

B. By its construction, does not increase the amount of [impervious surface] LOT COVERAGE already attributed to the primary dwelling unit; and

C. Is served by the same sewage disposal system as the primary dwelling unit.

8-1808.3.

(a) (1) This section applies notwithstanding:

~~(1)~~ (I) Any other provision of this subtitle; or

~~(2)~~ (II) Any criteria or guideline of the Commission adopted under this subtitle.

(2) THIS SECTION MAY NOT BE CONSTRUED TO AFFECT A CREDIT APPLICABLE TO A STORMWATER MANAGEMENT PRACTICE THAT IS APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT.

(b) ~~(1)~~ LOT COVERAGE IN THE BUFFER MAY NOT EXCEED THE MINIMUM AMOUNT NECESSARY FOR WATER-DEPENDENT FACILITIES, REGARDLESS OF THE CRITICAL AREA CLASSIFICATION OR THE SIZE OF THE PARCEL OR LOT, EXCEPT:

(1) FOR A BUFFER EXEMPTION AREA, AS MAPPED OR ESTABLISHED UNDER AN APPROVED LOCAL PROGRAM;

(2) FOR A VARIANCE GRANTED IN ACCORDANCE WITH THIS SUBTITLE; OR

(3) AS PROVIDED IN A WATERFRONT REVITALIZATION AREA OR A WATERFRONT INDUSTRIAL AREA UNDER A LOCAL PROGRAM.

(C) This section controls over any other requirement concerning [impervious surfaces] LOT COVERAGE limitations in limited development areas and resource conservation areas in the critical area.

~~(2) (I) IN THE BUFFER, LOT COVERAGE MAY NOT EXCEED THE MINIMUM AMOUNT NECESSARY FOR WATER-DEPENDENT FACILITIES.~~