(4) ~~SUBDIVISION OR GRADING ACTIVITIES IN "MIXED DEVELOPMENT AREAS" AND "PLANNED UNIT DEVELOPMENT AREAS" SHALL REQUIRE AT LEAST 15 PERCENT OF THE NET TRACT AREA TO BE CONSERVED IN FOREST EITHER BY RETENTION OF EXISTING FOREST OR BY AFFORESTATION. THE REQUIRED FOREST CONSERVATION MAY BE NEGOTIATED BY THE LOCAL OR STATE AUTHORITY AND THE APPLICANT TO REFLECT AN AVERAGE OF USE REQUIREMENTS GREATER THAN 15 PERCENT.~~

(5) ~~SUBDIVISION OR GRADING ACTIVITIES IN "COMMERCIAL AND INDUSTRIAL DEVELOPMENT AREAS" SHALL REQUIRE 10 PERCENT OF THE NET TRACT AREA TO BE CONSERVED IN FOREST EITHER BY RETENTION OF EXISTING FOREST OR AFFORESTATION.~~

(6) ~~THE STATE OR LOCAL AUTHORITY MAY ACCEPT LAND THAT IS FORESTED, AFFORESTED, OR REFORESTED UNDER THIS SUBTITLE TO SATISFY ANY OTHER REQUIREMENTS OF LAW FOR THE PRESERVATION OF AREAS OF GREAT SCENIC BEAUTY, OR AREAS WHOSE EXISTING OPENNESS, NATURAL CONDITION, AND PRESENT STATE OF USE, IF RETAINED, WOULD ENHANCE THE PRESENT OR POTENTIAL VALUE OF ABUTTING OR SURROUNDING URBAN DEVELOPMENT, OR WOULD MAINTAIN OR ENHANCE THE CONSERVATION OF NATURAL OR SCENIC RESOURCES.~~

~~5–1607.~~ *5–1606.*

(A) ~~THE PRIMARY FOCUS OF A FOREST CONSERVATION PLAN SHALL BE TO PROVIDE FOR THE RETENTION OF EXISTING FOREST COVER ON SITE AND THAT ONLY THE CLEARING OF FOREST COVER ESSENTIAL TO THE DEVELOPMENT PROJECT IS DONE.~~

(B) (1) ~~FOR ALL LAND USE CATEGORIES PROVIDED IN SUBSECTION (D) OF THIS SECTION, TRACTS HAVING LESS THAN 20% OF THE NET TRACT AREA IN FOREST COVER SHALL BE AFFORESTED UP TO A MINIMUM OF 20% OF THE NET TRACT AREA.~~

(A) (1) FOR THE FOLLOWING LAND USE CATEGORIES, TRACTS HAVING LESS THAN 20% OF THE NET TRACT AREA IN FOREST COVER SHALL BE AFFORESTED UP TO 20% OF THE NET TRACT AREA:

(I) AGRICULTURE AND RESOURCE AREAS; AND

(II) MEDIUM DENSITY RESIDENTIAL AREAS.

(2) FOR THE FOLLOWING LAND USE CATEGORIES, TRACTS HAVING LESS THAN 15% OF THE NET TRACT AREA IN FOREST COVER SHALL BE AFFORESTED UP TO 15% OF THE NET TRACT AREA:

(I) INSTITUTIONAL DEVELOPMENT AREAS;

(II) HIGH DENSITY RESIDENTIAL AREAS;