

(2) CONSERVE FISH, WILDLIFE, AND PLANT HABITAT; AND

(3) ESTABLISH LAND USE POLICIES FOR DEVELOPMENT IN THE CHESAPEAKE BAY CRITICAL AREA WHICH ACCOMMODATE GROWTH AND ALSO ADDRESS THE FACT THAT, EVEN IF POLLUTION IS CONTROLLED, THE NUMBER, MOVEMENT, AND ACTIVITIES OF PERSONS IN THAT AREA CAN CREATE ADVERSE ENVIRONMENTAL IMPACTS.

(C) AT A MINIMUM, A PROGRAM SUFFICIENT TO MEET THE GOALS STATED IN SUBSECTION (B) INCLUDES:

(1) A MAP DESIGNATING THE CRITICAL AREA IN A LOCAL JURISDICTION;

(2) A COMPREHENSIVE ZONING MAP FOR THE CRITICAL AREA;

(3) AS NECESSARY, NEW OR AMENDED PROVISIONS OF THE JURISDICTION'S:

(I) SUBDIVISION REGULATIONS;

(II) COMPREHENSIVE OR MASTER PLAN;

(III) ZONING ORDINANCES OR REGULATIONS;

(IV) PROVISIONS RELATING TO ENFORCEMENT; AND

(V) PROVISIONS AS APPROPRIATE RELATING TO GRANDFATHERING OF DEVELOPMENT AT THE TIME THE PROGRAM IS ADOPTED OR APPROVED BY THE COMMISSION;

(4) PROVISIONS REQUIRING THAT PROJECT APPROVALS SHALL BE BASED ON FINDINGS THAT PROJECTS ARE CONSISTENT WITH THE STANDARDS STATED IN SUBSECTION (B) OF THIS SECTION;

(5) PROVISIONS TO LIMIT THE AMOUNT OF LAND COVERED BY BUILDINGS, ROADS, PARKING LOTS, OR OTHER IMPERVIOUS SURFACES, AND TO REQUIRE OR ENCOURAGE CLUSTER DEVELOPMENT, WHERE NECESSARY OR APPROPRIATE;

(6) ESTABLISHMENT OF BUFFER AREAS ALONG SHORELINES WITHIN WHICH AGRICULTURE WILL BE PERMITTED ONLY IF BEST MANAGEMENT PRACTICES ARE USED, PROVIDED THAT STRUCTURES OR ANY OTHER USE OF LAND WHICH IS NECESSARY FOR ADJACENT AGRICULTURE SHALL ALSO BE PERMITTED IN ANY BUFFER AREA;

(7) REQUIREMENTS FOR MINIMUM SETBACKS FOR STRUCTURES AND SEPTIC FIELDS ALONG SHORELINES;

(8) DESIGNATION OF SHORELINE AREAS IF ANY THAT ARE SUITABLE FOR PARKS, HIKING, BIKING, WILDLIFE REFUGES, SCENIC DRIVES, PUBLIC ACCESS OR ASSEMBLY, AND WATER-RELATED RECREATION SUCH AS BOAT SLIPS, PIERS, AND BEACHES;