

MAY BE DEVELOPED WITH A SINGLE FAMILY DWELLING, IF A SINGLE FAMILY DWELLING IS NOT ALREADY PLACED THERE, PROVIDED THAT:

(1) DEVELOPMENT OF THE LAND CONFORMS TO THE REQUIREMENTS OF THIS TITLE AND TITLE 27 OF THE CODE OF MARYLAND REGULATIONS; OR

(2) THE AREA OF LAND IS ~~COUNTED BY~~ DEDUCTED FROM THE LOCAL JURISDICTION AGAINST THE GROWTH INCREMENT JURISDICTION'S GROWTH ALLOCATION IN ACCORDANCE WITH § 8-1808.1(B) OF THIS ~~TITLE~~ SUBTITLE AND COMAR 27.01.02.06.

(C) (1) (I) IN THIS SUBSECTION AND SUBSECTION (D) OF THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(II) "BAYSIDE MIXED USE DISTRICT" MEANS A DISTRICT OF EXISTING LARGE BAYSIDE PARCELS THAT:

1. ARE ESSENTIALLY UNDEVELOPED WITH PERMANENT STRUCTURES;

2. ARE SUITABLE FOR LARGE-SCALE COMMERCIAL OR MIXED USE DEVELOPMENT; AND

3. OFFER THE OPPORTUNITY FOR WELL-PLANNED, EFFICIENT, AND DIVERSIFIED COMPREHENSIVE DEVELOPMENT.

(III) 1. "PLANNED UNIT DEVELOPMENT" MEANS A DEVELOPMENT COMPRISED OF A COMBINATION OF LAND USES OR VARYING INTENSITIES OF THE SAME LAND USE IN ACCORDANCE WITH AN INTEGRATED PLAN THAT PROVIDES FLEXIBILITY IN LAND USE DESIGN APPROVED BY THE LOCAL JURISDICTION.

2. "PLANNED UNIT DEVELOPMENT" INCLUDES A RESIDENTIAL PLANNED COMMUNITY.

(2) A PLANNED UNIT DEVELOPMENT IN A BAYSIDE MIXED USE DISTRICT THAT HAS RECEIVED THE LOCAL JURISDICTION'S FINAL SITE APPROVAL AND IS LEGALLY BUILDABLE AFTER JUNE 1, 2002 BUT PRIOR TO PROGRAM APPROVAL MAY BE DEVELOPED IF:

(I) DEVELOPMENT OF THE LAND CONFORMS TO THE REQUIREMENTS OF THIS TITLE AND TITLE 27 OF THE CODE OF MARYLAND REGULATIONS;

(II) THE AREA IS DEDUCTED FROM THE LOCAL JURISDICTION'S GROWTH ALLOCATION IN ACCORDANCE WITH § 8-1808.1(B) OF THIS SUBTITLE AND COMAR 27.01.02.06; OR

(III) THE LAND:

1. IS DESIGNATED AS AN INTENSELY DEVELOPED AREA;