

**MAXIMUM CAPACITY
BUILD-OUT**

Legend

-  County Boundary
-  Roadways
-  Community Planning Areas
-  Parks
- Maximum Capacity**
-  Low Density Residential (1 to 2 units per 5 acres)
-  Medium Density Residential (2 to 8 units per acre)
-  High Density Residential (8+ units per acre)
-  Commercial
-  Mixed Commercial - Residential
-  Industrial
-  Institutional
-  Surface Mining
-  Very Low Density Rural (1 unit per 5+ acres)
-  Recreation (Private & Public)
-  Agriculture
-  Forest
-  Water
-  Wetlands
-  Transportation

NOTES: CENTREVILLE, WYE MILLS, AND QUEENSTOWN AREAS ARE BUILT-OUT AS DEPICTED FROM COMMUNITY PLANS.

MAPPING INCLUDES 2008 LAND USE AND PRE-EXISTING IMPROVEMENTS REDUCED FROM LANDS CONSIDERED FOR BUILD-OUT. WETLANDS AND WATER LAND USES ARE ALSO 2008 LAND USE CARRY-OVERS AND DO NOT REPRESENT DNR WETLANDS.

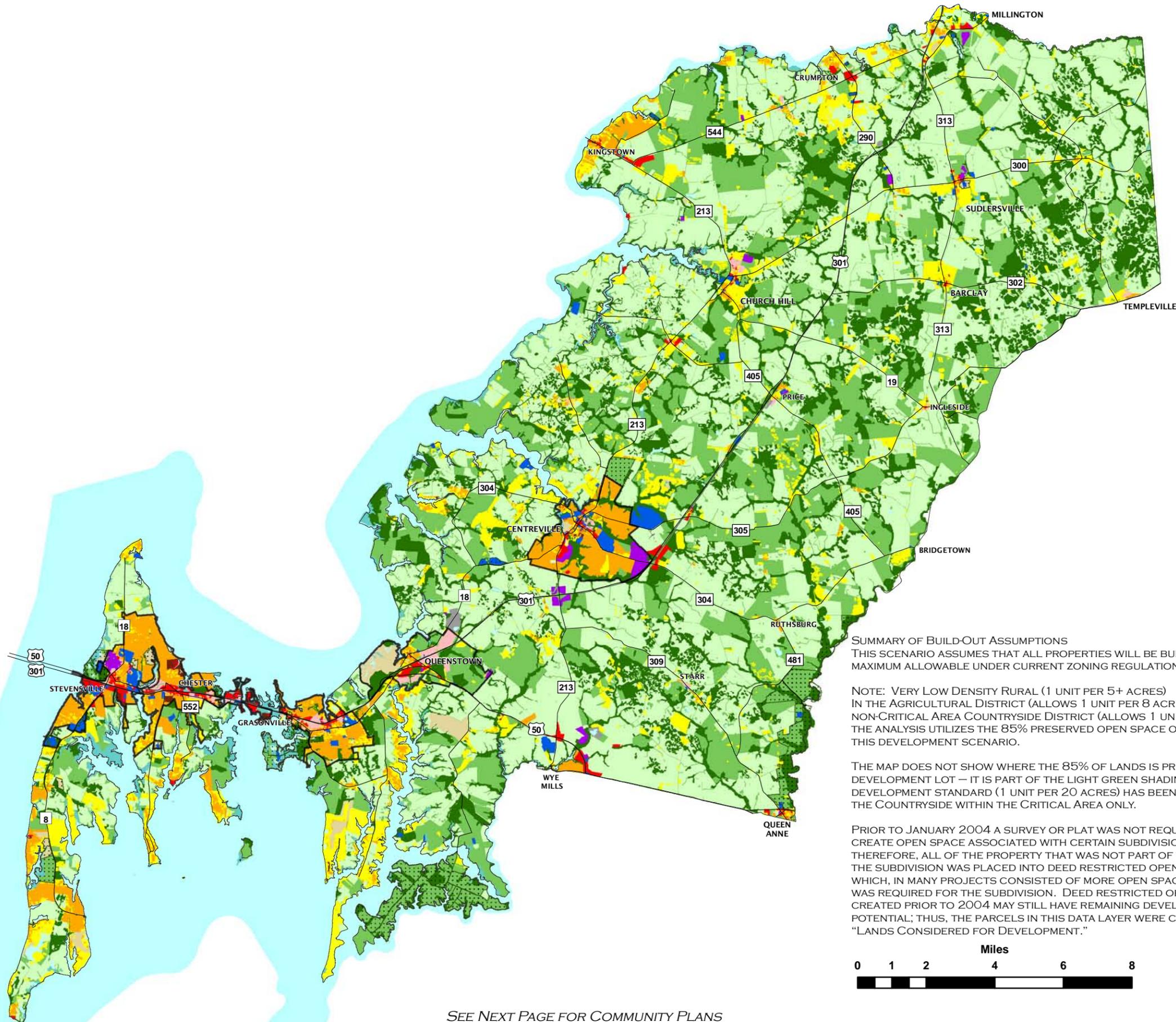
RESIDENTIAL DENSITIES REFLECT MARYLAND DEPARTMENT OF PLANNING DENSITIES AND DO NOT REFLECT QUEEN ANNE'S COUNTY ZONING DENSITIES. DENSITIES HAVE BEEN CALCULATED TO MEET WRE REQUIREMENTS AS DETERMINED BY MDE AND MDP.

CREATED BY ASSIGNING LULC SYMBOLOLOGY.



SOURCE: MARYLAND DEPARTMENT OF PLANNING, QUEEN ANNE'S COUNTY DEPARTMENT OF LAND USE, GROWTH MANAGEMENT & ENVIRONMENT, SATELLITE IMAGERY 2007-2008, AND 2008 TAX PARCELS AS COMPILED BY JMT.

JULY 2010



SUMMARY OF BUILD-OUT ASSUMPTIONS
THIS SCENARIO ASSUMES THAT ALL PROPERTIES WILL BE BUILT-OUT TO THE MAXIMUM ALLOWABLE UNDER CURRENT ZONING REGULATIONS.

NOTE: VERY LOW DENSITY RURAL (1 UNIT PER 5+ ACRES) IN THE AGRICULTURAL DISTRICT (ALLOWS 1 UNIT PER 8 ACRES) AND NON-CRITICAL AREA COUNTRYSIDE DISTRICT (ALLOWS 1 UNIT PER 5 ACRES) THE ANALYSIS UTILIZES THE 85% PRESERVED OPEN SPACE OPTION UNDER THIS DEVELOPMENT SCENARIO.

THE MAP DOES NOT SHOW WHERE THE 85% OF LANDS IS PRESERVED PER DEVELOPMENT LOT – IT IS PART OF THE LIGHT GREEN SHADING. LARGE LOT DEVELOPMENT STANDARD (1 UNIT PER 20 ACRES) HAS BEEN APPLIED TO THE COUNTRYSIDE WITHIN THE CRITICAL AREA ONLY.

PRIOR TO JANUARY 2004 A SURVEY OR PLAT WAS NOT REQUIRED TO CREATE OPEN SPACE ASSOCIATED WITH CERTAIN SUBDIVISIONS, THEREFORE, ALL OF THE PROPERTY THAT WAS NOT PART OF THE LOTS FOR THE SUBDIVISION WAS PLACED INTO DEED RESTRICTED OPEN SPACE, WHICH, IN MANY PROJECTS CONSISTED OF MORE OPEN SPACE THAN WAS REQUIRED FOR THE SUBDIVISION. DEED RESTRICTED OPEN SPACE CREATED PRIOR TO 2004 MAY STILL HAVE REMAINING DEVELOPMENT POTENTIAL; THUS, THE PARCELS IN THIS DATA LAYER WERE COUNTED AS "LANDS CONSIDERED FOR DEVELOPMENT."



SEE NEXT PAGE FOR COMMUNITY PLANS