

~~(H) 1. THE PROVISIONS OF THIS SUBPARAGRAPH DO NOT APPLY TO BUFFER EXEMPTION AREAS, AS ESTABLISHED UNDER AN APPROVED LOCAL PROGRAM.~~

~~2. EXCEPT BY VARIANCE GRANTED IN ACCORDANCE WITH THE PROVISIONS OF THIS SUBTITLE, NEW NONWATER DEPENDENT LOT COVERAGE MAY NOT OCCUR IN THE BUFFER, REGARDLESS OF THE CRITICAL AREA CLASSIFICATION OR THE SIZE OF THE PARCEL OR LOT.~~

~~(e) On or before December 31, 1996, a local jurisdiction shall amend its local critical area protection program to meet the provisions of this section.~~

(d) (1) Except as otherwise provided in this subsection for stormwater runoff, [man-made impervious surfaces are] LOT COVERAGE IS limited to 15% of a parcel or lot.

(2) If a parcel or lot one-half acre or less in size existed on or before December 1, 1985 in the Chesapeake Bay Critical Area or on or before June 1, 2002 in the Atlantic Coastal Bays Critical Area, then [man-made impervious surfaces are] LOT COVERAGE IS limited to 25% of the parcel or lot.

(3) If a parcel or lot greater than one-half acre and less than one acre in size existed on or before December 1, 1985 in the Chesapeake Bay Critical Area or on or before June 1, 2002 in the Atlantic Coastal Bays Critical Area, then [man-made impervious surfaces are] LOT COVERAGE IS limited to 15% of the parcel or lot.

~~(4) If an individual lot one acre or less in size is part of a subdivision approved after December 1, 1985 in the Chesapeake Bay Critical Area or after June 1, 2002 in the Atlantic Coastal Bays Critical Area, then [man-made impervious surfaces of the lot] LOT COVERAGE may not exceed 25% of the lot. However, the total [of the impervious surfaces] LOT COVERAGE over the entire subdivision may not exceed 15% UNLESS OTHERWISE RESTRICTED BY A LOCAL JURISDICTION, LOT COVERAGE IN A SUBDIVISION APPROVED AFTER DECEMBER 1, 1985 IN THE CHESAPEAKE BAY CRITICAL AREA OR AFTER JUNE 1, 2002 IN THE ATLANTIC COASTAL BAYS CRITICAL AREA MAY NOT EXCEED 15%. HOWEVER, THE TOTAL LOT COVERAGE ON AN INDIVIDUAL LOT ONE ACRE OR LESS IN SIZE MAY EXCEED 15%.~~

(e) This section does not apply to a trailer park that was in residential use on or before December 1, 1985 in the Chesapeake Bay Critical Area or on or before June 1, 2002 in the Atlantic Coastal Bays Critical Area.

(f) A local jurisdiction may allow a property owner to exceed the [impervious surface] LOT COVERAGE limits provided in subsection (d)(2) and (3) of this section if the following conditions exist: