

Draft 2014 CWSP

Community	Total Number of Lots ¹	Commercial Lots ²	Out of Service Area ³		In Service Area							
			Lots	Number of Property Owners	Lots	Number of Property Owners	After Mergers					
							Lots ⁴	Potential Vacant Lots ⁵	Non-Conforming Vacant Lots ⁶	Improved Parcels		
										Resulting Parcels ⁷	Improved ⁸	Vacant ⁹
Matapeake Estates	50	0	0	0	50	50	50	5	1	45	45	0
Normans	49	0	0	0	49	45	48	12	9	36	36	2
Sunny Isle of Kent	250	0	137	27	113	50	54	23	17	31	56	28
Chesapeake Estates	161	0	19	9	142	120	125	27	16	98	107	9
Kentmorr	622	8	269	4	345	124	125	23	19	102	210	90
Queen Anne Colony	322	3	3	3	316	279	297	67	1	230	244	20
Kent Island Estates	1832	0	60	34	1772	909	957	338	213	619	1120	167
Romancoke	426	0	64	49	362	255	270	112	73	158	207	33
Tower Gardens	254	0	0	0	254	216	224	25	9	199	215	15
Totals	3966	11	552	126	3403	2048	2150	632	358	1518	2240	364

¹ Gross lot count for each community

² Commercially zoned properties in Queen Anne Colony and Kentmorr that were excluded in the remainder of the analysis

³ Lots outside of the Service Area based on the Queen Anne's County 2006 Comprehensive Water and Sewerage Plan

⁴ Total number of both improved and vacant lots resulting from lot mergers

⁵ Maximum number of lots resulting from administrative subdivisions

⁶ Vacant lots not meeting the minimum size requirement for the zoning district

⁷ Number of improved parcels resulting from mergers

⁸ Lots occupied by primary structures

⁹ Vacant lots in common ownership with improved lots that lack the area to administratively subdivide