

Appendix 2: Sensitive Area Ordinance relating to Town Center redevelopment

Excerpt from LFPMC Chapter 16.16 – Environmentally Sensitive Areas – related to Town Center Zone redevelopment

16.16.350 Streams – Development standards.

A. Stream buffers measured from the ordinary high water mark, if such can be identified, otherwise from the top of the bank are established as follows:

Stream Type	Standard Buffer Width (feet)	Minimum Buffer Width with Enhancement (feet)
Type 1	115	70
Type 2	50	35
Type 3	35	25

H. As an **alternative to the standard buffers listed in subsection A of this section, stream buffers in the Town Center Zone** may be determined by the planning director according to a sensitive area study prepared by a qualified professional. The planning director may approve the site-specific stream buffers, provided the following criteria are met:

1. Multiple fish and wildlife habitat functions will be enhanced;
2. Risk of flood or geologic hazards will be reduced;
3. Encroachment of paved areas into the standard buffer area is reduced;
4. Impacts of existing and proposed development are mitigated; and
5. The proposal results in a significant net benefit to sensitive areas protection.