITIES
48 GREATER THAN ONE DWELLING UNIT PER ACRE, INCLUDING BOTH EXISTING AND
49 PLANNED DEVELOPMENT AND THEIR ASSOCIATED INFRASTRUCTURE, SUCH AS ROADS,
50 UTILITIES, AND WATER AND SEWER SERVICE.

1 (4) "INSTITUTIONAL DEVELOPMENT AREAS" MEANS SCHOOLS, COLLEGES,
 2 UNIVERSITIES, MILITARY INSTALLATIONS, TRANSPORTATION FACILITIES, UTILITY AND
 3 SEWER PROJECTS, GOVERNMENT OFFICES AND FACILITIES, GOLF COURSES, RECREATION
 4 AREAS, PARKS, AND CEMETERIES.

5
 6 (5) "MEDIUM DENSITY RESIDENTIAL AREAS" MEANS AREAS ZONED FOR DENSITIES
 7 GREATER THAN ONE DWELLING UNIT PER FIVE ACRES AND LESS THAN OR EQUAL TO ONE
 8 DWELLING UNIT PER ACRE, INCLUDING BOTH EXISTING AND PLANNED DEVELOPMENT
 9 AND THEIR ASSOCIATED INFRASTRUCTURE, SUCH AS ROADS, UTILITIES, AND WATER AND
 10 SEWER SERVICE.

11
 12 (6) "MIXED USE DEVELOPMENT AREAS" MEANS SINGLE, RELATIVELY HIGH
 13 DENSITY DEVELOPMENT PROJECTS, USUALLY COMMERCIAL IN NATURE, WHICH INCLUDE
 14 ONE OR MORE TYPES OF USES.

15
 16 (7) "PLANNED UNIT DEVELOPMENT AREAS" MEANS DEVELOPMENTS COMPRISING
 17 A COMBINATION OF LAND USES OR VARYING INTENSITIES OF THE SAME LAND USE IN
 18 ACCORDANCE WITH AN INTEGRATED PLAN THAT PROVIDES FLEXIBILITY IN LAND USE
 19 DESIGN APPROVED BY THE LOCAL JURISDICTION WITH AT LEAST 20% OF THE LAND
 20 PERMANENTLY DEDICATED TO OPEN SPACE.

21
 22 **[[a)] (B) Amount required.** The amount of reforestation required under this subtitle
 23 shall be determined according to the amount of existing forest cover cleared in relation to
 24 the forest conservation threshold for the site. For purposes of this section, the term "site"
 25 **[[excludes the 100-year floodplain]]** MEANS ANY LOT OR PARCEL OF LAND, OR
 26 COMBINATION OF LOTS OR PARCELS OF LAND, THAT ARE CONTIGUOUS AND BEING
 27 DEVELOPED AS PART OF A COMMON SUBDIVISION OR PROJECT, BUT NOT INCLUDING ANY
 28 AREA COMPRISING A 100-YEAR FLOODPLAIN. The forest conservation thresholds are AS
 29 SHOWN IN THE FOLLOWING CHART:

- 30
 31 **[[**(1) for agricultural and resource areas, 50% of the site;
 32
 33 (2) for medium density residential uses, 25% of the site;
 34
 35 (3) for institutional development uses, 20% of the site;
 36
 37 (4) for high density residential uses, 20% of the site;
 38
 39 (5) for mixed use or planned unit development uses, 15% of the site; and
 40
 41 (6) for commercial or industrial uses, 15% of the site.**]]**
 42

LAND USE TYPE	SITE AREA	CONSERVATION THRESHOLD
AGRICULTURAL AND RESOURCE AREAS	LESS THAN 2 ACRES	50% OF THE SITE
	GREATER THAN OR EQUAL TO 2 ACRES BUT LESS THAN 25 ACRES	58% OF THE SITE
	GREATER THAN OR EQUAL TO 25 ACRES BUT LESS AN 50 ACRES	67% OF THE SITE

	50 ACRES OR MORE	75% OF THE SITE
MEDIUM DENSITY RESIDENTIAL AREAS	LESS THAN 2 ACRES	25% OF THE SITE
	GREATER THAN OR EQUAL TO 2 ACRES BUT LESS THAN 25 ACRES	40% OF THE SITE
	GREATER THAN OR EQUAL TO 25 ACRES BUT LESS THAN 50 ACRES	55% OF THE SITE
	50 ACRES OR MORE	70% OF THE SITE
INSTITUTIONAL DEVELOPMENT AREAS	ANY ACREAGE	20% OF THE SITE
HIGH DENSITY RESIDENTIAL AREAS	LESS THAN 2 ACRES	20% OF THE SITE
	GREATER THAN OR EQUAL TO 2 ACRES BUT LESS THAN 25 ACRES	35% OF THE SITE
	GREATER THAN OR EQUAL TO 25 ACRES BUT LESS THAN 50 ACRES	50% OF THE SITE
	50 ACRES OR MORE	65% OF THE SITE
MIXED USE DEVELOPMENT AREAS OR PLANNED UNIT DEVELOPMENT AREAS	LESS THAN 2 ACRES	15% OF THE SITE
	GREATER THAN OR EQUAL TO 2 ACRES BUT LESS THAN 25 ACRES	30% OF THE SITE
	GREATER THAN OR EQUAL TO 25 ACRES BUT LESS THAN 50 ACRES	45% OF THE SITE
	50 ACRES OR MORE	60% OF THE SITE
COMMERCIAL OR INDUSTRIAL AREAS	LESS THAN 2 ACRES	15% OF THE SITE
	GREATER THAN OR EQUAL TO 2 ACRES BUT LESS THAN 25 ACRES	30% OF THE SITE
	GREATER THAN OR EQUAL TO 25 ACRES BUT LESS THAN 50 ACRES	45% OF THE SITE
	50 ACRES OR MORE	60% OF THE SITE

1 SECTION 3. *And be it further enacted*, That all references in this Ordinance to “the
2 effective date of Bill No. 68-19”, or words to that effect, shall, upon codification, be
3 replaced with the actual date on which this Ordinance takes effect under Section 307 of the
4 County Charter as certified by the Administrative Officer to the County Council.

5

6 SECTION 4. *And be it further enacted*, That this Ordinance shall take effect 45 days
7 from the date it becomes law.