

shoreline protection zone established in the City's Land Development Regulations.

Policy 1.10.12: *Limiting Development in Wetland Areas.* The City shall limit development within all wetland areas to land uses supporting conservation facilities and water-related passive recreation activities, as defined in the *Recreation and Open Space Element*. Wetlands shall be identified on the *Future Land Use Map* series as Conservation lands. No development shall be permitted in wetlands except for conservation or passive recreation uses as defined within policies cited herein.

Policy 1.10.13: *Wetlands and Natural Buffer Zones.* Wetlands shall be protected from impacts generated by adjacent land uses through natural buffer zones.

1. No development of disturbance of area is permitted within 25 feet of a designated wetland area. These areas shall be marked with appropriate signage as conservation areas.
2. No building or impervious surface area (with the exception of wet retention areas) is permitted within 50 feet of a designated wetland area.

Policy 1.10.14: *Floodplain Mitigation.* Development within the 100 Year Floodplain shall provide necessary mitigation to maintain the natural stormwater flow regime. The 100 Year Floodplain Zone shall be delineated within the *Future Land Use Map* Series. The boundary of the 100 Year Floodplain Zone shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency. Mitigation shall occur through the following activities:

- a. *Prohibited Land Uses and Activities.* Storing or processing materials that would, in the event of a 100 Year Storm, be buoyant, flammable, explosive, or potentially injurious to human, animal or plant life is prohibited. Material or equipment immune to substantial damage by flooding may be stored if securely anchored to prevent flotation or if readily removable from the area upon receipt of a flood warning. Manufacturing land uses shall be prohibited from encroaching the 100 Year Floodplain Zone.

- Use Map Series*, and its demarcations shall be determined by the most recent Flood Insurance Maps prepared by the Federal Emergency Management Agency;
- c. Residential development shall cluster dwelling units on uplands located outside the 100 Year floodplain; and
 - d. Septic tanks, wastewater treatment plants, and spray fields are prohibited within the 100 Year floodplain.

Policy 1.10.4: *Maintaining Natural Rate of Percolation in Aquifer Recharge Areas.* The City rests on an area possessing a high aquifer recharge potential. To maintain the natural rate of percolation within aquifer recharge areas, the City shall enforce the following:

- a. Enforce the impervious surface ratios and open space standards established in this *Comprehensive Plan*.
- b. Ensure that the *Future Land Use Element* does not allocate any manufacturing or light industrial land use activities adjacent to lake front areas or within high recharge groundwater aquifer areas that generate pollutants that may adversely impact the quality of surface and ground waters.
- c. Promote the application of permeable parking lot surfaces for commercial developments proposed within high recharge areas.
- d. Promote land use activities and development densities which are compatible to high recharge potential percolation rates.

Policy 1.10.5: *Maintaining Stormwater Management Requirements.* The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

Policy 1.10.6: *Protection of Vegetative Communities and Wildlife Habitats.* Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in the *Conservation Element*.