

Zoning and Conforming Lot sizes for Southern Kent Island Subdivisions

Subdivision	Zoning	Conforming lot size	Lot area needed to have 2 lots	Average platted lot sizes	General lot Dimensions	C = Conforming N = Non-Conforming
Matapeake Estates	NC-20	20,000 Sq ft	40,000 sq. ft.	Various Size lots		C
Normans	NC-1 & NC - 20	1 Acre 20,000 sq ft	2 Acres 40,000 sq. ft.	Various size lots		N
Sunny Isle of Kent	NC - 20	20,000 sq ft	40,000 sq. ft.	9,000 sq ft	60' x 150'	N
Chesapeake Estates	NC - 20	20,000 sq ft	40,000 sq. ft.	14,500-15,000 Sq ft	85' x 175' 75' x 200'	N
Kentmorr	NC - 20	20,000 sq ft	40,000 sq. ft.	5,000 sq ft	50' x 100'	N
Queen Anne's Colony	NC-15	15,000 sq ft	30,000 sq, ft	20,000 – 25,000 sq ft	100' x 200' 110' x 225'	C
Kent Island Estates	NC-20	20,000 sq ft	40,000 sq. ft.	10,000-12,000 sq ft	60' x 180' 60' x 200'	N
Romancoke on the Bay	NC-20	20,000 sq ft	40,000 sq. ft.	10,000 – 20,000 sq ft.	50' x 200' up to 100' x 200'	N
Tower Gardens	NC-1 NC-2 NC-20	1 Acre 2 Acre 20,000 sq ft	2 Acres 4 Acres 40,000 sq. ft.	15,000 sq ft – 1+ Acre		