

Planning Area Land Use Summary
(Selected land uses)

	Total Total lots	Total Sgl Farm Acres	Total Residential	Total Commercial	Total Agriculture	Total Industrial	Total Exempt Exempt	Total Residential/ Commercial	Commercial
Chestertown	1581	1132	1215/423ac	205/258ac	4/308ac	1/15ac	52/13ac	89/61ac	n/a
Kent County Area	635	4981	528/677	51/373ac	47/3915ac	n/a	7/14ac	2/2ac	n/a
South of Town	301	1295	278/267ac	5/172ac	11/842ac	n/a	7/14ac	n/a	n/a
West of Town	93	1355	82/206ac	n/a	11/1149ac	n/a	n/a	n/a	n/a
North of Town	141	949	109/107ac	25/15ac	7/827ac	n/a	n/a	n/a	n/a
North of MD 291	44	941	22/61ac	9/79ac	13/801ac	n/a	n/a	n/a	n/a
South of MD 291	56	441	37/36ac	12/107ac	5/296ac	n/a	n/a	2/2ac	n/a
Queen Anne's County Area	917	2475	824/587ac	49/85ac	23/1755ac	n/a	14/27ac	2/9ac	4/11ac
Total Planning Area	3133	8588	2567/1687ac	305/716ac	74/5978ac	1/15ac	73/54ac	93/54ac	4/11ac

**Summary of Land Uses:
Chestertown Planning Area**

The Chestertown Planning Areas is composed of three major parts:

Chestertown, the immediately adjacent areas of Kent County, and the Kings Town Manor/ Chester Harbor portions of Queen Anne's County plus the commercial strip along MD 213 to and beyond MD 544.

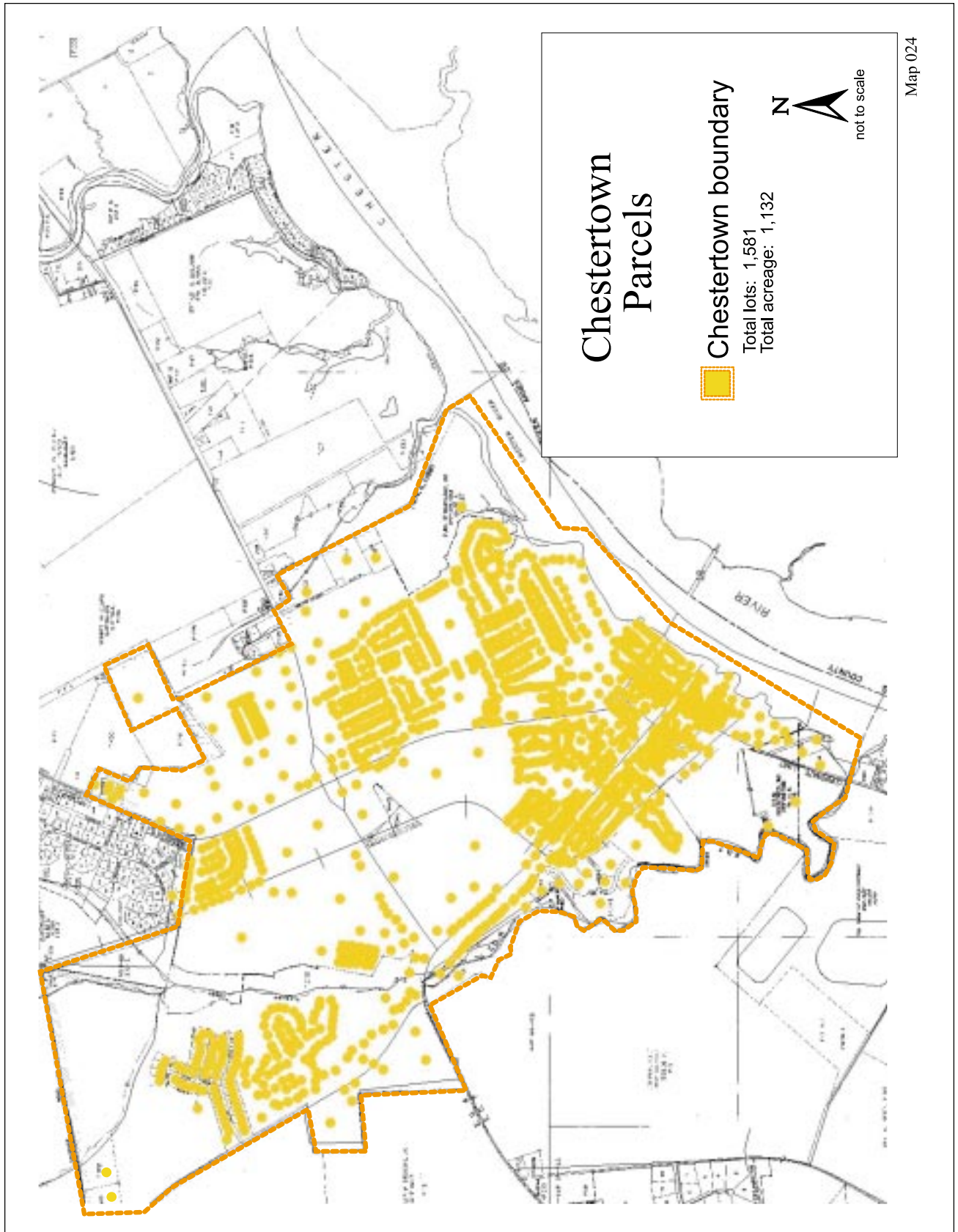
Principal land uses in Chestertown break down approximately as follows: 27% agricultural lands; 42% residential; 23% commercial; and 7% tax exempt parcels.

Principal land uses in Kent County portion are: 79% agriculture; 14% residential; and 7% commercial.

The mix of principal land uses in the Queen Anne's County portion are: 71% agriculture; 24% residential; 3% commercial; and about 1.5% tax exempt.

Overall, the mix is 70% agriculture; 20% residential; and 8% commercial. It is clear that the character of land uses within the Planning Area is mainly agriculture and they define the rural setting that Chestertown wants to preserve, protect, and enhance. A detailed parcel inventory was prepared corresponding to the parcels identified on the following six graphics. That inventory is included, by reference, and is available in the Chestertown Office for detailed study. It was generated by ArcView (GIS) from the 2002 Maryland PropertyView data base.

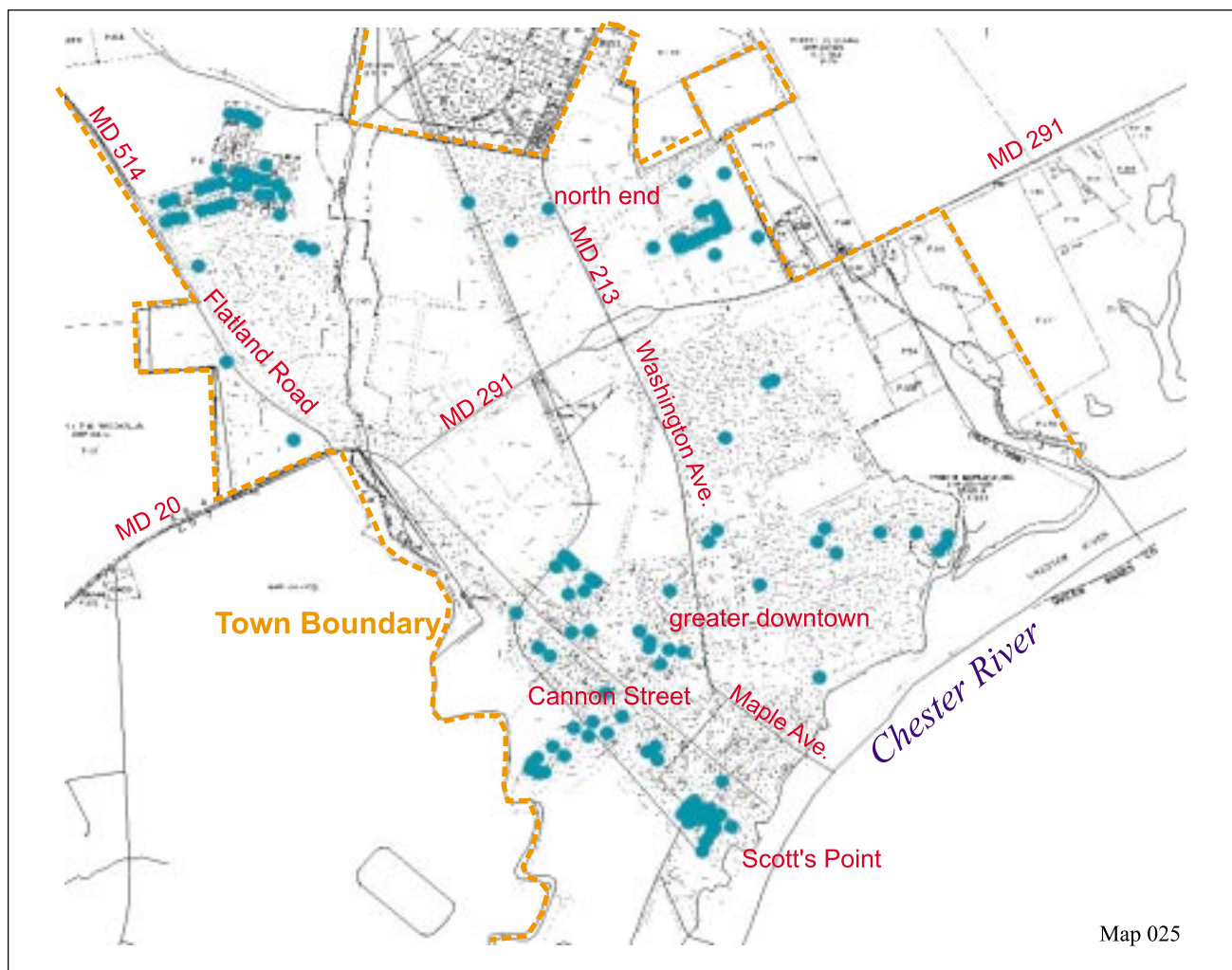
Five Kent County subareas were defined for ease of comparison and discussion: "South of Town;" "West of Town;" North of Town;" "North of MD 291;" and "South of MD 291." Five areas within Town were also analyzed for concentrations of vacant residential land that provide opportunities for infill development.



Chestertown - intown areas

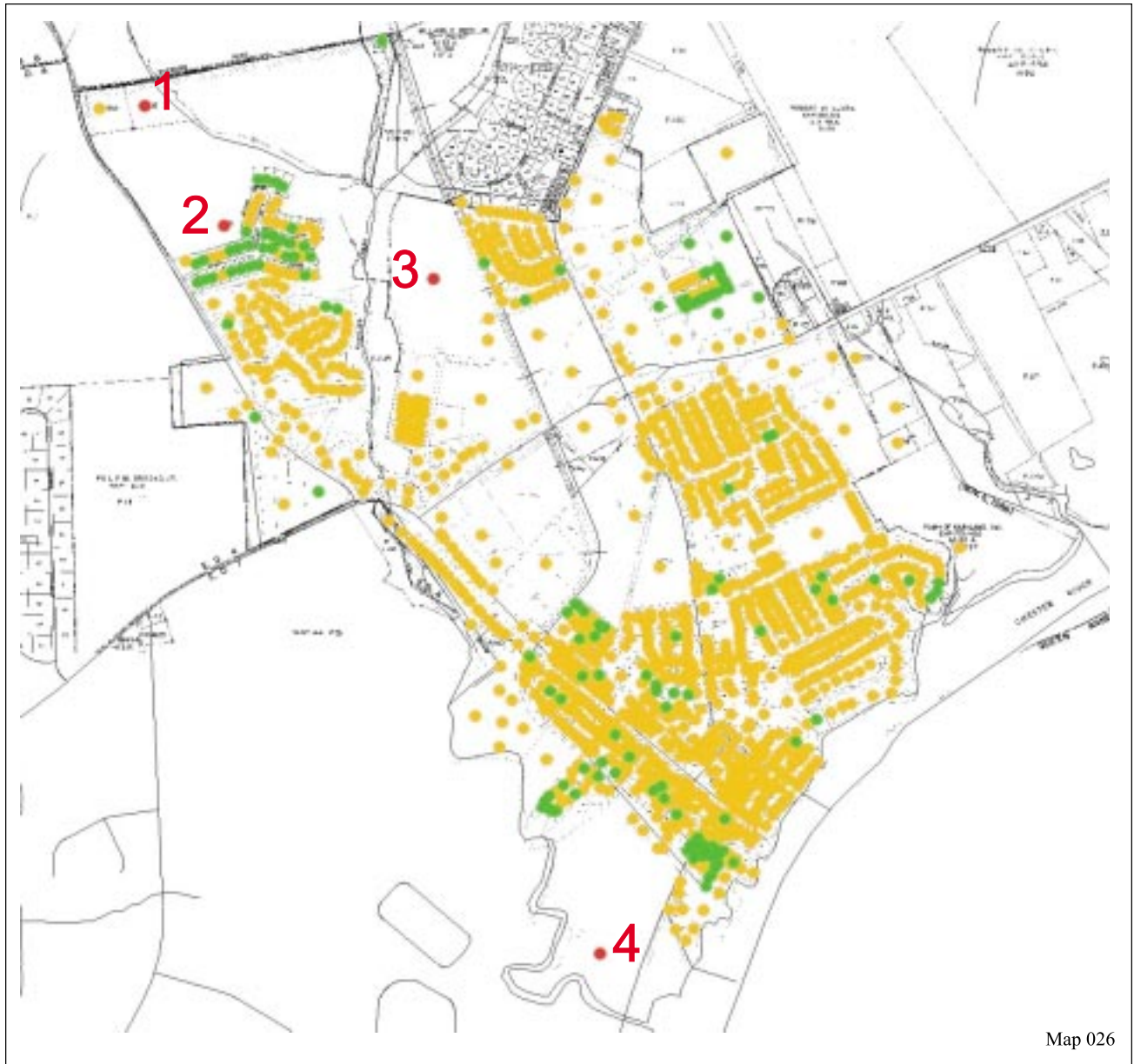
Of the 157 vacant residential parcels in town, 144 of them are concentrated in the following five “areas:” 26 in the “greater downtown” area; 29 in the “Scott’s point” area; 19 along Cannon Street; 38 in the “north end” of town; and 32 in the “Flatland Road” area. These parcels include about 64 acres of land area. At an average net density of 3.5 dwelling units per acre (subtracting about 10% for roads and utility easements), these parcels could accommodate about 200 new dwelling units. Actual development capacity would be adjusted by potential site constraint and the willingness of owners to sell and or develop these parcels. However, the numbers suggested natural focus areas for additional attention.

Six “focus areas” for additional emphasis were defined by the Planning Commission (that include most of the areas where vacant land is located). The following pages locate the focus areas and discuss specific visions for change. Some of these changes may occur right away, while others may be more in the nature of long-term goals or guidance on what the Town desires in those areas.



Vacant Residential land use parcels within Chestertown*

*Land Use data is from 2002 Department of Assessment and Taxation data files contained in Maryland PropertyView, a product of the Maryland Department of Planning.



Vacant Land Inventory

Existing Land Use	Existing Zoning	Acreage	Number of Parcels
Agriculture 3	Industrial	53	1
Agriculture 1	Residential	9	1
Residential •	Residential	92	159
Agriculture (w/bldg.) 2,4			

