

Plan Map as conservation areas. However, the constraints on future land uses of these natural resources are addressed in the following goal, objectives and policy statements.

The land development regulations of the Town shall require all new development to maintain the natural functions of environmentally sensitive areas, including but not limited to wetlands and 100-year floodplains so that the long term environmental integrity and economic and recreational value of these areas is maintained. (Policy V.2.6)

The land development regulations of the Town shall regulate development within 100-year floodplains in order to maintain the flood-carrying and flood storage capacities of the floodplains and reduce the risk of property damage and loss of life and to ensure that the natural function of flood plains are protected. (Policy V.2.7)

The Town shall replace or renew community facility plants damaged due to storm surge or flood only where such facility can meet minimum requirements for flood proofing. (Policy VIII.4.7)

Future Land Use Element

The City upon adoption of this Comprehensive Plan shall restrict development within unsuitable areas caused by flooding, improper drainage, steep slopes, rock formations and adverse earth formations by the following design standards for arrangement of development. (Policy I.2.1)

Conservation Element

Conservation land is defined as land designated for the purpose of conserving or protecting natural resources or environmental quality. It includes areas used for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, or protection of vegetative communities or wildlife habitats.

The future land use map series identifies flood prone areas, wetlands, existing and planned waterwells, rivers, bays, lakes, minerals and soils which are land cover features but are not land use.

The City's land development regulations shall require a 35-foot natural buffer around all wetlands and shall prohibit the location of residential, commercial, and industrial land uses within the buffer resource-based recreational activities within buffer areas. (Policy V.2.4)

The City's land development regulations shall require all new development to maintain the natural functions of natural flood storage, pollution alternatives, in wetlands and 100-year floodprone areas. (Policy V.2.6)