Changes to the Federally Approved NORTH CAROLINA COASTAL MANAGEMENT PROGRAM

ATTACHMENT B

Persuant to the Federal Coastal Zone Management Act (CZMA) regulations at C.F.R. part 923, subpart H, and Office of Ocean and Coastal Resource Management (OCRM) Program Change Guideance; NORTH CAROLINA requested incorporation of changes into its program that were reviewed and approved as reflected within this chart. The Fourth Column classifies **statements marked with an asterisk (*) are to be included into the program, but are "*not enforceable* " policies for Federal Consistency; Where there is no symbol, it denotes statement is "*enforceable*" .**

2005 Pender County CAMA Land Use Plan Update
Date Certified by State: June 23, 2006
Date Effective in State: June 23, 2006
Date OCRM Approval: April 14, 2009 -Effective date of State notice May 4, 2009

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
		ADDED:			
1	Public Access Policy A(1)(a), pg #16	Pender County supports expansion of public access locations based on CAMA site Classification Standards, through public and private actions as a high priority (See definitions section for Site Classification Standards page 35).	*	Executive Order #15	PA, ICC/O-Fac
2	Public Access Policy A(1)(b)	The County will prepare an analysis of potential public trust water access sites and develop policies that will encourage the development of these sites for public trust water access.	*		PA
3	Public Access Policy A(1)(c), pg #16	When publicly owned property is suitable for development of an access site, the county will seek financial assistance for making required improvements, using the value of the property to satisfy local match requirements.	*		PA
4	Public Access Policy A(1)(d)	The county will encourage property owners to dedicate sites for public access.	*		PA
5	Public Access Policy A(1)(e)	The county will work cooperatively with its barrier island communities and the state to locate and develop access sites.	*		PA
6	Public Access Policy A(1)(f)	The county will encourage the municipalities to develop community access sites where appropriate.	*		PA
7	Public Access Policy A(1)(g), pg #17	All access facilities will be designed and operated in a manner that minimizes any negative impacts on water quality and that minimizes any conflicts with other natural resources and surrounding land uses and where feasible, provide for universal accessibility.		CAMA 113A-108, 111 & 120; Exec-Order #15	PA, LUC, WQ, NH

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8	Public Access Policy A(1)(h)	The county will encourage developers of residential projects to provide neighborhood public access sites for the residents of the area where opportunities are present.		CAMA 113A-108, 111 & 120	PA, ICC/Fac.
9	Public Access Policy A(2), pg #17	Where practical, the county encourages joint development of piers and docks to serve new developments and nearby residential properties.		CAMA 113A-108, 111 & 120; Exec-Order #15	PA, LUC
10	Public Access Policy A(3), pg #18	The county requires wet slip (publicly or privately owned docks for more than 5 vessels) and upland excavated marinas to provide access to public trust waters when practical. These facilities must be consistent with the policies in Section B (LUC).		CAMA 113A-108, 111 & 120; Exec-Order #15	PA, WQ
11	Public Access Policy A(4)	The County supports CAMA Standards designed to limit the length of docks and piers as they project into public trust waters.	*	CAMA 113A-108, 111 & 120; EO#15	PA
12	Public Access Policy A(5)	The County supports CAMA Standards regulating freestanding moorings and mooring fields	*	7H15A 07H-7M; Exec-Order #15	
13	Land Use Compatibility Policy B(1), pg #17	The County designates the Estuarine and Public Trust Water AEC'S as Conservation Area I. Within this Area, any use, development, or construction activity that is not compatible with conservation and management of this AEC's biological, social, economic, and community values and is not water-dependent is prohibited (see land use category descriptions Conservation Area I).		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; Exec-Order #15	LUC, WQ
14	Land Use Compatibility Policy B(1)(a)	Floating homes are not allowed in the County's planning jurisdiction. A "floating home" is a moored structure that is secured to piers or pilings and is used primarily as a residence and not as a boat.		CAMA 113A-108, 111 & 120	LUC,

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15	Land Use Compatibility Policy B(1)(b), pg #17	New wet slip and upland marina basins (Marina -publicly or privately owned docks or facilities for more than 5 vessels and as additionally defined by the County) are permitted only in non-Outstanding Resource Waters. Development of joint piers for residential use that reduce the number of individual piers may be approved as an exception to this policy. Dry stack storage marinas will be encouraged as opposed to wet slip marinas or upland basins. (*This policy is more stringent than the CAMA standard regarding marinas* .)		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; Exec-Order #15	LUC,PA, WQ
16	Land Use Compatibility Policy B(2), pg #17	The County designates Coastal Wetlands AEC, as Conservation Area I. Within this Area, any use, development, or construction activity that is not compatible with conservation and management of this AEC's biological, social, economic, and community values and is not water-dependent is prohibited (see land use category descriptions Conservation Area I).		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; Exec-Order #15	LUC, WQ
17	Land Use Compatibility Policy B(3)	Development in the Estuarine Shoreline AEC(75 feet for non-ORW areas and 575 feet for ORWs) should be consistent with the CAMA use standards so that water quality and valuable coastal resources are protected and preserved.		7H15A 07H-7M; Exec-Order #15	LUC, WQ
18	Land Use Compatibility Policy B(4)	The County will not approve a permit in the Estuarine Shoreline area that is known to be inconsistent with CAMA Standards or published North Carolina Regulations		7H15A 07H-7M	
19	Land Use Compatibility Policy B(5), pg #18	The county discourages any new residential or commercial developments in the Estuarine Shoreline area unless it is low density, minimizes impervious surfaces, and installs systems to manage runoff that comply with requirements of the state and the county.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; Exec-Order #15	LUC, WQ
20	Land Use Compatibility Policy B(6)	Development regulations for the Estuarine Shoreline promulgated by state standards will be supported.	*	7H15A 07H-7M	
21	Land Use Compatibility Policy B(7)	The county will allow the installation of erosion control devices in freshwater swamps if all necessary local, state and federal permits can be obtained and all applicable regulations to protect freshwater swamps are followed.		7H15A 07H-7M	LUC, WQ

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22	Land Use Compatibility Policy B(8), pg #18	The county will not permit new residential or commercial development in the following hydric soils: Bohicket Silty Clay Loam, Carteret Fine Sand, Chewacla Loam, Croatan Muck, Dorovan Muck and Muckalee Loam. This group of soils is designated as Conservation Area I.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; Exec-Order #15	LUC, WQ
23	Land Use Compatibility Policy B(9)	Development adjacent to primary nursery areas will be permitted only when density, intensity and allowable lot coverage area consistent with North Carolina State Standards. The development density in these areas will be encouraged to be low density.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	LUC, WQ
24	Land Use Compatibility Policy B(10)	The County will avoid undertaking any activity or permitting any activity that is known to destroy any remaining known habitat for loggerhead turtle nesting areas.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	LUC
25	Land Use Compatibility Policy B(11)	The county encourages the preservation and hydrologic restoration, in perpetuity, of the Angola Bay Gamelands., Holly Shelter Game Preserve, and other designated public natural areas for the rare and valuable plants and animals they contain and for the vital role they play in recharging regional groundwater supplies.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	LUC, WQ
26	Land Use Compatibility Policy B(12), pg #18	Pender county is opposed to the development of undeveloped barrier islands within its planning jurisdiction. The County supports initiatives by local, state, federal or private preservation organizations to purchase and maintain these environmentally sensitive areas for the benefit of all residents of the county, state and nation.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	LUC; NH, ICC
27	Land Use Compatibility Policy B(13)	The County supports efforts to identify sensitive aquifer recharge areas.	*		LUC, ICC, WQ

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28	Land Use Compatibility Policy B(14)	The County supports public and private efforts to acquire and preserve sensitive natural areas and will work to identify these areas.	*		LUC, WQ
29	Land Use Compatibility Policy B(15), pg #19	The county supports federal, state and local efforts to protect the quantity and quality of water in the region's groundwater system, whether such protection involves controls over the location and management of activities involving hazardous substances, restrictions on groundwater draw-downs, or any other activity which would jeopardize the short and long term viability of groundwater resources.	*		LUC, WQ, NH, ICC
30	Land Use Compatibility Policy B(16)	The county does not approve permits for any use that is in violation of adopted Coastal Resources Commission Policies, North Carolina or US Government regulations or laws when notified, in writing, by the appropriate agency that the project for which the permit is applied is in violation of such policies, regulations or laws.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	
31	Infrastructure Carrying/Capac-Transportation Policy (1), pg #19	Coordinated inter-governmental and regional planning for land development, transportation and water and sewer services shall be a high priority for the County. Regional efforts for transportation planning and advocacy for transportation improvements shall be supported as a very high priority for this effort.	*	Executive Order #15	LUC, ICC/Trans
32	Infrastructure Carry/Capacity Transportation Policy (2)	The county will request and participate in regular updates of the County Thoroughfare Plan and ensure that it reflects the desired land development patterns contained in adopted policies and reasonable provisions to protect the capacity of area thoroughfares and provide for emergency evacuation needs.	*	Executive Order #15	ICC/Trans; NH
33	Infrastructure Carry-Capacity Transportation Policy (3), pg #19	The county encourages land use patterns and site development that protect highway capacity.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC/Trans, LUC

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34	Infrastructure Carrying Capacity Transportation Policy (4)	The county will present a comprehensive list of transportation needs to the NCDOT each year.	*		ICC/Trans
35	Infrastructure Carrying Capacity Transportation Policy (5)	The County supports public transportation services, including initiatives for mass transit, to preserve the capacity of existing roadways.	*		ICC
36	Infrastructure Carrying/Cap. Transportation Policy (6)	The county supports public transportation services that meet the special needs of the elderly and disabled.	*		ICC
37	Infrastructure Carrying Capacity Water & Sewer Services Policy (1), pg #20	Water and sewer extension priorities will include existing developed corridors, growth areas and clusters and areas where development is to be encouraged, where provision of services is financially feasible, or where job-oriented development is to be encouraged. Exceptions may include extensions to address public health problems. Areas with existing water and/or sewer service and areas where such services are planned are classified as Urban Growth or Transition Areas. These areas are planned for more intensive land uses.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC W/S, LUC, WQ+B51
38	Infrastructure Carrying Capacity Water & Sewer Services Policy (2)	Public sewer services shall generally avoid areas in the county used predominantly for agriculture and forestry activities. In order to protect these areas from development pressure where services are provided in such areas, the county will develop policies and procedures that provide protection from development pressures such as increased taxes. Regulations and extension policies will also discourage intense, high density and commercial development in these areas.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC W/S, LUC

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39	Infrastructure Carrying Capacity Water & Sewer Services Policy (3)	The County will review waste disposal operations, including off site waste water treatment systems, solid waste disposal operations and sludge disposal operations for compatibility with surrounding development and County Policy and Regulations.	*		ICC W/S, WQ, LUC
40	Infrastructure Carrying Capacity Water & Sewer Services Policy (4)	Incentives will be provided when green space, of environmental or historical significance, is preserved above minimum standards and when the entire development is served by a community waste water treatment facility approved by the State of North Carolina and operated by a public entity or public utility.	*		LUC, WQ, ICC
41	Infrastructure Carrying Capacity Water & Sewer Services Policy (5), pg #20	The county will continue to upgrade and expand its piped water supply system. Emphasis is on development of a self-supporting system where costs are assigned in relative proportion to the benefits conveyed.	*	Executive Order #15	ICC
42	Infrastructure Carrying Capacity Water & Sewer Services Policy (6)	The county will establish and maintain utility extension and connection policies that address the timing, location, priorities and sequence, etc. of system expansion in coordination with specific growth management objectives.	*	CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC W/S, LUC
43	Infrastructure Carrying Capacity Water & Sewer Services Policy (7)	Centralized sewer services shall generally avoid AECs except to address existing water quality issues		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	LUC, WQ, ICC

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44	Infrastructure Carrying/Capac-Stormwater Management Policy (1) pg #21	The County encourages site-specific stormwater management options that minimize runoff and non-point source discharges to estuarine and public trust waters.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	WQ, ICC
45	Infrastructure Carrying Capacity Stormwater Management Policy (2)	The County will document and record problem drainage areas in a master file that is easily accessible for analysis. Alternative solutions, including service and drainage districts will be investigated to provide solutions.	*		ICC, LUC, NH
46	Infrastructure Carrying Capacity Stormwater Management Policy (3)	Pender County will support the NC Division of Water Quality regulations regarding storm water runoff resulting from development activity through its permitting process.	*	7H15A 07H-7M; Exec-Order #15	
47	Infrastructure Carry-Capacity Stormwater Management Policy (4)	The costs of storm water management, which are associated with an area's rapid growth, will be equitably distributed. The proponents (and beneficiaries) of development activity will be responsible for the costs of storm water management associated with their development projects.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC, WQ, LUC
48	Infrastructure Carrying Capacity Stormwater Management Policy (5)	The County will provide property owners and developers with available information and educational materials on effective methods to address water quality protection during construction an on-going operations.	*		ICC, WQ

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49	Infrastructure Carrying Capacity Other Facilities Policy (1), pg# 21	The County supports advanced planning for the location of new public schools. Such advanced planning shall incorporate age specific population projections, and projected residential growth patterns.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC, LUC
50	Infrastructure Carrying Capacity Other Facilities Policy (2), pg #21	The county shall insure that its development standards provide for all new development to provide a proportionate share of the cost of new facilities to serve it including schools.	*	CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC
51	Infrastructure Carrying Capacity Other Facilities Policy (3)	New development shall provide for open space and/or recreation facilities based on the intensity of the development or provide payments to insure the provision of such facilities on a large-scale, economically feasible basis for the area.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC/O-Fac, PA
52	Infrastructure Carrying Capacity Other Facilities Policy (4)	Planning for parks and open space will ensure that all areas of the county have access to appropriate facilities. The county will consider recreation and water access as acceptable multiple use objectives for natural & conservation areas, particularly when such facilities are passive in nature, providing access or facilities for non-motorized activities.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC/O-Fac; PA
53	Infrastructure Carrying Capacity Other Facilities Policy (5)	The county will encourage identification and appropriate recreational development of a system of open space greenways, hiking trails, and paddling trails within the county. The use of natural corridors such as streams, floodplains, and man-made corridors such as utility and transportation rights-of-way and easements will be emphasized.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	ICC/ O-Fac, LUC, PA
54	Infrastructure Carrying Capacity Other Facilities Policy (6, pg #22)	In order to minimize the use of landfills and reduce the potential for groundwater and surface water contamination, Pender County encourages the recycling of paper, metal, glass, plastics, electronics, toxic materials, and other reusable or environmentally damaging materials.	*		ICC, WQ

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55	Natural Hazard Areas Policy D (1), pg #22	The county recognizes the risks to life and property that exist within its special flood hazard areas and related ocean hazard area AECs. The county will continue implementing measures that mitigate these risks and discourage new development activities that increase the potential for risk in these areas.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	NH, LUC, ICC
56	Natural Hazard Areas Policy D (1)(a)	The County will continue to implement FEMA Standards in Special Flood Hazard areas to insure reasonable protection to properties in those areas.	*	CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	NH
57	Natural Hazard Areas Policy D (1)(b)	The County will encourage the completion of detailed flood maps by appropriate agencies.		Executive Order #15	NH, LUC, ICC
58	Natural Hazard Areas Policy D (1)(c)	New development other than that necessary for water access and open space/recreation related activities shall be discouraged in the designated floodway. Creation of new lots/parcels (New Development) other than for opens space, recreation, water access, agricultural, forestry or other non-habitable structures in the designated floodway shall be prohibited.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	NH, PA, LUC, ICC
59	Natural Hazard Areas Policy D (1)(d), pg #22	Development in any designated Special Flood Hazard Area shall consist of low density/intensity activities or facilities.		CAMA 113A-108, 111 & 120; 7H15A 07H-7M; EO #15	NH, LUC, ICC
60	Natural Hazard Areas Policy D (1)(e)	The County will support CAMA use standards for the ocean hazard AECs through its permitting process. The County will in addition discourage any development on the uninhabited Barrier Islands within its jurisdiction.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	NH, LUC, ICC
61	Natural Hazard Areas Policy D (2)	The county will adopt & periodically update a Hazard Mitigation Plan that addresses known hazards in the county.	*		NH, LUC, ICC
62	Natural Hazard Areas Policy D (3)	The County will review new development proposals for adequate access to major exit routes during hazardous emergency conditions. The County will cooperate with and encourage NCDOT to provide adequate evacuation routes for all areas of the County.		CAMA 113A-108, 111 & 120; Exec-Order #15	NH, ICC/Trans, LUC

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63	Water Quality Policy E (1), pg #23	Pender County recognizes the importance of water quality to preserving the life-style and economic well being of its residents and property owners. The county will implement measures within its authority to address activities that are known to diminish water quality, including development in known wetlands.		CAMA 113A-108, 111 & 120; Exec-Order #15	LUC, ICC, WQ
64	Water Quality Policy E (1)(a)	The county shall establish a 575-foot buffer around ORWs that are undeveloped to protect water quality. Within this area, the county will allow only low-density development, shoreline vegetative buffers and storm water standards that are consistent with preserving and restoring water quality.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC; WQ, ICC
65	Water Quality Policy E (1)(b)	Pender County shall support a vegetated buffer program along streams and water bodies to preserve, maintain, and protect the quality of area waters.	*	CAMA 113A-108, 111 & 120; Exec-Order #15	WQ E(1)(a), LUC, ICC
66	Water Quality Policy E (1)(c), pg #23	The county supports location, design, and operation requirements for wet slip and upland marinas that minimize any negative impacts on water quality. New wet slip and upland marina basins (Marina - publicly or privately owned docks or facilities for more than 5 vessels and as additionally defined by the County) are permitted only in non-Outstanding Resources Waters. Development of joint piers for residential use that reduce the number of individual piers may be approved as an exception to this policy. Dry stack storage marinas will be encouraged as opposed to wet slip marinas or upland basins. *(This policy is more stringent than the CAMA standard regarding marinas.)*		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC B(1)(b), PA A(3), WQ
67	Water Quality Policy E (1)(d)	The county strongly encourages "cluster" and "green space" development and other techniques to reduce the impervious surfaces associated with new development or significant redevelopment. County development regulations will provide incentives to encourage this type of development.		CAMA 113A-108, 111 & 120; Exec-Order #15	WQ, LUC, ICC, NH
68	Water Quality Policy E (2)	The county supports the state's soil erosion and sedimentation control program and its stormwater management program by requiring proper permits prior to issuance of building permits or approval of preliminary plats for subdivisions.		CAMA 113A-108, 111 & 120; Exec-Order #15	WQ, NH
69	Water Quality Policy E (3)	The County supports State land use and development regulations designed to protect and enhance water quality in Outstanding Resource Waters (ORWs) and High Quality Waters (HQWs) located in non-coastal waters.	*		WQ

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70	Water Quality Policy E (4)	The County strongly encourages farmers and timber operators to employ accepted "best management practices" to minimize the impact of these operations on water quality.		Executive Order #15	WQ, LUC
71	Water Quality Policy E (5), pg #24	The County will encourage regulated wetlands that are delineated and known to the County to be preserved as open space or for open space related activities, including agriculture, forestry, recreation, and other non-fill or impervious surface activities and facilities allowed by applicable State and Federal Regulations or other very low density activities.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ
72	Local Concerns Rural Lifestyle Policy A (1), pg #25	Pender County encourages land uses and development patterns that maintain the county's rural lifestyle. Protecting the rural lifestyle encompasses the following planning objectives:		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	A(1)(a)-(e) below
73	Local Concerns Policy A (1)(a)	Cluster development patterns that incorporate significant open space and protect viable to areas planned for higher intensity development;		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	WQ E(1)(d)
74	Local Concerns Rural Lifestyle Policy A (1)(b)	Limiting community services to areas planned for higher intensity development;		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	ICC
75	Local Concerns Rural Lifestyle Policy A(1)(c), pg #25	Accommodating traditional business activities in the rural areas;		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
76	Local Concerns Rural Lifestyle Policy A (1)(d)	Protection of the county's natural resources, such as sounds, rivers, and creeks and wetlands;		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ

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77	Local Concerns Rural Lifestyle Policy A (1)(e)	residential, commercial, and industrial development patterns that address the county's rural development and open space objectives, have access to appropriate service levels, and are compatible with surrounding land uses.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC
78	Local Concerns Rural Lifestyle Policy A (2)	Specific land use and development policies to achieve these objectives are detailed below. (Development Patterns 'B' through 'J' Site Development)			B thru J below
79	Local Concerns Dev-Patterns Policy B(1), pg #25	Pender County encourages development that contributes the county's rural open space character. Clustering of development and preservation of open spaces will be considered in all development proposals. Intensive land uses and high-density development should be limited to areas where existing services are available with access to major transportation facilities.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, LUC
80	Local Concerns Dev-Patterns Policy B(2)	County actions concerning infrastructure and regulations will direct new development first to compact targeted Urban Growth, or Transition Areas. New intensive or higher density development is discouraged in new locations in rural areas, conservation areas, existing and prime agricultural lands or active forestry areas.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, LUC, ICC
81	Local Concerns Dev-Patterns Policy B(3)	The County encourages development that has densities appropriate for its location. Location factors shall include whether the development is within an environmentally sensitive areas, the type of sewage treatment available to the site, and the proximity of the site to existing community services and transportation facilities.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, LUC, ICC, WQ, NH
82	Local Concerns Dev-Patterns Policy B(4)	County development policy and regulations shall provide for flexibility in development of Home Based Business Services with accessory retail uses, especially in the Rural, Rural Cluster, and Transition Areas.	*	CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, LUC
83	Local Concerns Dev-Patterns Policy B(5), pg #26	All New development (residential, commercial, institutional, and industrial related including extraction activities) shall have or provide reasonable access to a publicly maintained road or road constructed to Pender County Standards with established permanent provisions for maintenance.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, ICC

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84	Local Concerns Dev-Patterns Policy B(6)	All new development shall provide for appropriate facilities that promote the reduction of litter and illegal disposal of trash, litter and garbage.	*		B thru J, LUC, WQ
85	B thru J, Local Concerns Dev-Patterns Policy B(7)	County and public facilities and facilities funded by the county should set examples for building design, landscaping, buffers, open space, landscaping, litter control, stormwater management, use compatibility and policies that are imposed upon the private sector.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, LUC, WQ, ICC
86	Local Concerns Dev-Patterns Policy B(8)	New major development or development of high density or intensity should provide urban type infrastructure including sidewalks, water and sewer services by public entities or public utilities and open space, recreation facilities, school site and facilities or payments in lieu of the services or facilities.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, ICC, LUC
87	Local Concerns Dev-Patterns Policy B(9), pg #26	All major development proposals shall be required to identify regulated wetlands as part of the submission and review process. County development regulations shall encourage these areas to be preserved or restricted as open space or for open space related activities, including agriculture, forestry, recreation, and other non fill or impervious surface activities and facilities allowed by applicable State and Federal Regulations or other very low density activities.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	B thru J, LUC, WQ
88	Local Concerns Dev-Patterns Policy B(10)	Efforts to identify, designate and preserve sites, buildings, equipment, uses and areas of significance shall be supported as a means of enhancing the County's economy by tourism development.	*	Executive Order #15	B thru J, LUC, WQ
89	Local Concerns Dev-Patterns Policy B(11)	All new development shall be encouraged to limit light pollution.	*		B thru J, LUC
90	Local Concerns Residential Dev-Patterns Policy C (1), pg #26	Pender County seeks to accommodate the development and appropriate placement of a variety of housing types, including site built homes, apartments, townhouses, accessory living units, and manufactured homes. The county does not allow the use of any structure not recognized as a permanent residential structure under the North Carolina Building Code to be set up for residency purposes.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	NH

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
91	Local Concerns Residential Dev-Patterns Policy C (2), pg #27	Factors in determining preferred locations for higher density residential development shall include: close proximity to employment and shopping centers, access to major thoroughfares and transit systems, the availability of public services and facilities, and compatibility with adjacent areas and land uses.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC
92	Local Concerns Residential Dev-Patterns Policy C (3)	Established residential neighborhoods and communities will be protected from incompatible uses and unwanted traffic to ensure their continued existence as a major housing resources. Existing housing shall be encouraged to meet or exceed minimum standards for health, safety and welfare.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
93	Local Concerns Residential Dev-Patterns Policy C (4)	Low density clustered residential uses providing a variety of housing types including multi-family and transient residential may be acceptable in rural areas when adequate water and sewer is provided and overall density standards of the area are maintained.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
94	Local Concerns Residential Dev-Patterns Policy C (5)	The protection and rehabilitation of existing viable residential neighborhoods shall be a priority for all development activities, so that such areas will continue to exist as a housing source for the County's varied populace.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
95	Local Concerns Residential Dev-Patterns Policy C (6)	Major residential development or residential development that is not very low density that would expose its inhabitants to incompatible uses or hazards will be prohibited.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, NH
96	Local Concerns Commercial-Dev. Policy D(1), pg #27	Major retail centers should be located near the intersections of major roadways. These sites should have access to basic community services and should be developed in a manner that maintains traffic safety and minimizes impacts to roadway capacity. Major commercial centers are best suited for retail and service activities that generate high volumes of traffic, require large parking areas, and serve countywide markets.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
97	Local Concerns Commercial-Dev. Policy D (2)	Highway commercial corridors should be clustered along segments of highways with reasonable landscape requirements including street (canopy) trees and contain land uses that require high visibility and good road access which are mutually compatible and reinforcing in use and design. This type development should be designed to minimize signage, access points, and uncontrolled individual site development. Creation of new small sites with individual access along the area's major streets and highways shall be discouraged.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC
98	Local Concerns Commercial-Dev. Policy D (3)	Neighborhood and convenience commercial centers should be encouraged to locate where there is good vehicular and pedestrian access with preference on a collector street.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
99	Local Concerns Commercial-Dev. Policy D(4), pg #28	Rural area commercial development should be encouraged to locate near crossroad centers or other locations with good access and should be limited to local convenience stores, farm supply stores, and generally accepted rural business establishments.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
100	Local Concerns Commercial-Dev. Policy D (5)	Multiple (more than three) individual new small lot development with direct access along the county's major thoroughfares and collectors is discouraged for all type uses.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC
101	Local Concerns Commercial-Dev. Policy D (6)	Incompatible commercial encroachment within or immediately adjoining existing viable residential areas is not allowed. Such incompatible encroachments often include, but are not limited to, automobile oriented uses such as service stations, car lots, car washes, drive through restaurants , and other uses generating high traffic volumes, noise, hazards, etc.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
102	Local Concerns Commercial-Dev. Policy D (7), pg #28	Office, institutional, multi-family development and similar high intensity uses shall be encouraged to locate as a transitional land use between residential areas and commercial and industrial activities of higher intensity and major traffic arteries, where appropriate.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
103	Local Concerns Com-Dev. Policy D (8)	All commercial development should provide reasonable landscaping that emphasizes the interior of expansive parking areas with substantial tree plantings and perimeter buffers with street (canopy) trees emphasized.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
104	Local Concerns Com-Dev. Policy D (9)	Development regulations shall give special consideration to reuse or development of existing commercial and industrial buildings as long as adequate measures are imposed to insure no hazards are created for adjacent development and reasonable perimeter buffers and landscaping is provided.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
105	Local Concerns Commercial-Dev. Policy D (10)	County development policy and regulations shall provide for flexibility in development of Home Based Business Services with accessory retail uses, especially in the Rural, Rural Cluster, and Transition Areas.	*	CAMA 113A-108, 111 & 120; EO #15	LUC
106	Local Concerns Commercial-Dev. Policy D (11)	The County will encourage the preservation of existing significant trees.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
107	Local Concerns Com-Dev. Policy D (12), pg #28	The County shall provide for an environment that supports the creation of small business in the appropriate location.	*		
108	Local Concerns Indus-Business Policy E(1), pg #28	The County shall encourage a public service and regulatory environment conducive to industrial development, compatible with environmental quality considerations and the availability of resources.	*		LUC, ICC, WQ
109	Local Concerns Indus-Business Policy E(2)	Industrial development should not be located in areas that would diminish the desirability of existing and planned non-industrial uses, nor shall incompatible non-industrial uses be allowed to encroach upon existing or planned industrial sites.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, WQ

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
110	Local Concerns Indus-Business Policy E(3), pg #29	The county encourages advanced planning for industrial and major business uses to identify sites that are physically suited for such uses, that have basic water and sewer services (or services can be readily extended), and that are compatible with exisiting and planned residential areas and neighborhoods. The county will use the criteria contained in the state's "Certified Industrial Site" as an additional guide in identifying high priority sites. These criteria include the following: a) Minimum of 10 acres capable of supporting a 50,000 square-foot building plus parking and ancillary uses. b) Direct access to a roadway meeting NCDOT standards for tractor/trailer use. c) Wetlands must be delineated. d) Site must be substantially out of floodplain. e) Site and intended uses must be compatiblel with surrounding land uses. f) Ability to manage stormwater runoff onsite in a manner that minimizes impacts on water quality.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH
111	Local Concerns Indus-Business Policy E(4)	County development policy and regulations should direct the development of new manufacturing, warehousing, export related facilities, and similar land uses to areas with the following characteristics: a) Locations that have easy access to major transportation facilities. b) Locations and sites that do not encroach upon or cause incompatibilities with existing residential areas or institutional facilities. c) Sites with adequate services and facilities. d) Conservation areas shall be preserved. e) Site development that provides adequate open/green space, buffers and landscaping.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH
112	Local Concerns Indus-Business Policy E(5)	The County will encourage development of Industrial/Business Parks for multiple users with adequate services and reasonable perimeter vegetative buffers and landscaping. Development and other standards should provide reasonable incentives to encourage this development type.		CAMA 113A-108, 111 & 120; Exec-Order #15	LUC
113	Local Concerns Indus-Business Policy E(6)	Low intensity manufacturing uses may be located in or near areas developed with other uses as long as the site has access to adequate thoroughfares and reasonable buffering, green space and landscaping is provided.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
114	Local Concerns Indus-Business Policy E(7)	Development regulations shall recognize the economic benefits of tourism, and community image especially as it applies to the areas' major gateways and travel corridors. Development standards shall provide for requirements that enhance the area's image, appearance and ability to attract and improve its income from tourism. Such measures will emphasize street (canopy) trees, perimeter vegetative buffering and landscaping.	*		LUC

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
115	Local Concerns Indus-Business Policy E(8), pg #30	Development regulations shall give special consideration to reuse or development of existing commercial and industrial buildings as long as adequate measures are imposed to insure no hazards are created for adjacent development and reasonable perimeter buffers and landscaping is provide including street (canopy) trees.		CAMA 113A-108, 111 & 120; EO #15	LUC
116	Local Concerns Indus-Business Policy E(9)	County development policy and regulations shall provide for flexibility in development of Home Based Business Services with accessory retail uses, especially in the Rural, Rural Cluster and Transition Areas.		CAMA 113A-108, 111 & 120; EO #15	LUC
117	Local Concerns Indus-Business Policy E(10)	All industrial and commercial development should provide reasonable landscaping that emphasizes the interior of expansive parking areas with substantial tree plantings and perimeter buffers with street (canopy) trees emphasized.		CAMA 113A-108, 111 & 120; EO #15	LUC
118	Local Concerns Indus-Business Policy E(11)	Industrial and Business Development Policies shall apply equally to industrial type operations such as mineral extraction, large-scale hog and poultry production, and other forms of production that fit the characteristics, if not the traditional definition of an industry.		CAMA 113A-108, 111 & 120; internal consistency reference	LUC, WQ, ICC, NH
119	Local Concerns Indus-Business Policy E(12)	Extraction activities shall provide for reclamation of the site to a purpose or use that is compatible with existing uses adjacent to the site and that are for the benefit of the community and in accord with adopted plans and policies for the area. Reclamation shall be based on actions and conditions that will implement the proposed reclamation purpose and plan. County policy and development standards shall provide for safety during extraction activities and upon reclamation of the site. Extraction activities shall comply with all state and federal regulations relating to ground water preservation.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH
120	Local Concerns Agric-Forestery-OS Policy F (1), pg #30	Rural and active agricultural area lands having a high productive potential shall be conserved to the extent possible, for continuing agricultural use. In addition to agriculture, very low-density residential activities shall be the preferred land uses in these areas. Expansion of existing viable residential areas and traditional uses associated with rural areas will be permitted.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
121	Local Concerns Agric-Forestery-OS Policy F (2)	Farms and woodlands shall be recognized as an integral part of the planning area's open space system.		CAMA 113A-108, 111 & 120; Exec-Order #15	LUC
122	Local Concerns Agric-Forestery-OS Policy Policy F (3), pg #31	Centralized sewer services shall generally avoid areas in the county intended primarily for agriculture in order to protect farmland from development pressures brought about by such sewers. If extension into or through active agricultural areas is contemplated, an analysis of the impact of the extension on agricultural activities will be completed.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC
123	Local Concerns Agric-Forestery-OS Policy F(4)	Pender county supports short and long-term efforts to protect important natural wildlife and recreation areas, including particularly the Holly Shelter Game Lands and the Angola Bay Game Land, by directing growth away from these and other identified natural areas.		CAMA 113A-108, 111 & 120; Exec-Order #15	LUC, ICC, WQ
124	Local Concerns Agric-Forestery-OS Policy F(5)	County actions should provide protection to existing agricultural and forestry activities from incompatible uses, including all activities other than very low density or intensity uses.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC
125	Local Concerns Hazards Policy G (1), pg #31	Public safety areas will be established around all known hazards in the County. Such areas include large public game land management areas, large privately held forestry tracts and other areas established as Local Hazard Areas by the County. Such areas including the buffer area shall be restricted for construction of any buildings, or be left as open space related uses.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, WQ, ICC, NH

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
126	Local Concerns Hazards Policy G(2)	As a result of previous major flood damage Pender County recognizes the serious hazards associated with the riverine floodway and will adopt development controls that prohibit new development other than water access and open space recreation related activities in this area. New development consists of the creation of new lots. a) service connections for any activities other than water access and open space/recreation related activities in the riverine floodway area are not allowed. b) Any new subdivision of land for residential, transient residential, commercial, industrial, and other uses will be prohibited in the designated floodway area, unless it is common area, open space, or for related uses.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, PA, ICC, WQ, NH
127	Local Concerns Hazards Policy G(3)	Pender County development regulations shall provide for transient recreational residential structures such as campers and recreational vehicles be removed to or stored in secure locations during hazardous weather conditions, including high wind or flood hazards. These structures shall only be set up in facilities with services to accommodate them and not in any floodway area.		CAMA 113A-108, 111 & 120; Exec-Order #15	LUC, NH
128	Local Concerns Drainage Policy H(1), pg #32	All new development must provide evidence of the following: a) existing drainage facilities on site and downstream can accommodate at least the 10 year storm water discharge for the development; and b) accommodate the 10 year storm water discharge for existing development up stream and down stream in the drainage basin, or c) provide improvements to drainage facilities on the site and down stream (to the recipient perennial stream) to accommodate the 10 year storm for the development and existing development in the drainage basin, or d) limit the storm water discharge for the 25 year storm for the development to the pre-development discharge.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH
129	Local Concerns Drainage Policy H(2)	Minor development activities must provide evidence that the development has access to a drainage facility to a perennial stream or natural drainage way or provide other evidence that the site will drain without causing flooding to the site or upstream or downstream properties for the 10 year storm.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
130	Local Concerns Access Policy I(1), pg #32	All new development shall provide adequate access and internal street systems to ensure the convenience and safety of all residents, employees, and/or users. Adequate access shall include the following: a) Meet minimum standards for access to the development and it components that will ensure rapid and unimpeded access for all emergency and other public services. b) All new residential development shall provide access to the units of the development that meet design requirements and construction specificaitons for Secondary Road Stansrads or equivalent standards for Pender County. c) All new development shall provide for "connectivity" to adjacent developments and property for continuity of streets, parks, drainage facilities, pedestrian trails, access ways and other common areas or pubic facilities. d) Pedestrian access facilities including sidewalks, walking paths, bike trails, etc. should be considered as necessary infrastructure for all new major or high density and intensity development. e) All new development shall provide for reasonable development of anticipated future thoroughfares and access.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	ICC/ Trans
131	Local Concerns Access Policy I(2), pg #33	Access for higher density development shall typically not be provided through lower density development, unless adequate thoroughfares exist or are provided.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	ICC/Trans, LUC
132	Local Concerns Access Policy I(3)	New major development or development of high density or intensity should provide urban type infrastructure including sidewalks, water and sewer services by public entities or public utilities and open space, recreation facilities, school site and facilities or payments in lieu of services or facilities.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	ICC, LUC
133	Local Concerns Access Policy I(4)	All new development shall be required to meet access standards that preserve the traffic carrying capacity of the public roads to which it is connected. Connection to existing and potential future streets, access ways and parking areas of existing and anticipated development shall be encouraged.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	ICC/Trans, LUC
134	Local Concerns Access Policy I(5)	All New development (residential, commercial, institutional, and industrial related including extraction activities) shall have or provide access to a publicly maintained road or road constructed to Pender County Standards with established permanent provisions for maintenance.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	ICC/Trans

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
135	Local Concerns Site Dev. Policy J(1), pg #33	County development policies and regulations shall encourage and provide incentive for the following: a) residential development that provides substantial recreation or open space		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, PA, WQ
136	Local Concerns Site Development Policy J(1)(b)	Commercial, industrial, warehousing, and related development in designated parks with provision of services, infrastructure, maintenance of common facilities, open space, buffers and landscaping.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ
137	Local Concerns Site Development Policy J(1)(c)	All development that provides infrastructure (sidewalks, curb and guttering, public utility operated water and sewer services, etc.) open space, recreation facilities, clustered development, decreases impervious surfaces, or uses vegetative conveyances above the minimum requirements of the County Development Standards.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	ICC, WQ
138	Local Concerns Site Development Policy J(1)(d)	Residential development consisting of a variety of multiple housing types that utilizes clustering of units and preservation of open space, when overall density specifications are met.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	WQ
139	Local Concerns Site Development Policy J(1)(e)	All new lots created in Pender County should meet minimum sanitation requirements of NC Environmental Health Rules for separation of wells and septic systems for new lots under normal conditions without variances to those rules.		CAMA 113A-108, 111 & 120; EO #15	WQ
140	Local Concerns Site Dev. Policy J(2), pg #34	Offsite utilities for all new development shall be owned and operated by a public entity or public utility or development and maintenance standards shall be adhered to that will insure ready access to and maintenance of those facilities.		CAMA 113A-108, 111 & 120; Exec-Order #15	ICC
141	Local Concerns Site Development Policy J(3)	New development and redevelopment shall provide for preservation of existing trees that are indigenous or traditional to the area or region and especially such trees that are in critical location on the site to be developed.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
142	Local Concerns Site Development Policy J(4)	Off premise signs should be strictly regulated for size, height, etc., and to appropriate business areas with significant spacing and design standards and not permitted in rural, residential, gateway entrance areas of scenic locations.	*		
143	Local Concerns Site Development Policy J(5)	On premise signs should be strictly limited as to size, location and number on any site to be developed or redeveloped.	*		
144	Local Concerns Site Development Policy J(6)	The county shall provide for regulation of development, especially in its gateway corridors, that emphasizes layout, access control, design, landscaping, street (canopy) trees and buffers.	*		LUC, ICC, WQ
145	Local Concerns Site Development Policy J(7)	All new development shall provide for buffers and landscaping of street and boundary areas that emphasizes trees as opposed to just grass and shrubs. Street (canopy) trees shall be emphasized. This standard may be addressed by preserving existing vegetation or new plantings.		CAMA 113A-108, 111 & 120	LUC, WQ
146	Local Concerns Site Development Policy J(8)	All new development shall provide for appropriate facilities that promote reduction of litter and illegal disposal of trash, litter and garbage.	*		LUC, WQ
147	**Pender County Future Land Use Map (FLUPM)**	Graphical depiction of the County's growth and development policies and desired future patterns of land development. Pages 38 - 44. (must be used in conjunction w/policy and implementation statements)		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	**LUC, ICC, WQ, NH, PA**
148	Conservation I Future Land Use Map Classification pgs. 39-40	This classification includes land and water features where there are serious hazards to personal safety or property, where new develop would cause serious damage to the natural systems, or where new development is not permitted by local, state, or federal policy. Only public or private open space or uses that require water acces and that cannot function elsewhere are appropriate in this area. Fuller discription pg #39.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH, PA

	State/Local Policy Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority or Change		Enforcement Mechanisms	MT Cross Reference
149	Conservation II Future Land Use Map Classification pgs. 40-41	This classification is an overlay that applies policies which restrict development in all of the non-conservation land classes. This classification includes the following specific land features: non-coastal wetlands and water supply watersheds. Limited net density residentail development is allowed in this overlay area. Fuller discription pg #40.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH, PA
150	Urban Growth Area Future Land Use Map Classification pgs. 41-42	This classification provides for the continued devlopment of an area where water and sewer are present or where future infrastructure is planned. These areas allow high net denisty for residential devleopment depending on the type and levels of services that are available. Fuller discription pg #41.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH, PA
151	Transition Area Future Land Use Map Classification pg. 42	This classification provides for areas of more intensive community development where the county is planning future public services, and where access to transportaion is excellent. The following uses are allowed in these areas: residential, commercial and offices uses, and employment uses, such as manufacturing and distribution office uses. Residential uses are planned at moderate net densities depending on the available types and levels of service. Fuller discription pg #42.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH, PA
152	Rural Clusters Future Land Use Map Classification pgs. 42-43	This classification recognizes the small concentrations of distinct residential communities in rural areas. The areas are predominately residential but do allow home businesses, neighbor services, and retail business. Low net density residential development is planned. Fuller discription pg #42.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH, PA
153	Rural Area Future Land Use Map Classification pg. 43	This classification is for agricultural and forestry operations that are key to preservation of the rural landscape. These areas provide for very low net residential density but do allow some home based business, businesses traditionally associated with rural farm areas, and forestry. Fuller discription pg #43.		CAMA 113A-108, 111 & 120; 15A 07H-7M; EO #15	LUC, ICC, WQ, NH, PA
154	Definitions page 34-37	*Operational definitions for policy and other statements used in the plan.*		CAMA 113A-108, 111 & 120; 15A 07H-7M	LUC, ICC, WQ, NH, PA