

**§154.164 CHESAPEAKE/ATLANTIC  
PRESERVATION DISTRICT (CAP)**

L) *Performance standards.*

(1) *Purpose and intent.* The performance standards establish the means to minimize erosion and sedimentation potential, reduce land application of nutrients and toxins, and maximize rainwater infiltration. Natural ground cover, especially woody vegetation, is most effective in holding soil in place and preventing site erosion. Indigenous vegetation, with its adaptability to local conditions without the use of harmful fertilizers or pesticides, filters storm-water runoff. Minimizing impervious cover enhances rainwater infiltration and effectively reduces storm water runoff potential. The purpose and intent of these requirements are also to implement the following objectives: prevent a net increase in nonpoint source pollution from new development; achieve a 10% reduction in nonpoint source pollution from redevelopment; and achieve a 40% reduction in nonpoint source pollution from agricultural uses.

(2) *General performance standards for development and redevelopment.*

(a) Land disturbance shall be limited to the area necessary to provide for the proposed use or development.

1. In accordance with an approved site plan, the limits of land disturbance, including clearing or grading shall be ~~strictly~~ defined by the construction footprint **plus up to 50 feet of open space around the primary structure**. The Zoning Administrator shall review and approve the construction footprint through the plan of development process as required under division (M) below. These limits shall be clearly shown on submitted plans and physically marked on the development site.