

~~(Q)~~ (R) "INTERMITTENT STREAM" MEANS A STREAM IN WHICH SURFACE WATER IS ABSENT DURING A PORTION OF THE YEAR AS SHOWN ON THE MOST RECENT 7.5 MINUTE TOPOGRAPHIC QUADRANGLE PUBLISHED BY THE UNITED STATES GEOLOGIC SURVEY AS CONFIRMED BY FIELD VERIFICATION.

~~(R)~~ (S) "LOCAL FOREST CONSERVATION PROGRAM" MEANS A PROGRAM DEVELOPED AND IMPLEMENTED PURSUANT TO § 5-1604 OF THIS SUBTITLE.

~~(S)~~ "MITIGATION" MEANS ~~THE OFF SETTING OF FOREST VALUES LOST DUE TO DEVELOPMENT OR CONSTRUCTION ACTIVITIES BY REPLANTING FOREST OR OTHER APPROVED MEANS.~~

(T) "MEDIUM DENSITY RESIDENTIAL AREAS" MEANS AREAS ZONED FOR DENSITIES GREATER THAN 1 DWELLING UNIT PER 5 ACRES AND LESS THAN OR EQUAL TO 1 DWELLING UNIT PER ACRE, INCLUDING BOTH EXISTING AND PLANNED DEVELOPMENT AND THEIR ASSOCIATED INFRASTRUCTURE, SUCH AS ROADS, UTILITIES, AND WATER AND SEWER SERVICE.

(U) "HIGH DENSITY RESIDENTIAL AREAS" MEANS AREAS ZONED FOR DENSITIES GREATER THAN 1 DWELLING UNIT PER ACRE, INCLUDING BOTH EXISTING AND PLANNED DEVELOPMENT AND THEIR ASSOCIATED INFRASTRUCTURE, SUCH AS ROADS, UTILITIES, AND WATER AND SEWER SERVICE.

~~(T)~~ (V) "MIXED USE DEVELOPMENT" MEANS A SINGLE, RELATIVELY HIGH DENSITY DEVELOPMENT PROJECT, USUALLY COMMERCIAL IN NATURE, WHICH INCLUDES 2 OR MORE TYPES OF USES.

~~(U)~~ (W) "NATURAL REGENERATION" MEANS THE NATURAL ESTABLISHMENT OF TREES AND OTHER VEGETATION WITH AT LEAST 400 WOODY, FREE-TO-GROW SEEDLINGS PER ACRE, WHICH ARE CAPABLE OF REACHING A HEIGHT OF AT LEAST 20 FEET AT MATURITY.

~~(V)~~ (X) "NET TRACT AREA" MEANS:

(1) EXCEPT IN AGRICULTURE AND RESOURCE AREAS THE TOTAL AREA OF A SITE, INCLUDING BOTH FORESTED AND NONFORESTED AREAS, TO THE NEAREST ONE-TENTH ACRE, REDUCED BY:

~~(1)~~ THE AREA FOUND TO BE WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN; AND AS DEFINED IN THIS SUBTITLE;

~~(2)~~ IN AGRICULTURAL AND RESOURCE AREAS, THE PORTION OF THE TOTAL TRACT THAT CHANGES LAND USE OR IS NO LONGER BEING USED FOR PRIMARILY AGRICULTURAL ACTIVITIES, REDUCED BY THE AREA OF THE 100-YEAR FLOODPLAIN EXISTING ON THAT PORTION.;