

THE RESOURCE CONSERVATION AREA IN ADDITION TO THE EXPANSION ALLOCATED IN PARAGRAPH (3) OF THIS SUBSECTION. A DEVELOPER SHALL BE REQUIRED TO CLUSTER ANY DEVELOPMENT IN AN AREA OF EXPANSION AUTHORIZED UNDER THIS PARAGRAPH.

(C) IN CALCULATING THE 1-IN-20 ACRE DENSITY OF DEVELOPMENT THAT IS PERMITTED ON A PARCEL LOCATED WITHIN THE RESOURCE CONSERVATION AREA, A LOCAL JURISDICTION MAY PERMIT THE AREA OF ANY PRIVATE WETLANDS LOCATED ON THE PROPERTY TO BE INCLUDED, UNDER THE FOLLOWING CONDITIONS:

(1) THE DENSITY OF DEVELOPMENT ON THE UPLAND PORTION OF THE PARCEL MAY NOT EXCEED 1 DWELLING UNIT PER 8 ACRES; AND

(2) THE AREA OF PRIVATE WETLANDS SHALL BE ESTIMATED ON THE BASIS OF VEGETATIVE INFORMATION AS DESIGNATED ON THE STATE WETLANDS MAPS.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect June 1, 1986.

Approved May 13, 1986.

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CHAPTER 603

(House Bill 1495)

AN ACT concerning

Chesapeake Bay Critical Area - Intrafamily Transfers

FOR the purpose of ~~authorizing a local approving authority to establish an exception for a certain person who subdivides a parcel of land in a certain manner from certain initial project approval requirements of the Chesapeake Bay Critical Area law~~; authorizing a person to subdivide a single parcel of land of a certain size in the Chesapeake Bay Critical Area into a certain number of parcels if the conveyances are only to family members; providing for the scope, application, and effect of this Act; making stylistic changes; defining certain terms; authorizing a local jurisdiction to make certain submissions to the Chesapeake Bay Critical Area Commission under this Act; authorizing a local jurisdiction to permit certain intrafamily transfers under certain circumstances; providing for the subdivision of certain parcels of land subject to certain laws; providing for certain powers and duties of a local jurisdiction under this Act; and generally relating to certain intrafamily transfers in the Critical Area and to projects that require approval in the initial planning areas of the Chesapeake Bay Critical Area.