

~~(H) TRACTS HAVING LESS THAN 15 PERCENT OF THE NET TRACT AREA IN EXISTING FOREST COVER SHALL BE AFFORESTED UP TO A LEVEL OF 15 PERCENT OF THE NET TRACT AREA.~~

~~(8) SUBDIVISION OR GRADING ACTIVITIES IN "INSTITUTIONAL DEVELOPMENT AREAS" DESIGNATED BY THE LOCAL AUTHORITY UNDER THE STATE GOVERNMENT ARTICLE, § 15-101 ET SEQ AS "GROWTH AREAS" SHALL REQUIRE 20 PERCENT OF THE NET TRACT AREA TO BE CONSERVED IN FOREST.~~

~~(I) ON TRACTS HAVING LESS THAN 20 PERCENT OF THE NET TRACT AREA IN FOREST COVER, THE AMOUNT OF REQUIRED FOREST CONSERVATION SHALL BE EITHER THE PERCENT OF THE NET TRACT EXISTING IN FOREST OR 15 PERCENT OF THE NET TRACT AREA, WHICHEVER IS GREATER; AND~~

~~(H) TRACTS HAVING LESS THAN 15 PERCENT OF THE NET TRACT AREA IN EXISTING FOREST COVER SHALL BE AFFORESTED UP TO A LEVEL OF 15 PERCENT OF THE NET TRACT AREA.~~

~~(9) SUBDIVISION OR GRADING ACTIVITIES IN "MIXED USE DEVELOPMENT AREAS" AND "PLANNED UNIT DEVELOPMENT AREAS" DESIGNATED BY THE LOCAL AUTHORITY UNDER THE STATE GOVERNMENT ARTICLE, § 15-101 ET SEQ AS "GROWTH 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 AUTHORITY OR THE STATE AND THE APPLICANT TO REFLECT AN AVERAGE OF USE REQUIREMENTS GREATER THAN 15 PERCENT.~~

~~(10) SUBDIVISION OR GRADING ACTIVITIES IN "COMMERCIAL AND INDUSTRIAL DEVELOPMENT AREAS" DESIGNATED BY THE LOCAL AUTHORITY UNDER THE STATE GOVERNMENT ARTICLE, § 15-101 ET SEQ AS "GROWTH AREAS" SHALL REQUIRE 15 PERCENT OF THE NET TRACT AREA TO BE CONSERVED IN FOREST EITHER BY RETENTION OF EXISTING FOREST OR BY AFFORESTATION.~~

~~(11) SUBDIVISION OR GRADING ACTIVITIES IN ANY MAJOR LAND USE CATEGORY AND DESIGNATED BY THE LOCAL AUTHORITY UNDER THE STATE GOVERNMENT ARTICLE, § 15-101 ET SEQ AS "RURAL AND RESOURCE AREAS" SHALL REQUIRE 85 PERCENT OF THE NET TRACT AREA TO BE CONSERVED IN FOREST.~~

~~(I) ON TRACTS HAVING LESS THAN 85 PERCENT OF THE NET TRACT AREA IN FOREST COVER, THE AMOUNT OF REQUIRED FOREST CONSERVATION SHALL BE EITHER THE PERCENT OF THE NET TRACT EXISTING IN FOREST OR 40 PERCENT OF THE NET TRACT AREA, WHICHEVER IS GREATER; AND~~