

(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 ~~DECEMBER 1, 2001~~ 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;
- 2. IS EXEMPTED FROM THE BUFFER DESIGNATION IN COMAR 27.01.09; AND
- 3. IS PART OF A PROJECT THAT COMPLIES WITH TITLE 4, SUBTITLE 2 OF THE ENVIRONMENT ARTICLE.

(D) A LOCAL JURISDICTION MAY INCLUDE IN THE JURISDICTION'S LOCAL CRITICAL AREA PROTECTION PROGRAM, TO BE APPROVED BY THE COMMISSION, AN ALTERNATIVE BUFFER PROVISION FOR THE DEVELOPMENT OF A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE PLANNED UNIT DEVELOPMENT'S STEP III APPROVAL, PROVIDED THAT: