

# H. 823, How Will Criterion 9(L) Work?

Department of Housing and Community Development (DHCD)  
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## H. 823 Definitions

### Existing Settlement

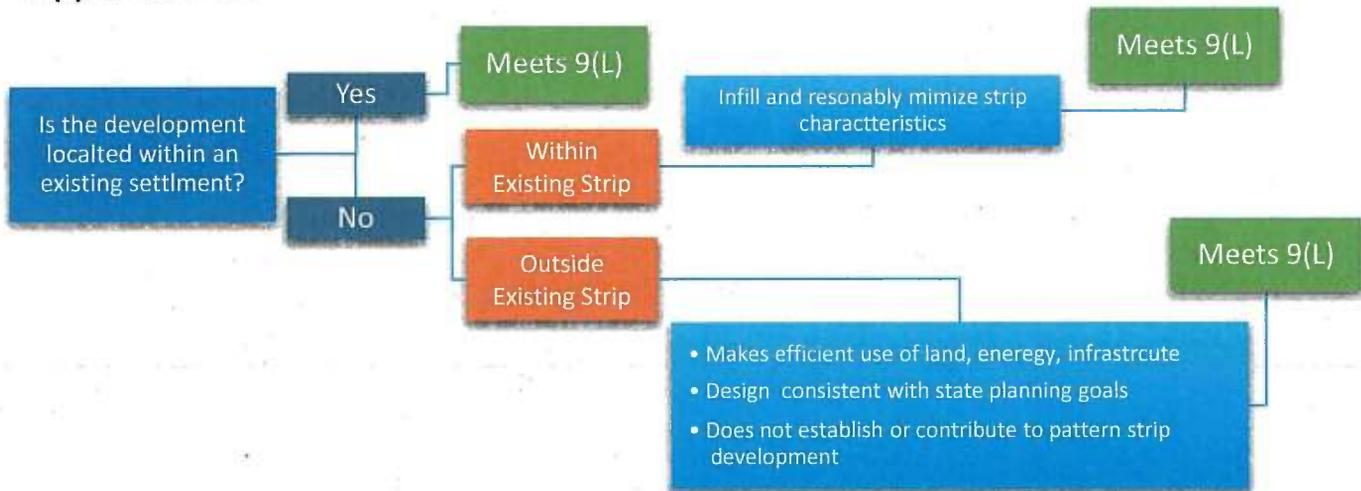
(A) "Existing settlement" means an area that constitutes one of the following:

- (i) a designated center; or
- (ii) an existing community center that is compact in form and size; that contains a mixture of uses that include a substantial residential component and that are within walking distance of each other; that has significantly higher densities than densities that occur outside the center; and that is typically served by municipal infrastructure such as water, wastewater, sidewalks, paths, transit, parking areas, and public parks or greens.

### Strip Development (Administration Amendment)

"Strip development" means linear commercial development along a public highway that includes three or more of the following characteristics: broad road frontage, predominance of single-story buildings, limited reliance on shared highway access, lack of connection to any existing settlement **or surrounding land uses** except by highway, **and limited accessibility for pedestrians, and lack of coordination with surrounding land uses in terms of design, signs, lighting, and parking.** In determining whether a proposed development or subdivision constitutes strip development, the District Commission shall consider the topographic constraints in the area in which the development or subdivision is to be located.

### 9 (L) Decision Tree

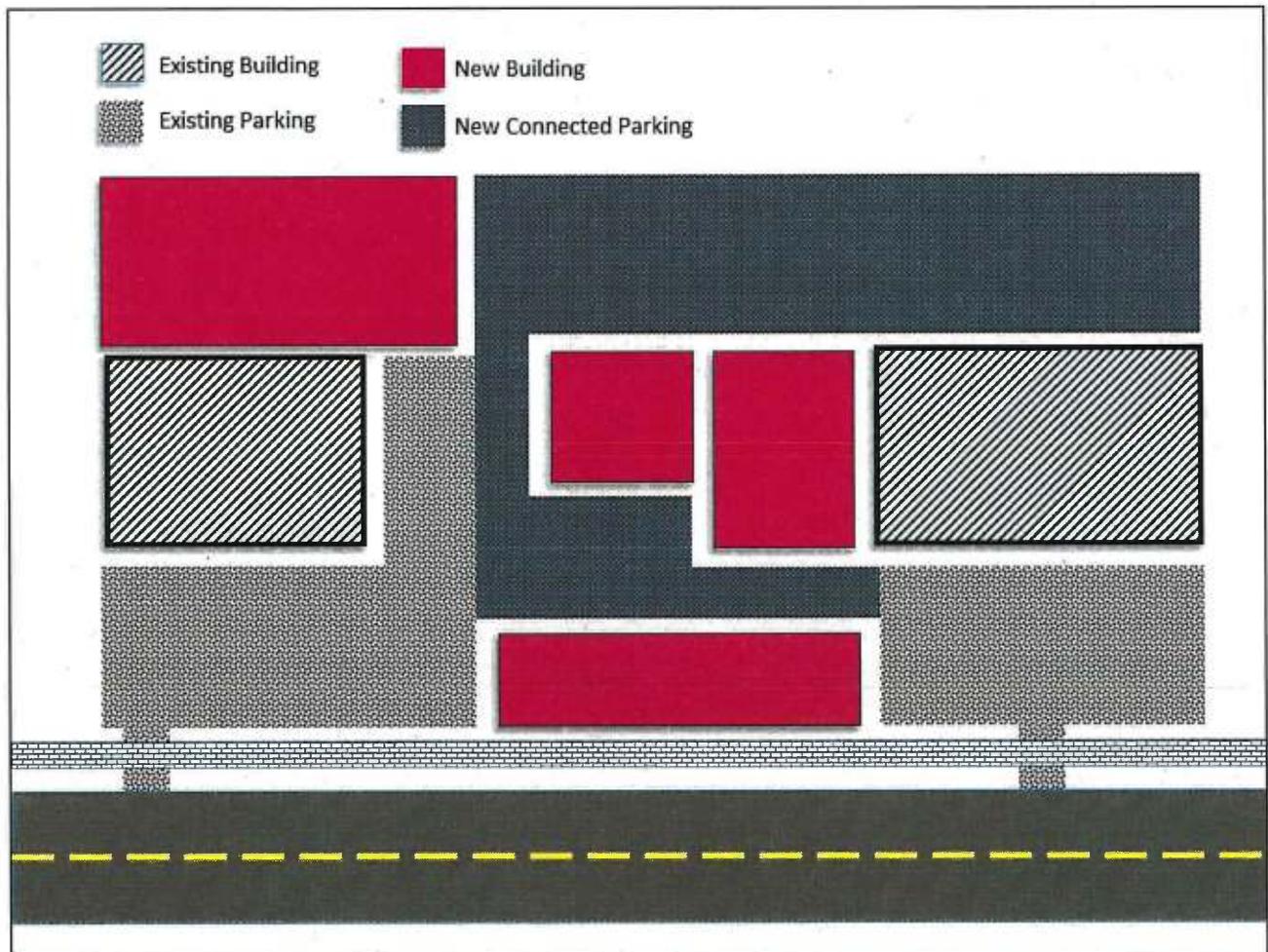




Example of "strip development" and 9(L) new development



Sample 9(L) Site Plan 1 Infill





Sample 9(L) Site Plan 2 Infill



Sample 9(L) Site Plan 3 Infill

