

ARTICLE XI - SUBDIVISION ACTIVITY IN THE CHESAPEAKE BAY CRITICAL AREA

SECTION 1100

(a) All subdivisions of land located in whole or in part in that area of the Town of Easton which is part of the Chesapeake Bay Critical Area shall be subject to the provisions of the Easton Zoning Ordinance relating to the Critical Area Overlay Zone as well as to the provisions of these regulations. Where the provisions of the Zoning Ordinance relating to the Critical Area Overlay Zone conflict with the provisions of these subdivisions regulations, the provision of the Critical Area Overlay Zone shall apply.

(b) No subdivision of any land located in whole or in part in that area of the Town of Easton which is part of the Chesapeake Bay Critical Area shall be permitted unless and until the Planning and Zoning Commission makes the following written findings with regard to the subdivision:

(1) The development or development activities have been designed in such a manner as to minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands; and

(2) That the development or development activities have been planned in such a fashion as to conserve fish, wildlife and plant habitat.