

1. Approval of subdivision plats and site plans;
 2. Inclusion of areas within floating zones;
 3. Issuance of variances, special exceptions, and conditional use permits; and
 4. Approval of rezoning.
- (iii) "Project approval" does not include building permits.

8-1808.1.

(e) (1) ~~It~~ EXCEPT AS AUTHORIZED UNDER PARAGRAPH (2) OF THIS SUBSECTION, 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]:

~~(1) (I) SHALL COUNT EACH DWELLING UNIT, REGARDLESS OF THE SIZE OF THE DWELLING UNIT, ITS LOCATION OR CONFIGURATION, OR ANY RESTRICTIONS ON ITS OCCUPANCY; AND~~

~~(2) (II) MAY~~ permit the area of any private wetlands located on the property to be included, under the following conditions:

[(1)] ~~(1)~~ 1. The density of development on the upland portion of the parcel may not exceed 1 dwelling unit per 8 acres; and

[(2)] ~~(2)~~ 2. The area of private wetlands shall be estimated on the basis of vegetative information as designated on the State wetlands maps.

~~(2) (I) WITHIN A RESOURCE CONSERVATION AREA, A LOCAL JURISDICTION MAY CONSIDER ONE ADDITIONAL DWELLING UNIT PER LOT OR PARCEL AS PART OF A PRIMARY DWELLING UNIT FOR THE PURPOSE OF THE DENSITY CALCULATION UNDER THIS SUBSECTION IF THE ADDITIONAL DWELLING UNIT:~~

1. A. IS LOCATED WITHIN THE PRIMARY DWELLING UNIT OR ITS ENTIRE PERIMETER IS WITHIN 100 FEET OF THE PRIMARY DWELLING UNIT;

~~2.~~ B. DOES NOT EXCEED 900 SQUARE FEET IN TOTAL ENCLOSED AREA; AND

~~3.~~ C. IS SERVED BY THE SAME SEWAGE DISPOSAL SYSTEM AS THE PRIMARY DWELLING UNIT; OR

2. A. IS LOCATED WITHIN THE PRIMARY DWELLING UNIT;
B. BY ITS CONSTRUCTION, DOES NOT INCREASE THE AMOUNT OF IMPERVIOUS SURFACE ALREADY ATTRIBUTED TO THE PRIMARY DWELLING UNIT; AND

C. IS SERVED BY THE SAME SEWAGE DISPOSAL SYSTEM AS THE PRIMARY DWELLING UNIT.

(II) THE PROVISIONS OF THIS PARAGRAPH MAY NOT BE