

AMENITIES PLAN, OF PARTS THEREOF, THE COMMISSION SHALL GIVE CONSIDERATION TO AGRICULTURAL, INDUSTRIAL, COMMERCIAL AND RESIDENTIAL VALUES.

IN DEVELOPING, REVIEWING AND REVISING THE AMENITIES PLAN, OR PARTS THEREOF, THE COMMISSION SHALL GIVE CONSIDERATION TO RELEVANT PORTIONS OF FEDERAL, STATE, REGIONAL AND LOCAL PLANS, WHETHER PREPARED BY SIGNATORIES OR THEIR AGENCIES, BY LOCAL OR REGIONAL PLANNING COMMISSIONS, BY LOCAL GOVERNMENTAL UNITS OR ORGANIZATIONS THEREOF, BY SOIL AND WATER CONSERVATION DISTRICTS, BY REGIONAL RESOURCE USE ASSOCIATIONS, OR BY OTHER GOVERNMENTAL AGENCIES OR ORGANIZATIONS. SUCH CONSIDERATION SHALL BE REQUIRED ONLY WITH RESPECT TO SUCH PLANS AS ARE PRESENTED TO THE COMMISSION IN THE MANNER THE COMMISSION MAY PROVIDE.

THE PLAN SHALL INCLUDE PUBLIC AND PRIVATE AREAS, WATERS, LAND, LAND USES, STRUCTURES, PROJECTS AND FACILITIES WHICH ARE NECESSARY, IN THE JUDGMENT OF THE COMMISSION FOR THE BALANCED DEVELOPMENT, CONSERVATION, UTILIZATION AND PRESERVATION OF SUCH VALUES. ANY SUCH PLAN SHALL ALSO PROVIDE FOR:

- (A) RIVER ZONES AND THEIR ACCESSIBILITY;
- (B) INSTITUTING LAND USE PLANS AND CONTROLS WITHIN RIVER ZONES;
- (C) ACQUIRING OR OTHERWISE PRESERVING EXISTING AND POTENTIAL PARKS AND PARKWAYS, SCENIC AREAS, OPEN SPACES, RECREATION AREAS, HISTORIC AREAS, TRAIL CORRIDORS, WETLANDS OR NATURAL AREAS WITHIN RIVER ZONES.

A RIVER ZONE, AS USED IN THIS ARTICLE, MEANS SUCH PORTION OF THE POTOMAC RIVER OR A TRIBUTARY, INCLUDING THE ISLANDS, AND AN AREA ALONG THE SHORES, OF SUCH LENGTH AND EXTENDING INLAND SUCH DISTANCE, AS THE COMMISSION MAY DETERMINE, BUT NO RIVER ZONE MAY EXTEND INLAND MORE THAN ONE MILE EXCEPT WITH THE CONCURRENCE OF THE GOVERNING BODY OF THE LOCALITY IN WHICH SUCH ZONE IS LOCATED.

THE COMMISSION MAY, FROM TIME TO TIME AFTER PUBLIC HEARING WHICH WHENEVER PRACTICABLE SHALL BE IN THE GENERAL VICINITY OF THE RIVER ZONE INVOLVED, ESTABLISH, MODIFY OR ABOLISH SO MANY RIVER ZONES OF SUCH SIZES AS IT MAY DETERMINE TO BE NECESSARY FOR THE PROTECTION OF FISH AND WILDLIFE HABITAT, AND AESTHETIC, SCENIC AND HISTORIC VALUES; PROVIDED, THAT