

## Summary and Comparison

(From Appendix A of Staff Report No. 2 for Ordinance 24-097)

Issue	Current Code	Ordinance 24-097	Amendment 3
<b>Separate Tracts</b>	Allows a 15% buffer width reduction when using separate tracts	Removes incentive to place critical areas and buffers in separate tracts	Reduces separate tract incentive to a 10% buffer width reduction
<b>Protective Fencing</b>	Allows a 15% buffer width reduction when installing fencing	Removes incentive to provide protective fencing	Reduces fencing incentive to a 10% buffer width reduction
<b>Combining Tracts and Fences</b>	Allows a 25% buffer width reduction when combining fences and tracts	Removes incentive to use fences and tracts	Reduces incentive to combine fences and tracts to a 20% buffer width reduction
<b>Buffer Averaging</b>	Allows reduction of buffer width to 50% of the standard buffer or 25 feet, whichever is greater, in some areas with corresponding increases elsewhere	Reduces flexibility for wetlands to 75% of the standard buffer or 25 feet, whichever is greater; retains 50% allowance for streams, lakes, and marine waters, with corresponding increases elsewhere	Reduces flexibility for averaging to 75% establishing a new minimum of 30 feet, AND does the same for streams, lakes, and marine waters, with corresponding increases elsewhere
<b>Enhancement</b>	<b>Enhancement Only:</b> 25% reduction in both width and area	<b>Enhancement Only:</b> 25% reduction in both width and area	<b>Enhancement Only:</b> 20% reduction in width and 25% reduction in area
	<b>Enhancement Plus Fencing:</b> 30% reduction in both width and area	<b>No incentive for enhancement with protective fences</b>	<b>Enhancement Plus Fencing:</b> 25% reduction width and 30% reduction in area
	<b>Enhancement Plus Tracts:</b> 30% reduction in both width and area	<b>No incentive for enhancement with tracts</b>	<b>Enhancement Plus Tracts:</b> 25% reduction width and 30% reduction in area
	<b>Enhancement Plus Buffer Averaging:</b> 50% reduction in width and 30% reduction in area	<b>No incentive for enhancement with buffer averaging</b>	<b>Enhancement Plus Buffer Averaging:</b> 25% reduction in width and 30% reduction in area
<b>Exemptions for small wetlands</b>	<b>Category I:</b> Cannot be filled	<b>Category I:</b> Cannot be filled	<b>Category I:</b> Cannot be filled
	<b>Category II:</b> Can be filled if under 5,000 square feet and mitigation provided	<b>Category II:</b> Cannot be filled	<b>Category II:</b> Cannot be filled
	<b>Category III:</b> Can be filled if under 5,000 square feet and mitigation provided	<b>Category III:</b> Cannot be filled	<b>Category III:</b> If under 5,000 square feet and the habitat function score is 5 or less can be filled if mitigation provided
	<b>Category IV:</b> Can be filled if under 10,000 square feet and mitigation provided	<b>Category IV:</b> Can be filled if under 4,000 square feet and mitigation provided	<b>Category IV:</b> Can be filled if under 10,000 square feet and mitigation provided