

(4) "Buffer" means an existing, naturally vegetated area, or an area established in vegetation and managed to protect aquatic, wetlands, shoreline, and terrestrial environments from man-made disturbances.

(5) "Chesapeake Bay Critical Area" means the initial planning area identified under § 8-1807 of this subtitle.

(6) "Commission" means the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays established in this subtitle.

(7) "Critical Area" means the Chesapeake Bay Critical Area and the Atlantic Coastal Bays Critical Area.

(8) "DEVELOPER" MEANS:

(I) A PERSON WHO UNDERTAKES DEVELOPMENT AS DEFINED IN THIS SECTION; OR

(II) A PERSON WHO UNDERTAKES DEVELOPMENT ACTIVITIES AS DEFINED IN THE CRITERIA OF THE COMMISSION.

(9) "Development" means any activity that materially affects the condition or use of dry land, land under water, or any structure.

[(9)](10) (i) "Dwelling unit" means a single unit providing complete, independent living facilities for at least one person, including permanent provisions for sanitation, cooking, eating, sleeping, and other activities routinely associated with daily life.

(ii) "Dwelling unit" includes a living quarters for a domestic or other employee or tenant, an in-law or accessory apartment, a guest house, or a caretaker residence.

[(10)](11) "Growth allocation" means the number of acres of land in the Chesapeake Bay Critical Area or Atlantic Coastal Bays Critical Area that a local jurisdiction may use to create new intensely developed areas and new limited development areas.

[(11)](12) "Includes" means includes or including by way of illustration and not by way of limitation.

[(12)](13) "Land classification" means the designation of land in the Chesapeake Bay Critical Area or Atlantic Coastal Bays Critical Area in accordance with the criteria adopted by the Commission as an intensely developed area or district, a limited development area or district, or a resource conservation area or district.

[(13)](14) "Local jurisdiction" means a county, or a municipal corporation with planning and zoning powers, in which any part of the Chesapeake Bay Critical Area or the Atlantic Coastal Bays Critical Area, as defined in this subtitle, is located.

[(14)](15) (i) "Program" means the critical area protection program of a local jurisdiction.