

[(17)](18) (i) "Project approval" means the approval of development, other than development by a State or local government agency, in the Chesapeake Bay Critical Area or the Atlantic Coastal Bays Critical Area by the appropriate local approval authority.

(ii) "Project approval" includes:

1. Approval of subdivision plats and site plans;
2. Inclusion of areas within floating zones;
3. Issuance of variances, special exceptions, and conditional use permits; and
4. Approval of rezoning.

(iii) "Project approval" does not include building permits.

8-1808.1.

(c) (1) When locating new intensely developed or limited development areas, local jurisdictions ~~shall use the following guidelines:~~ ~~AND THE COMMISSION SHALL ENSURE THAT THE GUIDELINES IN THIS SUBSECTION HAVE BEEN APPLIED IN A MANNER THAT IS CONSISTENT WITH THE COMMISSION'S PURPOSE, POLICIES, GOALS, ALL CRITERIA, AND THE PROVISIONS OF THIS SUBTITLE.~~

(2) ~~THE GUIDELINES FOR LOCATING NEW INTENSELY DEVELOPED OR LIMITED DEVELOPMENT AREAS ARE AS FOLLOWS:~~

[(1) New intensely developed areas should be located in limited development areas or adjacent to existing intensely developed areas;

(2) New limited development areas should be located adjacent to existing limited development areas or intensely developed areas;]

(I) LOCATE A NEW INTENSELY DEVELOPED AREA ~~SHOULD BE LOCATED~~ IN A LIMITED DEVELOPMENT AREA OR ADJACENT TO AN EXISTING INTENSELY DEVELOPED AREA;

(II) LOCATE A NEW LIMITED DEVELOPMENT AREA ~~SHOULD BE LOCATED~~ ADJACENT TO AN EXISTING LIMITED DEVELOPMENT AREA OR AN INTENSELY DEVELOPED AREA;

(III) LOCATE A NEW LIMITED DEVELOPMENT AREA OR AN INTENSELY DEVELOPED AREA ~~SHOULD BE LOCATED~~ IN A MANNER THAT MINIMIZES IMPACTS TO A HABITAT PROTECTION AREA AS DEFINED IN COMAR 27.01.09, AND IN AN AREA AND MANNER THAT OPTIMIZES BENEFITS TO WATER QUALITY; AND

(IV) LOCATE A NEW INTENSELY DEVELOPED AREA OR A LIMITED DEVELOPMENT AREA ~~TO BE LOCATED~~ IN A RESOURCE CONSERVATION AREA ~~SHOULD BE LOCATED~~ AT LEAST 300 FEET BEYOND THE LANDWARD EDGE OF TIDAL WETLANDS OR TIDAL WATERS;