

Introduced Nov. 4, 2019  
Public Hearing Nov. 18, 2019  
Council Action Dec. 2, 2019  
Executive Action Dec. 6, 2019  
Effective Date Feb 5, 2020

## County Council of Howard County, Maryland

2019 Legislative Session

Legislative Day No. **62**

### Bill No. 62 -2019

Introduced by: The Chairperson at the request of the County Executive and  
Cosponsored by Opel Jones, Deb Jung, Christiana Mercer Rigby, and Liz Walsh

AN ACT repealing and reenacting the Forest Conservation Act of Howard County; providing the purpose of the Act; defining certain terms to be used throughout the Act; requiring a Forest Conservation Plan for any person, or unit of local government, developing land 40,000 square feet or greater, subject to certain exceptions; requiring a Declaration of Intent for certain exemptions; setting forth the requirements of a Forest Conservation Plan; providing for the review process of a Forest Conservation Plan; requiring a Forest Conservation Manual to be prepared and adopted; requiring that the Manual include specific standards and guidelines; setting forth certain Forest Retention Priorities; requiring certain reforestation requirements and providing that reforestation shall be based on certain calculations; requiring certain afforestation and providing that afforestation shall be based on certain calculations; setting forth certain afforestation and reforestation location priorities and preferred methods; requiring certain site design; requiring certain financial security for afforestation and reforestation; authorizing a fee-in-lieu of afforestation and reforestation under certain conditions; providing for Forest Conservation Fund to keep the fee-in-lieu of afforestation and reforestation and providing for the use of monies contained in the fund; providing for certain enforcement and penalties; requiring mitigation by the County when land is developed in violation of the Act; providing for certain appeals; allowing for the grant of variances of the provisions of the Act, under certain circumstances; allowing the abandonment of Forest Conservation Easements under certain conditions; providing for the opportunity to create a Forest Mitigation Bank under certain conditions; and generally related to forest conservation in Howard County.

Introduced and read first time November 4, 2019. Ordered posted and hearing scheduled.

By order

Diane Schwartz Jones, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on November 18, 2019.

By order

Diane Schwartz Jones, Administrator

This Bill was read the third time on December 2 2019 and Passed , Passed with amendments , Failed .

By order

Diane Schwartz Jones, Administrator

Scaled with the County Seal and presented to the County Executive for approval this 4th day of December, 2019 at 3 a.m. (p.m.)

By order

Diane Schwartz Jones, Administrator

Approved/Vetoed by the County Executive December 6, 2019

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

1 **Section 1. *Be It Enacted*** by the County Council of Howard County, Maryland, that the Howard  
2 County Code is amended as follows:

3  
4 *By repealing and reenacting:*

5 Title 16. Planning, Zoning, and Subdivisions and Land Development Regulations  
6 Subtitle 12. Forest Conservation.

7  
8 **Title 16. Planning, Zoning, and Subdivisions and Land Development Regulations.**

9 **SUBTITLE 12. FOREST CONSERVATION.**

10  
11 **SECTION 16.1200. SHORT TITLE; BACKGROUND; PURPOSE.**

12 (A) **SHORT TITLE:** THIS SUBTITLE SHALL BE KNOWN AS THE FOREST CONSERVATION ACT OF  
13 HOWARD COUNTY.

14 (B) **BACKGROUND:** THIS SUBTITLE IS PURSUANT TO THE REQUIREMENTS OF THE MARYLAND  
15 FOREST CONSERVATION ACT OF 1991, WHICH REQUIRES UNITS OF LOCAL GOVERNMENT TO ADOPT,  
16 BY DECEMBER 31, 1992, A LOCAL FOREST CONSERVATION PROGRAM WHICH MEETS OR IS MORE  
17 STRINGENT THAN THE REQUIREMENTS OF TITLE 5, SUBTITLE 16 OF THE NATURAL RESOURCES  
18 ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

19 (C) **PURPOSE:** THE PURPOSE OF THIS SUBTITLE IS TO PROTECT AND MAINTAIN FOREST VEGETATION  
20 AND FOREST AREAS IN HOWARD COUNTY BY REQUIRING CERTAIN DEVELOPMENT PROJECTS TO  
21 HAVE AN APPROVED FOREST CONSERVATION PLAN AS A CONDITION OF APPROVAL OF THE  
22 DEVELOPMENT.

23  
24 **SECTION 16.1201. DEFINITIONS.**

25 EXCEPT AS PROVIDED IN SUBSECTION (FF) OF THIS SECTION, WORDS AND PHRASES USED IN THIS  
26 SUBTITLE HAVE THEIR USUAL MEANING UNLESS DEFINED IN THE SUBDIVISION AND LAND  
27 DEVELOPMENT REGULATIONS AS SET FORTH IN SUBTITLE 1 OF THIS TITLE OR AS FOLLOWS IN THIS  
28 SECTION:

29 (A) **AFFORESTATION:** "AFFORESTATION" MEANS THE ESTABLISHMENT OF NEW FOREST ON AN  
30 AREA PRESENTLY WITHOUT FOREST COVER, BY PLANTING IN ACCORDANCE WITH THE PRACTICES  
31 SPECIFIED IN THE FOREST CONSERVATION MANUAL.

32 (B) **COMAR:** "COMAR" MEANS THE CODE OF MARYLAND REGULATIONS.

1 (C) **CRITICAL HABITAT AREA:** "CRITICAL HABITAT AREA" MEANS A CRITICAL HABITAT FOR  
2 THREATENED OR ENDANGERED SPECIES AND ITS SURROUNDING PROTECTION AREA. A CRITICAL  
3 HABITAT SHALL:

- 4 (1) BE LIKELY TO CONTRIBUTE TO THE LONG-TERM SURVIVAL OF THE SPECIES;
- 5 (2) BE LIKELY TO BE OCCUPIED BY THE SPECIES FOR THE FORESEEABLE FUTURE; AND
- 6 (3) CONSTITUTE HABITAT OF THE SPECIES WHICH IS DEEMED CRITICAL UNDER TITLE 4,  
7 SUBTITLE 2A OR TITLE 10, SUBTITLE 2A OF THE NATURAL RESOURCE ARTICLE OF THE  
8 ANNOTATED CODE OF MARYLAND.

9 (D) **DECLARATION OF INTENT:** "DECLARATION OF INTENT" MEANS A STATEMENT SIGNED BY A  
10 LANDOWNER OR DEVELOPER CERTIFYING THAT:

- 11 (1) A PROPOSED DEVELOPMENT IS EXEMPT FROM THE REQUIREMENT FOR AN APPROVED  
12 FOREST CONSERVATION PLAN; AND
- 13 (2) NO ACTIVITY REQUIRING A FOREST CONSERVATION PLAN WILL OCCUR ON THE SITE WITHIN  
14 5 YEARS OF THE DATE OF THE COMPLETION OF THE EXEMPT ACTIVITY.

15 (E) **DEPARTMENT:** "DEPARTMENT" MEANS THE HOWARD COUNTY DEPARTMENT OF PLANNING  
16 AND ZONING.

17 (F) **DEVELOPMENT:** "DEVELOPMENT" MEANS THE ESTABLISHMENT OF A PRINCIPAL USE OF A SITE;  
18 A CHANGE IN A PRINCIPAL USE OF A SITE; OR THE IMPROVEMENT OR ALTERATION OF A SITE BY THE  
19 CONSTRUCTION, ENLARGEMENT, OR RELOCATION OF A STRUCTURE; THE PROVISION OF  
20 STORMWATER MANAGEMENT OR ROADS; THE GRADING OF EXISTING TOPOGRAPHY; THE CLEARING  
21 OR GRUBBING OF EXISTING VEGETATION; OR ANY OTHER NONAGRICULTURAL ACTIVITY THAT  
22 RESULTS IN A CHANGE IN EXISTING SITE CONDITIONS.

23 (G) **FOREST:** "FOREST" MEANS A BIOLOGICAL COMMUNITY DOMINATED BY NATIVE TREES AND  
24 OTHER WOODY PLANTS COVERING AN AREA OF 10,000 SQUARE FEET OR GREATER THAT IS AT LEAST  
25 ~~50 FEET WIDE. "FOREST" INCLUDES: 35 FEET WIDE FOR AN EXISTING FOREST AND AT LEAST 50 FEET~~  
26 WIDE FOR A REPLANTED FOREST. "FOREST" INCLUDES:

- 27 (1) AREAS WITH A COVER RATIO OF 100 TREES PER ACRE WITH AT LEAST 50% OF THESE TREES  
28 BEING AT LEAST 2 INCHES IN DIAMETER AT A HEIGHT OF 4.5 FEET ABOVE GROUND; OR
- 29 (2) AREAS MEETING THE CRITERIA ABOVE THAT HAVE BEEN CUT BUT NOT CLEARED.

30  
31 "FOREST" DOES NOT INCLUDE ORCHARDS, TREE NURSERIES, CHRISTMAS TREE FARMS OR OTHER  
32 TYPES OF FOREST CROPS.

1 (H) **FOREST CONSERVATION:** "FOREST CONSERVATION" MEANS THE RETENTION OF EXISTING  
2 FOREST OR THE CREATION OF NEW FOREST AT THE LEVELS SET BY THIS SUBTITLE.

3 (I) **FOREST CONSERVATION MANUAL:** "FOREST CONSERVATION MANUAL" MEANS THE  
4 TECHNICAL MANUAL APPROVED BY THE COUNTY COUNCIL CONTAINING PERFORMANCE  
5 STANDARDS AND GUIDELINES FOR IMPLEMENTATION OF THE HOWARD COUNTY FOREST  
6 CONSERVATION PROGRAM.

7 (J) **FOREST CONSERVATION PLAN:** "FOREST CONSERVATION PLAN" MEANS A PLAN WHICH SHOWS  
8 THE IMPACTS OF A PROPOSED DEVELOPMENT ON EXISTING FOREST RESOURCES. A "FOREST  
9 CONSERVATION PLAN" INCLUDES EXISTING FOREST AREAS TO BE REMOVED OR RETAINED; THE  
10 LOCATION, EXTENT AND SPECIFICATIONS FOR ANY REFORESTATION OR AFFORESTATION REQUIRED;  
11 AND LEGAL MEASURES TO PROTECT FOREST RESOURCES AFTER COMPLETION OF DEVELOPMENT IN  
12 ACCORDANCE WITH SECTION 16.1203 BELOW.

13 (K) **FOREST CONSERVATION PROGRAM:** "FOREST CONSERVATION PROGRAM" MEANS THE  
14 ADMINISTRATION OF THE HOWARD COUNTY FOREST CONSERVATION ACT AND MANUAL BY  
15 APPROPRIATE COUNTY AGENCIES AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.

16 (L) **FOREST MITIGATION BANKING:** "FOREST MITIGATION BANKING" MEANS THE PLANTING OR  
17 RETENTION OF TREES, ACCORDING TO PLANS APPROVED BY THE DEPARTMENT, TO BE USED AS  
18 CREDIT FOR PLANTING OR RETENTION REQUIRED UNDER THIS SUBTITLE.

19 (M) **FOREST STAND DELINEATION:** "FOREST STAND DELINEATION" MEANS THE EVALUATION,  
20 PURSUANT TO SECTION 16.1204 OF THIS SUBTITLE, OF EXISTING FORESTS AND OTHER VEGETATION  
21 ON A SITE PROPOSED FOR DEVELOPMENT.

22 (N) **GREEN INFRASTRUCTURE NETWORK:** "GREEN INFRASTRUCTURE NETWORK" MEANS THE  
23 SYSTEM OF HUBS AND CORRIDORS MAPPED IN THE HOWARD COUNTY GREEN INFRASTRUCTURE  
24 NETWORK PLAN, PUBLISHED BY THE DEPARTMENT OF PLANNING AND ZONING IN DECEMBER 2012,  
25 AS AMENDED.

26 (O) **HISTORIC SITE:** "HISTORIC SITE" MEANS A SITE OR STRUCTURE LISTED ON THE HISTORIC SITES  
27 INVENTORY ADOPTED BY RESOLUTION OF THE COUNTY COUNCIL.

28 (P) **HISTORIC STRUCTURE:** "HISTORIC STRUCTURE" MEANS A STRUCTURE OR CLUSTER OF  
29 STRUCTURES SITUATED WITHIN THE COUNTY WHICH, TOGETHER WITH ITS APPURTENANCES AND  
30 ENVIRONMENTAL SETTING, HAVE SIGNIFICANT HISTORIC OR ARCHITECTURAL VALUE AND HAVE  
31 BEEN DESIGNATED AS SUCH BY RESOLUTION OF THE COUNTY COUNCIL.

1 (Q) **IMPERVIOUS SURFACE:** “IMPERVIOUS SURFACE” MEANS ANY PERMANENT ARTIFICIAL  
2 SURFACE, INCLUDING BUT NOT LIMITED TO AREAS COVERED BY ASPHALT, CONCRETE, PAVERS,  
3 PERMEABLE PAVING, ROOFTOPS AND DECKS.

4 (R) **LIMIT OF DISTURBANCE:** “LIMIT OF DISTURBANCE” MEANS THE BOUNDARY OF PERMITTED  
5 CHANGES TO EXISTING SITE CONDITIONS DUE TO CLEARING AND GRADING, AS WELL AS OTHER  
6 ACTIVITIES ASSOCIATED WITH SITE DEVELOPMENT SUCH AS PARKING OF VEHICLES AND  
7 EQUIPMENT, STORAGE OF MATERIALS, AND DISPOSAL OF CONSTRUCTION DEBRIS.

8 (S) **LINEAR PROJECT:** “LINEAR PROJECT” MEANS A PROJECT HAVING AN ELONGATED  
9 CONFIGURATION WITH NEARLY PARALLEL SIDES DESIGNED TO TRANSPORT A UTILITY PRODUCT OR  
10 PUBLIC SERVICE (FOR EXAMPLE, GAS, ELECTRICITY, WATER, SEWER, COMMUNICATIONS, TRAINS  
11 AND VEHICLES) NOT OTHERWISE ADDRESSED IN AN APPLICATION FOR SUBDIVISION.

12 (T) **LOT:** “LOT” MEANS A PIECE OF LAND DESCRIBED IN A FINAL PLAT OR DEED AND RECORDED IN  
13 THE LAND RECORDS OF HOWARD COUNTY IN ACCORDANCE WITH THE LAWS AND REGULATIONS IN  
14 EFFECT AT THE TIME OF RECORDATION.

15 (U) **MANUAL:** “MANUAL” MEANS THE FOREST CONSERVATION MANUAL.

16 (V) **NET TRACT AREA:** “NET TRACT AREA” MEANS THE TOTAL AREA TO THE NEAREST 1/10 ACRE,  
17 WHETHER FORESTED OR NOT, OF A PROPOSED DEVELOPMENT, EXCLUSIVE OF ANY 100-YEAR  
18 FLOODPLAIN, UTILITY TRANSMISSION LINE EASEMENTS, OR PRESERVATION PARCEL AS REFERENCED  
19 IN THE ZONING REGULATIONS. "NET TRACT AREA" IS TO BE USED IN CALCULATING ANY  
20 REFORESTATION OR AFFORESTATION OBLIGATIONS THAT MAY BE CREATED BY THE PROPOSED  
21 DEVELOPMENT.

22 (W) **PLANNED BUSINESS PARK:** “PLANNED BUSINESS PARK” MEANS A COMMERCIAL-INDUSTRIAL  
23 SUBDIVISION DEVELOPED WITH AN INTEGRATED PLAN THAT PROVIDES COMMON INFRASTRUCTURE  
24 AND PROTECTION OF ENVIRONMENTALLY SENSITIVE FEATURES.

25 (X) **PLANNED UNIT DEVELOPMENT:** “PLANNED UNIT DEVELOPMENT” MEANS A DEVELOPMENT  
26 COMPRISED OF A COMBINATION OF LAND USES OR VARYING INTENSITIES OF THE SAME LAND USE IN  
27 ACCORDANCE WITH AN INTEGRATED PLAN THAT PROVIDES FLEXIBILITY IN DESIGN WITH AT LEAST  
28 20% OF THE LAND PERMANENTLY DEDICATED TO OPEN SPACE.

29 (Y) **PRIORITY FUNDING AREA:** “PRIORITY FUNDING AREA” MEANS AN AREA DESIGNATED AS A  
30 PRIORITY FUNDING AREA UNDER TITLE 5, SUBTITLE 7B OF THE STATE FINANCE AND  
31 PROCUREMENT ARTICLE. IN HOWARD COUNTY THE PRIORITY FUNDING AREA IS ALL LAND WITHIN  
32 THE PLANNED SERVICE AREA FOR BOTH PUBLIC WATER AND SEWERAGE.

1 (Z) **REFORESTATION:** “REFORESTATION” MEANS THE ESTABLISHMENT, IN ACCORDANCE WITH THE  
2 HOWARD COUNTY FOREST CONSERVATION MANUAL, OF NEW FOREST COVER TO REPLACE FOREST  
3 RESOURCES LOST BECAUSE OF DEVELOPMENT ACTIVITIES.

4 (AA) **SCENIC ROAD:** “SCENIC ROAD” MEANS A PUBLIC ROAD OR ROAD SEGMENT THAT IS INCLUDED  
5 IN THE SCENIC ROADS INVENTORY ADOPTED BY THE COUNTY COUNCIL IN ACCORDANCE WITH  
6 SECTION 16.1403 OF THIS TITLE.

7 (BB) **STREAM RESTORATION PROJECT:** “STREAM RESTORATION PROJECT” MEANS AN ACTIVITY  
8 THAT:

9 (1) IS DESIGNED TO STABILIZE STREAM BANKS OR ENHANCE STREAM FUNCTION OR HABITAT  
10 LOCATED WITHIN AN EXISTING STREAM, WATERWAY OR FLOODPLAIN;

11 (2) AVOIDS AND MINIMIZES IMPACTS TO FORESTS AND PROVIDES FOR REPLANTING ON-SITE AN  
12 EQUIVALENT NUMBER OF TREES TO THE NUMBER REMOVED BY THE PROJECT;

13 (3) MAY BE PERFORMED UNDER A MUNICIPAL SEPARATE STORM SEWER SYSTEM PERMIT, A  
14 WATERSHED IMPLEMENTATION PLAN GROWTH OFFSET, OR ANOTHER PLAN ADMINISTERED  
15 BY THE STATE OR HOWARD COUNTY TO ACHIEVE OR MAINTAIN WATER QUALITY  
16 STANDARDS; AND

17 (4) IS NOT PERFORMED TO SATISFY STORMWATER MANAGEMENT, WETLANDS MITIGATION, OR  
18 ANY OTHER REGULATORY REQUIREMENT ASSOCIATED WITH PROPOSED DEVELOPMENT  
19 ACTIVITY.

20 (CC) **SUBDIVISION REGULATIONS:** “SUBDIVISION REGULATIONS” MEANS TITLE 16, SUBTITLE 1 OF  
21 THE HOWARD COUNTY CODE, ENTITLED “SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.”

22 (DD) **URBAN CANOPY:** “URBAN CANOPY” MEANS TREE CANOPY INSIDE THE PLANNED SERVICE  
23 AREA FOR WATER AND SEWER THAT DOES NOT MEET THE DEFINITION OF FOREST BUT DOES PROVIDE  
24 AIR QUALITY, WATER QUALITY, AND HABITAT BENEFITS.

25 (EE) **WATERSHED:** “WATERSHED” MEANS THE MARYLAND 12-DIGIT WATERSHED DELINEATION AS  
26 DEFINED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

27 (FF) **OTHER TERMS:** OTHER TERMS WHICH ARE DEFINED IN TITLE 5, SUBTITLE 16 OF THE NATURAL  
28 RESOURCES ARTICLE OF THE ANNOTATED CODE OF MARYLAND, COMAR 08.19.01.03,  
29 “DEFINITIONS,” AND COMAR ~~08.19.03~~ 08.19.03.01, ARTICLE II, “FOREST AND TREE  
30 CONSERVATION DEFINITIONS,” ARE INCORPORATED BY REFERENCE AND SHALL APPLY TO THIS  
31 SUBTITLE FOR ANY TERMS WHICH ARE NOT DEFINED IN THIS SECTION OR THE MANUAL.

32

1 **SECTION 16.1202. APPLICABILITY; EXEMPTIONS; DECLARATION OF INTENT.**

2 (A) ***FOREST CONSERVATION PLAN REQUIRED FOR SUBDIVISION PLAN, SITE DEVELOPMENT PLAN***

3 ***OR GRADING PERMIT:*** UNLESS EXEMPTED BY SUBSECTION (B) OF THIS SECTION, ANY PERSON OR  
4 UNIT OF LOCAL GOVERNMENT DEVELOPING LAND 40,000 SQUARE FEET OR GREATER IN AREA SHALL  
5 FILE A FOREST CONSERVATION PLAN WITH THE DEPARTMENT. PLAN APPROVAL IS REQUIRED PRIOR  
6 TO DEVELOPMENT AND PRIOR TO APPROVAL OF A:

- 7 (1) SUBDIVISION PLAN;  
8 (2) SITE DEVELOPMENT PLAN;  
9 (3) GRADING PERMIT; OR  
10 (4) COUNTY ROAD AND UTILITY CONSTRUCTION PLANS.

11 (B) ***EXEMPTIONS TO REQUIREMENT FOR FOREST CONSERVATION PLANS:***

12 (1) *EXEMPTIONS NOT REQUIRING A DECLARATION OF INTENT:* THE FOLLOWING DEVELOPMENT IS  
13 EXEMPT FROM THE REQUIREMENT OF THIS SUBTITLE:

14 (I) DEVELOPMENT ACTIVITY ON A SINGLE LOT SMALLER THAN 40,000 SQUARE FEET, AS  
15 LONG AS THE CUTTING, CLEARING OR GRADING DOES NOT INCLUDE ANY AREA ALREADY  
16 SUBJECT TO A PREVIOUSLY APPROVED FOREST CONSERVATION PLAN.

17 (II) A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN  
18 APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY  
19 DEVELOPED BEFORE DECEMBER 31, 1992. IF NEW LAND AREA IS ADDED TO THE  
20 PLANNED UNIT DEVELOPMENT, THAT NEW LAND AREA IS SUBJECT TO THIS SUBTITLE;

21 (III) A PLANNED BUSINESS PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN  
22 APPROVAL BEFORE DECEMBER 31, 1992, AND WHICH MEETS THE INTENT OF THIS  
23 SUBTITLE BY RETAINING FOREST IN HIGH-PRIORITY LOCATIONS (FLOODPLAINS,  
24 WETLANDS, WETLAND AND STREAM BUFFERS, STEEP SLOPES, AND/OR WILDLIFE  
25 CORRIDORS/GREEN INFRASTRUCTURE NETWORK);

26 (IV) ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND  
27 STRUCTURES BUILT USING ACCEPTED BEST MANAGEMENT PRACTICE UNLESS IT  
28 INVOLVES THE CLEARING OF 40,000 SQUARE FEET OR GREATER OF FOREST WITHIN A 1-  
29 YEAR PERIOD;

30 (V) AGRICULTURAL PRESERVATION SUBDIVISION, UNLESS IT INVOLVES THE CLEARING OF  
31 20,000 SQUARE FEET OR GREATER OF FOREST;

- 1 (VI) RESUBDIVISIONS, THAT DO NOT CREATE ADDITIONAL LOTS, DEED ADJOINDERS,  
2 PROPERTY CONSOLIDATIONS, RECONFIGURATIONS AND CORRECTION PLATS AS  
3 PROVIDED FOR IN SECTIONS 16.102 AND 16.103 OF THIS TITLE;
- 4 (VII) MINOR SUBDIVISIONS THAT CREATE ONE ADDITIONAL LOT AND HAVE NO FURTHER  
5 SUBDIVISION POTENTIAL;
- 6 (VIII) MINING OR OTHER EXTRACTIVE ACTIVITY EXEMPTED BY STATE LAW FROM THE  
7 FOREST CONSERVATION REQUIREMENTS;
- 8 (IX) ROUTINE MAINTENANCE OF EXISTING ROADS AND PUBLIC UTILITY RIGHTS-OF-WAY.
- 9 (X) HIGHWAY CONSTRUCTION USING FULL OR PARTIAL STATE FUNDING IS EXEMPT FROM  
10 THIS SUBTITLE BUT SUBJECT TO STATE REFORESTATION REQUIREMENTS SET FORTH IN  
11 TITLE 5, SUBTITLE 1 OF THE NATURAL RESOURCES ARTICLE OF THE ANNOTATED CODE  
12 OF MARYLAND;
- 13 (XI) THE CUTTING OR CLEARING OF PUBLIC UTILITY RIGHTS-OF-WAY , OR LAND FOR  
14 ELECTRIC GENERATING STATIONS LICENSED PURSUANT TO TITLE 7, SUBTITLE 2 OF THE  
15 PUBLIC UTILITY COMPANIES ARTICLE OF THE ANNOTATED CODE OF MARYLAND, IF:
- 16 A. REQUIRED CERTIFICATES OF PUBLIC CONVENIENCE AND NECESSITY HAVE BEEN  
17 ISSUED IN ACCORDANCE WITH THE NATURAL RESOURCES ARTICLE, § 5-1603(F),  
18 ANNOTATED CODE OF MARYLAND; AND
- 19 B. CUTTING OR CLEARING OF THE FOREST IS CONDUCTED TO MINIMIZE THE LOSS OF  
20 FOREST.
- 21 (XII) HOWARD COUNTY CAPITAL IMPROVEMENT PROJECTS, INCLUDING THOSE WITH  
22 PARTIAL STATE FUNDING, PROVIDED THAT:
- 23 A. THE ACTIVITY IS CONDUCTED ON A SINGLE LOT OF ANY SIZE;
- 24 B. THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING OR GRADING OF MORE  
25 THAN 20,000 SQUARE FEET OF FOREST; AND
- 26 C. THE IMPACTED FOREST IS NOT SUBJECT TO A PREVIOUSLY APPROVED FOREST  
27 CONSERVATION PLAN;
- 28 (XIII) AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS  
29 SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA;
- 30 (XIV) MAINTENANCE OR RETROFITTING OF A STORMWATER MANAGEMENT STRUCTURE THAT  
31 MAY INCLUDE CLEARING OF VEGETATION OR REMOVAL AND TRIMMING OF TREES, SO  
32 LONG AS THE MAINTENANCE OR RETROFITTING IS WITHIN THE ORIGINAL LIMITS OF



1 DISTURBANCE FOR CONSTRUCTION OF THE EXISTING STRUCTURE, OR WITHIN ANY  
2 MAINTENANCE EASEMENT FOR ACCESS TO THE STRUCTURE; OR

3 (XV) STREAM RESTORATION PROJECT, AS DEFINED IN THIS SUBTITLE, FOR WHICH THE  
4 APPLICANT FOR A GRADING OR SEDIMENT CONTROL PERMIT HAS EXECUTED A BINDING  
5 MAINTENANCE AGREEMENT OF AT LEAST 5 YEARS WITH THE AFFECTED PROPERTY  
6 OWNER OR OWNERS.

7 (2) **EXEMPTIONS REQUIRING A DECLARATION OF INTENT:** THE FOLLOWING DEVELOPMENT IS  
8 EXEMPT FROM THE REQUIREMENTS OF THIS SUBTITLE, PROVIDED THAT THE DEVELOPER  
9 FILES A DECLARATION OF INTENT WITH THE DEPARTMENT AS PROVIDED IN SUBSECTION (C)  
10 BELOW:

11 (I) RESIDENTIAL DEVELOPMENT ON AN EXISTING SINGLE LOT OF ANY SIZE IF:

12 A. THE TOTAL CUTTING, CLEARING OR GRADING OF FOREST RESOURCES IS LESS THAN  
13 20,000 SQUARE FEET; AND

14 B. THE FOREST RESOURCES AFFECTED BY THE DEVELOPMENT ARE NOT SUBJECT TO A  
15 PREVIOUSLY APPROVED FOREST CONSERVATION PLAN;

16 (II) COMMERCIAL LOGGING AND TIMBER HARVESTING OPERATIONS CONDUCTED SUBJECT  
17 TO THE FOREST CONSERVATION AND MANAGEMENT PROGRAM UNDER THE TAX-  
18 PROPERTY ARTICLE § 8-211, ANNOTATED CODE OF MARYLAND;

19 (III) ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND  
20 STRUCTURES BUILT USING ACCEPTED BEST MANAGEMENT PRACTICE INVOLVING THE  
21 CLEARING OF 40,000 SQUARE FEET OR GREATER OF FOREST WITHIN A 1-YEAR PERIOD;

22 (IV) SUBDIVISION IN CONNECTION WITH REAL ESTATE TRANSACTIONS TO PROVIDE A  
23 SECURITY, LEASEHOLD, OR OTHER LEGAL OR EQUITABLE INTEREST, INCLUDING A  
24 TRANSFER OF TITLE, OF A PORTION OF A LOT OR PARCEL, IF:

25 A. THE TRANSACTION DOES NOT INVOLVE A CHANGE IN LAND USE, OR NEW  
26 DEVELOPMENT OR REDEVELOPMENT, WITH ASSOCIATED LAND-DISTURBING  
27 ACTIVITIES; AND

28 B. BOTH THE GRANTOR AND GRANTEE FILE THE DECLARATION OF INTENT; AND

29 (V) LINEAR PROJECTS THAT ARE NOT EXEMPT AND THAT DISTURB LESS THAN 20,000  
30 SQUARE FEET OF FOREST, IF THE IMPACTED FOREST IS NOT SUBJECT TO A PREVIOUSLY  
31 APPROVED FOREST CONSERVATION PLAN.

32 (C) **DECLARATION OF INTENT:**

- 1 (1) A PERSON SEEKING AN EXEMPTION UNDER SUBSECTION (B) ABOVE SHALL SUBMIT A  
2 DECLARATION OF INTENT TO THE DEPARTMENT TO VERIFY THAT THE PROPOSED ACTIVITY  
3 IS EXEMPT.
- 4 (2) NO REGULATED ACTIVITY MAY OCCUR ON THE AREA COVERED BY THE DECLARATION OF  
5 INTENT WITHIN 5 YEARS OF THE COMPLETION OF CUTTING, CLEARING OR GRADING OF  
6 FOREST RESOURCES, OR IN THE CASE OF REAL ESTATE TRANSACTIONS, WITHIN 5 YEARS OF  
7 THE EFFECTIVE DATE OF THE DECLARATION OF INTENT.
- 8 (3) THE DEPARTMENT MAY REQUIRE A PERSON FAILING TO FILE A DECLARATION OF INTENT OR  
9 FOUND NOT IN COMPLIANCE WITH A DECLARATION OF INTENT TO PERFORM ONE OR ANY  
10 COMBINATION OF THE FOLLOWING:
  - 11 (I) MEET THE RETENTION, REFORESTATION AND AFFORESTATION REQUIREMENTS  
12 ESTABLISHED BY THIS SUBTITLE;
  - 13 (II) PAY A PENALTY FEE ESTABLISHED BY FEE SCHEDULES APPROVED BY RESOLUTION OF  
14 THE COUNTY COUNCIL PER SQUARE FOOT OF FOREST CUT OR CLEARED, BUT IN NO CASE  
15 LESS THAN THE MINIMUM SET BY STATE LAW;
  - 16 (III) BE SUBJECT TO OTHER ENFORCEMENT ACTIONS APPROPRIATE UNDER TITLE 5, SUBTITLE  
17 16 OF THE NATURAL RESOURCES ARTICLE OF THE ANNOTATED CODE OF MARYLAND,  
18 AND THIS SUBTITLE; OR
  - 19 (IV) FILE A DECLARATION OF INTENT WITH THE DEPARTMENT.

20  
21 **SECTION 16.1203. FOREST CONSERVATION MANUAL.**

- 22 (A) **PURPOSE:** THE FOREST CONSERVATION MANUAL IS THE TECHNICAL MANUAL USED TO  
23 ESTABLISH STANDARDS OF PERFORMANCE REQUIRED IN PREPARING FOREST STAND DELINEATIONS  
24 AND FOREST CONSERVATION PLANS.
- 25 (B) **PREPARATION AND ADOPTION:** THE MANUAL AND AMENDMENTS TO IT ARE PREPARED BY THE  
26 DEPARTMENT AND ADOPTED BY RESOLUTION OF THE COUNTY COUNCIL.
- 27 (C) **CONTENTS:** THE MANUAL INCLUDES SPECIFIC STANDARDS AND GUIDELINES FOR:
  - 28 (1) SUBMISSION OF FOREST CONSERVATION PLANS, INCLUDING FOREST STAND DELINEATIONS;
  - 29 (2) APPROVAL OF FOREST CONSERVATION PLANS;
  - 30 (3) FOREST RETENTION PRIORITIES;
  - 31 (4) REFORESTATION AND AFFORESTATION CALCULATIONS, PRIORITIES AND PREFERRED  
32 METHODS;
  - 33 (5) FOREST CONSERVATION AGREEMENTS AND FINANCIAL SECURITY;

- 1 (6) DEED OF FOREST CONSERVATION EASEMENTS;
- 2 (7) PROCEDURAL VARIATIONS FOR MINOR SUBDIVISIONS, SINGLE LOT SITE DEVELOPMENT
- 3 PLANS, RURAL CLUSTER SUBDIVISIONS, AND PHASED DEVELOPMENT;
- 4 (8) FOREST MITIGATION BANKING; AND
- 5 (9) OTHER INFORMATION NECESSARY TO IMPLEMENT THIS SUBTITLE.

6

7 **SECTION 16.1204. FOREST CONSERVATION PLAN.**

8 (A) **APPLICABILITY:** FOREST CONSERVATION PLANS, CONSISTENT WITH THIS SUBTITLE AND THE

9 MANUAL, SHALL BE SUBMITTED TO THE DEPARTMENT WITH APPLICATIONS FOR ALL DEVELOPMENT

10 NOT EXEMPT UNDER SECTION 16.1202 OF THIS SUBTITLE.

11 (B) **PROFESSIONALLY PREPARED:** THE FOREST CONSERVATION PLAN SHALL BE PREPARED BY A

12 LICENSED FORESTER, ~~LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL AS SPECIFIED IN~~

13 ~~COMAR 08.19.06.01.~~ LICENSED LANDSCAPE ARCHITECT, OR CERTIFIED ARBORIST.

14 (C) **FOREST STAND DELINEATION:** THE FOREST CONSERVATION PLAN SHALL INCLUDE A FOREST

15 STAND DELINEATION FOR THE PROPERTY TO BE SUBDIVIDED, DEVELOPED, OR GRADED. AN

16 APPROVED FOREST STAND DELINEATION IS VALID FOR 5 YEARS. THE FOREST STAND DELINEATION

17 SHALL:

- 18 (1) DESCRIBE THE EXTENT AND QUALITY OF EXISTING FORESTS AND OTHER VEGETATION AND
- 19 ITS RELATIONSHIP TO ENVIRONMENTALLY SENSITIVE AREAS ON-SITE AND TO FOREST
- 20 RESOURCES ON ADJACENT PROPERTIES.
- 21 (2) BE USED DURING THE REVIEW PROCESS TO DETERMINE THE MOST SUITABLE AND
- 22 PRACTICAL AREAS FOR FOREST CONSERVATION.

23 (D) **FOREST CONSERVATION PLAN:** A FOREST CONSERVATION PLAN SHALL:

- 24 (1) STATE THE NET TRACT AREA, AREA OF FOREST CONSERVATION REQUIRED, AND THE AREA
- 25 OF FOREST CONSERVATION PROPOSED ON-SITE AND/OR OFF-SITE;
- 26 (2) SHOW THE PROPOSED LIMITS OF DISTURBANCE;
- 27 (3) SHOW LOCATIONS FOR PROPOSED RETENTION OF EXISTING FOREST AND/OR PROPOSED
- 28 REFORESTATION OR AFFORESTATION;
- 29 (4) JUSTIFY THE FOLLOWING, IF EXISTING FOREST CANNOT BE RETAINED:
  - 30 (i) HOW TECHNIQUES FOR FOREST RETENTION HAVE BEEN EXHAUSTED;
  - 31 (ii) WHY THE PRIORITY FORESTS SPECIFIED IN SECTION 16.1205 OF THIS SUBTITLE CANNOT
  - 32 BE LEFT IN AN UNDISTURBED CONDITION;

1 (III) IF PRIORITY FORESTS AND PRIORITY AREAS CANNOT BE LEFT UNDISTURBED, WHERE ON  
2 THE SITE IN PRIORITY AREAS REFORESTATION OR AFFORESTATION WILL OCCUR IN  
3 COMPLIANCE WITH SECTION 16.1208 OF THIS SUBTITLE;

4 (IV) HOW SITE DESIGN REQUIREMENTS WILL BE FOLLOWED TO MAXIMIZE MEETING FOREST  
5 CONSERVATION OBLIGATIONS ON-SITE IN COMPLIANCE WITH SECTION 16.1209 OF THIS  
6 SUBTITLE;

7 (V) HOW THE SEQUENCE FOR PREFERRED REFORESTATION OR AFFORESTATION LOCATION  
8 AND METHODS WILL BE FOLLOWED IN COMPLIANCE WITH SECTION 16.1208 OF THIS  
9 SUBTITLE; AND

10 (VI) WHY REFORESTATION OR AFFORESTATION REQUIREMENTS CANNOT REASONABLY  
11 BE ACCOMPLISHED ON- OR OFF-SITE, OR THROUGH A FOREST MITIGATION BANK, IF THE  
12 APPLICANT PROPOSES PAYMENTS OF AN IN-LIEU FEE TO THE FOREST CONSERVATION  
13 FUND;

14 (5) SHOW PROPOSED LOCATIONS AND TYPES OF PROTECTIVE DEVICES AND MEASURES TO BE  
15 USED DURING CONSTRUCTION TO PROTECT TREES AND FORESTS DESIGNATED FOR  
16 CONSERVATION, INCLUDING PROTECTION OF CRITICAL ROOT ZONES;

17 (6) IN THE CASE OF REFORESTATION OR AFFORESTATION, INCLUDE A REFORESTATION OR  
18 AFFORESTATION PLAN, WITH A TIMETABLE, DESCRIPTION OF NEEDED SITE AND SOIL  
19 PREPARATION, AND THE SPECIES, SIZE, AND SPACING OF PLANTINGS;

20 (7) INCLUDE A MINIMUM THREE GROWING SEASON FOREST CONSERVATION AGREEMENT AS  
21 SPECIFIED IN THE MANUAL THAT DETAILS HOW THE AREAS DESIGNATED FOR RETENTION,  
22 REFORESTATION OR AFFORESTATION WILL BE MAINTAINED TO ENSURE PROTECTION AND  
23 SATISFACTORY ESTABLISHMENT, INCLUDING A REINFORCEMENT PLANTING PROVISION IF  
24 SURVIVAL RATES FALL BELOW REQUIRED STANDARDS. FINANCIAL SECURITY SHALL BE  
25 PROVIDED FOR THE FOREST CONSERVATION AGREEMENT AS PROVIDED IN SECTION 16.1210  
26 AND THE MANUAL. MINOR SUBDIVISIONS WHICH MEET FOREST CONSERVATION  
27 REQUIREMENTS ENTIRELY BY FOREST RETENTION ARE NOT REQUIRED TO HAVE A FOREST  
28 CONSERVATION AGREEMENT;

29 (8) INCLUDE A DEED OF FOREST CONSERVATION EASEMENT WITH A PLAT OF THE FOREST  
30 CONSERVATION EASEMENT AREA, AS SPECIFIED IN THE MANUAL THAT:

31 (I) PROVIDES PROTECTION, IN PERPETUITY, FOR AREAS OF FOREST RETENTION,  
32 REFORESTATION AND AFFORESTATION; AND

1 (ii) LIMITS USES IN AREAS OF FOREST CONSERVATION TO THOSE USES THAT ARE  
2 DESIGNATED AND CONSISTENT WITH FOREST CONSERVATION, INCLUDING  
3 RECREATIONAL ACTIVITIES AND FOREST MANAGEMENT PRACTICES THAT ARE USED TO  
4 PRESERVE FOREST;

5 (9) INCLUDE OTHER INFORMATION THE DEPARTMENT DETERMINES IS NECESSARY TO  
6 IMPLEMENT THIS SUBTITLE; AND

7 (10) BE AMENDED OR A NEW PLAN PREPARED, AS PROVIDED IN THE MANUAL, IF REQUIRED AS A  
8 RESULT OF CHANGES IN THE DEVELOPMENT OR IN THE CONDITION OF THE SITE.

9  
10 **SECTION 16.1205. FOREST RETENTION PRIORITIES.**

11 (A) ***ON-SITE FOREST RETENTION REQUIRED:*** SUBDIVISION, SITE DEVELOPMENT, AND GRADING  
12 SHALL LEAVE THE FOLLOWING VEGETATION AND SPECIFIC AREAS IN AN UNDISTURBED CONDITION.

13 (1) TREES AND OTHER VEGETATION IDENTIFIED ON THE LISTS OF RARE, THREATENED AND  
14 ENDANGERED SPECIES OF THE U.S. FISH AND WILDLIFE SERVICE OR THE MARYLAND  
15 DEPARTMENT OF NATURAL RESOURCES.

16 (2) TREES THAT ARE PART OF A HISTORIC SITE OR ASSOCIATED WITH A HISTORIC STRUCTURE.

17 (3) STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND  
18 TREES 30" IN DIAMETER OR LARGER.

19 (B) ***ON-SITE FOREST RETENTION PRIORITIES:*** THE FOLLOWING VEGETATION AND SPECIFIC AREAS  
20 ARE CONSIDERED PRIORITY AND ARE LISTED IN ORDER OF PREFERENCE FOR ON-SITE RETENTION  
21 AND PROTECTION IN THE COUNTY. SUBDIVISION, SITE DEVELOPMENT, AND GRADING SHALL LEAVE  
22 THE FOLLOWING VEGETATION AND SPECIFIC AREAS IN AN UNDISTURBED CONDITION UNLESS  
23 DEMONSTRATED, TO THE SATISFACTION OF THE DEPARTMENT, THAT REASONABLE EFFORTS HAVE  
24 BEEN MADE TO PROTECT THEM AND THE PLAN CANNOT BE REASONABLY ALTERED OR THAT FOREST  
25 PLANTING IN AN ALTERNATE LOCATION WOULD HAVE GREATER ENVIRONMENTAL BENEFIT:

26 (1) HOWARD COUNTY GREEN INFRASTRUCTURE NETWORK.

27 (2) 100-YEAR FLOODPLAIN AS DEFINED IN THE SUBDIVISION REGULATIONS.

28 (3) STREAM BUFFERS AS DEFINED IN THE SUBDIVISION REGULATIONS;

29 (4) FORESTED WETLANDS AND WETLAND BUFFERS AS DEFINED IN THE SUBDIVISION  
30 REGULATIONS;

31 (5) CRITICAL HABITAT AREAS AND FOREST CORRIDORS WITH A MINIMUM WIDTH OF 300 FEET,  
32 WHERE PRACTICAL, FOR WILDLIFE MOVEMENT;

1 (6) STEEP SLOPES AS DEFINED IN THE SUBDIVISION REGULATIONS AND SLOPES OF 15% OR  
2 GREATER WITH A SOIL ERODIBILITY FACTOR GREATER THAN 0.35;

3 (7) FOREST CONTIGUOUS WITH THE PRIORITY AREAS LISTED ABOVE;

4 (8) FOREST CONTIGUOUS WITH OFF-SITE FOREST, IF THE OFF-SITE FOREST IS ALSO PROTECTED  
5 BY A FOREST CONSERVATION EASEMENT; AND

6 (9) PROPERTY LINE AND RIGHT-OF-WAY BUFFERS, PARTICULARLY ADJACENT TO SCENIC  
7 ROADS.

8 (C) **OFF-SITE RETENTION:**

9 (1) THE COUNTY OR A DEVELOPER MAY PROVIDE FOR OFF-SITE FOREST RETENTION AT A RATIO  
10 OF 2 ACRES OF FOREST RETENTION FOR EVERY 1 ACRE OF FOREST CONSERVATION  
11 OBLIGATION. THE OFF-SITE FOREST MUST NOT BE CURRENTLY PROTECTED IN PERPETUITY  
12 BY EASEMENT OR OTHER LONG-TERM PROTECTION MEASURES.

13 (2) THE VEGETATION AND SPECIFIC AREA PRIORITIES FOR LOCATING OFF-SITE FOREST  
14 RETENTION UNDER THIS SUBSECTION ARE THE SAME AS PROVIDED UNDER SUBSECTION (B)  
15 OF THIS SECTION.

16  
17 **SECTION 16.1206. REFORESTATION.**

18 (A) **REQUIREMENT TO REFOREST AREAS WHICH HAVE BEEN CUT OR CLEARED:** THE FOREST  
19 CONSERVATION PLAN SHALL PROVIDE FOR:

20 (1) ON- OR OFF-SITE REFORESTATION TO REPLACE FOREST WHICH IS PROPOSED TO BE CUT OR  
21 CLEARED ON THE NET TRACT AREA AFTER REASONABLE EFFORTS TO MINIMIZE SUCH  
22 CUTTING OR CLEARING; OR

23 (2) PAYMENT-IN-LIEU OF REFORESTATION IF REFORESTATION CANNOT REASONABLY BE  
24 ACCOMPLISHED.

25 (B) **MINIMUM SIZE:** AREAS TO BE REFORESTED SHALL BE AT LEAST 10,000 SQUARE FEET WITH A  
26 MINIMUM WIDTH OF 50 FEET, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT BASED ON  
27 CRITERIA IN THE FOREST CONSERVATION MANUAL.

28 (C) **CALCULATING THE AMOUNT OF REFORESTATION REQUIRED:** THE AMOUNT OF  
29 REFORESTATION REQUIRED DEPENDS UPON THE AMOUNT OF FOREST COVER EXISTING AND  
30 REMOVED FROM THE NET TRACT AREA AND THE LAND USE BEING DEVELOPED. THE REFORESTATION  
31 REQUIREMENT SHALL BE CALCULATED AS FOLLOWS:

32 (1) **REFORESTATION THRESHOLD:** THERE IS A REFORESTATION THRESHOLD FOR ALL LAND USE  
33 CATEGORIES. THE REFORESTATION THRESHOLD ESTABLISHES THE PERCENTAGE OF THE NET

1 TRACT AREA AT WHICH THE REFORESTATION REQUIREMENT CHANGES. REFORESTATION  
 2 REQUIREMENTS FOR CLEARING FOREST BELOW THE THRESHOLD ARE GREATER THAN FOR  
 3 CLEARING ABOVE THE THRESHOLD. THRESHOLDS FOR CALCULATING REFORESTATION  
 4 REQUIREMENTS ARE AS FOLLOWS:

LAND USE	THRESHOLD
RESIDENTIAL: RURAL LOW DENSITY (RESIDENTIAL LOTS AVERAGE 5 ACRES OR MORE)	50%
RESIDENTIAL RURAL MEDIUM DENSITY (RESIDENTIAL LOTS AVERAGE 1 TO 4.99 ACRES)	25%
RESIDENTIAL SUBURBAN (LESS THAN 1 ACRE PER DWELLING UNIT)	20%
INSTITUTIONAL OR LINEAR	20%
RETAIL, INDUSTRIAL OR OFFICE	15%
MIXED USE DEVELOPMENT OR PLANNED UNIT DEVELOPMENT	<del>15%</del> <u>20%</u>

7  
 8 (2) *REFORESTATION CALCULATION*: FOR ALL EXISTING FOREST COVER CLEARED ON THE NET  
 9 TRACT AREA, MEASURED TO THE NEAREST 1/10 ACRE, THE REFORESTATION REQUIREMENT  
 10 SHALL BE CALCULATED AS FOLLOWS:

11 (i) FOR REFORESTATION SITES WITHIN THE SAME WATERSHED, 1/2 ACRE SHALL BE  
 12 REFORESTED, FOR EACH ACRE OR PORTION OF AN ACRE CLEARED ABOVE THE  
 13 THRESHOLD (1/2:1 RATIO). FOR REFORESTATION SITES OUTSIDE THE SAME WATERSHED,  
 14 1 ACRE SHALL BE REFORESTED, FOR EACH ACRE OR PORTION OF AN ACRE CLEARED  
 15 ABOVE THE THRESHOLD (1:1 RATIO).

16 (ii) FOR REFORESTATION SITES WITHIN THE SAME WATERSHED, 2 ACRES SHALL BE  
 17 REFORESTED FOR EACH ACRE OR PORTION OF AN ACRE CLEARED BELOW THE  
 18 THRESHOLD (2:1 RATIO). FOR REFORESTATION SITES OUTSIDE THE SAME WATERSHED, 3  
 19 ACRES SHALL BE REFORESTED FOR EACH ACRE OR PORTION OF AN ACRE CLEARED  
 20 BELOW THE THRESHOLD (3:1 RATIO).

1 (III) ALL FOREST ACREAGE RETAINED ABOVE THE THRESHOLD SHALL BE DIRECTLY  
2 CREDITED AGAINST ANY REFORESTATION OBLIGATION (1:1 RATIO).  
3

4 **SECTION 16.1207. AFFORESTATION.**

5 (A) **REQUIREMENT TO AFFOREST:** IF EXISTING FOREST RESOURCES ARE BELOW THE FOLLOWING  
6 MINIMUMS, THE FOREST CONSERVATION PLAN SHALL PROVIDE FOR:

- 7 (1) AFFORESTATION ON-SITE OR OFF-SITE; OR  
8 (2) PAYMENT-IN-LIEU OF AFFORESTATION IF AFFORESTATION CANNOT REASONABLY BE  
9 ACCOMPLISHED.

10 (B) **MINIMUM SIZE:** AREAS TO BE AFFORESTED SHALL BE AT LEAST 10,000 SQUARE FEET WITH A  
11 MINIMUM WIDTH OF 50 FEET, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT BASED ON  
12 CRITERIA IN THE MANUAL.

13 (C) **CALCULATING THE AMOUNT OF AFFORESTATION REQUIRED:** THE AMOUNT OF  
14 AFFORESTATION REQUIRED DEPENDS UPON THE AMOUNT OF FOREST COVER EXISTING AND  
15 REMOVED FROM THE NET TRACT AREA AND THE LAND USE BEING DEVELOPED. THE AFFORESTATION  
16 REQUIREMENT SHALL BE CALCULATED AS FOLLOWS:

- 17 (1) **MINIMUM FOREST COVER:** FOR EACH LAND USE, THE FOLLOWING MINIMUM PERCENTAGE OF  
18 FOREST COVER SHALL BE PROVIDED:

LAND USE	THRESHOLD
RESIDENTIAL: RURAL LOW DENSITY (RESIDENTIAL LOTS AVERAGE 5 ACRES OR MORE)	20%
RESIDENTIAL RURAL MEDIUM DENSITY (RESIDENTIAL LOTS AVERAGE 1 TO 4.99 ACRES)	20%
RESIDENTIAL SUBURBAN (LESS THAN 1 ACRE PER DWELLING UNIT)	15%
INSTITUTIONAL OR LINEAR	15%
RETAIL, INDUSTRIAL OR OFFICE	15%
MIXED USE DEVELOPMENT OR PLANNED UNIT DEVELOPMENT	15%

- 19  
20 (2) FOREST CUT OR CLEARED BELOW THE REQUIRED AFFORESTATION LEVEL SHALL BE  
21 AFFORESTED AT 2:1 RATIO FOR AFFORESTATION SITES WITHIN THE SAME WATERSHED AND



1 AT 3:1 RATIO FOR AFFORESTATION SITES OUTSIDE THE SAME WATERSHED. THIS  
2 AFFORESTATION SHALL BE ADDED TO THE AMOUNT OF AFFORESTATION NECESSARY TO  
3 REACH THE MINIMUM REQUIRED AFFORESTED LEVEL, AS DETERMINED BY THE AMOUNT OF  
4 FOREST EXISTING BEFORE CUTTING OR CLEARING BEGAN.

5  
6 **SECTION 16.1208. REFORESTATION AND AFFORESTATION LOCATION PRIORITIES, PREFERRED**  
7 **LOCATION, AND PREFERRED METHODS.**

8 (A) **LOCATION PRIORITIES:** THE FOLLOWING ARE PRIORITY LOCATIONS FOR REFORESTATION AND  
9 AFFORESTATION, AND ARE LISTED IN ORDER OF PREFERENCE. THE DEPARTMENT MAY APPROVE  
10 LOWER PRIORITY LOCATIONS ON THIS LIST WHEN SUCH LOCATIONS BETTER ACHIEVE THE INTENT OF  
11 THIS SUBTITLE OR COUNTY LAND USE REGULATIONS. IF OFF-SITE PLANTING WOULD HAVE GREATER  
12 ENVIRONMENTAL BENEFIT, THE DEPARTMENT MAY APPROVE OFF-SITE REFORESTATION OR  
13 AFFORESTATION IN HIGH-PRIORITY LOCATIONS WITHIN HOWARD COUNTY, PREFERABLY WITHIN  
14 THE SAME SUBBASIN OR WATERSHED:

- 15 (1) ESTABLISH OR ENHANCE FOREST IN THE HOWARD COUNTY GREEN INFRASTRUCTURE  
16 NETWORK.
- 17 (2) ESTABLISH OR ENHANCE FOREST IN 100-YEAR FLOODPLAINS AND BUFFERS TO  
18 INTERMITTENT AND PERENNIAL STREAMS AS DEFINED IN THE SUBDIVISION REGULATIONS;
- 19 (3) ESTABLISH OR ENHANCE FOREST IN WETLANDS AND WETLAND BUFFERS AS DEFINED IN THE  
20 SUBDIVISION REGULATIONS;
- 21 (4) ESTABLISH OR ENHANCE CRITICAL HABITAT BUFFERS AND FOREST CORRIDORS FOR  
22 WILDLIFE MOVEMENT, THE CORRIDORS, WHERE PRACTICAL, BEING A MINIMUM OF 300 FEET  
23 IN WIDTH;
- 24 (5) ESTABLISH PLANTINGS TO STABILIZE SLOPES OF 25% OR GREATER AND SLOPES OF 15% OR  
25 GREATER WITH A SOIL K VALUE GREATER THAN 0.35;
- 26 (6) ESTABLISH FOREST AREAS ADJACENT TO EXISTING FORESTS TO INCREASE THE OVERALL  
27 AREA OF CONTIGUOUS FOREST COVER;
- 28 (7) ESTABLISH FOREST AREAS BETWEEN SMALL FOREST AND TREE STANDS TO BUILD A FOREST  
29 COMMUNITY; AND
- 30 (8) ESTABLISH BUFFERS ALONG PROPERTY LINES BETWEEN DIFFERING LAND USES WHEN  
31 APPROPRIATE, OR ADJACENT TO HIGHWAYS OR UTILITY RIGHTS-OF-WAY, PARTICULARLY  
32 ADJACENT TO SCENIC ROADS.

1 (B) **PREFERRED LOCATION:** THE FOLLOWING IS THE PREFERRED SEQUENCE FOR LOCATION OF  
2 REFORESTATION AND AFFORESTATION. THE DEPARTMENT MAY APPROVE LESS PREFERRED  
3 LOCATIONS WHEN SUCH LOCATIONS BETTER ACHIEVE THE LOCATION PRIORITIES FOR  
4 REFORESTATION AND AFFORESTATION, TAKE BETTER ADVANTAGE OF OPPORTUNITIES TO  
5 CONSOLIDATE FOREST CONSERVATION EFFORTS, OR BETTER ACHIEVE THE OBJECTIVES OF OTHER  
6 COUNTY LAND USE REGULATIONS.

7 (1) ON SITE.

8 (2) MITIGATION BANK.

9 (3) OFF SITE.

10 (C) **PREFERRED METHODS:** THE FOLLOWING SEQUENCE OF REFORESTATION AND AFFORESTATION  
11 METHODS IS PREFERRED. THE DEPARTMENT MAY APPROVE LESS PREFERRED METHODS WHEN SUCH  
12 METHODS WILL BETTER ACHIEVE FOREST SURVIVAL.

13 (1) PLANTING WITH NURSERY STOCK.

14 (2) TRANSPLANTING LOCAL PLANT MATERIAL.

15 (3) NATURAL REGENERATION.

16 (4) SELECTIVE CLEARING AND SUPPLEMENTAL PLANTING.

17

18 **16.1209. SITE DESIGN REQUIREMENTS.**

19 (A) SITE DESIGN SHOULD ADDRESS THE FOREST CONSERVATION PROGRAM GOALS OF MAXIMIZING  
20 FOREST RETENTION AND MEETING FOREST CONSERVATION OBLIGATIONS ON-SITE.

21 (B) BEFORE MITIGATION BANKS, OFF-SITE COMPLIANCE, OR FEE-IN-LIEU REQUESTS WILL BE  
22 CONSIDERED, FOREST CONSERVATION OBLIGATIONS SHALL BE MET ON-SITE, IN ACCORDANCE WITH  
23 THE FOLLOWING SITE DESIGN REQUIREMENTS:

24 (1) NONRESIDENTIAL DEVELOPMENTS SHALL ~~ACCOMMODATE FOREST CONSERVATION~~  
25 ~~OBLIGATIONS ON-SITE BY ESTABLISHING~~ ESTABLISH FOREST CONSERVATION EASEMENTS  
26 WITH RETAINED OR PLANTED FOREST IN ALL ON-SITE SENSITIVE AREAS, INCLUDING  
27 FLOODPLAINS, WETLANDS, WETLAND BUFFERS, STEEP SLOPES AND STREAM BUFFERS. TO  
28 ENSURE PROTECTION OF RIPARIAN AREAS, THE FOREST CONSERVATION EASEMENTS SHALL  
29 BE A MINIMUM 75-FOOT WIDTH FROM THE BANKS OF ANY PERENNIAL AND INTERMITTENT  
30 STREAM. THE AREA ~~BETWEEN~~ OUTSIDE THE REQUIRED STREAM ~~BUFFER~~ BUFFER, AS  
31 DEFINED BY SUBDIVISION REGULATIONS, AND THE FOREST CONSERVATION EASEMENT MAY  
32 BE DISTURBED DURING CONSTRUCTION THEN REFORESTED.

1 (2) RESIDENTIAL DEVELOPMENTS WITH MORE THAN ONE ACRE OF OBLIGATION SHALL MEET A  
2 MINIMUM OF 75% OF THEIR OBLIGATION ON-SITE BY REDUCING LOT SIZES, CLUSTERING  
3 LOTS AND MAXIMIZING OPEN SPACE TO THE MAXIMUM EXTENT PERMITTED BY THE  
4 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. INFILL SUBDIVISIONS OF TEN LOTS  
5 OR LESS ARE EXEMPT FROM THIS REQUIREMENT.

6 (3) RESIDENTIAL DEVELOPMENTS IN THE RC OR RR ZONING DISTRICTS THAT PROPOSE TO  
7 IMPORT DEVELOPMENT DENSITY, SHALL ACCOMMODATE ALL FOREST CONSERVATION  
8 OBLIGATIONS WITHIN THE BOUNDARIES OF A RECEIVING PROPERTY BEFORE IMPORTING  
9 DEVELOPMENT DENSITY.

10 (4) TO ENSURE ADEQUATE SETBACKS FROM FOREST CONSERVATION EASEMENTS ON  
11 RESIDENTIAL LOTS, A 35-FOOT SETBACK SHALL BE PROVIDED FROM REAR AND SIDE LOT  
12 LINES FOR A DETACHED OR ATTACHED DWELLING UNIT AND ANY ON-SITE OR OFF-SITE  
13 PLANTED FOREST CONSERVATION EASEMENT. THE SETBACK MAY BE ELIMINATED IF  
14 LARGER STOCK (TWO ROWS OF ONE-INCH MINIMUM CALIPER) IS PLANTED ALONG THE EDGE  
15 OF THE FOREST CONSERVATION EASEMENT.

16  
17 **SECTION 16.1210. FINANCIAL SECURITY FOR REFORESTATION AND AFFORESTATION.**

18 (A) ***FINANCIAL SECURITY REQUIRED:*** A PERSON REQUIRED TO PROVIDE AFFORESTATION OR  
19 REFORESTATION UNDER THIS SUBTITLE SHALL FURNISH FINANCIAL SECURITY IN THE FORM OF A  
20 BOND, AN IRREVOCABLE LETTER OF CREDIT, OR OTHER SECURITY APPROVED BY THE COUNTY. THIS  
21 SHALL BE PROVIDED PRIOR TO PLAT RECORDATION IF THE AFFORESTATION OR REFORESTATION IS  
22 REQUIRED FOR APPROVAL OF A SUBDIVISION; PRIOR TO SITE DEVELOPMENT PLAN APPROVAL IF THE  
23 AFFORESTATION OR REFORESTATION IS REQUIRED FOR SITE DEVELOPMENT PLAN APPROVAL; AND  
24 PRIOR TO GRADING PERMIT ISSUANCE IF THE AFFORESTATION OR REFORESTATION IS REQUIRED FOR  
25 ISSUANCE OF A GRADING PERMIT. THE SECURITY SHALL:

26 (1) ASSURE THAT THE AFFORESTATION, REFORESTATION, AND THE ASSOCIATED FOREST  
27 CONSERVATION AGREEMENT ARE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED  
28 FOREST CONSERVATION PLAN;

29 (2) BE IN AN AMOUNT EQUAL TO THE ESTIMATED COST, AS APPROVED BY THE COUNTY, OF  
30 REFORESTATION AND AFFORESTATION; AND

31 (3) BE IN A FORM AND OF A CONTENT APPROVED BY THE COUNTY.

32 (B) ***RELEASE OF FINANCIAL SECURITY:*** IF, AFTER 3 GROWING SEASONS FOLLOWING THE  
33 AFFORESTATION OR REFORESTATION OR AS PROVIDED IN THE FOREST CONSERVATION AGREEMENT,

1 THE PLANTINGS ASSOCIATED WITH THE AFFORESTATION OR REFORESTATION MEET OR EXCEED THE  
2 STANDARDS OF THE MANUAL, THE AMOUNT OF THE BOND, LETTER OF CREDIT, OR OTHER SECURITY  
3 SHALL BE RETURNED OR RELEASED.

4 (C) **DEFAULT AND LIEN:** IF, AFTER 3 GROWING SEASONS OR AS PROVIDED IN THE FOREST  
5 CONSERVATION AGREEMENT, THE PLANTINGS DO NOT MEET THE AFORESAID STANDARDS, THE  
6 COUNTY SHALL HAVE THE RIGHT TO DRAW ON THE SECURITY ACCORDING TO ITS TERMS AND USE  
7 THE SUMS WITHDRAWN FOR THE COSTS INCURRED BY THE COUNTY IN ACHIEVING THE  
8 AFFORESTATION OR REFORESTATION STANDARDS REQUIRED BY THE PLAN AND MANUAL. ANY  
9 COSTS INCURRED BY THE COUNTY IN EXCESS OF THE SECURITY AMOUNT SHALL BE CHARGED  
10 AGAINST THE DEVELOPER AND, UNLESS THEY ARE PAID OR APPEALED TO THE BOARD OF APPEALS  
11 WITHIN 30 DAYS AFTER BILLING BY THE COUNTY, SHALL BECOME A FINAL LIEN AGAINST THE  
12 PROPERTY BEING DEVELOPED AND SHALL IN EVERY RESPECT BE TREATED AS COUNTY REAL ESTATE  
13 TAXES.

14

15 **SECTION 16.1211. FEE-IN-LIEU OF AFFORESTATION OR REFORESTATION.**

16 (A) **FEE-IN-LIEU AUTHORIZED:**

17 (1) THE DEPARTMENT MAY APPROVE THE PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OR  
18 REFORESTATION:

19 (i) WHEN AFFORESTATION OR REFORESTATION REQUIREMENTS CANNOT BE REASONABLY  
20 ACCOMPLISHED ON-SITE OR OFF-SITE BASED ON CRITERIA IN THE MANUAL, AND  
21 APPROPRIATE CREDITS GENERATED BY A FOREST MITIGATION BANK ARE NOT  
22 AVAILABLE; OR

23 (ii) WHEN A LANDOWNER REQUESTS A MODIFICATION OF A RECORDED FOREST  
24 CONSERVATION EASEMENT AND NOTICE OF THE MODIFICATION HAS BEEN PROVIDED IN  
25 ACCORDANCE WITH THE SECTION 10-312 OF THE LOCAL GOVERNMENT ARTICLE OF  
26 THE ANNOTATED CODE OF MARYLAND.

27 (2) THE FEE-IN-LIEU SHALL BE CALCULATED ON A SQUARE-FOOT BASIS AT A RATE  
28 ESTABLISHED IN THE FEE SCHEDULE ADOPTED BY RESOLUTION OF THE COUNTY COUNCIL,  
29 BUT IN NO EVENT SHALL IT BE LESS THAN THE MINIMUM SET BY STATE LAW. THE FEE-IN-  
30 LIEU SHALL BE 20% HIGHER OUTSIDE THE PRIORITY FUNDING AREA.

31 (3) A DEVELOPER OF A RESIDENTIAL SUBDIVISION MAY REQUEST A FEE-IN-LIEU FOR NO MORE  
32 THAN ONE ACRE OF FOREST CONSERVATION OBLIGATION.

1 (B) **TIMING - PAYMENT OF FEE-IN-LIEU: FEE-IN-LIEU PAYMENTS SHALL BE PAID TO THE**  
2 **COUNTY:**

- 3 (1) FOR A PROJECT NOT SUBJECT TO A RECORDED FOREST CONSERVATION EASEMENT, PRIOR TO  
4 PLAT RECORDATION OF A SUBDIVISION, PRIOR TO APPROVAL OF A SITE DEVELOPMENT PLAN  
5 OR, IF NONE, PRIOR TO ISSUANCE OF A GRADING PERMIT; OR  
6 (2) WHEN A LANDOWNER REQUESTS A MODIFICATION OF A RECORDED FOREST CONSERVATION  
7 EASEMENT, PRIOR TO THE RECORDATION OF THE REVISED SUBDIVISION PLAT OR PLAT OF  
8 FOREST CONSERVATION EASEMENT AND PRIOR TO NOTICE OF THE MODIFICATION PROVIDED  
9 IN ACCORDANCE WITH SECTION 10-312 OF THE LOCAL GOVERNMENT ARTICLE OF THE  
10 ANNOTATED CODE OF MARYLAND.  
11

12 **SECTION 16.1212. FOREST CONSERVATION FUND.**

13 (A) *FUND ESTABLISHED:* THE DIRECTOR OF FINANCE SHALL ESTABLISH AN ACCOUNT TO BE KNOWN  
14 AS THE FOREST CONSERVATION FUND. NO MONIES DEPOSITED IN THIS ACCOUNT MAY REVERT TO  
15 THE GENERAL FUND.

16 (B) *SOURCE OF MONEYS IN FOREST CONSERVATION FUND:* FEES PAID IN-LIEU OF REFORESTATION  
17 OR AFFORESTATION UNDER SECTION 16.1211 OF THIS SUBTITLE AND NONCOMPLIANCE FEES PAID  
18 PURSUANT TO SUBSECTION (C) OF THIS SECTION SHALL BE DEPOSITED IN THE FOREST  
19 CONSERVATION FUND. INTEREST EARNED BY MONEY IN THE FOREST CONSERVATION FUND SHALL  
20 REMAIN IN THE FUND.

21 (C) *NONCOMPLIANCE PENALTIES:* THE NONCOMPLIANCE PENALTY IS A FINE PER SQUARE FOOT OF  
22 FOREST CUT, CLEARED OR GRADED WHICH MAY BE ASSESSED AGAINST VIOLATORS OF THIS  
23 SUBTITLE AS SPECIFIED IN SECTION 16.1213 OF THIS SUBTITLE. THE AMOUNT OF THE  
24 NONCOMPLIANCE PENALTY IS SET BY RESOLUTION OF THE COUNTY COUNCIL, AND IN NO EVENT  
25 SHALL IT BE LESS THAN THE MINIMUM SET BY STATE LAW.

26 (D) *USE OF FOREST CONSERVATION FUND:*

27 (1) THE MINIMUM IN-LIEU-OF FEES ESTABLISHED BY THE STATE MAY BE EXPENDED BY THE  
28 COUNTY:

- 29 (i) FOR AFFORESTATION OR REFORESTATION WITHIN HOWARD COUNTY, INCLUDING SITE  
30 IDENTIFICATION, ACQUISITION, AND PREPARATION;  
31 (ii) FOR ACQUISITION OF FOREST RETENTION EASEMENTS;  
32 (iii) FOR MAINTENANCE OF EXISTING FORESTS; AND  
33 (iv) FOR CREATING URBAN CANOPY.

1 (2) IN-LIEU-OF FEES ABOVE THE STATE MINIMUMS AND NONCOMPLIANCE PENALTIES MAY BE  
2 USED BY THE COUNTY FOR ANY PURPOSES RELATED TO IMPLEMENTATION OF THE FOREST  
3 CONSERVATION PROGRAM.  
4

5 **SECTION 16.1213. ENFORCEMENT; PENALTIES.**

6 THE PROVISIONS OF THIS SUBTITLE MAY BE ENFORCED WITH ANY OR ALL OF THE FOLLOWING  
7 MEASURES:

8 (A) *REVOCATION OF EXEMPTION:* THE DEPARTMENT MAY REVOKE AN EXEMPTION FOR PROPERTIES  
9 THAT ARE IN VIOLATION OF THE CONDITIONS OF EXEMPTION SET FORTH IN SECTION 16.1202(B) OF  
10 THIS SUBTITLE AND MAY REQUIRE COMPLIANCE WITH THE RETENTION, REFORESTATION AND  
11 AFFORESTATION REQUIREMENTS OF THIS SUBTITLE. PRIOR TO REVOCATION, THE DEPARTMENT  
12 SHALL NOTIFY THE VIOLATOR IN WRITING AND PROVIDE AN OPPORTUNITY FOR A RESPONSE.

13 (B) *REVOCATION OF APPROVED FOREST CONSERVATION PLAN:* THE DEPARTMENT MAY REVOKE AN  
14 APPROVED FOREST CONSERVATION PLAN FOR CAUSE, INCLUDING ANY OF THE FOLLOWING  
15 CONDITIONS:

16 (1) NONCOMPLIANCE WITH THIS SUBTITLE OR WITH CONDITIONS OF AN APPROVED FOREST  
17 CONSERVATION PLAN; OR

18 (2) OBTAINING APPROVAL OF THE PLAN THROUGH FRAUD, MISREPRESENTATION, A FALSE OR  
19 MISLEADING STATEMENT, OR OMISSION OF A RELEVANT OR MATERIAL FACT.  
20

21 PRIOR TO REVOCATION, THE DEPARTMENT SHALL NOTIFY THE VIOLATOR IN WRITING AND  
22 PROVIDE AN OPPORTUNITY FOR A RESPONSE.

23 (C) *STOP-WORK ORDER:* THE COUNTY MAY ISSUE A STOP-WORK ORDER AGAINST ANY VIOLATOR  
24 OF THIS SUBTITLE, THE MANUAL, AN ORDER, AN APPROVED FOREST CONSERVATION PLAN, THE  
25 ASSOCIATED FOREST CONSERVATION AGREEMENT AND LONG-TERM DEED OF FOREST  
26 CONSERVATION EASEMENT, OR A DECLARATION OF INTENT.

27 (D) *INJUNCTION:* THE COUNTY MAY SEEK AN INJUNCTION REQUIRING A VIOLATOR TO CEASE THE  
28 VIOLATION AND TAKE CORRECTIVE ACTION TO RESTORE OR REFOREST AN AREA.

29 (E) *NONCOMPLIANCE PENALTIES:* THE COUNTY MAY ASSESS A NONCOMPLIANCE PENALTY AS  
30 DEFINED IN SECTION 16.1212 OF THIS SUBTITLE, AGAINST A VIOLATOR OF THIS SUBTITLE, THE  
31 MANUAL, AN ORDER, AN APPROVED FOREST CONSERVATION PLAN, AN ASSOCIATED FOREST  
32 CONSERVATION AGREEMENT, A LONG-TERM DEED OF FOREST CONSERVATION EASEMENT OR A  
33 DECLARATION OF INTENT.

1 (F) *CIVIL PENALTIES*: IN ADDITION TO AND CONCURRENT WITH ALL OTHER REMEDIES, THE  
2 DEPARTMENT OF PLANNING AND ZONING MAY ENFORCE THE PROVISIONS OF THIS SUBTITLE OR AN  
3 APPROVED FOREST CONSERVATION PLAN WITH CIVIL PENALTIES PURSUANT TO THE PROVISIONS OF  
4 TITLE 24, "CIVIL PENALTIES," OF THE HOWARD COUNTY CODE. A VIOLATION SHALL BE A CLASS A  
5 OFFENSE. EACH DAY A VIOLATION CONTINUES IS A SEPARATE VIOLATION.  
6

7 **SECTION 16.1214. MITIGATION BY COUNTY.**

8 IN THE EVENT THAT ANY PERSON DEVELOPS LAND IN VIOLATION OF THIS SUBTITLE WITHOUT AN  
9 APPROVED FOREST CONSERVATION PLAN AND ANY OTHER REQUIRED DEVELOPMENT APPROVALS  
10 AND PERMITS, THE COUNTY SHALL, AFTER FIRST GIVING THE DEVELOPER THE OPPORTUNITY TO  
11 COMPLY, HAVE THE RIGHT TO ENTER UPON THE PROPERTY BEING DEVELOPED AND AFFOREST OR  
12 REFOREST THE PROPERTY IN ACCORDANCE WITH THE THRESHOLDS AND STANDARDS OF THIS  
13 SUBTITLE AND THE MANUAL. THE COUNTY MAY INSTEAD UNDERTAKE OFF-SITE AFFORESTATION  
14 OR REFORESTATION IF THIS WOULD BETTER SERVE THE PURPOSES OF THIS SUBTITLE. IN EITHER  
15 CASE, THE COUNTY SHALL CHARGE ALL AFFORESTATION AND REFORESTATION COSTS INCURRED BY  
16 IT AGAINST THE DEVELOPER, INCLUDING BUT NOT LIMITED TO CONSULTANT FEES AND OVERHEAD  
17 AND ADMINISTRATIVE COSTS. UNLESS THE CHARGES ARE PAID OR APPEALED TO THE BOARD OF  
18 APPEALS WITHIN 30 DAYS AFTER BILLING BY THE COUNTY, THEY SHALL BECOME A FINAL LIEN ON  
19 THE PROPERTY BEING DEVELOPED AND SHALL IN EVERY RESPECT BE TREATED AS COUNTY REAL  
20 ESTATE TAXES. THE COUNTY'S RIGHT TO MITIGATE AND RECOVER ITS COSTS SHALL BE IN ADDITION  
21 TO THE FINES AND OTHER SANCTIONS IT MAY IMPOSE UNDER SECTION 16.1213 OF THIS SUBTITLE.  
22

23 **SECTION 16.1215. APPEALS.**

24 ANY PERSON SPECIALLY AGGRIEVED BY AN ADMINISTRATIVE DECISION OF THE DIRECTOR OF  
25 PLANNING AND ZONING IN RELATION TO THIS SUBTITLE MAY, WITHIN 30 DAYS OF THE DECISION,  
26 APPEAL THE DECISION TO THE HOWARD COUNTY BOARD OF APPEALS ACCORDING TO ITS RULES OF  
27 PROCEDURE.  
28

29 **SECTION 16.1216. VARIANCES.**

30 (A) THE DEPARTMENT MAY GRANT WAIVERS TO THE REQUIREMENTS OF THIS SUBTITLE IN  
31 ACCORDANCE WITH THE PROCEDURES OF SUBSECTION 16.104(B) AND SUBSECTION 16.104(C) OF  
32 THE SUBDIVISION REGULATIONS.

1 ~~(D) FOR PURPOSES OF THIS SECTION “UNWARRANTED HARDSHIP” SHALL MEAN THAT, WITHOUT A~~  
2 ~~VARIANCE, AN APPLICANT SHALL BE DENIED REASONABLE AND SIGNIFICANT USE OF THE ENTIRE~~  
3 ~~PARCEL OR LOT FOR WHICH THE VARIANCE IS REQUESTED.~~

4 ~~(E) (B).~~ A VARIANCE TO THE PROVISIONS OF THIS SUBTITLE SHALL BE CONSIDERED AND APPROVED  
5 OR DENIED IN WRITING BY:

6 ~~(1) THE PLANNING BOARD, FOR PLANS THAT REQUIRE PLANNING BOARD APPROVAL~~

7 ~~(2) FOR PLANS THAT DO NOT REQUIRE PLANNING BOARD APPROVAL, THE DIRECTORS OF THE~~  
8 ~~DEPARTMENT OF PLANNING AND ZONING, THE ADMINISTRATOR OF THE OFFICE OF~~  
9 ~~COMMUNITY SUSTAINABILITY, AND THE DIRECTOR OF THE DEPARTMENT OF RECREATION~~  
10 ~~AND PARKS. DENIED IN WRITING BY THE DIRECTORS OF THE DEPARTMENT OF PLANNING~~  
11 ~~AND ZONING, THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY, AND~~  
12 ~~THE DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS.~~

13 ~~(D) (C)~~ CONSIDERATION OF A VARIANCE REQUESTED UNDER THIS SECTION SHALL INCLUDE A  
14 DETERMINATION AS TO WHETHER AN APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF  
15 EACH DEPARTMENT ~~OR THE PLANNING BOARD~~ THAT ENFORCEMENT OF THIS SUBTITLE WOULD  
16 RESULT IN UNWARRANTED HARDSHIP. INCREASED COST OR INCONVENIENCE OF MEETING THE  
17 REQUIREMENTS OF THESE REGULATIONS DOES NOT CONSTITUTE AN UNWARRANTED HARDSHIP  
18 TO THE APPLICANT. THE APPLICANT SHALL:

19 (1) DESCRIBE THE SPECIAL CONDITIONS PECULIAR TO THE PROPERTY WHICH WOULD CAUSE  
20 THE UNWARRANTED HARDSHIP;

21 (2) DESCRIBE HOW ENFORCEMENT OF THESE REGULATIONS WOULD DEPRIVE THE LANDOWNER  
22 OF RIGHTS COMMONLY ENJOYED BY OTHERS IN SIMILAR AREAS;

23 (3) VERIFY THAT THE GRANTING OF A VARIANCE WILL NOT ADVERSELY AFFECT WATER  
24 QUALITY;

25 (4) VERIFY THAT THE GRANTING OF A VARIANCE WILL NOT CONFER ON THE APPLICANT A  
26 SPECIAL PRIVILEGE THAT WOULD BE DENIED TO OTHER APPLICANTS;

27 (5) VERIFY THAT THE VARIANCE REQUEST IS NOT BASED ON CONDITIONS OR CIRCUMSTANCES  
28 WHICH ARE THE RESULT OF ACTIONS BY THE APPLICANT;

29 (6) VERIFY THAT THE CONDITION DID NOT ARISE FROM A CONDITION RELATING TO LAND OR  
30 BUILDING USE, EITHER PERMITTED OR NONCONFORMING, ON A NEIGHBORING PROPERTY;  
31 AND

32 (7) PROVIDE ANY OTHER INFORMATION APPROPRIATE TO SUPPORT THE REQUEST.



1 (E) (D) ANY NATIVE SPECIMEN TREE REMOVED SHALL BE REPLACED ON-SITE BY AT LEAST TWO  
2 NATIVE TREES WITH A DBH (DIAMETER AT BREAST HEIGHT) OF AT LEAST THREE INCHES.

3 (F) (E) NOTICE OF A REQUEST FOR A COMPLETE VARIANCE OF THE FOREST CONSERVATION  
4 PROGRAM SHALL BE GIVEN BY THE DEPARTMENT OF PLANNING AND ZONING TO THE MARYLAND  
5 DEPARTMENT OF NATURAL RESOURCES WITHIN 15 DAYS OF RECEIPT OF A REQUEST FOR A  
6 VARIANCE. NOTICE OF A REQUEST FOR A VARIANCE TO INDIVIDUAL PROGRAM REQUIREMENTS,  
7 TEMPORARY DEFERRAL, PHASING OF OBLIGATIONS, OR SEEKING ALTERNATIVE COMPLIANCE  
8 DEFERRAL OR PHASING OF OBLIGATIONS WITH THE FOREST CONSERVATION PROGRAM  
9 REQUIREMENTS SHALL BE GIVEN BY THE DEPARTMENT OF PLANNING AND ZONING TO THE  
10 MARYLAND DEPARTMENT OF NATURAL RESOURCES AFTER A DECISION ON THE VARIANCE  
11 REQUEST IS RENDERED BY THE DEPARTMENT.  
12

13 **SECTION 16.1217. ABANDONMENT OF A FOREST CONSERVATION EASEMENT.**

14 (A) **AUTHORIZED.** WHERE AN ERROR OR ENCROACHMENT IS DISCOVERED AFTER THE  
15 ESTABLISHMENT OF A FOREST CONSERVATION EASEMENT AND THE AREA WITHIN THE  
16 ENCROACHMENT OR ERROR NO LONGER COMPLIES WITH THE FOREST CONSERVATION ACT, THE  
17 DEPARTMENT OF PLANNING AND ZONING MAY ALLOW FOR THE ABANDONMENT OF NO MORE THAN  
18 0.5 ACRES IF EQUIVALENT REPLACEMENT IS PROVIDED EITHER:

- 19 1. OFF SITE ADJACENT TO AN EXISTING FOREST CONSERVATION EASEMENT;
- 20 2. WITHIN A FOREST CONSERVATION BANK; OR
- 21 3. THROUGH PAYMENT OF A FEE IN-LIEU.

22 (B) **NOTIFICATION.** NOTIFICATION WILL BE PROVIDED ACCORDING TO SECTION 10-312 OF THE  
23 LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.  
24

25 **SECTION 16.1218. FOREST MITIGATION BANKING.**

26 (A) **OPPORTUNITY TO CREATE A FOREST MITIGATION BANK:** THE HOWARD COUNTY  
27 DEPARTMENT OF RECREATION AND PARKS OR A PRIVATE PROPERTY OWNER WITH THE  
28 DEPARTMENT'S APPROVAL, MAY ESTABLISH A FOREST MITIGATION BANK. MITIGATION BANK  
29 EASEMENT RIGHTS MAY BE PURCHASED BY A DEVELOPER WHEN THE DEPARTMENT DETERMINES  
30 THAT ALL OR A PORTION OF A PROJECT'S RETENTION, REFORESTATION OR AFFORESTATION  
31 OBLIGATIONS CAN BE MET OFF-SITE AND THAT THE MITIGATION BANK HAS MET ALL  
32 REQUIREMENTS.

1 (B) **MINIMUM SIZE:** MITIGATION BANKS SHALL BE AT LEAST ONE ACRE IN AREA UNLESS  
2 OTHERWISE APPROVED BY THE DEPARTMENT.

3 (C) **LOCATION PRIORITIES:** FOREST RETENTION MITIGATION BANKS SHALL BE LOCATED IN  
4 ACCORDANCE WITH THE HIGHEST EIGHT RETENTION PRIORITIES SPECIFIED IN SECTION 16.1205 OF  
5 THIS SUBTITLE. PLANTED FOREST MITIGATION BANKS SHALL BE LOCATED IN ACCORDANCE WITH  
6 THE HIGHEST SIX REFORESTATION AND AFFORESTATION PRIORITIES SPECIFIED IN SECTION 16.1208  
7 OF THIS SUBTITLE.

8 (D) **PREFERRED METHODS:** PLANTED FOREST MITIGATION BANKS SHALL BE PLANTED USING  
9 NURSERY STOCK, WHIPS, OR SEEDLINGS, BUT NOT NATURAL REGENERATION.

10 (E) **APPROVAL PROCEDURE:** PRIVATE FOREST MITIGATION BANK APPLICANTS SHALL SUBMIT FOR  
11 THE DEPARTMENT'S APPROVAL THE PROPOSED LOCATION AND A FOREST CONSERVATION PLAN.  
12 UPON COMPLETION OF THE INSTALLATION OF ALL PROTECTION DEVICES AND ALL FOREST  
13 PLANTING, AS REQUIRED, THE COUNTY SHALL CERTIFY COMPLIANCE WITH THE APPROVED FOREST  
14 CONSERVATION PLAN. AT THE END OF THE MINIMUM THREE GROWING SEASONS, OR LONGER IF  
15 REQUIRED, THE COUNTY SHALL CERTIFY THAT THE SURVIVAL RATES SPECIFIED IN THE MANUAL  
16 HAVE BEEN ACHIEVED.

17 (F) **FOREST CONSERVATION AGREEMENT AND FINANCIAL SECURITY:** PLANTED FOREST  
18 MITIGATION BANKS SHALL EXECUTE A FOREST CONSERVATION AGREEMENT AND POST A  
19 FINANCIAL SECURITY

20 (G) **DEED OF FOREST CONSERVATION EASEMENT:** THE APPLICANT SHALL RECORD A FOREST  
21 CONSERVATION EASEMENT PLAT AND A DEED OF FOREST CONSERVATION EASEMENT IN  
22 ACCORDANCE WITH PROCEDURES OUTLINED IN THE MANUAL.

23  
24 **SECTION 16.1219. SEVERABILITY.**

25 IF ANY SECTION, SUBSECTION, SENTENCE, CLAUSE, PHRASE OR PORTION OF THIS SUBTITLE IS HELD  
26 INVALID BY ANY COURT OF COMPETENT JURISDICTION, THAT PORTION SHALL BE DEEMED A  
27 SEPARATE, DISTINCT AND INDEPENDENT PROVISION; AND THE INVALIDITY SHALL NOT AFFECT THE  
28 VALIDITY OF THE REMAINING PORTIONS OF THE SUBTITLE AND FOR THIS PURPOSE, THE PROVISIONS  
29 OF THIS ACT ARE DECLARED SEVERABLE.

30  
31 ~~**Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland**~~  
32 ~~*that, for sketch plans or preliminary equivalent sketch plans that are technically complete on or*~~  
33 ~~*before December 2, 2019, plans or permits listed in Section 16.1202(a)(1) – (4) shall continue to*~~

1 ~~be processed and reviewed under the Forest Conservation Act of Howard County existing prior~~  
2 ~~to amendments approved and enacted by this Act. If there are any inconsistency between the Act~~  
3 ~~and the Manual, the provisions of the Act will apply. If the plan fails to be finally approved, then~~  
4 ~~the plan shall be resubmitted under the provisions of this Act.~~

5

6 **Section 3 2. And Be It Further Enacted** by the County Council of Howard County, Maryland  
7 *that this Act shall become effective 61 days after its enactment.*

Introduced \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Council Action \_\_\_\_\_  
Executive Action \_\_\_\_\_  
Effective Date \_\_\_\_\_

## County Council of Howard County, Maryland

2019 Legislative Session

Legislative Day No. 13

### Bill No. 62-2019

Introduced by: The Chairperson at the request of the County Executive and  
Cosponsored by Opel Jones, Deb Jung, Christiana Mercer Rigby, and Liz Walsh

AN ACT repealing and reenacting the Forest Conservation Act of Howard County; providing the purpose of the Act; defining certain terms to be used throughout the Act; requiring a Forest Conservation Plan for any person, or unit of local government, developing land 40,000 square feet or greater, subject to certain exceptions; requiring a Declaration of Intent for certain exemptions; setting forth the requirements of a Forest Conservation Plan; providing for the review process of a Forest Conservation Plan; requiring a Forest Conservation Manual to be prepared and adopted; requiring that the Manual include specific standards and guidelines; setting forth certain Forest Retention Priorities; requiring certain reforestation requirements and providing that reforestation shall be based on certain calculations; requiring certain afforestation and providing that afforestation shall be based on certain calculations; setting forth certain afforestation and reforestation location priorities and preferred methods; requiring certain site design; requiring certain financial security for afforestation and reforestation; authorizing a fee-in-lieu of afforestation and reforestation under certain conditions; providing for Forest Conservation Fund to keep the fee-in-lieu of afforestation and reforestation and providing for the use of monies contained in the fund; providing for certain enforcement and penalties; requiring mitigation by the County when land is developed in violation of the Act; providing for certain appeals; allowing for the grant of variances of the provisions of the Act, under certain circumstances; allowing the abandonment of Forest Conservation Easements under certain conditions; providing for the opportunity to create a Forest Mitigation Bank under certain conditions; and generally related to forest conservation in Howard County.

Introduced and read first time November 4, 2019. Ordered posted and hearing scheduled.

By order Diane Schwartz Jones  
Diane Schwartz Jones, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on November 18, 2019.

By order Diane Schwartz Jones  
Diane Schwartz Jones, Administrator

This Bill was read the third time on December 2, 2019 and Passed , Passed with amendments , Failed .

By order Diane Schwartz Jones  
Diane Schwartz Jones, Administrator

Scaled with the County Seal and presented to the County Executive for approval this \_\_\_ day of \_\_\_\_\_, 2019 at \_\_\_ a.m./p.m.

By order \_\_\_\_\_  
Diane Schwartz Jones, Administrator

Approved/Vetoed by the County Executive \_\_\_\_\_, 2019

\_\_\_\_\_  
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1 **Section 1. Be It Enacted** by the County Council of Howard County, Maryland, that the Howard  
2 County Code is amended as follows:

3  
4 *By repealing and reenacting:*

5 *Title 16. Planning, Zoning, and Subdivisions and Land Development Regulations*  
6 *Subtitle 12. Forest Conservation.*

7  
8 **Title 16. Planning, Zoning, and Subdivisions and Land Development Regulations.**

9 **SUBTITLE 12. FOREST CONSERVATION.**

10  
11 **SECTION 16.1200. SHORT TITLE; BACKGROUND; PURPOSE.**

12 (A) **SHORT TITLE:** THIS SUBTITLE SHALL BE KNOWN AS THE FOREST CONSERVATION ACT OF  
13 HOWARD COUNTY.

14 (B) **BACKGROUND:** THIS SUBTITLE IS PURSUANT TO THE REQUIREMENTS OF THE MARYLAND  
15 FOREST CONSERVATION ACT OF 1991, WHICH REQUIRES UNITS OF LOCAL GOVERNMENT TO ADOPT,  
16 BY DECEMBER 31, 1992, A LOCAL FOREST CONSERVATION PROGRAM WHICH MEETS OR IS MORE  
17 STRINGENT THAN THE REQUIREMENTS OF TITLE 5, SUBTITLE 16 OF THE NATURAL RESOURCES  
18 ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

19 (C) **PURPOSE:** THE PURPOSE OF THIS SUBTITLE IS TO PROTECT AND MAINTAIN FOREST VEGETATION  
20 AND FOREST AREAS IN HOWARD COUNTY BY REQUIRING CERTAIN DEVELOPMENT PROJECTS TO  
21 HAVE AN APPROVED FOREST CONSERVATION PLAN AS A CONDITION OF APPROVAL OF THE  
22 DEVELOPMENT.

23  
24 **SECTION 16.1201. DEFINITIONS.**

25 EXCEPT AS PROVIDED IN SUBSECTION (FF) OF THIS SECTION, WORDS AND PHRASES USED IN THIS  
26 SUBTITLE HAVE THEIR USUAL MEANING UNLESS DEFINED IN THE SUBDIVISION AND LAND  
27 DEVELOPMENT REGULATIONS AS SET FORTH IN SUBTITLE 1 OF THIS TITLE OR AS FOLLOWS IN THIS  
28 SECTION:

29 (A) **AFFORESTATION:** "AFFORESTATION" MEANS THE ESTABLISHMENT OF NEW FOREST ON AN  
30 AREA PRESENTLY WITHOUT FOREST COVER, BY PLANTING IN ACCORDANCE WITH THE PRACTICES  
31 SPECIFIED IN THE FOREST CONSERVATION MANUAL.

32 (B) **COMAR:** "COMAR" MEANS THE CODE OF MARYLAND REGULATIONS.

1 (C) **CRITICAL HABITAT AREA:** "CRITICAL HABITAT AREA" MEANS A CRITICAL HABITAT FOR  
2 THREATENED OR ENDANGERED SPECIES AND ITS SURROUNDING PROTECTION AREA. A CRITICAL  
3 HABITAT SHALL:

- 4 (1) BE LIKELY TO CONTRIBUTE TO THE LONG-TERM SURVIVAL OF THE SPECIES;
- 5 (2) BE LIKELY TO BE OCCUPIED BY THE SPECIES FOR THE FORESEEABLE FUTURE; AND
- 6 (3) CONSTITUTE HABITAT OF THE SPECIES WHICH IS DEEMED CRITICAL UNDER TITLE 4,  
7 SUBTITLE 2A OR TITLE 10, SUBTITLE 2A OF THE NATURAL RESOURCE ARTICLE OF THE  
8 ANNOTATED CODE OF MARYLAND.

9 (D) **DECLARATION OF INTENT:** "DECLARATION OF INTENT" MEANS A STATEMENT SIGNED BY A  
10 LANDOWNER OR DEVELOPER CERTIFYING THAT:

- 11 (1) A PROPOSED DEVELOPMENT IS EXEMPT FROM THE REQUIREMENT FOR AN APPROVED  
12 FOREST CONSERVATION PLAN; AND
- 13 (2) NO ACTIVITY REQUIRING A FOREST CONSERVATION PLAN WILL OCCUR ON THE SITE WITHIN  
14 5 YEARS OF THE DATE OF THE COMPLETION OF THE EXEMPT ACTIVITY.

15 (E) **DEPARTMENT:** "DEPARTMENT" MEANS THE HOWARD COUNTY DEPARTMENT OF PLANNING  
16 AND ZONING.

17 (F) **DEVELOPMENT:** "DEVELOPMENT" MEANS THE ESTABLISHMENT OF A PRINCIPAL USE OF A SITE;  
18 A CHANGE IN A PRINCIPAL USE OF A SITE; OR THE IMPROVEMENT OR ALTERATION OF A SITE BY THE  
19 CONSTRUCTION, ENLARGEMENT, OR RELOCATION OF A STRUCTURE; THE PROVISION OF  
20 STORMWATER MANAGEMENT OR ROADS; THE GRADING OF EXISTING TOPOGRAPHY; THE CLEARING  
21 OR GRUBBING OF EXISTING VEGETATION; OR ANY OTHER NONAGRICULTURAL ACTIVITY THAT  
22 RESULTS IN A CHANGE IN EXISTING SITE CONDITIONS.

23 (G) **FOREST:** "FOREST" MEANS A BIOLOGICAL COMMUNITY DOMINATED BY NATIVE TREES AND  
24 OTHER WOODY PLANTS COVERING AN AREA OF 10,000 SQUARE FEET OR GREATER THAT IS AT LEAST  
25 50 FEET WIDE. "FOREST" INCLUDES:

- 26 (1) AREAS WITH A COVER RATIO OF 100 TREES PER ACRE WITH AT LEAST 50% OF THESE TREES  
27 BEING AT LEAST 2 INCHES IN DIAMETER AT A HEIGHT OF 4.5 FEET ABOVE GROUND; OR
- 28 (2) AREAS MEETING THE CRITERIA ABOVE THAT HAVE BEEN CUT BUT NOT CLEARED.

29  
30 "FOREST" DOES NOT INCLUDE ORCHARDS, TREE NURSERIES, CHRISTMAS TREE FARMS OR OTHER  
31 TYPES OF FOREST CROPS.

32 (H) **FOREST CONSERVATION:** "FOREST CONSERVATION" MEANS THE RETENTION OF EXISTING  
33 FOREST OR THE CREATION OF NEW FOREST AT THE LEVELS SET BY THIS SUBTITLE.

- 1 (I) **FOREST CONSERVATION MANUAL:** "FOREST CONSERVATION MANUAL" MEANS THE  
2 TECHNICAL MANUAL APPROVED BY THE COUNTY COUNCIL CONTAINING PERFORMANCE  
3 STANDARDS AND GUIDELINES FOR IMPLEMENTATION OF THE HOWARD COUNTY FOREST  
4 CONSERVATION PROGRAM.
- 5 (J) **FOREST CONSERVATION PLAN:** "FOREST CONSERVATION PLAN" MEANS A PLAN WHICH SHOWS  
6 THE IMPACTS OF A PROPOSED DEVELOPMENT ON EXISTING FOREST RESOURCES. A "FOREST  
7 CONSERVATION PLAN" INCLUDES EXISTING FOREST AREAS TO BE REMOVED OR RETAINED; THE  
8 LOCATION, EXTENT AND SPECIFICATIONS FOR ANY REFORESTATION OR AFFORESTATION REQUIRED;  
9 AND LEGAL MEASURES TO PROTECT FOREST RESOURCES AFTER COMPLETION OF DEVELOPMENT IN  
10 ACCORDANCE WITH SECTION 16.1203 BELOW.
- 11 (K) **FOREST CONSERVATION PROGRAM:** "FOREST CONSERVATION PROGRAM" MEANS THE  
12 ADMINISTRATION OF THE HOWARD COUNTY FOREST CONSERVATION ACT AND MANUAL BY  
13 APPROPRIATE COUNTY AGENCIES AND THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.
- 14 (L) **FOREST MITIGATION BANKING:** "FOREST MITIGATION BANKING" MEANS THE PLANTING OR  
15 RETENTION OF TREES, ACCORDING TO PLANS APPROVED BY THE DEPARTMENT, TO BE USED AS  
16 CREDIT FOR PLANTING OR RETENTION REQUIRED UNDER THIS SUBTITLE.
- 17 (M) **FOREST STAND DELINEATION:** "FOREST STAND DELINEATION" MEANS THE EVALUATION,  
18 PURSUANT TO SECTION 16.1204 OF THIS SUBTITLE, OF EXISTING FORESTS AND OTHER VEGETATION  
19 ON A SITE PROPOSED FOR DEVELOPMENT.
- 20 (N) **GREEN INFRASTRUCTURE NETWORK:** "GREEN INFRASTRUCTURE NETWORK" MEANS THE  
21 SYSTEM OF HUBS AND CORRIDORS MAPPED IN THE HOWARD COUNTY GREEN INFRASTRUCTURE  
22 NETWORK PLAN, PUBLISHED BY THE DEPARTMENT OF PLANNING AND ZONING IN DECEMBER 2012,  
23 AS AMENDED.
- 24 (O) **HISTORIC SITE:** "HISTORIC SITE" MEANS A SITE OR STRUCTURE LISTED ON THE HISTORIC SITES  
25 INVENTORY ADOPTED BY RESOLUTION OF THE COUNTY COUNCIL.
- 26 (P) **HISTORIC STRUCTURE:** "HISTORIC STRUCTURE" MEANS A STRUCTURE OR CLUSTER OF  
27 STRUCTURES SITUATED WITHIN THE COUNTY WHICH, TOGETHER WITH ITS APPURTENANCES AND  
28 ENVIRONMENTAL SETTING, HAVE SIGNIFICANT HISTORIC OR ARCHITECTURAL VALUE AND HAVE  
29 BEEN DESIGNATED AS SUCH BY RESOLUTION OF THE COUNTY COUNCIL.
- 30 (Q) **IMPERVIOUS SURFACE:** "IMPERVIOUS SURFACE" MEANS ANY PERMANENT ARTIFICIAL  
31 SURFACE, INCLUDING BUT NOT LIMITED TO AREAS COVERED BY ASPHALT, CONCRETE, PAVERS,  
32 PERMEABLE PAVING, ROOFTOPS AND DECKS.

1 (R) **LIMIT OF DISTURBANCE:** "LIMIT OF DISTURBANCE" MEANS THE BOUNDARY OF PERMITTED  
2 CHANGES TO EXISTING SITE CONDITIONS DUE TO CLEARING AND GRADING, AS WELL AS OTHER  
3 ACTIVITIES ASSOCIATED WITH SITE DEVELOPMENT SUCH AS PARKING OF VEHICLES AND  
4 EQUIPMENT, STORAGE OF MATERIALS, AND DISPOSAL OF CONSTRUCTION DEBRIS.

5 (S) **LINEAR PROJECT:** "LINEAR PROJECT" MEANS A PROJECT HAVING AN ELONGATED  
6 CONFIGURATION WITH NEARLY PARALLEL SIDES DESIGNED TO TRANSPORT A UTILITY PRODUCT OR  
7 PUBLIC SERVICE (FOR EXAMPLE, GAS, ELECTRICITY, WATER, SEWER, COMMUNICATIONS, TRAINS  
8 AND VEHICLES) NOT OTHERWISE ADDRESSED IN AN APPLICATION FOR SUBDIVISION.

9 (T) **LOT:** "LOT" MEANS A PIECE OF LAND DESCRIBED IN A FINAL PLAT OR DEED AND RECORDED IN  
10 THE LAND RECORDS OF HOWARD COUNTY IN ACCORDANCE WITH THE LAWS AND REGULATIONS IN  
11 EFFECT AT THE TIME OF RECORDATION.

12 (U) **MANUAL:** "MANUAL" MEANS THE FOREST CONSERVATION MANUAL.

13 (V) **NET TRACT AREA:** "NET TRACT AREA" MEANS THE TOTAL AREA TO THE NEAREST 1/10 ACRE,  
14 WHETHER FORESTED OR NOT, OF A PROPOSED DEVELOPMENT, EXCLUSIVE OF ANY 100-YEAR  
15 FLOODPLAIN, UTILITY TRANSMISSION LINE EASEMENTS, OR PRESERVATION PARCEL AS REFERENCED  
16 IN THE ZONING REGULATIONS. "NET TRACT AREA" IS TO BE USED IN CALCULATING ANY  
17 REFORESTATION OR AFFORESTATION OBLIGATIONS THAT MAY BE CREATED BY THE PROPOSED  
18 DEVELOPMENT.

19 (W) **PLANNED BUSINESS PARK:** "PLANNED BUSINESS PARK" MEANS A COMMERCIAL-INDUSTRIAL  
20 SUBDIVISION DEVELOPED WITH AN INTEGRATED PLAN THAT PROVIDES COMMON INFRASTRUCTURE  
21 AND PROTECTION OF ENVIRONMENTALLY SENSITIVE FEATURES.

22 (X) **PLANNED UNIT DEVELOPMENT:** "PLANNED UNIT DEVELOPMENT" MEANS A DEVELOPMENT  
23 COMPRISED OF A COMBINATION OF LAND USES OR VARYING INTENSITIES OF THE SAME LAND USE IN  
24 ACCORDANCE WITH AN INTEGRATED PLAN THAT PROVIDES FLEXIBILITY IN DESIGN WITH AT LEAST  
25 20% OF THE LAND PERMANENTLY DEDICATED TO OPEN SPACE.

26 (Y) **PRIORITY FUNDING AREA:** "PRIORITY FUNDING AREA" MEANS AN AREA DESIGNATED AS A  
27 PRIORITY FUNDING AREA UNDER TITLE 5, SUBTITLE 7B OF THE STATE FINANCE AND  
28 PROCUREMENT ARTICLE. IN HOWARD COUNTY THE PRIORITY FUNDING AREA IS ALL LAND WITHIN  
29 THE PLANNED SERVICE AREA FOR BOTH PUBLIC WATER AND SEWERAGE.

30 (Z) **REFORESTATION:** "REFORESTATION" MEANS THE ESTABLISHMENT, IN ACCORDANCE WITH THE  
31 HOWARD COUNTY FOREST CONSERVATION MANUAL, OF NEW FOREST COVER TO REPLACE FOREST  
32 RESOURCES LOST BECAUSE OF DEVELOPMENT ACTIVITIES.



1 (AA) **SCENIC ROAD:** “SCENIC ROAD” MEANS A PUBLIC ROAD OR ROAD SEGMENT THAT IS INCLUDED  
2 IN THE SCENIC ROADS INVENTORY ADOPTED BY THE COUNTY COUNCIL IN ACCORDANCE WITH  
3 SECTION 16.1403 OF THIS TITLE.

4 (BB) **STREAM RESTORATION PROJECT:** “STREAM RESTORATION PROJECT” MEANS AN ACTIVITY  
5 THAT:

6 (1) IS DESIGNED TO STABILIZE STREAM BANKS OR ENHANCE STREAM FUNCTION OR HABITAT  
7 LOCATED WITHIN AN EXISTING STREAM, WATERWAY OR FLOODPLAIN;

8 (2) AVOIDS AND MINIMIZES IMPACTS TO FORESTS AND PROVIDES FOR REPLANTING ON-SITE AN  
9 EQUIVALENT NUMBER OF TREES TO THE NUMBER REMOVED BY THE PROJECT;

10 (3) MAY BE PERFORMED UNDER A MUNICIPAL SEPARATE STORM SEWER SYSTEM PERMIT, A  
11 WATERSHED IMPLEMENTATION PLAN GROWTH OFFSET, OR ANOTHER PLAN ADMINISTERED  
12 BY THE STATE OR HOWARD COUNTY TO ACHIEVE OR MAINTAIN WATER QUALITY  
13 STANDARDS; AND

14 (4) IS NOT PERFORMED TO SATISFY STORMWATER MANAGEMENT, WETLANDS MITIGATION, OR  
15 ANY OTHER REGULATORY REQUIREMENT ASSOCIATED WITH PROPOSED DEVELOPMENT  
16 ACTIVITY.

17 (CC) **SUBDIVISION REGULATIONS:** “SUBDIVISION REGULATIONS” MEANS TITLE 16, SUBTITLE 1 OF  
18 THE HOWARD COUNTY CODE, ENTITLED “SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.”

19 (DD) **URBAN CANOPY:** “URBAN CANOPY” MEANS TREE CANOPY INSIDE THE PLANNED SERVICE  
20 AREA FOR WATER AND SEWER THAT DOES NOT MEET THE DEFINITION OF FOREST BUT DOES PROVIDE  
21 AIR QUALITY, WATER QUALITY, AND HABITAT BENEFITS.

22 (EE) **WATERSHED:** “WATERSHED” MEANS THE MARYLAND 12-DIGIT WATERSHED DELINEATION AS  
23 DEFINED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

24 (FF) **OTHER TERMS:** OTHER TERMS WHICH ARE DEFINED IN TITLE 5, SUBTITLE 16 OF THE NATURAL  
25 RESOURCES ARTICLE OF THE ANNOTATED CODE OF MARYLAND, COMAR 08.19.01.03,  
26 “DEFINITIONS,” AND COMAR 08.19.03, ARTICLE II, “FOREST AND TREE CONSERVATION  
27 DEFINITIONS,” ARE INCORPORATED BY REFERENCE AND SHALL APPLY TO THIS SUBTITLE FOR ANY  
28 TERMS WHICH ARE NOT DEFINED IN THIS SECTION OR THE MANUAL.

29  
30 **SECTION 16.1202. APPLICABILITY; EXEMPTIONS; DECLARATION OF INTENT.**

31 (A) **FOREST CONSERVATION PLAN REQUIRED FOR SUBDIVISION PLAN, SITE DEVELOPMENT PLAN**  
32 **OR GRADING PERMIT:** UNLESS EXEMPTED BY SUBSECTION (B) OF THIS SECTION, ANY PERSON OR  
33 UNIT OF LOCAL GOVERNMENT DEVELOPING LAND 40,000 SQUARE FEET OR GREATER IN AREA SHALL

1 FILE A FOREST CONSERVATION PLAN WITH THE DEPARTMENT. PLAN APPROVAL IS REQUIRED PRIOR  
2 TO DEVELOPMENT AND PRIOR TO APPROVAL OF A:

- 3 (1) SUBDIVISION PLAN;
- 4 (2) SITE DEVELOPMENT PLAN;
- 5 (3) GRADING PERMIT; OR
- 6 (4) COUNTY ROAD AND UTILITY CONSTRUCTION PLANS.

7 **(B) EXEMPTIONS TO REQUIREMENT FOR FOREST CONSERVATION PLANS:**

8 (1) *EXEMPTIONS NOT REQUIRING A DECLARATION OF INTENT:* THE FOLLOWING DEVELOPMENT IS  
9 EXEMPT FROM THE REQUIREMENT OF THIS SUBTITLE:

10 (I) DEVELOPMENT ACTIVITY ON A SINGLE LOT SMALLER THAN 40,000 SQUARE FEET, AS  
11 LONG AS THE CUTTING, CLEARING OR GRADING DOES NOT INCLUDE ANY AREA ALREADY  
12 SUBJECT TO A PREVIOUSLY APPROVED FOREST CONSERVATION PLAN.

13 (II) A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN  
14 APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY  
15 DEVELOPED BEFORE DECEMBER 31, 1992. IF NEW LAND AREA IS ADDED TO THE  
16 PLANNED UNIT DEVELOPMENT, THAT NEW LAND AREA IS SUBJECT TO THIS SUBTITLE;

17 (III) A PLANNED BUSINESS PARK OF AT LEAST 75 ACRES WHICH HAS PRELIMINARY PLAN  
18 APPROVAL BEFORE DECEMBER 31, 1992, AND WHICH MEETS THE INTENT OF THIS  
19 SUBTITLE BY RETAINING FOREST IN HIGH-PRIORITY LOCATIONS (FLOODPLAINS,  
20 WETLANDS, WETLAND AND STREAM BUFFERS, STEEP SLOPES, AND/OR WILDLIFE  
21 CORRIDORS/GREEN INFRASTRUCTURE NETWORK);

22 (IV) ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND  
23 STRUCTURES BUILT USING ACCEPTED BEST MANAGEMENT PRACTICE UNLESS IT  
24 INVOLVES THE CLEARING OF 40,000 SQUARE FEET OR GREATER OF FOREST WITHIN A 1-  
25 YEAR PERIOD;

26 (V) AGRICULTURAL PRESERVATION SUBDIVISION, UNLESS IT INVOLVES THE CLEARING OF  
27 20,000 SQUARE FEET OR GREATER OF FOREST;

28 (VI) RESUBDIVISIONS, THAT DO NOT CREATE ADDITIONAL LOTS, DEED ADJOINERS,  
29 PROPERTY CONSOLIDATIONS, RECONFIGURATIONS AND CORRECTION PLATS AS  
30 PROVIDED FOR IN SECTIONS 16.102 AND 16.103 OF THIS TITLE;

31 (VII) MINOR SUBDIVISIONS THAT CREATE ONE ADDITIONAL LOT AND HAVE NO FURTHER  
32 SUBDIVISION POTENTIAL;

- 1 (VIII) MINING OR OTHER EXTRACTIVE ACTIVITY EXEMPTED BY STATE LAW FROM THE  
2 FOREST CONSERVATION REQUIREMENTS;
- 3 (IX) ROUTINE MAINTENANCE OF EXISTING ROADS AND PUBLIC UTILITY RIGHTS-OF-WAY.
- 4 (X) HIGHWAY CONSTRUCTION USING FULL OR PARTIAL STATE FUNDING IS EXEMPT FROM  
5 THIS SUBTITLE BUT SUBJECT TO STATE REFORESTATION REQUIREMENTS SET FORTH IN  
6 TITLE 5, SUBTITLE 1 OF THE NATURAL RESOURCES ARTICLE OF THE ANNOTATED CODE  
7 OF MARYLAND;
- 8 (XI) THE CUTTING OR CLEARING OF PUBLIC UTILITY RIGHTS-OF-WAY , OR LAND FOR  
9 ELECTRIC GENERATING STATIONS LICENSED PURSUANT TO TITLE 7, SUBTITLE 2 OF THE  
10 PUBLIC UTILITY COMPANIES ARTICLE OF THE ANNOTATED CODE OF MARYLAND, IF:
- 11 A. REQUIRED CERTIFICATES OF PUBLIC CONVENIENCE AND NECESSITY HAVE BEEN  
12 ISSUED IN ACCORDANCE WITH THE NATURAL RESOURCES ARTICLE, § 5-1603(F),  
13 ANNOTATED CODE OF MARYLAND; AND
- 14 B. CUTTING OR CLEARING OF THE FOREST IS CONDUCTED TO MINIMIZE THE LOSS OF  
15 FOREST.
- 16 (XII) HOWARD COUNTY CAPITAL IMPROVEMENT PROJECTS, INCLUDING THOSE WITH  
17 PARTIAL STATE FUNDING, PROVIDED THAT:
- 18 A. THE ACTIVITY IS CONDUCTED ON A SINGLE LOT OF ANY SIZE;
- 19 B. THE ACTIVITY DOES NOT RESULT IN THE CUTTING, CLEARING OR GRADING OF MORE  
20 THAN 20,000 SQUARE FEET OF FOREST; AND
- 21 C. THE IMPACTED FOREST IS NOT SUBJECT TO A PREVIOUSLY APPROVED FOREST  
22 CONSERVATION PLAN;
- 23 (XIII) AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS  
24 SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA;
- 25 (XIV) MAINTENANCE OR RETROFITTING OF A STORMWATER MANAGEMENT STRUCTURE THAT  
26 MAY INCLUDE CLEARING OF VEGETATION OR REMOVAL AND TRIMMING OF TREES, SO  
27 LONG AS THE MAINTENANCE OR RETROFITTING IS WITHIN THE ORIGINAL LIMITS OF  
28 DISTURBANCE FOR CONSTRUCTION OF THE EXISTING STRUCTURE, OR WITHIN ANY  
29 MAINTENANCE EASEMENT FOR ACCESS TO THE STRUCTURE; OR
- 30 (XV) STREAM RESTORATION PROJECT, AS DEFINED IN THIS SUBTITLE, FOR WHICH THE  
31 APPLICANT FOR A GRADING OR SEDIMENT CONTROL PERMIT HAS EXECUTED A BINDING  
32 MAINTENANCE AGREEMENT OF AT LEAST 5 YEARS WITH THE AFFECTED PROPERTY  
33 OWNER OR OWNERS.

1 (2) **EXEMPTIONS REQUIRING A DECLARATION OF INTENT:** THE FOLLOWING DEVELOPMENT IS  
2 EXEMPT FROM THE REQUIREMENTS OF THIS SUBTITLE, PROVIDED THAT THE DEVELOPER  
3 FILES A DECLARATION OF INTENT WITH THE DEPARTMENT AS PROVIDED IN SUBSECTION (C)  
4 BELOW:

- 5 (I) RESIDENTIAL DEVELOPMENT ON AN EXISTING SINGLE LOT OF ANY SIZE IF:
- 6 A. THE TOTAL CUTTING, CLEARING OR GRADING OF FOREST RESOURCES IS LESS THAN  
7 20,000 SQUARE FEET; AND
  - 8 B. THE FOREST RESOURCES AFFECTED BY THE DEVELOPMENT ARE NOT SUBJECT TO A  
9 PREVIOUSLY APPROVED FOREST CONSERVATION PLAN;
- 10 (II) COMMERCIAL LOGGING AND TIMBER HARVESTING OPERATIONS CONDUCTED SUBJECT  
11 TO THE FOREST CONSERVATION AND MANAGEMENT PROGRAM UNDER THE TAX-  
12 PROPERTY ARTICLE § 8-211, ANNOTATED CODE OF MARYLAND;
- 13 (III) ANY AGRICULTURAL ACTIVITY, INCLUDING AGRICULTURAL SUPPORT BUILDINGS AND  
14 STRUCTURES BUILT USING ACCEPTED BEST MANAGEMENT PRACTICE INVOLVING THE  
15 CLEARING OF 40,000 SQUARE FEET OR GREATER OF FOREST WITHIN A 1-YEAR PERIOD;
- 16 (IV) SUBDIVISION IN CONNECTION WITH REAL ESTATE TRANSACTIONS TO PROVIDE A  
17 SECURITY, LEASEHOLD, OR OTHER LEGAL OR EQUITABLE INTEREST, INCLUDING A  
18 TRANSFER OF TITLE, OF A PORTION OF A LOT OR PARCEL, IF:
- 19 A. THE TRANSACTION DOES NOT INVOLVE A CHANGE IN LAND USE, OR NEW  
20 DEVELOPMENT OR REDEVELOPMENT, WITH ASSOCIATED LAND-DISTURBING  
21 ACTIVITIES; AND
  - 22 B. BOTH THE GRANTOR AND GRANTEE FILE THE DECLARATION OF INTENT; AND
- 23 (V) LINEAR PROJECTS THAT ARE NOT EXEMPT AND THAT DISTURB LESS THAN 20,000  
24 SQUARE FEET OF FOREST, IF THE IMPACTED FOREST IS NOT SUBJECT TO A PREVIOUSLY  
25 APPROVED FOREST CONSERVATION PLAN.

26 (C) **DECLARATION OF INTENT:**

- 27 (1) A PERSON SEEKING AN EXEMPTION UNDER SUBSECTION (B) ABOVE SHALL SUBMIT A  
28 DECLARATION OF INTENT TO THE DEPARTMENT TO VERIFY THAT THE PROPOSED ACTIVITY  
29 IS EXEMPT
- 30 (2) NO REGULATED ACTIVITY MAY OCCUR ON THE AREA COVERED BY THE DECLARATION OF  
31 INTENT WITHIN 5 YEARS OF THE COMPLETION OF CUTTING, CLEARING OR GRADING OF  
32 FOREST RESOURCES, OR IN THE CASE OF REAL ESTATE TRANSACTIONS, WITHIN 5 YEARS OF  
33 THE EFFECTIVE DATE OF THE DECLARATION OF INTENT.

1 (3) THE DEPARTMENT MAY REQUIRE A PERSON FAILING TO FILE A DECLARATION OF INTENT OR  
2 FOUND NOT IN COMPLIANCE WITH A DECLARATION OF INTENT TO PERFORM ONE OR ANY  
3 COMBINATION OF THE FOLLOWING:

4 (I) MEET THE RETENTION, REFORESTATION AND AFFORESTATION REQUIREMENTS  
5 ESTABLISHED BY THIS SUBTITLE;

6 (II) PAY A PENALTY FEE ESTABLISHED BY FEE SCHEDULES APPROVED BY RESOLUTION OF  
7 THE COUNTY COUNCIL PER SQUARE FOOT OF FOREST CUT OR CLEARED, BUT IN NO CASE  
8 LESS THAN THE MINIMUM SET BY STATE LAW;

9 (III) BE SUBJECT TO OTHER ENFORCEMENT ACTIONS APPROPRIATE UNDER TITLE 5, SUBTITLE  
10 16 OF THE NATURAL RESOURCES ARTICLE OF THE ANNOTATED CODE OF MARYLAND,  
11 AND THIS SUBTITLE; OR

12 (IV) FILE A DECLARATION OF INTENT WITH THE DEPARTMENT.  
13

14 **SECTION 16.1203. FOREST CONSERVATION MANUAL.**

15 (A) **PURPOSE:** THE FOREST CONSERVATION MANUAL IS THE TECHNICAL MANUAL USED TO  
16 ESTABLISH STANDARDS OF PERFORMANCE REQUIRED IN PREPARING FOREST STAND DELINEATIONS  
17 AND FOREST CONSERVATION PLANS.

18 (B) **PREPARATION AND ADOPTION:** THE MANUAL AND AMENDMENTS TO IT ARE PREPARED BY THE  
19 DEPARTMENT AND ADOPTED BY RESOLUTION OF THE COUNTY COUNCIL.

20 (C) **CONTENTS:** THE MANUAL INCLUDES SPECIFIC STANDARDS AND GUIDELINES FOR:

21 (1) SUBMISSION OF FOREST CONSERVATION PLANS, INCLUDING FOREST STAND DELINEATIONS;

22 (2) APPROVAL OF FOREST CONSERVATION PLANS;

23 (3) FOREST RETENTION PRIORITIES;

24 (4) REFORESTATION AND AFFORESTATION CALCULATIONS, PRIORITIES AND PREFERRED  
25 METHODS;

26 (5) FOREST CONSERVATION AGREEMENTS AND FINANCIAL SECURITY;

27 (6) DEED OF FOREST CONSERVATION EASEMENTS;

28 (7) PROCEDURAL VARIATIONS FOR MINOR SUBDIVISIONS, SINGLE LOT SITE DEVELOPMENT  
29 PLANS, RURAL CLUSTER SUBDIVISIONS, AND PHASED DEVELOPMENT;

30 (8) FOREST MITIGATION BANKING; AND

31 (9) OTHER INFORMATION NECESSARY TO IMPLEMENT THIS SUBTITLE.  
32

1 **SECTION 16.1204. FOREST CONSERVATION PLAN.**

2 (A) **APPLICABILITY:** FOREST CONSERVATION PLANS, CONSISTENT WITH THIS SUBTITLE AND THE  
3 MANUAL, SHALL BE SUBMITTED TO THE DEPARTMENT WITH APPLICATIONS FOR ALL DEVELOPMENT  
4 NOT EXEMPT UNDER SECTION 16.1202 OF THIS SUBTITLE.

5 (B) **PROFESSIONALLY PREPARED:** THE FOREST CONSERVATION PLAN SHALL BE PREPARED BY A  
6 LICENSED FORESTER, LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL AS SPECIFIED IN  
7 COMAR 08.19.06.01.

8 (C) **FOREST STAND DELINEATION:** THE FOREST CONSERVATION PLAN SHALL INCLUDE A FOREST  
9 STAND DELINEATION FOR THE PROPERTY TO BE SUBDIVIDED, DEVELOPED, OR GRADED. AN  
10 APPROVED FOREST STAND DELINEATION IS VALID FOR 5 YEARS. THE FOREST STAND DELINEATION  
11 SHALL:

12 (1) DESCRIBE THE EXTENT AND QUALITY OF EXISTING FORESTS AND OTHER VEGETATION AND  
13 ITS RELATIONSHIP TO ENVIRONMENTALLY SENSITIVE AREAS ON-SITE AND TO FOREST  
14 RESOURCES ON ADJACENT PROPERTIES.

15 (2) BE USED DURING THE REVIEW PROCESS TO DETERMINE THE MOST SUITABLE AND  
16 PRACTICAL AREAS FOR FOREST CONSERVATION.

17 (D) **FOREST CONSERVATION PLAN:** A FOREST CONSERVATION PLAN SHALL:

18 (1) STATE THE NET TRACT AREA, AREA OF FOREST CONSERVATION REQUIRED, AND THE AREA  
19 OF FOREST CONSERVATION PROPOSED ON-SITE AND/OR OFF-SITE;

20 (2) SHOW THE PROPOSED LIMITS OF DISTURBANCE;

21 (3) SHOW LOCATIONS FOR PROPOSED RETENTION OF EXISTING FOREST AND/OR PROPOSED  
22 REFORESTATION OR AFFORESTATION;

23 (4) JUSTIFY THE FOLLOWING, IF EXISTING FOREST CANNOT BE RETAINED:

24 (i) HOW TECHNIQUES FOR FOREST RETENTION HAVE BEEN EXHAUSTED;

25 (ii) WHY THE PRIORITY FORESTS SPECIFIED IN SECTION 16.1205 OF THIS SUBTITLE CANNOT  
26 BE LEFT IN AN UNDISTURBED CONDITION;

27 (iii) IF PRIORITY FORESTS AND PRIORITY AREAS CANNOT BE LEFT UNDISTURBED, WHERE ON  
28 THE SITE IN PRIORITY AREAS REFORESTATION OR AFFORESTATION WILL OCCUR IN  
29 COMPLIANCE WITH SECTION 16.1208 OF THIS SUBTITLE;

30 (iv) HOW SITE DESIGN REQUIREMENTS WILL BE FOLLOWED TO MAXIMIZE MEETING FOREST  
31 CONSERVATION OBLIGATIONS ON-SITE IN COMPLIANCE WITH SECTION 16.1209 OF THIS  
32 SUBTITLE;

1 (v) HOW THE SEQUENCE FOR PREFERRED REFORESTATION OR AFFORESTATION LOCATION  
2 AND METHODS WILL BE FOLLOWED IN COMPLIANCE WITH SECTION 16.1208 OF THIS  
3 SUBTITLE; AND

4 (vi) WHY REFORESTATION OR AFFORESTATION REQUIREMENTS CANNOT REASONABLY  
5 BE ACCOMPLISHED ON- OR OFF-SITE, OR THROUGH A FOREST MITIGATION BANK, IF THE  
6 APPLICANT PROPOSES PAYMENTS OF AN IN-LIEU FEE TO THE FOREST CONSERVATION  
7 FUND;

8 (5) SHOW PROPOSED LOCATIONS AND TYPES OF PROTECTIVE DEVICES AND MEASURES TO BE  
9 USED DURING CONSTRUCTION TO PROTECT TREES AND FORESTS DESIGNATED FOR  
10 CONSERVATION, INCLUDING PROTECTION OF CRITICAL ROOT ZONES;

11 (6) IN THE CASE OF REFORESTATION OR AFFORESTATION, INCLUDE A REFORESTATION OR  
12 AFFORESTATION PLAN, WITH A TIMETABLE, DESCRIPTION OF NEEDED SITE AND SOIL  
13 PREPARATION, AND THE SPECIES, SIZE, AND SPACING OF PLANTINGS;

14 (7) INCLUDE A MINIMUM THREE GROWING SEASON FOREST CONSERVATION AGREEMENT AS  
15 SPECIFIED IN THE MANUAL THAT DETAILS HOW THE AREAS DESIGNATED FOR RETENTION,  
16 REFORESTATION OR AFFORESTATION WILL BE MAINTAINED TO ENSURE PROTECTION AND  
17 SATISFACTORY ESTABLISHMENT, INCLUDING A REINFORCEMENT PLANTING PROVISION IF  
18 SURVIVAL RATES FALL BELOW REQUIRED STANDARDS. FINANCIAL SECURITY SHALL BE  
19 PROVIDED FOR THE FOREST CONSERVATION AGREEMENT AS PROVIDED IN SECTION 16.1210  
20 AND THE MANUAL. MINOR SUBDIVISIONS WHICH MEET FOREST CONSERVATION  
21 REQUIREMENTS ENTIRELY BY FOREST RETENTION ARE NOT REQUIRED TO HAVE A FOREST  
22 CONSERVATION AGREEMENT;

23 (8) INCLUDE A DEED OF FOREST CONSERVATION EASEMENT WITH A PLAT OF THE FOREST  
24 CONSERVATION EASEMENT AREA, AS SPECIFIED IN THE MANUAL THAT:

25 (i) PROVIDES PROTECTION, IN PERPETUITY, FOR AREAS OF FOREST RETENTION,  
26 REFORESTATION AND AFFORESTATION; AND

27 (ii) LIMITS USES IN AREAS OF FOREST CONSERVATION TO THOSE USES THAT ARE  
28 DESIGNATED AND CONSISTENT WITH FOREST CONSERVATION, INCLUDING  
29 RECREATIONAL ACTIVITIES AND FOREST MANAGEMENT PRACTICES THAT ARE USED TO  
30 PRESERVE FOREST;

31 (9) INCLUDE OTHER INFORMATION THE DEPARTMENT DETERMINES IS NECESSARY TO  
32 IMPLEMENT THIS SUBTITLE; AND

1 (10) BE AMENDED OR A NEW PLAN PREPARED, AS PROVIDED IN THE MANUAL, IF REQUIRED AS A  
2 RESULT OF CHANGES IN THE DEVELOPMENT OR IN THE CONDITION OF THE SITE.

3  
4 **SECTION 16.1205. FOREST RETENTION PRIORITIES.**

5 (A) **ON-SITE FOREST RETENTION REQUIRED:** SUBDIVISION, SITE DEVELOPMENT, AND GRADING  
6 SHALL LEAVE THE FOLLOWING VEGETATION AND SPECIFIC AREAS IN AN UNDISTURBED CONDITION.

7 (1) TREES AND OTHER VEGETATION IDENTIFIED ON THE LISTS OF RARE, THREATENED AND  
8 ENDANGERED SPECIES OF THE U.S. FISH AND WILDLIFE SERVICE OR THE MARYLAND  
9 DEPARTMENT OF NATURAL RESOURCES.

10 (2) TREES THAT ARE PART OF A HISTORIC SITE OR ASSOCIATED WITH A HISTORIC STRUCTURE.

11 (3) STATE CHAMPION TREES, TREES 75% OF THE DIAMETER OF STATE CHAMPION TREES, AND  
12 TREES 30" IN DIAMETER OR LARGER.

13 (B) **ON-SITE FOREST RETENTION PRIORITIES:** THE FOLLOWING VEGETATION AND SPECIFIC AREAS  
14 ARE CONSIDERED PRIORITY AND ARE LISTED IN ORDER OF PREFERENCE FOR ON-SITE RETENTION  
15 AND PROTECTION IN THE COUNTY. SUBDIVISION, SITE DEVELOPMENT, AND GRADING SHALL LEAVE  
16 THE FOLLOWING VEGETATION AND SPECIFIC AREAS IN AN UNDISTURBED CONDITION UNLESS  
17 DEMONSTRATED, TO THE SATISFACTION OF THE DEPARTMENT, THAT REASONABLE EFFORTS HAVE  
18 BEEN MADE TO PROTECT THEM AND THE PLAN CANNOT BE REASONABLY ALTERED OR THAT FOREST  
19 PLANTING IN AN ALTERNATE LOCATION WOULD HAVE GREATER ENVIRONMENTAL BENEFIT:

20 (1) HOWARD COUNTY GREEN INFRASTRUCTURE NETWORK.

21 (2) 100-YEAR FLOODPLAIN AS DEFINED IN THE SUBDIVISION REGULATIONS.

22 (3) STREAM BUFFERS AS DEFINED IN THE SUBDIVISION REGULATIONS;

23 (4) FORESTED WETLANDS AND WETLAND BUFFERS AS DEFINED IN THE SUBDIVISION  
24 REGULATIONS;

25 (5) CRITICAL HABITAT AREAS AND FOREST CORRIDORS WITH A MINIMUM WIDTH OF 300 FEET,  
26 WHERE PRACTICAL, FOR WILDLIFE MOVEMENT;

27 (6) STEEP SLOPES AS DEFINED IN THE SUBDIVISION REGULATIONS AND SLOPES OF 15% OR  
28 GREATER WITH A SOIL ERODIBILITY FACTOR GREATER THAN 0.35;

29 (7) FOREST CONTIGUOUS WITH THE PRIORITY AREAS LISTED ABOVE;

30 (8) FOREST CONTIGUOUS WITH OFF-SITE FOREST, IF THE OFF-SITE FOREST IS ALSO PROTECTED  
31 BY A FOREST CONSERVATION EASEMENT; AND

32 (9) PROPERTY LINE AND RIGHT-OF-WAY BUFFERS, PARTICULARLY ADJACENT TO SCENIC  
33 ROADS.



1 (C) **OFF-SITE RETENTION:**

- 2 (1) THE COUNTY OR A DEVELOPER MAY PROVIDE FOR OFF-SITE FOREST RETENTION AT A RATIO  
3 OF 2 ACRES OF FOREST RETENTION FOR EVERY 1 ACRE OF FOREST CONSERVATION  
4 OBLIGATION. THE OFF-SITE FOREST MUST NOT BE CURRENTLY PROTECTED IN PERPETUITY  
5 BY EASEMENT OR OTHER LONG-TERM PROTECTION MEASURES.
- 6 (2) THE VEGETATION AND SPECIFIC AREA PRIORITIES FOR LOCATING OFF-SITE FOREST  
7 RETENTION UNDER THIS SUBSECTION ARE THE SAME AS PROVIDED UNDER SUBSECTION (B)  
8 OF THIS SECTION.

9  
10 **SECTION 16.1206. REFORESTATION.**

11 (A) **REQUIREMENT TO REFOREST AREAS WHICH HAVE BEEN CUT OR CLEARED:** THE FOREST  
12 CONSERVATION PLAN SHALL PROVIDE FOR:

- 13 (1) ON- OR OFF-SITE REFORESTATION TO REPLACE FOREST WHICH IS PROPOSED TO BE CUT OR  
14 CLEARED ON THE NET TRACT AREA AFTER REASONABLE EFFORTS TO MINIMIZE SUCH  
15 CUTTING OR CLEARING; OR
- 16 (2) PAYMENT-IN-LIEU OF REFORESTATION IF REFORESTATION CANNOT REASONABLY BE  
17 ACCOMPLISHED.

18 (B) **MINIMUM SIZE:** AREAS TO BE REFORESTED SHALL BE AT LEAST 10,000 SQUARE FEET WITH A  
19 MINIMUM WIDTH OF 50 FEET, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT BASED ON  
20 CRITERIA IN THE FOREST CONSERVATION MANUAL.

21 (C) **CALCULATING THE AMOUNT OF REFORESTATION REQUIRED:** THE AMOUNT OF  
22 REFORESTATION REQUIRED DEPENDS UPON THE AMOUNT OF FOREST COVER EXISTING AND  
23 REMOVED FROM THE NET TRACT AREA AND THE LAND USE BEING DEVELOPED. THE REFORESTATION  
24 REQUIREMENT SHALL BE CALCULATED AS FOLLOWS:

- 25 (1) **REFORESTATION THRESHOLD:** THERE IS A REFORESTATION THRESHOLD FOR ALL LAND USE  
26 CATEGORIES. THE REFORESTATION THRESHOLD ESTABLISHES THE PERCENTAGE OF THE NET  
27 TRACT AREA AT WHICH THE REFORESTATION REQUIREMENT CHANGES. REFORESTATION  
28 REQUIREMENTS FOR CLEARING FOREST BELOW THE THRESHOLD ARE GREATER THAN FOR  
29 CLEARING ABOVE THE THRESHOLD. THRESHOLDS FOR CALCULATING REFORESTATION  
30 REQUIREMENTS ARE AS FOLLOWS:

LAND USE	THRESHOLD
RESIDENTIAL: RURAL LOW DENSITY (RESIDENTIAL LOTS AVERAGE 5 ACRES OR MORE)	50%
RESIDENTIAL RURAL MEDIUM DENSITY (RESIDENTIAL LOTS AVERAGE 1 TO 4.99 ACRES)	25%
RESIDENTIAL SUBURBAN (LESS THAN 1 ACRE PER DWELLING UNIT)	20%
INSTITUTIONAL OR LINEAR	20%
RETAIL, INDUSTRIAL OR OFFICE	15%
MIXED USE DEVELOPMENT OR PLANNED UNIT DEVELOPMENT	15%

1  
2 (2) *REFORESTATION CALCULATION*: FOR ALL EXISTING FOREST COVER CLEARED ON THE NET  
3 TRACT AREA, MEASURED TO THE NEAREST 1/10 ACRE, THE REFORESTATION REQUIREMENT  
4 SHALL BE CALCULATED AS FOLLOWS:

- 5 (i) FOR REFORESTATION SITES WITHIN THE SAME WATERSHED, 1/2 ACRE SHALL BE  
6 REFORESTED, FOR EACH ACRE OR PORTION OF AN ACRE CLEARED ABOVE THE  
7 THRESHOLD (1/2:1 RATIO). FOR REFORESTATION SITES OUTSIDE THE SAME WATERSHED,  
8 1 ACRE SHALL BE REFORESTED, FOR EACH ACRE OR PORTION OF AN ACRE CLEARED  
9 ABOVE THE THRESHOLD (1:1 RATIO).
- 10 (ii) FOR REFORESTATION SITES WITHIN THE SAME WATERSHED, 2 ACRES SHALL BE  
11 REFORESTED FOR EACH ACRE OR PORTION OF AN ACRE CLEARED BELOW THE  
12 THRESHOLD (2:1 RATIO); FOR REFORESTATION SITES OUTSIDE THE SAME WATERSHED, 3  
13 ACRES SHALL BE REFORESTED FOR EACH ACRE OR PORTION OF AN ACRE CLEARED  
14 BELOW THE THRESHOLD (3:1 RATIO).
- 15 (iii) ALL FOREST ACREAGE RETAINED ABOVE THE THRESHOLD SHALL BE DIRECTLY  
16 CREDITED AGAINST ANY REFORESTATION OBLIGATION (1:1 RATIO).

17  
18 **SECTION 16.1207. AFFORESTATION.**

19 (A) *REQUIREMENT TO AFFOREST*: IF EXISTING FOREST RESOURCES ARE BELOW THE FOLLOWING  
20 MINIMUMS, THE FOREST CONSERVATION PLAN SHALL PROVIDE FOR:

- 21 (1) AFFORESTATION ON-SITE OR OFF-SITE; OR

1 (2) PAYMENT-IN-LIEU OF AFFORESTATION IF AFFORESTATION CANNOT REASONABLY BE  
2 ACCOMPLISHED.

3 (B) **MINIMUM SIZE:** AREAS TO BE AFFORESTED SHALL BE AT LEAST 10,000 SQUARE FEET WITH A  
4 MINIMUM WIDTH OF 50 FEET, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT BASED ON  
5 CRITERIA IN THE MANUAL.

6 (C) **CALCULATING THE AMOUNT OF AFFORESTATION REQUIRED:** THE AMOUNT OF  
7 AFFORESTATION REQUIRED DEPENDS UPON THE AMOUNT OF FOREST COVER EXISTING AND  
8 REMOVED FROM THE NET TRACT AREA AND THE LAND USE BEING DEVELOPED. THE AFFORESTATION  
9 REQUIREMENT SHALL BE CALCULATED AS FOLLOWS:

10 (1) MINIMUM FOREST COVER: FOR EACH LAND USE, THE FOLLOWING MINIMUM PERCENTAGE OF  
11 FOREST COVER SHALL BE PROVIDED:

LAND USE	THRESHOLD
RESIDENTIAL: RURAL LOW DENSITY (RESIDENTIAL LOTS AVERAGE 5 ACRES OR MORE)	20%
RESIDENTIAL RURAL MEDIUM DENSITY (RESIDENTIAL LOTS AVERAGE 1 TO 4.99 ACRES)	20%
RESIDENTIAL SUBURBAN (LESS THAN 1 ACRE PER DWELLING UNIT)	15%
INSTITUTIONAL OR LINEAR	15%
RETAIL, INDUSTRIAL OR OFFICE	15%
MIXED USE DEVELOPMENT OR PLANNED UNIT DEVELOPMENT	15%

12  
13 (2) FOREST CUT OR CLEARED BELOW THE REQUIRED AFFORESTATION LEVEL SHALL BE  
14 AFFORESTED AT 2:1 RATIO FOR AFFORESTATION SITES WITHIN THE SAME WATERSHED AND  
15 AT 3:1 RATIO FOR AFFORESTATION SITES OUTSIDE THE SAME WATERSHED. THIS  
16 AFFORESTATION SHALL BE ADDED TO THE AMOUNT OF AFFORESTATION NECESSARY TO  
17 REACH THE MINIMUM REQUIRED AFFORESTED LEVEL, AS DETERMINED BY THE AMOUNT OF  
18 FOREST EXISTING BEFORE CUTTING OR CLEARING BEGAN.

1 **SECTION 16.1208. REFORESTATION AND AFFORESTATION LOCATION PRIORITIES, PREFERRED**  
2 **LOCATION, AND PREFERRED METHODS.**

3 (A) **LOCATION PRIORITIES:** THE FOLLOWING ARE PRIORITY LOCATIONS FOR REFORESTATION AND,  
4 AFFORESTATION, AND ARE LISTED IN ORDER OF PREFERENCE. THE DEPARTMENT MAY APPROVE  
5 LOWER PRIORITY LOCATIONS ON THIS LIST WHEN SUCH LOCATIONS BETTER ACHIEVE THE INTENT OF  
6 THIS SUBTITLE OR COUNTY LAND USE REGULATIONS. IF OFF-SITE PLANTING WOULD HAVE GREATER  
7 ENVIRONMENTAL BENEFIT, THE DEPARTMENT MAY APPROVE OFF-SITE REFORESTATION OR  
8 AFFORESTATION IN HIGH-PRIORITY LOCATIONS WITHIN HOWARD COUNTY, PREFERABLY WITHIN  
9 THE SAME SUBBASIN OR WATERSHED:

- 10 (1) ESTABLISH OR ENHANCE FOREST IN THE HOWARD COUNTY GREEN INFRASTRUCTURE  
11 NETWORK.
- 12 (2) ESTABLISH OR ENHANCE FOREST IN 100-YEAR FLOODPLAINS AND BUFFERS TO  
13 INTERMITTENT AND PERENNIAL STREAMS AS DEFINED IN THE SUBDIVISION REGULATIONS;
- 14 (3) ESTABLISH OR ENHANCE FOREST IN WETLANDS AND WETLAND BUFFERS AS DEFINED IN THE  
15 SUBDIVISION REGULATIONS;
- 16 (4) ESTABLISH OR ENHANCE CRITICAL HABITAT BUFFERS AND FOREST CORRIDORS FOR  
17 WILDLIFE MOVEMENT, THE CORRIDORS, WHERE PRACTICAL, BEING A MINIMUM OF 300 FEET  
18 IN WIDTH;
- 19 (5) ESTABLISH PLANTINGS TO STABILIZE SLOPES OF 25% OR GREATER AND SLOPES OF 15% OR  
20 GREATER WITH A SOIL K VALUE GREATER THAN 0.35;
- 21 (6) ESTABLISH FOREST AREAS ADJACENT TO EXISTING FORESTS TO INCREASE THE OVERALL  
22 AREA OF CONTIGUOUS FOREST COVER;
- 23 (7) ESTABLISH FOREST AREAS BETWEEN SMALL FOREST AND TREE STANDS TO BUILD A FOREST  
24 COMMUNITY; AND
- 25 (8) ESTABLISH BUFFERS ALONG PROPERTY LINES BETWEEN DIFFERING LAND USES WHEN  
26 APPROPRIATE, OR ADJACENT TO HIGHWAYS OR UTILITY RIGHTS-OF-WAY, PARTICULARLY  
27 ADJACENT TO SCENIC ROADS.

28 (B) **PREFERRED LOCATION:** THE FOLLOWING IS THE PREFERRED SEQUENCE FOR LOCATION OF  
29 REFORESTATION AND AFFORESTATION. THE DEPARTMENT MAY APPROVE LESS PREFERRED  
30 LOCATIONS WHEN SUCH LOCATIONS BETTER ACHIEVE THE LOCATION PRIORITIES FOR  
31 REFORESTATION AND AFFORESTATION, TAKE BETTER ADVANTAGE OF OPPORTUNITIES TO  
32 CONSOLIDATE FOREST CONSERVATION EFFORTS, OR BETTER ACHIEVE THE OBJECTIVES OF OTHER  
33 COUNTY LAND USE REGULATIONS.

1 (1) ON SITE.

2 (2) MITIGATION BANK.

3 (3) OFF SITE.

4 (C) **PREFERRED METHODS:** THE FOLLOWING SEQUENCE OF REFORESTATION AND AFFORESTATION  
5 METHODS IS PREFERRED. THE DEPARTMENT MAY APPROVE LESS PREFERRED METHODS WHEN SUCH  
6 METHODS WILL BETTER ACHIEVE FOREST SURVIVAL.

7 (1) PLANTING WITH NURSERY STOCK.

8 (2) TRANSPLANTING LOCAL PLANT MATERIAL.

9 (3) NATURAL REGENERATION.

10 (4) SELECTIVE CLEARING AND SUPPLEMENTAL PLANTING.

11  
12 **16.1209. SITE DESIGN REQUIREMENTS.**

13 (A) SITE DESIGN SHOULD ADDRESS THE FOREST CONSERVATION PROGRAM GOALS OF MAXIMIZING  
14 FOREST RETENTION AND MEETING FOREST CONSERVATION OBLIGATIONS ON-SITE.

15 (B) BEFORE MITIGATION BANKS, OFF-SITE COMPLIANCE, OR FEE-IN-LIEU REQUESTS WILL BE  
16 CONSIDERED, FOREST CONSERVATION OBLIGATIONS SHALL BE MET ON-SITE, IN ACCORDANCE WITH  
17 THE FOLLOWING SITE DESIGN REQUIREMENTS:

18 (1) NONRESIDENTIAL DEVELOPMENTS SHALL ACCOMMODATE FOREST CONSERVATION  
19 OBLIGATIONS ON-SITE BY ESTABLISHING FOREST CONSERVATION EASEMENTS WITH  
20 RETAINED OR PLANTED FOREST IN ALL SENSITIVE AREAS, INCLUDING FLOODPLAINS,  
21 WETLANDS, WETLAND BUFFERS, STEEP SLOPES AND STREAM BUFFERS. TO ENSURE  
22 PROTECTION OF RIPARIAN AREAS, THE FOREST CONSERVATION EASEMENTS SHALL BE A  
23 MINIMUM 75-FOOT WIDTH FROM THE BANKS OF ANY PERENNIAL AND INTERMITTENT  
24 STREAM. THE AREA BETWEEN THE REQUIRED STREAM BUFFER AND THE FOREST  
25 CONSERVATION EASEMENT MAY BE DISTURBED DURING CONSTRUCTION.

26 (2) RESIDENTIAL DEVELOPMENTS WITH MORE THAN ONE ACRE OF OBLIGATION SHALL MEET A  
27 MINIMUM OF 75% OF THEIR OBLIGATION ON-SITE BY REDUCING LOT SIZES, CLUSTERING  
28 LOTS AND MAXIMIZING OPEN SPACE TO THE MAXIMUM EXTENT PERMITTED BY THE  
29 SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. INFILL SUBDIVISIONS OF TEN LOTS  
30 OR LESS ARE EXEMPT FROM THIS REQUIREMENT.

31 (3) RESIDENTIAL DEVELOPMENTS IN THE RC OR RR ZONING DISTRICTS SHALL ACCOMMODATE  
32 ALL FOREST CONSERVATION OBLIGATIONS WITHIN THE BOUNDARIES OF A RECEIVING  
33 PROPERTY BEFORE IMPORTING DEVELOPMENT DENSITY.

1 (4) TO ENSURE ADEQUATE SETBACKS FROM FOREST CONSERVATION EASEMENTS ON  
2 RESIDENTIAL LOTS, A 35-FOOT SETBACK SHALL BE PROVIDED FROM REAR AND SIDE LOT  
3 LINES FOR A DETACHED OR ATTACHED DWELLING UNIT AND ANY ON-SITE OR OFF-SITE  
4 PLANTED FOREST CONSERVATION EASEMENT. THE SETBACK MAY BE ELIMINATED IF  
5 LARGER STOCK (TWO ROWS OF ONE-INCH MINIMUM CALIPER) IS PLANTED ALONG THE EDGE  
6 OF THE FOREST CONSERVATION EASEMENT.  
7

8 **SECTION 16.1210. FINANCIAL SECURITY FOR REFORESTATION AND AFFORESTATION.**

9 (A) **FINANCIAL SECURITY REQUIRED:** A PERSON REQUIRED TO PROVIDE AFFORESTATION OR  
10 REFORESTATION UNDER THIS SUBTITLE SHALL FURNISH FINANCIAL SECURITY IN THE FORM OF A  
11 BOND, AN IRREVOCABLE LETTER OF CREDIT, OR OTHER SECURITY APPROVED BY THE COUNTY. THIS  
12 SHALL BE PROVIDED PRIOR TO PLAT RECORDATION IF THE AFFORESTATION OR REFORESTATION IS  
13 REQUIRED FOR APPROVAL OF A SUBDIVISION; PRIOR TO SITE DEVELOPMENT PLAN APPROVAL IF THE  
14 AFFORESTATION OR REFORESTATION IS REQUIRED FOR SITE DEVELOPMENT PLAN APPROVAL; AND  
15 PRIOR TO GRADING PERMIT ISSUANCE IF THE AFFORESTATION OR REFORESTATION IS REQUIRED FOR  
16 ISSUANCE OF A GRADING PERMIT. THE SECURITY SHALL:

- 17 (1) ASSURE THAT THE AFFORESTATION, REFORESTATION, AND THE ASSOCIATED FOREST  
18 CONSERVATION AGREEMENT ARE IMPLEMENTED IN ACCORDANCE WITH THE APPROVED  
19 FOREST CONSERVATION PLAN;  
20 (2) BE IN AN AMOUNT EQUAL TO THE ESTIMATED COST, AS APPROVED BY THE COUNTY, OF  
21 REFORESTATION AND AFFORESTATION; AND  
22 (3) BE IN A FORM AND OF A CONTENT APPROVED BY THE COUNTY.

23 (B) **RELEASE OF FINANCIAL SECURITY:** IF, AFTER 3 GROWING SEASONS FOLLOWING THE  
24 AFFORESTATION OR REFORESTATION OR AS PROVIDED IN THE FOREST CONSERVATION AGREEMENT,  
25 THE PLANTINGS ASSOCIATED WITH THE AFFORESTATION OR REFORESTATION MEET OR EXCEED THE  
26 STANDARDS OF THE MANUAL, THE AMOUNT OF THE BOND, LETTER OF CREDIT, OR OTHER SECURITY  
27 SHALL BE RETURNED OR RELEASED.

28 (C) **DEFAULT AND LIEN:** IF, AFTER 3 GROWING SEASONS OR AS PROVIDED IN THE FOREST  
29 CONSERVATION AGREEMENT, THE PLANTINGS DO NOT MEET THE AFORESAID STANDARDS, THE  
30 COUNTY SHALL HAVE THE RIGHT TO DRAW ON THE SECURITY ACCORDING TO ITS TERMS AND USE  
31 THE SUMS WITHDRAWN FOR THE COSTS INCURRED BY THE COUNTY IN ACHIEVING THE  
32 AFFORESTATION OR REFORESTATION STANDARDS REQUIRED BY THE PLAN AND MANUAL. ANY  
33 COSTS INCURRED BY THE COUNTY IN EXCESS OF THE SECURITY AMOUNT SHALL BE CHARGED

1 AGAINST THE DEVELOPER AND, UNLESS THEY ARE PAID OR APPEALED TO THE BOARD OF APPEALS  
2 WITHIN 30 DAYS AFTER BILLING BY THE COUNTY, SHALL BECOME A FINAL LIEN AGAINST THE  
3 PROPERTY BEING DEVELOPED AND SHALL IN EVERY RESPECT BE TREATED AS COUNTY REAL ESTATE  
4 TAXES.

5  
6 **SECTION 16.1211. FEE-IN-LIEU OF AFFORESTATION OR REFORESTATION.**

7 **(A) FEE-IN-LIEU AUTHORIZED:**

8 (1) THE DEPARTMENT MAY APPROVE THE PAYMENT OF A FEE-IN-LIEU OF AFFORESTATION OR  
9 REFORESTATION:

10 (I) WHEN AFFORESTATION OR REFORESTATION REQUIREMENTS CANNOT BE REASONABLY  
11 ACCOMPLISHED ON-SITE OR OFF-SITE BASED ON CRITERIA IN THE MANUAL, AND  
12 APPROPRIATE CREDITS GENERATED BY A FOREST MITIGATION BANK ARE NOT  
13 AVAILABLE; OR

14 (II) WHEN A LANDOWNER REQUESTS A MODIFICATION OF A RECORDED FOREST  
15 CONSERVATION EASEMENT AND NOTICE OF THE MODIFICATION HAS BEEN PROVIDED IN  
16 ACCORDANCE WITH THE SECTION 10-312 OF THE LOCAL GOVERNMENT ARTICLE OF  
17 THE ANNOTATED CODE OF MARYLAND.

18 (2) THE FEE-IN-LIEU SHALL BE CALCULATED ON A SQUARE-FOOT BASIS AT A RATE  
19 ESTABLISHED IN THE FEE SCHEDULE ADOPTED BY RESOLUTION OF THE COUNTY COUNCIL,  
20 BUT IN NO EVENT SHALL IT BE LESS THAN THE MINIMUM SET BY STATE LAW. THE FEE-IN-  
21 LIEU SHALL BE 20% HIGHER OUTSIDE THE PRIORITY FUNDING AREA.

22 (3) A DEVELOPER OF A RESIDENTIAL SUBDIVISION MAY REQUEST A FEE-IN-LIEU FOR NO MORE  
23 THAN ONE ACRE OF FOREST CONSERVATION OBLIGATION.

24 **(B) TIMING - PAYMENT OF FEE-IN-LIEU: FEE-IN-LIEU PAYMENTS SHALL BE PAID TO THE**  
25 **COUNTY:**

26 (1) FOR A PROJECT NOT SUBJECT TO A RECORDED FOREST CONSERVATION EASEMENT, PRIOR TO  
27 PLAT RECORDATION OF A SUBDIVISION, PRIOR TO APPROVAL OF A SITE DEVELOPMENT PLAN  
28 OR, IF NONE, PRIOR TO ISSUANCE OF A GRADING PERMIT; OR

29 (2) WHEN A LANDOWNER REQUESTS A MODIFICATION OF A RECORDED FOREST CONSERVATION  
30 EASEMENT, PRIOR TO THE RECORDATION OF THE REVISED SUBDIVISION PLAT OR PLAT OF  
31 FOREST CONSERVATION EASEMENT AND PRIOR TO NOTICE OF THE MODIFICATION PROVIDED  
32 IN ACCORDANCE WITH SECTION 10-312 OF THE LOCAL GOVERNMENT ARTICLE OF THE  
33 ANNOTATED CODE OF MARYLAND.

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**SECTION 16.1212. FOREST CONSERVATION FUND.**

(A) *FUND ESTABLISHED:* THE DIRECTOR OF FINANCE SHALL ESTABLISH AN ACCOUNT TO BE KNOWN AS THE FOREST CONSERVATION FUND. NO MONIES DEPOSITED IN THIS ACCOUNT MAY REVERT TO THE GENERAL FUND.

(B) *SOURCE OF MONEYS IN FOREST CONSERVATION FUND:* FEES PAID IN-LIEU OF REFORESTATION OR AFFORESTATION UNDER SECTION 16.1211 OF THIS SUBTITLE AND NONCOMPLIANCE FEES PAID PURSUANT TO SUBSECTION (C) OF THIS SECTION SHALL BE DEPOSITED IN THE FOREST CONSERVATION FUND. INTEREST EARNED BY MONEY IN THE FOREST CONSERVATION FUND SHALL REMAIN IN THE FUND.

(C) *NONCOMPLIANCE PENALTIES:* THE NONCOMPLIANCE PENALTY IS A FINE PER SQUARE FOOT OF FOREST CUT, CLEARED OR GRADED WHICH MAY BE ASSESSED AGAINST VIOLATORS OF THIS SUBTITLE AS SPECIFIED IN SECTION 16.1213 OF THIS SUBTITLE. THE AMOUNT OF THE NONCOMPLIANCE PENALTY IS SET BY RESOLUTION OF THE COUNTY COUNCIL, AND IN NO EVENT SHALL IT BE LESS THAN THE MINIMUM SET BY STATE LAW.

(D) *USE OF FOREST CONSERVATION FUND:*

(1) THE MINIMUM IN-LIEU-OF FEES ESTABLISHED BY THE STATE MAY BE EXPENDED BY THE COUNTY:

- (I) FOR AFFORESTATION OR REFORESTATION WITHIN HOWARD COUNTY, INCLUDING SITE IDENTIFICATION, ACQUISITION, AND PREPARATION;
- (II) FOR ACQUISITION OF FOREST RETENTION EASEMENTS;
- (III) FOR MAINTENANCE OF EXISTING FORESTS; AND
- (IV) FOR CREATING URBAN CANOPY.

(2) IN-LIEU-OF FEES ABOVE THE STATE MINIMUMS AND NONCOMPLIANCE PENALTIES MAY BE USED BY THE COUNTY FOR ANY PURPOSES RELATED TO IMPLEMENTATION OF THE FOREST CONSERVATION PROGRAM.

**SECTION 16.1213. ENFORCEMENT; PENALTIES.**

THE PROVISIONS OF THIS SUBTITLE MAY BE ENFORCED WITH ANY OR ALL OF THE FOLLOWING MEASURES:

(A) *REVOCATION OF EXEMPTION:* THE DEPARTMENT MAY REVOKE AN EXEMPTION FOR PROPERTIES THAT ARE IN VIOLATION OF THE CONDITIONS OF EXEMPTION SET FORTH IN SECTION 16.1202(B) OF THIS SUBTITLE AND MAY REQUIRE COMPLIANCE WITH THE RETENTION, REFORESTATION AND



1 AFFORESTATION REQUIREMENTS OF THIS SUBTITLE. PRIOR TO REVOCATION, THE DEPARTMENT  
2 SHALL NOTIFY THE VIOLATOR IN WRITING AND PROVIDE AN OPPORTUNITY FOR A RESPONSE.

3 (B) *REVOCATION OF APPROVED FOREST CONSERVATION PLAN:* THE DEPARTMENT MAY REVOKE AN  
4 APPROVED FOREST CONSERVATION PLAN FOR CAUSE, INCLUDING ANY OF THE FOLLOWING  
5 CONDITIONS:

6 (1) NONCOMPLIANCE WITH THIS SUBTITLE OR WITH CONDITIONS OF AN APPROVED FOREST  
7 CONSERVATION PLAN; OR

8 (2) OBTAINING APPROVAL OF THE PLAN THROUGH FRAUD, MISREPRESENTATION, A FALSE OR  
9 MISLEADING STATEMENT, OR OMISSION OF A RELEVANT OR MATERIAL FACT.

10  
11 PRIOR TO REVOCATION, THE DEPARTMENT SHALL NOTIFY THE VIOLATOR IN WRITING AND  
12 PROVIDE AN OPPORTUNITY FOR A RESPONSE.

13 (C) *STOP-WORK ORDER:* THE COUNTY MAY ISSUE A STOP-WORK ORDER AGAINST ANY VIOLATOR  
14 OF THIS SUBTITLE, THE MANUAL, AN ORDER, AN APPROVED FOREST CONSERVATION PLAN, THE  
15 ASSOCIATED FOREST CONSERVATION AGREEMENT AND LONG-TERM DEED OF FOREST  
16 CONSERVATION EASEMENT, OR A DECLARATION OF INTENT.

17 (D) *INJUNCTION:* THE COUNTY MAY SEEK AN INJUNCTION REQUIRING A VIOLATOR TO CEASE THE  
18 VIOLATION AND TAKE CORRECTIVE ACTION TO RESTORE OR REFOREST AN AREA.

19 (E) *NONCOMPLIANCE PENALTIES:* THE COUNTY MAY ASSESS A NONCOMPLIANCE PENALTY AS  
20 DEFINED IN SECTION 16.1212 OF THIS SUBTITLE, AGAINST A VIOLATOR OF THIS SUBTITLE, THE  
21 MANUAL, AN ORDER, AN APPROVED FOREST CONSERVATION PLAN, AN ASSOCIATED FOREST  
22 CONSERVATION AGREEMENT, A LONG-TERM DEED OF FOREST CONSERVATION EASEMENT OR A  
23 DECLARATION OF INTENT.

24 (F) *CIVIL PENALTIES:* IN ADDITION TO AND CONCURRENT WITH ALL OTHER REMEDIES, THE  
25 DEPARTMENT OF PLANNING AND ZONING MAY ENFORCE THE PROVISIONS OF THIS SUBTITLE OR AN  
26 APPROVED FOREST CONSERVATION PLAN WITH CIVIL PENALTIES PURSUANT TO THE PROVISIONS OF  
27 TITLE 24, "CIVIL PENALTIES," OF THE HOWARD COUNTY CODE. A VIOLATION SHALL BE A CLASS A  
28 OFFENSE. EACH DAY A VIOLATION CONTINUES IS A SEPARATE VIOLATION.

29  
30 **SECTION 16.1214. MITIGATION BY COUNTY.**

31 IN THE EVENT THAT ANY PERSON DEVELOPS LAND IN VIOLATION OF THIS SUBTITLE WITHOUT AN  
32 APPROVED FOREST CONSERVATION PLAN AND ANY OTHER REQUIRED DEVELOPMENT APPROVALS  
33 AND PERMITS, THE COUNTY SHALL, AFTER FIRST GIVING THE DEVELOPER THE OPPORTUNITY TO

1 COMPLY, HAVE THE RIGHT TO ENTER UPON THE PROPERTY BEING DEVELOPED AND AFFOREST OR  
2 REFOREST THE PROPERTY IN ACCORDANCE WITH THE THRESHOLDS AND STANDARDS OF THIS  
3 SUBTITLE AND THE MANUAL. THE COUNTY MAY INSTEAD UNDERTAKE OFF-SITE AFFORESTATION  
4 OR REFORESTATION IF THIS WOULD BETTER SERVE THE PURPOSES OF THIS SUBTITLE. IN EITHER  
5 CASE, THE COUNTY SHALL CHARGE ALL AFFORESTATION AND REFORESTATION COSTS INCURRED BY  
6 IT AGAINST THE DEVELOPER, INCLUDING BUT NOT LIMITED TO CONSULTANT FEES AND OVERHEAD  
7 AND ADMINISTRATIVE COSTS. UNLESS THE CHARGES ARE PAID OR APPEALED TO THE BOARD OF  
8 APPEALS WITHIN 30 DAYS AFTER BILLING BY THE COUNTY, THEY SHALL BECOME A FINAL LIEN ON  
9 THE PROPERTY BEING DEVELOPED AND SHALL IN EVERY RESPECT BE TREATED AS COUNTY REAL  
10 ESTATE TAXES. THE COUNTY'S RIGHT TO MITIGATE AND RECOVER ITS COSTS SHALL BE IN ADDITION  
11 TO THE FINES AND OTHER SANCTIONS IT MAY IMPOSE UNDER SECTION 16.1213 OF THIS SUBTITLE.  
12

13 **SECTION 16.1215. APPEALS.**

14 ANY PERSON SPECIALLY AGGRIEVED BY AN ADMINISTRATIVE DECISION OF THE DIRECTOR OF  
15 PLANNING AND ZONING IN RELATION TO THIS SUBTITLE MAY, WITHIN 30 DAYS OF THE DECISION,  
16 APPEAL THE DECISION TO THE HOWARD COUNTY BOARD OF APPEALS ACCORDING TO ITS RULES OF  
17 PROCEDURE.  
18

19 **SECTION 16.1216. VARIANCES.**

20 (A) THE DEPARTMENT MAY GRANT WAIVERS TO THE REQUIREMENTS OF THIS SUBTITLE IN  
21 ACCORDANCE WITH THE PROCEDURES OF SUBSECTION 16.104(B) AND SUBSECTION 16.104(C) OF  
22 THE SUBDIVISION REGULATIONS.

23 (B) FOR PURPOSES OF THIS SECTION "UNWARRANTED HARDSHIP" SHALL MEAN THAT, WITHOUT A  
24 VARIANCE, AN APPLICANT SHALL BE DENIED REASONABLE AND SIGNIFICANT USE OF THE ENTIRE  
25 PARCEL OR LOT FOR WHICH THE VARIANCE IS REQUESTED.

26 (C) A VARIANCE TO THE PROVISIONS OF THIS SUBTITLE SHALL BE CONSIDERED AND APPROVED OR  
27 DENIED IN WRITING BY:

- 28 (1) THE PLANNING BOARD, FOR PLANS THAT REQUIRE PLANNING BOARD APPROVAL
- 29 (2) FOR PLANS THAT DO NOT REQUIRE PLANNING BOARD APPROVAL, THE DIRECTORS OF THE  
30 DEPARTMENT OF PLANNING AND ZONING, THE ADMINISTRATOR OF THE OFFICE OF  
31 COMMUNITY SUSTAINABILITY, AND THE DIRECTOR OF THE DEPARTMENT OF RECREATION  
32 AND PARKS.

1 (D) CONSIDERATION OF A VARIANCE REQUESTED UNDER THIS SECTION SHALL INCLUDE A  
2 DETERMINATION AS TO WHETHER AN APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF  
3 EACH DEPARTMENT OR THE PLANNING BOARD THAT ENFORCEMENT OF THIS SUBTITLE WOULD  
4 RESULT IN UNWARRANTED HARDSHIP. INCREASED COST OR INCONVENIENCE OF MEETING THE  
5 REQUIREMENTS OF THESE REGULATIONS DOES NOT CONSTITUTE AN UNWARRANTED HARDSHIP  
6 TO THE APPLICANT. THE APPLICANT SHALL:

- 7 (1) DESCRIBE THE SPECIAL CONDITIONS PECULIAR TO THE PROPERTY WHICH WOULD CAUSE  
8 THE UNWARRANTED HARDSHIP;
- 9 (2) DESCRIBE HOW ENFORCEMENT OF THESE REGULATIONS WOULD DEPRIVE THE LANDOWNER  
10 OF RIGHTS COMMONLY ENJOYED BY OTHERS IN SIMILAR AREAS;
- 11 (3) VERIFY THAT THE GRANTING OF A VARIANCE WILL NOT ADVERSELY AFFECT WATER  
12 QUALITY;
- 13 (4) VERIFY THAT THE GRANTING OF A VARIANCE WILL NOT CONFER ON THE APPLICANT A  
14 SPECIAL PRIVILEGE THAT WOULD BE DENIED TO OTHER APPLICANTS;
- 15 (5) VERIFY THAT THE VARIANCE REQUEST IS NOT BASED ON CONDITIONS OR CIRCUMSTANCES  
16 WHICH ARE THE RESULT OF ACTIONS BY THE APPLICANT;
- 17 (6) VERIFY THAT THE CONDITION DID NOT ARISE FROM A CONDITION RELATING TO LAND OR  
18 BUILDING USE, EITHER PERMITTED OR NONCONFORMING, ON A NEIGHBORING PROPERTY;  
19 AND
- 20 (7) PROVIDE ANY OTHER INFORMATION APPROPRIATE TO SUPPORT THE REQUEST.

21 (E) ANY NATIVE SPECIMEN TREE REMOVED SHALL BE REPLACED ON-SITE BY AT LEAST TWO NATIVE  
22 TREES WITH A DBH OF AT LEAST THREE INCHES.

23 (F) NOTICE OF A REQUEST FOR A COMPLETE VARIANCE OF THE FOREST CONSERVATION PROGRAM  
24 SHALL BE GIVEN BY THE DEPARTMENT OF PLANNING AND ZONING TO THE MARYLAND  
25 DEPARTMENT OF NATURAL RESOURCES WITHIN 15 DAYS OF RECEIPT OF A REQUEST FOR A  
26 VARIANCE. NOTICE OF A REQUEST FOR A VARIANCE TO INDIVIDUAL PROGRAM REQUIREMENTS,  
27 TEMPORARY DEFERRAL, PHASING OF OBLIGATIONS, OR SEEKING ALTERNATIVE COMPLIANCE WITH  
28 THE FOREST CONSERVATION PROGRAM REQUIREMENTS SHALL BE GIVEN BY THE DEPARTMENT OF  
29 PLANNING AND ZONING TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES AFTER A  
30 DECISION ON THE VARIANCE REQUEST IS RENDERED BY THE DEPARTMENT.

31

1 **SECTION 16.1217. ABANDONMENT OF A FOREST CONSERVATION EASEMENT.**

2 (A) **AUTHORIZED.** WHERE AN ERROR OR ENCROACHMENT IS DISCOVERED AFTER THE  
3 ESTABLISHMENT OF A FOREST CONSERVATION EASEMENT AND THE AREA WITHIN THE  
4 ENCROACHMENT OR ERROR NO LONGER COMPLIES WITH THE FOREST CONSERVATION ACT, THE  
5 DEPARTMENT OF PLANNING AND ZONING MAY, ALLOW FOR THE ABANDONMENT OF NO MORE THAN  
6 0.5 ACRES IF EQUIVALENT REPLACEMENT IS PROVIDED EITHER:

- 7 1. OFF SITE ADJACENT TO AN EXISTING FOREST CONSERVATION EASEMENT;
- 8 2. WITHIN A FOREST CONSERVATION BANK; OR
- 9 3. THROUGH PAYMENT OF A FEE IN-LIEU.

10 (B) **NOTIFICATION.** NOTIFICATION WILL BE PROVIDED ACCORDING TO SECTION 10-312 OF THE  
11 LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

12  
13 **SECTION 16.1218. FOREST MITIGATION BANKING.**

14 (A) **OPPORTUNITY TO CREATE A FOREST MITIGATION BANK:** THE HOWARD COUNTY  
15 DEPARTMENT OF RECREATION AND PARKS OR A PRIVATE PROPERTY OWNER WITH THE  
16 DEPARTMENT'S APPROVAL, MAY ESTABLISH A FOREST MITIGATION BANK. MITIGATION BANK  
17 EASEMENT RIGHTS MAY BE PURCHASED BY A DEVELOPER WHEN THE DEPARTMENT DETERMINES  
18 THAT ALL OR A PORTION OF A PROJECT'S RETENTION, REFORESTATION OR AFFORESTATION  
19 OBLIGATIONS CAN BE MET OFF-SITE AND THAT THE MITIGATION BANK HAS MET ALL  
20 REQUIREMENTS.

21 (B) **MINIMUM SIZE:** MITIGATION BANKS SHALL BE AT LEAST ONE ACRE IN AREA UNLESS  
22 OTHERWISE APPROVED BY THE DEPARTMENT.

23 (C) **LOCATION PRIORITIES:** FOREST RETENTION MITIGATION BANKS SHALL BE LOCATED IN  
24 ACCORDANCE WITH THE HIGHEST EIGHT RETENTION PRIORITIES SPECIFIED IN SECTION 16.1205 OF  
25 THIS SUBTITLE. PLANTED FOREST MITIGATION BANKS SHALL BE LOCATED IN ACCORDANCE WITH  
26 THE HIGHEST SIX REFORESTATION AND AFFORESTATION PRIORITIES SPECIFIED IN SECTION 16.1208  
27 OF THIS SUBTITLE.

28 (D) **PREFERRED METHODS:** PLANTED FOREST MITIGATION BANKS SHALL BE PLANTED USING  
29 NURSERY STOCK, WHIPS, OR SEEDLINGS, BUT NOT NATURAL REGENERATION.

30 (E) **APPROVAL PROCEDURE:** PRIVATE FOREST MITIGATION BANK APPLICANTS SHALL SUBMIT FOR  
31 THE DEPARTMENT'S APPROVAL THE PROPOSED LOCATION AND A FOREST CONSERVATION PLAN.  
32 UPON COMPLETION OF THE INSTALLATION OF ALL PROTECTION DEVICES AND ALL FOREST  
33 PLANTING, AS REQUIRED, THE COUNTY SHALL CERTIFY COMPLIANCE WITH THE APPROVED FOREST

1 CONSERVATION PLAN. AT THE END OF THE MINIMUM THREE GROWING SEASONS, OR LONGER IF  
2 REQUIRED, THE COUNTY SHALL CERTIFY THAT THE SURVIVAL RATES SPECIFIED IN THE MANUAL  
3 HAVE BEEN ACHIEVED.

4 (F) **FOREST CONSERVATION AGREEMENT AND FINANCIAL SECURITY:** PLANTED FOREST  
5 MITIGATION BANKS SHALL EXECUTE A FOREST CONSERVATION AGREEMENT AND POST A  
6 FINANCIAL SECURITY

7 (G) **DEED OF FOREST CONSERVATION EASEMENT:** THE APPLICANT SHALL RECORD A FOREST  
8 CONSERVATION EASEMENT PLAT AND A DEED OF FOREST CONSERVATION EASEMENT IN  
9 ACCORDANCE WITH PROCEDURES OUTLINED IN THE MANUAL.

10  
11 **SECTION 16.1219. SEVERABILITY.**

12 IF ANY SECTION, SUBSECTION, SENTENCE, CLAUSE, PHRASE OR PORTION OF THIS SUBTITLE IS HELD  
13 INVALID BY ANY COURT OF COMPETENT JURISDICTION, THAT PORTION SHALL BE DEEMED A  
14 SEPARATE, DISTINCT AND INDEPENDENT PROVISION; AND THE INVALIDITY SHALL NOT AFFECT THE  
15 VALIDITY OF THE REMAINING PORTIONS OF THE SUBTITLE AND FOR THIS PURPOSE, THE PROVISIONS  
16 OF THIS ACT ARE DECLARED SEVERABLE.

17  
18 **Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland**  
19 *that, for sketch plans or preliminary equivalent sketch plans that are technically complete on or*  
20 *before December 2, 2019, plans or permits listed in Section 16.1202(a)(1) - (4) shall continue to*  
21 *be processed and reviewed under the Forest Conservation Act of Howard County existing prior*  
22 *to amendments approved and enacted by this Act. If there are any inconsistency between the Act*  
23 *and the Manual, the provisions of the Act will apply. If the plan fails to be finally approved, then*  
24 *the plan shall be resubmitted under the provisions of this Act.*

25  
26 **Section 3. And Be It Further Enacted by the County Council of Howard County, Maryland that**  
27 *this Act shall become effective 61 days after its enactment.*

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on December 6, 2019.

Diane Schwartz Jones  
Diane Schwartz Jones, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Diane Schwartz Jones, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Diane Schwartz Jones, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Diane Schwartz Jones, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Diane Schwartz Jones, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on \_\_\_\_\_, 2019.

\_\_\_\_\_  
Diane Schwartz Jones, Administrator to the County Council