

LEGISLATIVE #

110130D

Appendix A-2

Applicable Land Development Code Policies

Development on the subject property shall be subject to the following City requirements:

- Land Development Code Sec. 30-302(b) prohibits development within 35 feet of the break in slope at the top of the bank of any regulated creek. Beyond this 35-foot buffer, any development within 150 feet of the break in slope must meet additional standards, as set forth in 30-302(e).
- Land Development Code Sec. 30-302(b) further establishes a minimum buffer distance of 35 feet and an average buffer distance of 50 feet between any developed area and the landward extent of any wetland or surface water (other than a regulated lake which requires a minimum distance of 75 feet, or a regulated creek as discussed above).
- Land Development Code sec. 30-286(a) states that “it shall be unlawful... to erect, remodel alter any permanent structure or other development or to dredge or fill in any flood channel... [n]o permanent structures or fills shall be allowed...”