

# — Land Use —



## CHAPTER 4

# 4. Land Use



## VISION

Queen Anne’s County will be a predominantly rural County that plans for orderly growth to protect and sustain a primarily agricultural, forested, and maritime community within the limits of natural resources. By supporting the vibrant urbanized areas of the County such as Kent Island and Kent Narrows and concentrating future growth in those population centers and existing towns, the County preserves its natural beauty and resources for future generations. The County will emphasize preservation of the rural character of Queen Anne’s County through the support of agriculture as an industry and the preservation of agricultural lands and its equity. Queen Anne’s County is also a County that values and protects its water resources and is conscientious of its stewardship to the land and other natural assets and resources that make this a great place to live, work, and play.

## KEY ISSUES

Limited Public Facility Capacity

Success of Preservation Programs

Preservation Funding Availability

Growth Management

Resiliency Planning

## PLAN THEMES



### FISCAL RESPONSIBILITY

Leverage State, federal, and other funding resources for preservation



### SUSTAINABLE GROWTH

Direct growth to areas with adequate public facilities



### COMMUNITY REVITALIZATION

Growth management strategy



### PRESERVATION & CONSERVATION

Agricultural and forest land preservation



### HEALTH & RESILIENCE

Integrate land use, environment, housing, and economic development needs

## RELEVANT STATE VISIONS



## GOALS

The overarching goal for land use is to adopt policies, legislation, regulations, enforcement, procedures, incentives and appropriate funding necessary to encourage infrastructure that will protect our waterways, conserve our natural resources and support sustainable and responsible agriculture. This includes supporting the existing urbanized areas and future growth through infill and redevelopment in the populated centers of Chester, Stevensville, Grasonville, and Kent Narrows.

4-1 Growth management, regulations, design/land use.

4-2 Agricultural land preservation.

As development increased and population grew throughout other areas of the State, Queen Anne's County continued to be defined by its rural and agricultural setting, its natural resources, its maritime and tourism amenities on Kent Island and Kent Narrows, and its small towns and villages. The County's rich natural and cultural landscape consists of bay and river coastlines; marshes, forests, and maritime communities; and agriculture and rural towns and villages. The County's future is inextricably linked to the general trend of conserving rural and natural areas and maximizing efficient use of public investments and existing infrastructure by directing new and infill development and redevelopment within the municipalities and other designated growth areas where growth capacity and infrastructure exist. The approach to concentrate growth in and around the municipalities and within community areas with remaining capacity and infrastructure, while preserving agricultural, forested, and other sensitive area lands form the foundation of the intended future land use patterns in the County.

During this planning cycle, the community finds itself nearing the limits of adequate public facilities, including transportation infrastructure on its state and local roads, the Chesapeake Bay Bridge, local school capacity, and sewerage capacity permit restrictions at the County's Kent Narrows/Stevensville/Grasonville Wastewater Treatment Plant (KNSG). The existing 3 MGD capacity at KNSG is now nearly fully obligated by estimated existing and future capacity commitments. These commitments are estimated using a combination of the reported actual hydraulic flow through the plant and the reserved flow allocations for unbuilt development. The resulting estimates conclude that there is an insignificant amount of the estimated remaining capacity available.

KNSG's maximum discharge or capacity is restricted by nutrients allocated by the Chesapeake Bay TMDL and a State issued NPDES permit. Specifically, KNSG may only discharge 36,547 pounds of nitrogen and 2,741 pounds of phosphorous per year. Nitrogen is the primary constraining factor, and the existing plant is operating with the best available nitrogen removal technology. The NPDES permit is the subject of Federal and State review and renewal every five years. See **Appendix D—Water Resources Element**

for a detailed analysis of the KNSG and municipal wastewater treatment facilities.

In addition to infrastructure challenges, the County must contemplate sustainable and resilient land use policies in the face of necessary hazard planning.

The allocation of land uses and their spatial relationship is a fundamental component of planning and affects the County's ability to maintain its community attributes that provide an exceptional quality of life. Universal stewardship of the land, water, and air results in sustainable communities and protection of the environment within the community and will improve the quality of life for residents. Land use analysis focuses on patterns of the built landscape and environmental trends as a result of historical settlements and current population needs. This analysis also includes future land use patterns that are representative of smart growth objectives in order to meet the needs of future populations.

This chapter emphasizes sustainable smart growth management in the context of the natural environment and public facility capacity limitations, while continuing the County's ethic of maintaining a quintessential rural community by preserving agricultural lands and environmentally sensitive areas. Land use policies impact all other aspects of community development addressed in **PlanQAC's** various chapters and as articulated through the Twelve Visions of the State's *Land Use Article*. Community development is tethered to land use policies and decisions, which can:

- Influence the ability to achieve sustainability through preservation of rural agricultural land uses and historic and cultural resources.
- Influence the amount and timing of critical infrastructure improvements (e.g., schools, water, sewer, roadways) and strained community facilities.
- Influence the County's ability to create a balanced tax base through a mix of land uses at appropriate locations, supporting commercial economies that are thriving.
- Impact the ability to preserve rural Agricultural (AG) and Countryside (CS) zoned land by directing growth to designated County and Town Growth Areas.
- Direct growth to Town Growth Areas supported by a County/Town planning and implementation

framework through interjurisdictional cooperation and collaboration.

- Determine impacts on water resources from non-point and point source pollutants and impacts to sensitive areas from loss or impacts to forests, wetlands, and wildlife habitats.
- Affect business development opportunities and contribute to determining the need for workforce housing.
- Impact the fiscal health of the County by altering established levels of revenues generated through impact fees, taxation, and user fees for public facilities.

## GUIDING PRINCIPLES & LEGISLATION

Current Maryland land use policies focus on promoting smart and sustainable growth that fosters vibrant, livable communities, preserves and protects the environment, and makes efficient use of resources. Numerous pieces of legislation have been passed by the Maryland General Assembly to protect the environment and natural resources and to promote sustainable growth across the State. The following is a listing of key legislation affecting land use planning and resource preservation:

- **The *Land Use Article*** sets the standards for local jurisdictions that choose to exercise the authority to plan for the future of the community as well as regulate land use through zoning.
- **Water Resource Element.** HB 1141 from the General Assembly's 2006 Legislative Session requires local jurisdictions to include a Water Resources Element (WRE) that addresses the relationship of planned growth to water resources for wastewater treatment and disposal, safe drinking water, and nitrogen and phosphorus nutrient loadings associated with stormwater runoff. Based on these requirements, the County shapes its approach to land use planning through the lens of water resources management. Refer to **Chapter 3—Community Facilities & Services, Chapter 5—Environmental Resources, and Appendix D—Water Resources Element.**
- **Municipal Growth Element.** HB 1141 also requires each of the towns to prepare a Municipal Growth Element (MGE) as part of their comprehensive plan. This element

identifies areas for future town growth through annexation as well as allows for the coordination of growth around town boundaries. MGEs are used to inform development of the WRE. Refer to **Chapter 10—Town Planning Framework.**

- **Priority Preservation Areas Element.** The *Agricultural Stewardship Act of 2006*, HB 2, requires counties with certified agricultural land preservation programs to establish a Priority Preservation Area (PPA) and associated planning element within their comprehensive plans and to manage this area according to certain criteria in order to maintain Maryland Agricultural Land Preservation Foundation Program (MALPF) certification. In 2008, the County designated its two existing Rural Legacy Areas as the County's PPA; however, the PPA has been expanded over time. Refer to **Priority Preservation** later in this chapter.

The County's Planning Commission has the powers necessary to fulfill its designated functions, promote planning, and execute the requirements of the *Land Use Article*. The Commission makes and approves the County's Comprehensive Plan, County Community Plans, jointly adopted plans in coordination with towns, and other types of plans that are submitted to the Board of County Commissioners for adoption.

The sustainable smart growth guiding principles that support land use policy and regulation include:

- Balancing the mix of land use allocations.
- Encouraging compact community and building design.
- Allowing a range of housing opportunities and choices.
- Creating walkable communities.
- Fostering distinctive, attractive communities with a strong sense of place.
- Preserving open space, farmland, natural beauty, and critical environmental areas.
- Directing development to existing communities with the capacity to serve it.
- Providing a variety of transportation choices.
- Employing development decisions that are predictable, fair, and cost-effective.
- Encouraging community and stakeholder collaboration in planning efforts and development decisions.



## LAND USE PLANNING PROCESS

The County has over 55 years of history of planning for its future, starting with the *1965 Comprehensive Plan*. Each successive plan further shaped and enhanced previous planning efforts and guiding principles:

- *1965 Comprehensive Plan*—Establish
- *1987 Comprehensive Plan*—Define
- *1993 Comprehensive Plan*—Confirm
- *2002 Comprehensive Plan*—Enhance
- *2010 Comprehensive Plan*—Strengthen
- *2021 Comprehensive Plan*—Preserve

The planning process provides the mechanism for County government to actively engage the community to plan for the future. Throughout the planning process, the public was provided numerous and varied opportunities for participation and comment on content and proposed recommendations for consideration. These recommendations provide the basis for discussions on preservation of rural agricultural and forest lands, as well as strategies to address the limited capacity of public infrastructure and how best to direct growth to existing County and Town Growth Areas. Contemplation of the significant climate impacts outlined in County vulnerability studies also framed and coalesced many aspects of preservation, economic development, and growth management.

## LAND USE & ZONING CONNECTION

Comprehensive planning is a process that identifies existing conditions, analyzes development capacity, and determines desired future land use patterns. **PlanQAC** has considered the impacts of land use on water resources and infrastructure capacity when determining and considering the desired future land use patterns.

The identification of desired future land use patterns is further described by the allocation of types or classifications of land such as residential, rural agricultural, commercial, and industrial. Land use planning takes into consideration various aspects of the past, present, and projected conditions of a community. Some aspects of a comprehensive plan consider population and other demographic information, along with existing and proposed land use, environmental resources, transportation, public facilities, economic development, historic resources, recreation, and housing.

The goals, objectives, and recommendations are implemented through tools such as zoning. Zoning and subdivision regulations typically include standards and limitations for permitted uses and densities, development plan approvals, parking requirements, landscaping requirements, private and community space, and forest conservation standards, all consistent with the Comprehensive Plan. The Comprehensive Plan is the blueprint for where land use activities will occur, while zoning is the tool that establishes precisely how it will occur.

**Table 4-1.** Comparison of Comprehensive Plan & Zoning

Comprehensive Plan	Zoning
The Plan is a guide that expresses long-range goals and objectives, some of which may not be realized for years, even decades into the future.	Zoning regulations are related to the present and are detailed laws pertaining to the use of property.
The Plan is generalized and flexible in many respects.	Zoning is precise, especially with respect to the boundaries of the various zoning districts, permitted uses within those zones, allowed densities, setbacks, and regulations for new development.
The Plan addresses both private development and public need for community facilities and infrastructure.	Zoning primarily relates to the use of private property, but can accommodate public uses.
The Plan recommends the use of land, but not how the land will be developed.	When development is planned to occur, zoning is the law that determines what can be done in terms of type of use, density, setbacks, lot size, open space and other factors.

During this planning cycle, the community finds itself nearing the limits of adequate public facilities, including transportation infrastructure on its state and local roads, the Chesapeake Bay Bridge, local school capacity, and sewerage capacity permit restrictions at the County’s KNSG Wastewater Treatment Plant. In addition to these infrastructure challenges, the County must contemplate sustainable and resilient land use policies in the face of necessary hazard planning.

**Table 4-1** describes the differences and relationship between land use planning, referred to as a Comprehensive Plan, and zoning.

## EXISTING LAND USE

According to the County’s 2019 Land Use/Land Cover dataset, nearly 57% of the physical geography of the County is agricultural and 31% is forested, with comparatively small remaining percentages split among various residential and non-residential uses. Just over 23,000 acres in Queen Anne’s was classified as developed land in 2019, which was about 9.8% of the County’s total land area (excludes the “water” land use). These developed lands are composed mostly of low- and medium-density residential land uses, as well as transportation-related features.

## LAND USE CHANGE

Using aerial photography and satellite imagery, MDP and the County prepared Land Use/Land Cover datasets for 1973, 2002, 2010, and 2019. With these datasets, the County can analyze changes in land use over various periods. See **Maps 4-1** through **4-3** for land use/land cover history, **Map 4-4** for existing land use/land cover, and **Table 4-2** for a breakdown of land use/land cover types and the characteristic changes that occurred.

The County’s land use distribution has remained generally the same over the years, in that agriculture continues to dominate the landscape, with forest lands following. During these periods, the acres of residential land use have more than doubled (+151%); however, this increase has not kept pace with the increase in the County’s population (+169%) since 1973. While the amount of low-density residential steadily grew, both medium- and high-density residential increased significantly. The amount of developed land has nearly tripled in just under 50 years. The loss of agricultural land relates to the low- and medium-density, rural development that is common throughout the County. Between 1973 and 2019, the County lost over 21,000 acres of agricultural land.

**Table 4-2.** Existing Land Use/Land Cover

Land Use/Land Cover	1973		2010		2019		Change	
	#	%	#	%	#	%	'73-'19	'10-'19
Agriculture	155,015	65.2%	148,853	62.6%	133,077	56.5%	-14.2%	-10.6%
Low Density Res.	4,772	2.0%	11,013	4.6%	6,781	2.9%	42.1%	-38.4%
Medium Density Res.	588	0.2%	4,219	1.8%	6,285	2.7%	968.9%	49.0%
High Density Res.	14	<0.1%	307	0.1%	399	0.2%	2,750.0%	30.0%
Commercial	524	0.2%	1,280	0.5%	1,589	0.7%	203.2%	24.1%
Institutional	284	0.1%	1,523	0.6%	1,815	0.8%	539.1%	19.2%
Industrial	27	<0.1%	288	0.1%	66	<0.1%	144.4%	-77.1%
Open Urban Land	722	0.3%	1,505	0.6%	3,194	1.4%	342.4%	112.2%
Extractive	129	0.1%	200	0.1%	NR	NR	—	—
Transportation	NR	NR	763	0.3%	6,079	2.6%	—	696.7%
Forest	72,110	30.3%	64,121	27.0%	72,588	30.8%	0.7%	13.2%
Wetland	3,665	1.5%	3,613	1.5%	3,498	1.5%	-4.6%	-3.2%
<b>TOTAL *</b>	<b>237,850</b>		<b>237,685</b>		<b>235,371</b>		<b>-1.0%</b>	<b>-1.0%</b>

Source: 1973 & 2010 Maryland Department of Planning (MDP) Land Use/Land Cover GIS layer; 2019 Queen Anne’s County Land Use/Land Cover GIS layer. Note: Total acreages shown include land uses within the incorporated municipalities. NR = Not Reported. \*For planning purposes, the total land area noted above is taken from the sourced GIS data layers; generally, **PlanQAC** uses 238,038 acres as the total County land area. While we do compare the acreages between analysis years, it is important to note that the accuracy and level of detail of aerial imagery used to develop these datasets has increased over time. In addition, methodologies in classification have also changed, resulting in some land use/land cover categories not being reported. The change in methodology is most apparent for the Low Density Residential, Industrial, Open Urban Land, Extractive, Transportation, and Forest categories.

While the County has lost some of these resources, it continues to be defined by its rural and agricultural setting, the water, and its natural habitats, which are among the most important in the nation. As climate resiliency plays an ever-increasing role in land use planning, it brings into sharp focus the need to direct growth to designated County and municipal growth areas which can provide adequate public facilities and to preserve the finite resource of the County's tillable soil.

## PRIORITY PRESERVATION

This section identifies the County's agricultural and forestry resource lands that will support continued agricultural production and timber harvesting. The County's Priority Preservation Area (PPA) is 119,557 acres in size (approximately 50% of the County's total land area) and is identified on **Map 4-6, Priority Preservation Areas**. The PPA includes approximately 59% (118,297 acres) of the County's land zoned Agriculture (AG) and Countryside (CS)—almost 99% of the PPA is made up of these two zoning districts. *Please note that, while they are related, there is a difference between zoning and land use/land cover—the amount of AG and CS zoned land will not be the same as the amount of land identified as having agricultural or forested land use/land cover.*

As of June 2021, the County has permanently preserved 83,903 acres of land through various programs. It also has committed to MALPF to reach a preserved land goal of 100,000 acres of land in agricultural production, forestry, or natural resources by 2030. For total acreage of lands preserved in all programs, see **Table 4-3, Comparison of Preservation/ Conservation Lands**.

The County's overarching goal for Priority Preservation is to support and sustain a strong, diversified agricultural community through implementation of preservation and development mechanisms that are equitable to all stakeholders. The vision is to maintain and enhance the County as a good place to work and a great place to live through agricultural and rural preservation for the purpose of:

- Creating a strong, sustainable rural community, full of diversified agricultural opportunities including forest crop, row crop, viticulture, and a wide array of agriculture alternatives;

- Promoting and protecting agriculture through rural preservation that sustains rural values and lifestyles;
- Supporting rural character with small towns, country roads, and open spaces;
- Gaining a larger market share on the East Coast for locally grown agricultural products;
- Retaining and protecting productive farmlands, historic farmsteads, coastal marsh and forested lands, and pristine landscapes throughout the County;
- Creating a greater awareness of the County's agrarian history through effective preservation policies and agritourism; and
- Advancing specialty farming industries and markets such as agritourism.

The guiding principles outlined in Maryland's *Agricultural Stewardship Act* provide the characteristics and identify guidelines for designating lands for priority preservation. These areas should:

- Contain productive agricultural or forested soils, or be capable of supporting profitable agricultural and forestry enterprises;
- Be governed by local policies that stabilize the agricultural and forest land base, so development does not convert or compromise agricultural or forest resources; and
- Be large enough to support the kind of agricultural operations that the County seeks to preserve.

As indicated previously, the acreage designated as the County's PPA encompasses approximately 119,557 acres or 50% of all County land. Under the guidelines of the Act, 80% of these PPA lands (95,646 acres) should be targeted for preservation; the County set a slightly higher goal of 100,000 acres by 2030.

## PRIORITY PRESERVATION AREA

In 2008, Queen Anne's County adopted a PPA in accordance with the *Agricultural Stewardship Act*. The *2010 Plan* expanded the original area designated as the County's PPA to include those lands identified on **Map 4-6, Priority Preservation Areas**. Lands within the expanded PPA, which are considered priority lands, may consist of a variety of the following characteristics when prioritizing special parcels for preservation:

- Prime Agricultural Soils

- Forested Lands
- Sensitive Areas and Targeted Ecological Areas
- Tier II High Quality Watersheds
- Contiguous to existing preserved lands
- Proximity to Rural Legacy Areas

The designated PPA includes:

- Approximately 119,557 acres, which represents approximately 50% of the County and 59% of County land zoned Agricultural (AG) or Countryside (CS). For zoning districts, refer to **Map 4-8, Generalized Zoning**; for the PPA, refer to **Map 4-6, Priority Preservation Areas**.
- Greenbelts, which are areas designated in municipal planning documents around certain existing towns, establish an edge to designated growth areas where agriculture and forestry are predominant land uses. Such greenbelts may also be identified around unincorporated communities.

The PPA excludes the following areas, even though the lands are zoned Agricultural (AG) and Countryside (CS):

- Existing subdivisions and development; and
- Existing conserved lands as depicted on **Map 4-5, Conservation Lands**.

## ISSUES & OPPORTUNITIES

The following is a summary of issues and opportunities associated with the County’s overall ability to implement land preservation programs, such as acquiring easements, funding, taxation, land management tools (i.e. zoning), and subdivision standards to protect land from development and to reach preservation goals.

## ISSUES OR CHALLENGES

- There is insufficient funding available to take full advantage of opportunities for preservation.
- There are concerns about the types of commercial uses that are permitted or may be allowed by conditional use with the Agricultural (AG) District.

## OPPORTUNITIES

The State and County offer a variety of preservation/conservation programs. The following key programs are utilized within the County.

- The County commits to matching MALPF with funds from the agricultural transfer tax.
- The County adopted a Purchase of Development Rights (PDR) Program with dedicated funding from the recordation tax.
- The County adopted a tax credit of up to a maximum of \$500 for each property enrolled in MALPF.
- The County adopted language to strengthen the Right to Farm law.

**Table 4-3.** Comparison of Preservation/Conservation Lands

Program	Acres		Change 2009-2021	
	2009	2021	Acres	%
MALPF Districts (not permanent) *	9,754	—*	—*	—*
MALPF Easements	23,445	32,034	8,589	36.6%
MALPF/Greenprint Easements	519	522	3	0.06%
MET	8,254	9,188	934	11.3%
Rural Legacy Easements	5,405	8,171	2,766	51.2%
TDR Sending Areas	2,664	3,605	941	35.3%
Private Conservation Easements	1,061	1,104	43	4.1%
CREP	216	598	382	176.9%
County Parks	2,409	2,877	468	19.4%
State Owned Land	5,356	6,878	1,522	28.4%
Deed Restricted Open Space	11,421	10,700	-721	-6.3%
Non-Contiguous Open Space	8,559	8,226	-333	-3.9%
<b>Total Acres Conserved/Preserved</b>	<b>79,063</b>	<b>83,903</b>	<b>4,840</b>	<b>6.1%</b>
<b>Total Acres Incorporated Towns</b>	<b>3,734</b>	<b>4,485</b>	<b>751</b>	<b>20.1%</b>
<b>Total Acres for the County</b>	<b>238,038</b>			

Source: County GIS Datasets. \*MALPF Districts expired in 2012.



- As of June 2021, there are 163 property owners with farms totaling approximately 25,103 acres whose owners have expressed interest and willingness to sell preservation easements.
- The Transfer of Development Rights (TDR) program and Non-Contiguous Development (NCD) technique have provided considerable land preservation without use of any public funding through the creation of deed restricted open space that cannot be developed. Though the TDR program is not as fulsome as it once might have been due to the inception of the Septic Bill, retaining the TDR program provides support for existing TDR's and remains in line with the overall subdivision practices available for potential future opportunities, namely in the Critical Area.
- Continue to evaluate land uses for consistency with AG and CS purpose statements while supporting the burgeoning agritourism industry.

Agricultural preservation has the added benefit of preserving natural resources and supporting an important natural resource-based industry. The following discussion outlines programs intended to preserve the agricultural land base and highlights the County's many accomplishments.

The County, through a combination of local Watershed Implementation Plan funding, federal and State grants and loans programs, has been particularly successful in preserving natural resources associated with local waterways, watersheds, riparian lands, forests, and sensitive areas.

The County has been recognized both nationally and locally for its work in protecting sensitive land by establishing living shorelines. In addition to shoreline erosion protection measures implemented at Ferry Point and Conquest Preserve, the establishment of wildlife habitat, riparian buffers and vegetative filters are just some of the best management practices employed to protect local natural resources. The protection and enhancement of sensitive lands provides insurance for overall protection of the natural resources and justification for the original investment in property acquisition of lands such as Ferry Point and Conquest Preserve. Additionally, in the case of Ferry Point, this type of project provides physical protection of the County's economic hub, the Kent Narrows Waterfront Village Center District. In the case of Conquest Preserve, protection of an event rental venue, wildlife habitat, walking, equestrian trails and structures demonstrates the County's ability to provide public recreation opportunities while conserving the natural features that make them so desirable.

For many years, the County has been dealing with the issues revolving around designing and financing a solution to failing septic systems and excessive nutrient loading in the area of Southern Kent Island. In November of 2016, the Maryland Board of Public Works voted to approve such a project, and through the current administration approved a loan to Queen Anne's County for \$32 million to execute the project. Additionally, the State granted the County \$15 million in Bay Restoration Funds to assist in paying down the loan. This project is seen as hugely important in protecting the natural resources of Southern Kent Island. This area is an extremely low-lying area of the county comprised of small lots developed in the 1950s and 60s and served

## PRESERVATION PROGRAMS

Queen Anne's County is one of the few counties in Maryland that has preserved approximately 35% of its total land area in some form of conservation. **Table 4-3** identifies the various preservation/conservation programs and accomplishments between 2009 and 2021. During that time, the total acreage of all types of conserved and preserved lands increased from approximately 79,063 acres to 83,903 acres (a 6.1% increase). Refer to **Map 4-5, Conservation Lands** for the location of the various types of preserved/conserved lands.

Key to preserving agriculture is maintaining an adequate land base to support the industry and related businesses (e.g., agri-services such as fertilizer and chemical providers, seeds, and planting material providers, and machinery and equipment dealers). Preserving agricultural land is essential to industry viability as the impacts of climate change have been clearly outlined in the 2021 Intergovernmental Panel on Climate Change report. With drought and wildfire dramatically impacting the American West and Midwest, the East Coast will realize its prominent role in ensuring the viability of the American food market. Preserving the County's prime agricultural soils to support the agricultural industry further solidifies the County's positioning as a national asset.

currently only by septic systems, namely groundwater contamination. Building lots of record will be consolidated in many instances and served with a step-system as a public sewerage utility, thus reducing issues associated with failing septic systems in an area of hydric soils and high water table. The project is estimated to reduce nutrient loads of nitrogen and phosphorus up to 17,300 lbs., meeting more than 33% of the State prescribed goal for reduction of nitrogen and phosphorus in the County’s waterways. Lot consolidation should result in overall protection for Critical Area and otherwise sensitive lands and habitat.

**MALPF**

The Maryland Agricultural Land Preservation Foundation (MALPF) was established in 1976 to provide funds as an incentive to preserve private farmland. Individual farmers sell an easement to MALPF, restricting development of the property. The Governor and General Assembly allocate MALPF funds from the State real estate transfer tax revenues. MALPF allocations are divided into two parts; the first part of the allocation consists of 50% of all available MALPF funds and is divided evenly among the 23 counties. The second part of the allocation, which also consists of 50% of total available funds, is used to match county funds. State MALPF funds from the matching allocation can be used for up to 60% of total project cost, with a maximum of \$1 million. Any funds unspent from the allocation procedures are used on a statewide basis according to the ratio of asking price to easement value.

Applications for MALPF are submitted to the County coordinator, who forwards the application and recommendation of the local advisory board to the State. Easement values are established by appraisal and property owners are encouraged to voluntarily discount the easement value (i.e. accept a lower amount of compensation than the appraisal indicates) in return for potential tax benefits.

The County uses the MALPF program as its primary agricultural land preservation tool. The County fiscal commitment to the MALPF program declined significantly in the years between 1997 thru 2005, but has since regained momentum; however, the County and its stakeholders have identified the need for additional MALPF funding as a desired goal to continue its agricultural land preservation programs.

**Table 4-4.** Summary of MALPF Participation

Fiscal Year	# Easements	Acres	Total Acquisition Cost
Pre-FY11	135	22,444	\$30,607,670
FY11	19	3,079	\$6,699,080
FY12	4	781	\$1,698,496
FY13	0	0	\$0
FY14	4	1,117	\$3,949,542
FY15	2	658	\$2,387,130
FY16	2	384	\$1,485,081
FY17	3	621	\$2,061,878
FY18	5	697	\$2,447,083
FY19	5	635	\$2,673,723
FY20	6	1,184	\$4,380,565
<b>Total</b>	<b>185</b>	<b>31,600</b>	<b>\$58,390,248</b>

Source: MALPF Annual Reports, FY10-FY20.

**MET**

The Maryland Environmental Trust (MET) was established in 1970. MET accepts conservation easement donations from property owners. Donations are voluntary and are utilized by landowners to protect natural resources and preserve scenic open space. The landowner who gives an easement limits the right to develop and subdivide the land, now and in the future, but still remains the owner. Easements are binding on future owners; therefore, an easement ensures that the land will never be used in a way contrary to the current owner’s intent.

Financial benefits in the form of tax deductions may also be associated with the easements. Easements often facilitate transferring land to family members without paying large estate taxes. MET may accept conservation easements on farmland as well as environmentally sensitive areas.

The Trust also promotes appreciation of the environment and its care. MET programs include Land Conservation, Monitoring and Stewardship, Local Land Trust Assistance, and the Keep Maryland Beautiful Grants Program.

**RURAL LEGACY PROGRAM**

Maryland's Rural Legacy Program (RLP) was created within DNR to preserve large blocks of working rural lands for future generations. The Program, established in 1997 and funded each year through the Maryland General Assembly, protects natural, cultural, agricultural, and forest land statewide by granting funds to local governments and land trusts, to conserve land through easement and fee



purchases within designated Rural Legacy Areas. Local jurisdictions are encouraged to competitively apply for funds to complement existing land preservation efforts or to develop new preservation areas. Easements or fee estate purchases are sought from willing landowners in order to protect areas vulnerable to sprawl development that can weaken the natural resources of an area, thereby reducing the economic value of farming, forestry, recreation and tourism. Rural Legacy Areas help to preserve contiguous tracts of land, often consisting of multiple parcels of meadow and agricultural lands.

The County historically has been a leader in the State with respect to natural resource land protection, for which a large portion of land interests acquired has been through the Rural Legacy Program. Queen Anne's is home to two of the 34 State Rural Legacy Areas:

- **Foreman Branch.** The 11,691-acre Foreman Branch Rural Legacy Area protects waterfront farms along the south shore of the Chester River East of Chestertown. Foreman Branch has 2.5 miles of river frontage, a 90 acre lake managed as a sanctuary for Canada Geese and other waterfowl, and several areas containing Delmarva Bays, globally unique wetlands harboring a number of endangered species. Protection of this Area will help improve the water quality of one of the most threatened watersheds in the state, preserve farms, woodlands, wetlands and wildlife habitat; and preserve one of the most scenic river landscapes in the Chesapeake Bay watershed.
- **Lands End.** The 11,880-acre Area contains Conquest Farm, which provides public access to the Corsica River; historic, agricultural, horticultural, and environmental interpretation; other passive recreational uses. It also protects wetlands and wildlife habitat. Significant amounts of shoreline along the Chester River is in the Area as well as prime waterfowl habitat and agricultural production.

## TRANSFER OF DEVELOPMENT RIGHTS

The County has had a Transfer of Development Rights (TDR) program since 1987, when agriculturally zoned lands were downzoned from one dwelling unit per acre to one dwelling unit per eight acres. In 2012, the State enacted the *Sustainable*

*Growth and Agricultural Preservation Act*, which limited the installation of septic systems within major subdivisions. As a result, subdivision of lots in agriculturally zoned lands are limited to minor subdivisions (or 7 lots). This legislative change has greatly impacted the County's TDR program.

A TDR program creates a process where development rights may be transferred from one parcel of land to another through the conveyance of development rights by deed or easement that is recorded among the land records. Development is moved or "transferred" from areas where it is not desired for various reasons. The development rights are extinguished on the sending parcel because they are utilized on the receiving parcel. The program also allows TDRs as an incentive to be used with non-residential development to increase floor area. Due to enactment of the State's *Sustainable Growth & Agricultural Preservation Act of 2012*, which limits the spread of septic systems on large-lot residential development, and its implementation, which limits minor subdivisions to no more than seven lots, future use of the County's TDR program is anticipated to be rare.

The County's current TDR program also has provisions with respect to the transfer of development rights between parcels located in the Critical Area. Under this component of the program, both the parcel from which the development right(s) is being transferred as well as the parcel to which the development right(s) is being received must be located within the Critical Area.

The TDR program is considered a private market transaction between willing buyers and sellers. To date, the County has not been involved in the transaction; however, the necessary legal documents are reviewed for consistency with the Code and other regulations.

## DEED-RESTRICTED OPEN SPACE

The County's Land Use and Development Code (*Chapter 18*) includes subdivision techniques that require clustering of development on a portion of the property and deed restriction as open space on a portion of the property to support the development proposed. The open space covenants are recorded in the land records.

## CLUSTER SUBDIVISION TECHNIQUE

The cluster subdivision technique is intended to protect agricultural land by requiring a ratio of open

space dedicated for preservation to a certain amount of land available for development. In the rural and agricultural areas, the ratio is 85% open space to 15% development. A property owner who wishes to create a cluster subdivision will have to dedicate 85% of the subject property to open space by placing it in an easement. Then the residential lots are “clustered” on 15% of the site to preserve the rural and agricultural nature of the property that is deed-restricted open space.

### **NON-CONTIGUOUS DEVELOPMENT**

Non-Contiguous Development (NCD) is a cluster subdivision technique designed to preserve prime agricultural land and natural resources. A property owner may increase their development potential by working with other landowners who wish to preserve their lands. The properties do not have to be next to each other, hence the term non-contiguous; however, all the properties must be included as part of an overall development plan. NCD is a technique only allowed within the Agricultural (AG) and Countryside (CS) zoning districts and cannot involve land that is part of the Chesapeake Bay Critical Area. Cluster development in both the AG and CS District requires a ratio that results in 85% of the total lands being placed in deed-restricted open space to 15% of the lands permitted for development. With the use of the NCD technique, development “rights” can be moved and transferred to another parcel, thereby clustering the development rights from two or more properties onto one “developing” property. The overall open space among all involved properties must be 85%, thus maintaining the ratio of 15/85; therefore, the NCD technique creates a large amount of deed-restricted open space through private market transactions among landowners in order to accomplish this type of land preservation.

### **CONSERVATION RESERVE ENHANCEMENT**

The State’s Conservation Reserve Enhancement Program (CREP) easements receives DNR funding to protect water quality by removing marginal agricultural land from production and replacing it with best management practices including riparian buffers, stabilization of highly erodible soils, and restoration of wetlands. The lands are then conserved through a permanent conservation easement.

### **CONSERVATION RESERVE PROGRAM**

The federal Conservation Reserve Program (CRP) is administered by the Farm Service Agency and focuses on implementing conservation practices on highly erodible crop and pastureland by taking the land out of production for 10-15 years, thereby improving water quality and wildlife habitat.

### **STATE FOREST CONSERVATION ACT**

Maryland law requires that all development projects conserve a proportion of forest land in a permanent easement. In some cases, additional forest must be planted and added to the permanent easement.

### **LAND & WATER CONSERVATION FUND**

The federal Land and Water Conservation Fund (LWCF) was established by Congress in 1964 to fulfill a bipartisan commitment to safeguard natural areas, water resources, and cultural heritage and to provide recreation opportunities to all Americans. Using zero taxpayer dollars, the fund invests earnings from offshore oil and gas leasing to help strengthen communities, preserve history, and protect a national endowment of lands and waters. The LWCF program is divided into the "State Side," which provides grants to State and local governments and the "Federal Side," which is used to acquire lands, waters, and interests necessary to achieve the natural, cultural, wildlife, and recreation management objectives of federal land management agencies.

### **PROGRAM OPEN SPACE**

The Program Open Space (POS) program was established in 1969 to use State funds for the acquisition of parklands, forests, wildlife habitat, and natural, scenic, and cultural resources for public use.

### **AGRICULTURAL & FORESTED LANDS**

Currently, 84.7% or 201,526.8 acres of the County’s land is zoned Agricultural (AG) or Countryside (CS). The importance of the region’s agricultural heritage is a top priority with residents, the farming community, and with County planning initiatives. Such lands continue to retain crucial economic value to the County and the Eastern Shore. As such, agricultural preservation directly incentivizes and adds value to the County’s designated growth areas and urban commercial centers.

## AGRICULTURAL ENVIRONMENT

The County’s current agricultural economy includes agricultural production of field crops, vegetables, fruits, livestock, and poultry. The future agricultural economy is expected to continue production in a similar manner, with the ability to provide other types of specialty agricultural products through use of a variety of agricultural practices, innovations, and methods. The following is a listing of types of agricultural, forestry, and aquaculture and associated uses:

- Livestock and poultry production
- Vegetable and fruit harvesting and processing
- Forestry, logging, and timber harvesting
- Aquaculture harvesting and processing
- Agricultural retail (i.e. farmers markets and wholesaling)
- Agritourism operations, such as vineyards, wineries, and other specialty products and uses that showcase working farms
- Silviculture and sod production

## PRESERVATION POTENTIAL

The 2006 *Agricultural Stewardship Act* outlines guidelines to establish, designate, and certify PPAs. The County’s acreage goal for land to ultimately be preserved through easement and zoning within a PPA must be equal to at least 80% of the remaining undeveloped land in the area that may have capacity for preservation, as calculated at the time of application for State certification of an area. The Act identifies that the PPA may:

- Consist of a single parcel of land, multiple connected parcels of land, or multiple unconnected parcels of land; and
- Include Rural Legacy areas.

As depicted on **Map 4-6, Priority Preservation Areas**, the total acreage within the designated PPA is

approximately 119,557 acres. All of those acres are considered undeveloped land that may have capacity for preservation.

When identifying land available for preservation, undeveloped land that may “have capacity for preservation” is a technical term that meets the State’s requirement for measuring the theoretical estimate for the amount of development rights that would be acquired by an easement.

**Table 4-5** identifies the MALPF 2030 Certification goal of 100,000 total acres, of which the County has permanently preserved 83,903 acres. To meet the 2030 MALPF Certification goal, the County will continue to work cooperatively with landowners to preserve an additional 16,097 acres through easement acquisition and other means of preservation.

An annual average of 1,789 acres would need to be targeted for preservation to reach the MALPF 2030 Certification goal of 100,000 acres. This preservation goal can be achieved through use of public or private funding if available, voluntary easements, acquisition and development tools and techniques. Assuming funding remains available and preservation continues at a similar pace, the County should have no issues meeting their projected MALPF Certification Goal by 2030.

## BENEFITS & CHALLENGES

The rural agricultural land use preservation strategy focuses on creating a strong, sustainable rural community, full of diverse agricultural opportunities and a wide array of agricultural alternatives: promoting and protecting agriculture through rural preservation that sustains rural values and lifestyles; maintaining the rural character of small towns, country roads and open spaces; retaining and protecting productive farmlands, historic

**Table 4-5.** MALPF Certification Goal & Existing Preservation

Preservation Potential	Acres
2030 Preservation Goal*	100,000
Current Acreage Permanently Preserved (6/2021)—Countywide	83,903
Preservation Yield to Meet Goal	16,097

\*Goal as stated in the County’s MALPF Certification.

**Table 4-6.** Projected Annual MALPF Preservation Goal

Current Permanently Preserved Land	Targeted Annual Average Acreage*	Projected MALPF 2030 Certification Goal
83,903 acres	1,789 acres/year	100,000 acres

\*Targeted annual average goal based on FY11-FY20 preservation/conservation trends. Refer to Table 4-5.

farmsteads, coastal marsh and forested land and pristine landscapes throughout the County and advancing specialty farming industries and markets through the burgeoning agritourism industry.

The County has some of the most productive agricultural lands in the State and a long history of agricultural productivity. The farming community is highly respected on the national level for these reasons and for the major contribution to the local economy. The approach to preservation of priority lands is to send growth to the designated growth areas and towns and to support the infrastructure needed for those areas to accept growth.

Agricultural land preservation is strongly supported by the County's landowners, as demonstrated by the number of applications for MALPF and the Rural Legacy Program. Since FY11, the County has spent \$27.8 million for the purpose of preserving land through MALPF, with total acquisition costs of \$58.4 million since program inception. **Table 4-4** reflects MALPF easement settlements and acreages preserved from FY11 to FY20.

While there are considerable benefits to preservation, there are also significant challenges in achieving agricultural land preservation goals, the greatest of which is insufficient funding available to take advantage of opportunities for preservation.

## SCENIC BYWAY DESIGNATION

During planning efforts for **PlanQAC**, a number of stakeholders expressed the desire to advance the process for US 301 to be designated as an agricultural Scenic Byway. This position is rooted in the goals, objectives, and recommendations of the *2010 Comprehensive Plan*. This continued support reflects a desire to keep the lands within the US 301 corridor predominantly agricultural. While this designation does not carry specific land use implications, it does provide consistency with **Chapter 6—Transportation** and **Chapter 7—Historical & Cultural Resources** by supporting the preservation and consideration of vistas, viewscapes, and unfragmented farmland. Documentation of the County's significant agricultural heritage is a key component of the cultural landscape assessment identified in the Historic and Cultural Resources Chapter.

The National Scenic Byways Program is part of the U.S. Department of Transportation, Federal Highway Administration. The program is a grass-roots

collaborative effort established to help recognize, preserve, and enhance selected roads throughout the country. The U.S. Secretary of Transportation recognizes certain roads as All-American Roads or National Scenic Byways based on one or more archeological, cultural, historic, natural, recreational, or scenic qualities, contributing to a unique travel experience. As of 2021, there are 184 roads in 48 states that are designated as either National Scenic Byways or All-American Roads.

To be considered for designation as a National Scenic Byway, a road must possess characteristics of regional significance within at least one of the intrinsic quality categories. In addition, the byway must demonstrate strong community support and develop a corridor management plan that describes in detail the preservation, marketing, and improvement strategies for the byway. All-American Roads are the very best of the National Scenic Byways. An All-American Road must meet the same criteria as a National Scenic Byway but possess multiple intrinsic qualities that are of national significance and the byway must be considered a destination and reason for travel unto itself. The County has one All-American Road designation: the Chesapeake Country Scenic Byway.

These byways are discussed in more detail in **Chapter 6—Transportation** and **Chapter 7—Historic & Cultural Resources**.

## FUTURE LAND USE

### GROWTH MANAGEMENT STRATEGY

The County's growth management strategy is to reduce development encroachment in rural areas by directing growth to existing population centers located in towns, villages, crossroads, County and Town Growth Areas, and Priority Funding Areas. The intent is to concentrate growth in existing designated population centers with employment opportunities, while providing cost-effective public facilities and services to meet population needs, reducing impacts of traffic, and reducing impacts on the environment with emphasis on management of water resources.

Strategies to accomplish this sustainable Smart Growth management include:

- Preventing rural sprawl
- Protecting rural agricultural and sensitive area lands
- Directing growth to towns and Growth Areas



- Supporting the County’s agricultural economy
- Using a variety of land management tools and techniques to protect sensitive areas, including, but not limited to, ground and surface water resources
- Applying low-impact design or Environmental Site Design (ESD) standards to yield quality development

During this planning cycle, the community finds itself nearing the limits of adequate public facilities including transportation infrastructure on its state and local roads, the Chesapeake Bay Bridge, local school capacity, and sewerage capacity permit restrictions at the County’s KNSG Wastewater Treatment Plant. In addition to these infrastructure challenges, the County must contemplate sustainable and resilient land use policies in the face of necessary hazard planning.

The County identified a preferred future land use scenario with minimal impacts on water resources, sensitive areas, and priority agricultural lands within the PPA. The results identified a rural agricultural area strategy with emphasis on preservation. Results suggest the continuation of directing growth to the Town Growth Areas supported by Priority Funding Area (PFA) designations as a means to fund a variety of community facilities and infrastructure.

Land use and water resources are unequivocally linked to the type of land and the intensity of its use will have a strong influence on the receiving surface water resource because of the nutrients and sediments associated with stormwater runoff. Depending on the type of land use, the impacts on either the quantity or quality of water can be substantial. Increasing population, development pressures, lack of land use planning, and competition for water resources can contribute to the degradation of water resources; therefore, the combination of regulations, best management practices, and a strong sense of stewardship ethic is important in minimizing impacts of land use on water resources. As shown earlier in the chapter, when discussing land use in the County, agricultural land preservation is key to environmental, economic, and cultural sustainability.

The County’s sustainable smart growth management strategy applies the Twelve Visions of the *Land Use Article*, water resource protection strategies, and smart growth principles that emphasize new growth is to be directed to towns and

identified surrounding Growth Areas and Priority Funding Areas (PFAs). This strategy takes into consideration key components of sustainable smart growth management:

- Protection of sensitive areas and water resources applying a variety of tools and techniques such as restricting certain lands from consideration for development (e.g., floodplains, stream buffers, environmentally sensitive areas).
- Protection of agricultural lands for the purpose of achieving the County’s priority agricultural land preservation goal to maximize preservation opportunities.
- Concentrating growth within Growth Areas while preserving land within rural agricultural areas using a variety of tools and techniques such as traditional zoning, TDRs, PDRs, and various other preservation incentives.
- Consideration of adequate public facilities with respect to water, sewer, and transportation improvements.

Achieving sustainable smart growth through preservation of rural agricultural land and protection of water resources and environmentally sensitive lands can be accomplished through application of a variety of land use/land management strategies, which emphasize infill and redevelopment opportunities and rural land preservation that directs development to Town annexation areas and County Growth Areas in areas with adequate public facilities.

## GROWTH AREAS

The County and Town designated Growth Areas provide opportunities for the expansion and enhancement of existing communities that grew around historic settlements. These historic settlement patterns reflect a variety of architectural styles and housing types, mix of land uses, employment opportunities, public facilities, and cultural and historic experiences. It is these historic settlements referred to as communities and towns that provide an appropriate place in which to direct new growth supported by various public facilities, providing a place offering entertainment and recreation, and that in so doing will facilitate preservation of the rural agricultural areas across the County. This section will assess the adequacy of public facilities, as well as impacts within

environmentally vulnerable areas. **Chapter 10—Town Planning Framework** describes in more detail the various strategies for Town/County collaboration, Joint Planning Agreements (JPAs), and participation.

The County’s strategy is to work with the towns to concentrate growth in their existing and new population centers, all while reassessing the Growth Areas and encouraging infill and redevelopment. The population growth would be accompanied by employment opportunities with the intent that cost-effective public facilities and services will be provided to meet population needs, resulting in a reduction of traffic impacts, and reduction in the impacts on the environment with an emphasis on management and protection of water resources and climate impact resiliency.

This sustainable smart growth management strategy anticipates the projected increase in population will be accommodated, primarily in and adjacent to the incorporated towns due to the County’s current sewer capacity, which severely limits growth in unincorporated Queen Anne’s County during this planning cycle. This may be accomplished through planning and implementation tools such as Joint Planning Agreements (JPAs) with the incorporated

towns, Adequate Public Facilities Ordinance (APFO), Tax Incremental Financing (TIF), and the provision of cost-effective infrastructure. Other tools may also be developed to ensure that growth does not exceed the County’s capacity to manage it sustainably.

**INFILL DEVELOPMENT**

Infill development strategies support the goal to direct growth to County Growth Areas where public investment has been made for infrastructure and where limited sewer capacity may still exist. It is the County’s intent that remaining un-allocated sewer capacity should be reserved for commercial uses, directing any new residential development to the incorporated towns that have capacity to accommodate it. Infill development is development that takes place on vacant, undeveloped or underutilized parcels within an area that is already characterized by development, such as the County’s Growth Areas.

It is important to stress that any new development and some types of redevelopment within unincorporated areas will be severely limited due to the County’s current sewer capacity limitations, as well as other limitations due to APFO standards.

**Table 4-7.** Supportive Growth Area Characteristics

Growth Area	Development Pattern Characteristics
<b>County Growth Areas</b>	
Chester/Stevensville	Mixed land use patterns (infill, redevelopment, previously approved residential development, new commercial development)
Grasonville	Growth and development (infill, redevelopment, new commercial development)
Kent Narrows	Mixed land use patterns (infill and redevelopment)
<b>Town Growth Areas</b>	
Barclay	Growth and development (infill, redevelopment, new development)
Centreville	Growth and development (infill, redevelopment, new development)
Church Hill	Growth and development (infill, redevelopment, new development)
Millington	Mixed land use patterns (infill and redevelopment)
Queen Anne	Mixed land use patterns (infill and redevelopment)
Queenstown	Growth and development (infill, redevelopment, new development)
Sudlersville	Growth and development (infill, redevelopment, new development)
Templeville	Growth and development (infill, redevelopment, new development)

Source: County/Town Community Plans



## MUNICIPAL ANNEXATION AREAS

Future Town Annexation Areas are identified in Town Municipal Growth Elements for the purpose of managing future growth. These areas have been identified as the Town Fringe.

- County/Town Growth Areas are geographical areas defined as the designated growth area in a community plan or comprehensive plan (see **Map 4-7, Growth & Priority Funding Areas**).
- Annexation Areas are areas identified in Town Plans and their accompanying Municipal Growth Elements (MGE) and recognized by the County for short-term expansion of the incorporated Town boundary.

Town Fringe is an area of transition between a Town boundary along with its accompanying annexation areas and a rural buffer or greenbelt. This fringe is intended to be reserved for long-term annexation to protect opportunities for future growth and development.

## RURAL AGRICULTURAL AREA

The County's sustainable smart growth management strategy aims to reduce development encroachment in the rural agricultural areas by directing growth to existing population centers located in Town Growth Areas. This strategy emphasizes preservation of rural agricultural areas and sensitive areas, including water resources, using a variety of land use management tools and techniques listed below:

- Designation of PPA that includes undeveloped lands zoned Agricultural (AG) and Countryside (CS), as identified earlier in this chapter;
- Land preservation programs to protect agricultural lands and sensitive areas;
- Cluster Development Standards to preserve agricultural lands and sensitive areas;
- Floodplain regulations that restrict development within the 100-year floodplain for the purpose of public safety, as well as to reduce impacts on water quality and for improved stormwater management;
- Resource management practices and plans for a variety of natural resources (e.g., wetlands, floodplains, waterways, forests, wildlife habitats);
- Conservation easements to protect sensitive areas;

- Agricultural Best Management Practices to protect waterways and sensitive areas from non-point source pollutants and other impacts;
- Preservation and restoration of riparian buffers to provide wildlife habitats and improve waterways as well as to utilize these areas to filter stormwater runoff;
- Stormwater management ESD to reduce the volume of runoff and impacts to water quality; and
- Assessment of the County's vulnerable resources to ensure that the goals of the County's hazard resiliency policy documents are contemplated.

The emphasis of this strategy is to provide proper incentives and regulation to support the preservation and conservation of rural agricultural areas and to utilize development techniques to meet County PPA goals and State sustainable smart growth goals.

## PRIORITY FUNDING AREAS

The State's *Smart Growth Area Act of 1997* enables local jurisdictions to designate Priority Funding Areas (PFAs) with boundaries drawn on a PFA map using supporting zoning classifications that provide a minimum residential density of 3.5 dwelling units per acre, non-residential zoning, and public water and sewer service criteria. Locally designated PFAs require certification from MDP. Certified areas are included as part of State PFA maps that are used by State funding agencies to determine funding eligibility. Refer to **Map 4-7, Growth & Priority Funding Areas** for the County's designated PFAs.

The following are key points with respect to PFAs and the relationship to comprehensive land use planning. Local jurisdictions may designate PFAs based on land use, public water and sewer service, and the residential density criteria established in the Act. A PFA designation represents:

- A locally defined area, determined to be suitable for development in compliance with the State's *Land Use Article*, and as identified in a comprehensive plan.
- These areas:
  - Are determined to contain the amount of land needed to accommodate projected population growth at densities consistent with the State's criteria of at least 3.5 dwelling units per acre

- Are identified in the Comprehensive Water and Sewerage Plan (CWSP) for service
- Are identified based on projected population growth
- Are at a location, size, land use, and zoning consistent with the Comprehensive Plan
- Are planned for a full range of public services
- Provide sufficient space, public facilities, and amenities to discourage the expansion of sprawl and strip retail development
- A long-term development policy for orderly growth and an efficient use of land and public services by directing growth to these designated areas.

The County’s PFAs were established shortly after the 1997 adoption of the Act (see *Table 4-8*). It is important to note that the adequacy of public facilities has changed significantly within the last planning cycle and strategies throughout **PlanQAC** have been updated to reflect those dwindling resources.

**Table 4-8.** County & Town Priority Funding Areas

County Designated PFAs	
Portions of Chester/Stevensville Growth Area	
Portions of Grasonville Growth Area	
Portions of Kent Narrows Growth Area	
Areas zoned Industrial as of 1997 in the CWSP	
Town Designated PFAs	
Barclay	Queen Anne
Centreville	Queenstown
Church Hill	Sudlersville
Millington	Templeville

## IMPACTS ON WATER RESOURCES

The analysis of the impacts on water resources from nitrogen and phosphorus nutrient loadings associated with stormwater runoff from various land use classifications is outlined in **Appendix D—Water Resources Element**. This analysis indicates that, although agricultural uses result in greater nutrient loadings to surface water resources than very low and low density residential uses, the best comprehensive land use approach is to achieve a mix of uses at appropriate locations accompanied by the application of various agricultural best management practices, along with growth management practices, tools, and techniques. These tools and techniques have been identified for various landscapes across the County. Proper

application of these tools and techniques results in minimal impacts on water resources and sensitive areas. For example:

- A variety of land use management tools and techniques can result in compact quality development in County and Town Growth Areas, resulting in higher levels of preservation of rural agricultural lands so that there is less impervious surface within a watershed and overall lower levels of stormwater runoff.
- A variety of stormwater best management practices such as use of non-structural solutions create less impervious surfaces resulting in improved water quality and reduction of runoff.
- A variety of innovative technologies can be utilized for both on-lot septic systems and public sanitary sewer systems to reduce levels of nitrogen and phosphorus that adversely impact waterways.

## PREFERRED ALLOCATIONS

The preferred land use allocations presented in this chapter were created through collaborative processes and technical analyses. Sustainability factors include the County’s agricultural land preservation goal, policies, and programs identified earlier in this chapter, and protection of sensitive areas and water resources identified in **Chapter 5—Environmental Resources**.

## PRIORITY PRESERVATION AREAS

The rural agricultural land use preservation strategy focuses on:

- Creating a strong, sustainable rural community, full of diverse agricultural opportunities including forest crops, row crops, viticulture, and a wide array of agriculture alternatives;
- Promoting and protecting agriculture through rural preservation that sustains rural values and lifestyles;
- Maintaining the rural character of small towns, country roads, and open spaces;
- Retaining and protecting productive farmlands, historic farmsteads, coastal marsh, forested land, and pristine landscapes throughout the County; and
- Advancing specialty farming industries and markets.

To implement this strategy, consideration must be given to:

- Preservation of 80% of the remaining undeveloped and unencumbered lands contained within the PPA;
- Techniques utilized with development of rural agricultural areas, such as cluster development, and the accompanying creation of deed restricted open space, as well as encumbering other land with preservation easements. Rural agricultural areas are identified on **Map 4-9, Comprehensive Plan Map: Countywide Land Use**.

- Directing growth to Town Growth Areas to minimize impacts on undisturbed sensitive areas contained with the rural agricultural areas and Critical Areas, as well as to reflect the County’s current sewer capacity, which is a limiting factor of growth in unincorporated areas.
- Applying agricultural best management practices, land management, and design tools and techniques to protect sensitive lands and to reduce impacts on water resources.
- Utilizing low-impact design or ESD standards for development occurring in all landscapes across the County.

**SENSITIVE AREAS & WATER RESOURCES**

The strategy for protection of sensitive areas including water resources focuses on:

- Protection and preservation of sensitive lands (e.g., streams, wetlands and their buffers, 100-year floodplains, habitats of threatened and endangered species, steep slopes), agricultural and forest lands intended for resource protection or conservation, and other areas in need of special protection including areas of inundation from sea level rise.

**LAND USE ALLOCATIONS**

**Table 4-9, Description of Land Allocations** describes each of the land use allocations as they relate to land use classifications. Refer to **Map 4-9, Comprehensive Plan Map: Countywide Land Use** for growth areas and rural land use allocations.

**ZONING**

The following excerpts from the *Public Local Laws of Queen Anne’s County* describe the purpose, scope, and applicability of §18:1, *Zoning and Subdivision Regulations*.

**Table 4-9.** Description of Land Allocations

Land Allocations	Land Use Classifications
Incorporated Towns	Residential—Low, Medium, High Densities Commercial Industrial Institutional Open Space/Recreation
County/Town Growth Areas	Residential—Low, Medium, High Densities Commercial Industrial Institutional Open Space/Recreation Agriculture within Town Fringe Area
Rural Business/Employment Areas	Commercial Institutional Industrial
Established Residential Areas	Very Low-Low Density Residential
Permanently Preserved Lands	Agriculture Forest Environmentally Sensitive Areas
Rural Agricultural Lands	Agriculture Forest Residential-Very Low Residential

The purpose of this Chapter...is to implement the Queen Anne's County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the County by:

- Giving effect to policies and proposals of the Comprehensive Plan;
- Dividing the unincorporated area of the County into zoning districts of distinct community character according to the use of land and buildings, the intensity of such use, and surrounding open space;
- Preserving and enhancing the County's rural character;
- Preserving and protecting the County's natural resources and protecting the waters of the Chesapeake Bay and its tributaries;
- Regulating and restricting the location and use of buildings, structures, and land for trade, industry, residences, and other uses;
- Lessening the danger and congestion of traffic on roads and highway; limiting excessive numbers of intersections, driveways, and other friction points; minimizing other hazards; and ensuring the continued usefulness of all elements of the existing highway system for their planned function;
- Securing safety from fire, panic, flood, and other dangers;
- Providing adequate privacy, light, and air;
- Protecting the tax base by facilitating cost-effective development within the County;
- Promoting economy in local government expenditures;
- Protecting the values of property throughout the County;
- Protecting landowners from adverse impacts of adjoining developments;
- Encouraging infill development;
- Mitigating the off-site impacts of new development in public facilities; and
- Preserving open space as new development occurs.

County Code §18-1, Zoning and Subdivision Regulations, provides definitions and word usage, purpose and scope, zoning districts, and development standards, among other contents. There are many zoning districts in the Zoning Code

that have similar purposes, standards, and requirements. It would be advantageous to merge and combine district classifications to allow for a more concise Zoning Code and review process. **Map 4-8, Generalized Zoning** provides a Countywide view of generalized zoning districts:

- **Agricultural:** Agricultural (AG), Countryside (CS)
- **Residential:** Estate (E), Suburban Estate (SE), Suburban Residential (SR), Neighborhood Conservation (NC), Urban Residential (UR)
- **Commercial:** Suburban Commercial (SC), Urban Commercial (UC), Kent Island Suburban Commercial (KISC), Grasonville Neighborhood Commercial (GNC), Grasonville Village Commercial (GVC)
- **Mixed Use:** Airport Protection & Kent Island Gateway, Grasonville Gateway & Medical Center (GGMC), Town Center (TC), Village Center (VC), Neighborhood Village Center (NVC), Waterfront Village Center (WVC), Stevensville Master Planned Development (SMPD), Chester Master Planned Development (CMPD), Grasonville Planned Residential Neighborhood (GPRN), Stevensville Historic Village Center (SHVC)
- **Industrial:** Suburban Industrial Business Employment (SIBE), Suburban Industrial (SI), Light Industrial Highway Service (LIHS)

## BMPs, TOOLS & TECHNIQUES INDICATORS & MEASURES

The following is a comprehensive listing of sustainable indicators and measures as they relate to this chapter and its relationship to other Plan chapters. These sustainability indicators should be measured and evaluated over time to determine community impact with respect to meeting the land use vision and goals.

### CONSERVATION & PROTECTION

- Surface water quality and the quality and quantity of drinking water sources
- Percentage of environmentally sensitive lands preserved and conserved
- Loss/gain of agricultural lands
- Loss/gain of wetlands
- Development within Critical Areas
- Evaluation of vulnerable resources and hazard planning resiliency.



## AGRICULTURAL & RURAL PRESERVATION

- Interest to support allocation of annual funding for agricultural land preservation
- Percentage of designated agricultural land that is permanently preserved
- Reduced environmental impacts on waterways due to technology, best management practices, and agricultural practices
- Achieving the goal to preserve at least 80% of the agricultural lands available for preservation with the potential for a maximum of 100,000 acres in designated PPAs

## BUSINESS & ECONOMIC DEVELOPMENT

- Evaluation of total commercial/industrial taxes paid annually
- Reservation of sewerage capacity for commercial development projects
- Assessment of tax base through County Income Tax and County Business Tax
- Diversified employment opportunities that provide a steady County economy during a variety of economic climates
- Reduction in commuters going out of the County for employment
- Unemployment rates and changes over time less than the region and state
- Median household income comparable to the region and state
- Educational levels that meet the needs of local and regional employers
- Tracking of the number of business and number of employees across various employment sectors

## TOWN/COUNTY

- Number or percent of residential permits issued in PFAs and designated growth areas versus other areas of the County
- Square footage of commercial space built within PFAs and designated growth areas versus the rest of the County
- Preservation of farmland outside of PFAs and designated growth areas
- At least 80% of growth in PFAs and designated growth areas.
- Review and evaluate through Annual Reporting

## SUSTAINABILITY INDICATORS

The County has some of the most productive agricultural soils in the State and a long history of agriculture productivity. The approach to preservation of priority lands is to send growth to designated Growth Areas and Towns and to support the infrastructure needed for those areas to accept growth. The following sustainability indicators should be measured and evaluated over time to determine community impact with respect to meeting priority preservation goals contributing to the overall sustainability of the County.

- Agricultural Lands
  - Acreage of agricultural lands preserved through various programs (e.g., MALPF, Rural Legacy, Maryland Environmental Trust (MET), Local Land Trusts, TDR, PDR, cluster subdivisions, non-contiguous development)
- Forested Lands
  - Acreage preserved and acres increased; a no net loss policy should be considered
- Environmental Impacts
- Agricultural BMPs and performance of preservation tools, techniques, and programs

## STRATEGIES & ACTIONS

The overarching goal for land use is to adopt policies, legislation, regulations, enforcement, procedures, incentives and appropriate funding necessary to encourage infrastructure that will protect our waterways, conserve our natural resources and support sustainable and responsible agriculture. This includes supporting the existing urbanized areas and future growth through infill and redevelopment in the populated centers of Kent Island and the Kent Narrows.

**GOAL 4-1:** Growth management, regulations, design/land use.

**STRATEGY 1:** Review current site design standards to further promote environmental protection, landscaping, and aesthetics, as well as seeking to preserve scenic beauty, vistas, viewsapes, and unfragmented forestland and farmland through compact residential design.

### RECOMMENDATIONS:

1. Continue to promote scenic byways with consideration of land use and design tools to ensure the corridors retain their beauty and scenic characteristics (potentially US 301 and MD 544; currently MD 213 and MD 18 are Scenic Byways) and continue to participate in the State's Scenic Byways Program.
2. Establish design standards that will preserve vistas, viewsapes, and unfragmented farmland, which may include screening, setbacks, sign guidelines, enhanced buffer yard requirements, contiguous clustered lots, and open space.
3. Evaluate the creation of a US 50/301 Corridor Plan that considers buffer, signage, and architectural standards.
4. Identify Eastern Shore vernacular, create a pattern book, and develop design standards for highway/retail commercial.
5. Discourage residential development along major transportation corridors.

**STRATEGY 2:** Manage and provide for thoughtful growth that reflects the County's vision.

### RECOMMENDATIONS:

1. Immediately amend the Allocation Policy (*Appendix 1 in the Comprehensive Water and Sewerage Plan*) to clearly address the current sewer capacity limitations and define timeframes and reservations for the use of any remaining permit capacity additions.
2. Affirm that County sewer capacity has largely been obligated for existing and future projects (as outlined in the County's *Comprehensive Water and Sewerage Plan*, Schedule A). Recommendations will avoid the promotion of policies that cannot be implemented due to lack of capacity or that create unrealistic development expectations.
  - a. Acknowledge limited sewerage treatment capacity at KNSG needs to be rationed and strategically managed over the Comprehensive Plan's planning period.
  - b. Recognize that existing infill opportunities are sufficient to consume all available sewer capacity, and promote infill, renovation, and revitalization strategies as alternatives to new development. Consider incentivizing infill development.
  - c. Recognize that a portion of any increase in sewer capacity, which may be achieved via a re-rating, needs to be managed and reserved to address existing subdivisions that have documented public health concerns (failing septic systems) as outlined within the County's *Comprehensive Water and Sewerage Plan* since 1990 (e.g., Marling Farms, Dominion).



- d. Recognize the location and large amount of approved but unbuilt residential development that can be constructed to full buildout using existing capacity commitments.
3. Acknowledge that the Adequate Public Facilities Ordinance will remain in use and Future Land Use decisions will be based on available capacity for sewer, water, schools, and roads.
4. Investigate and review opportunities to consolidate zoning districts to better represent existing conditions, allow for more consistent zoning standards, and assist with managing the effect of infrastructure in the County.
5. Based on the aforementioned review, identify appropriate opportunities to rezone properties located within the Growth Areas in an effort not to further exacerbate inadequate public facilities.
6. Modify infill development standards to achieve desired minimum densities.
7. Review and update regulations to ensure minimal environmental impacts and contemplate hazard resiliency.
8. Strengthen the County's Housing Programs through continued funding, partnership, and implementation.
9. Provide public education on the importance of environmental stewardship and measures individual property owners can take above and beyond regulations to lessen impacts to the County.
10. Spotlight changes and other plans that have developed since the 2010 Plan's adoption that work to limit the impacts of new growth and promote environmental protection (e.g., WIP, MS4 Permit, QAC Vulnerability Assessment, Draft Resiliency Planning & Financing Study, Septic Bill, more restrictive State Critical Area regulations, agricultural preservation).
11. Continue to provide the public with guidance and education regarding sewer capacity and all infrastructure thresholds when inquiring about possible development proposals.

**STRATEGY 3:** Ensure that sufficient commercially zoned lands exist and that those lands are appropriately located and provided with infrastructure.

**RECOMMENDATIONS:**

1. Conduct Market Studies, Environmental Impact Assessments, and/or Infrastructure Assessments that identify optimum locations, mitigation measures, design standards and infrastructure investments.
2. Identify necessary infrastructure in coordination with studies identified above, as well as potential funding sources.
3. Reserve remaining sewer capacity for commercial uses, institutional uses, and other economic development endeavors.
4. Establish criteria to provide incentives for low-impact businesses that will not further impact public infrastructure capacity.
5. Contemplate the findings of the 2018 Sage Policy Group Study of Route US 301 in Queen Anne's County.

**STRATEGY 4:** Seek to preserve unique community identities.

**RECOMMENDATIONS:**

1. Where there is available capacity, encourage infill development and redevelopment that is compatible with existing historical architecture that contributes to maintaining community identity.

2. Establish architectural standards and site design standards consistent with the character of traditional neighborhoods.
3. Consider preservation and sustainability tools to establish appropriate community infill development standards.
4. Consider a variety of land use tools that promote preservation of historic sites and structures.
5. Develop a Main Street corridor zoning district to incorporate all zoning districts that have characteristics of a traditional main street that is found within the County Growth Areas.
6. Through mutual agreement, coordinate Municipal Growth Elements (MGE) through meetings between the County and Towns and continued planning and implementation coordination.

**GOAL 4-2:** Agricultural land preservation.

**STRATEGY 1:** Continue discussions and relationships with reliable resources for agricultural land preservation and gain significant local support in conjunction with State agricultural land preservation decisions.

**RECOMMENDATIONS:**

1. Continue to implement Priority Preservation Area strategies and preservation programs (e.g., MALPF, MET, CREP).
2. Match MALPF funds from the agricultural transfer tax.
3. Continue to aggressively apply for preservation funding including POS, MALPF, MET, Rural Legacy Program, CREP, and CRP funds.
4. Maintain MALPF Certification and other State program requirements to receive State preservation resources.
5. Conduct analysis of benefits of TDRs to County and Municipal Growth Areas and evaluate the County's Noncontiguous Development Rights (NCD) program.
6. Continue to solidify the County's agricultural industry as a national asset by preserving the County's prime agricultural soils.

**STRATEGY 2:** Support the establishment of greenbelts to define Growth Area boundaries, coordinating with Towns as appropriate.

**RECOMMENDATIONS:**

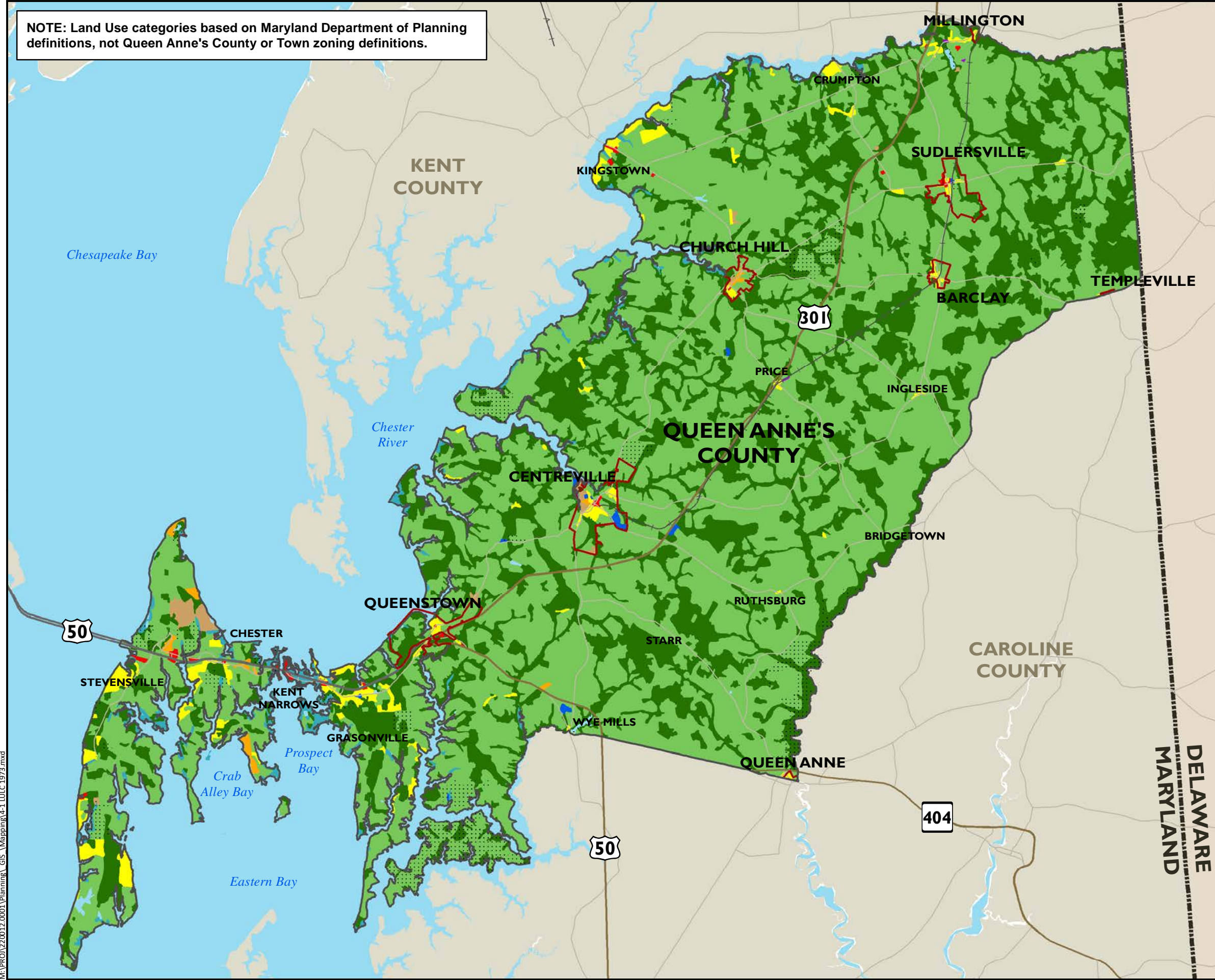
1. Collaborate with the municipalities as they explore the annexation potential of their short- and long-term Growth Areas.
2. As these Growth Areas are finalized in the towns' Municipal Growth Elements, promote the designation of greenbelts as part of the County's Priority Preservation Area (PPA).



NOTE: Land Use categories based on Maryland Department of Planning definitions, not Queen Anne's County or Town zoning definitions.

**MAP 4-1**

**Land Use/Land Cover 1973**



- Queen Anne's County
- State Boundary
- Counties
- Incorporated Towns
- Parks
- Water Bodies
- Rail

**Major Roads**

- Interstates
- US Highways
- State Routes

**Land Use/Land Cover**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Other Developed Land
- Agriculture
- Forest
- Water
- Wetlands

Source  
Queen Anne's County Land Use Land Cover 1973

Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

October 2021

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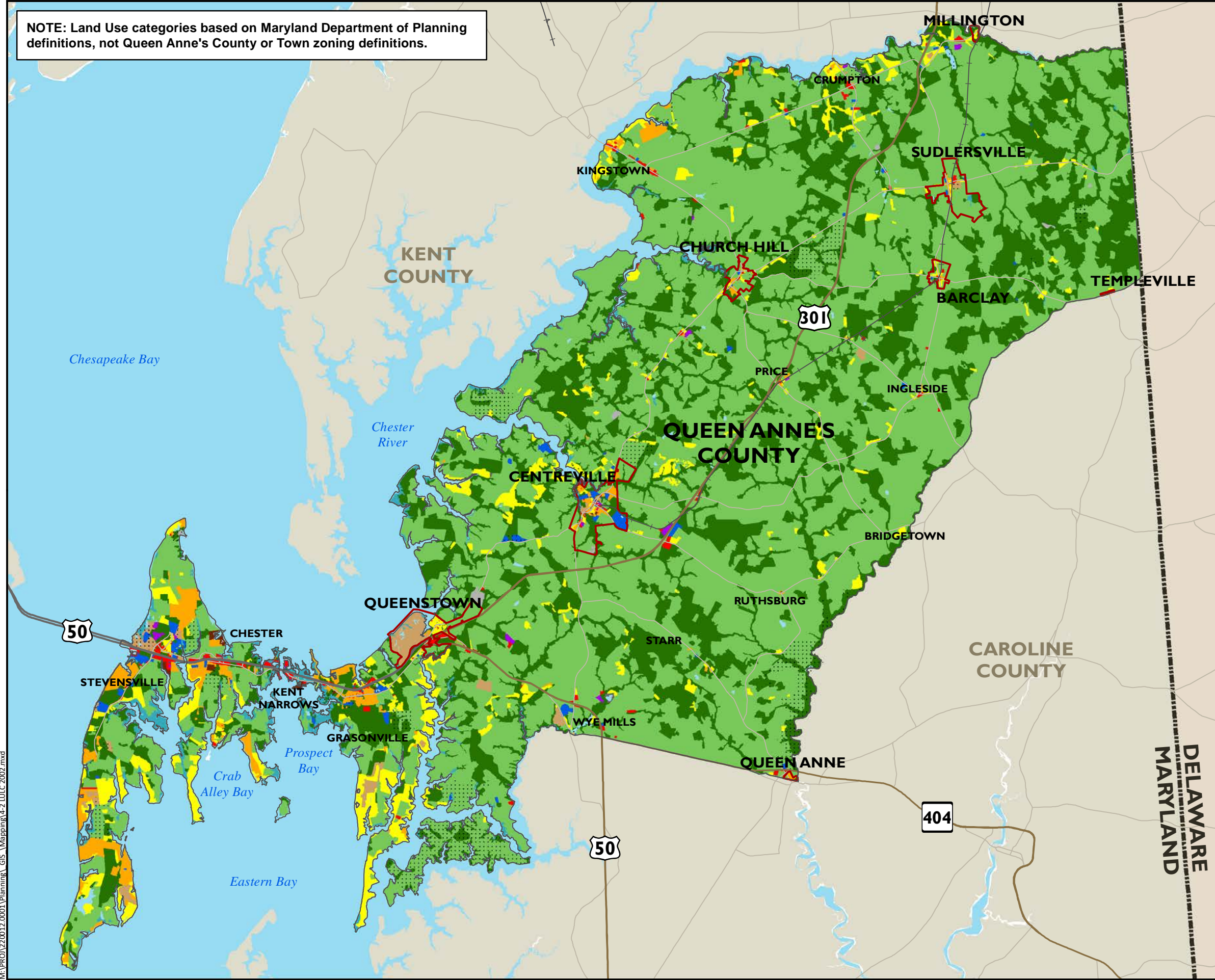
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NOTE: Land Use categories based on Maryland Department of Planning definitions, not Queen Anne's County or Town zoning definitions.

### MAP 4-2

### Land Use/Land Cover 2002



- Queen Anne's County
- State Boundary
- Counties
- Incorporated Towns
- Parks
- Water Bodies
- Rail
- Major Roads**
  - Interstates
  - US Highways
  - State Routes

- Land Use/Land Cover**
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Commercial
  - Industrial
  - Institutional
  - Surface Mining
  - Recreation
  - Agriculture
  - Forest
  - Transportation
  - Water
  - Wetlands

Source: MD iMap Land Use Land Cover 2002

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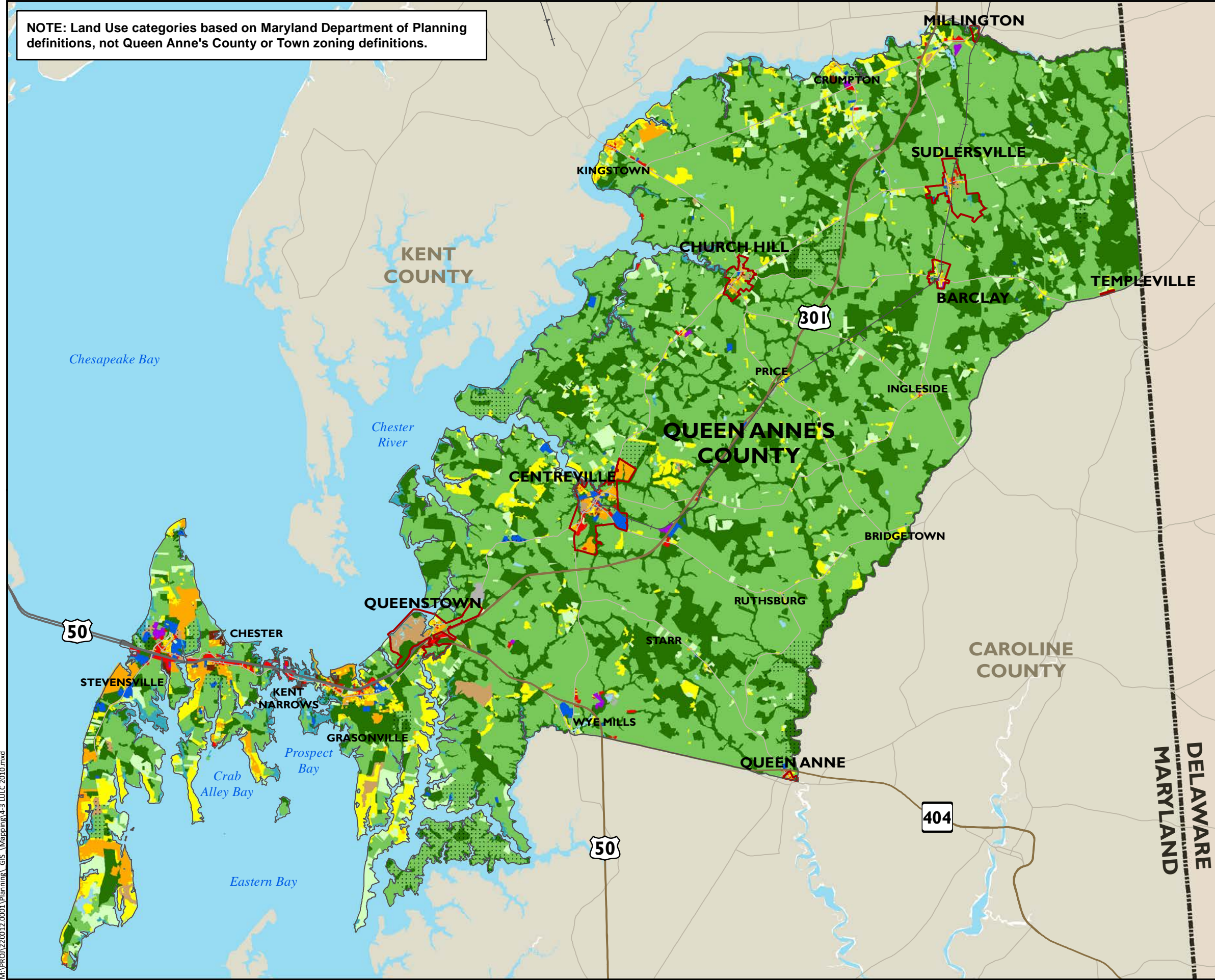
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NOTE: Land Use categories based on Maryland Department of Planning definitions, not Queen Anne's County or Town zoning definitions.

### MAP 4-3

### Land Use/Land Cover 2010



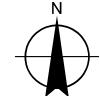
- Queen Anne's County
- State Boundary
- Counties
- Incorporated Towns
- Parks
- Water Bodies
- Rail
- Major Roads**
  - Interstates
  - US Highways
  - State Routes
- Land Use/Land Cover**
  - Very Low Density Rural Residential
  - Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Commercial
  - Industrial
  - Institutional
  - Surface Mining
  - Recreation
  - Agriculture
  - Forest
  - Transportation
  - Water
  - Wetlands

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Source:  
 Queen Anne's County Land Use Land Cover 2010

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NOTE: Land Use categories based on Maryland Department of Planning definitions, not Queen Anne's County or Town zoning definitions.

### MAP 4-4

### Land Use/Land Cover 2019

- Queen Anne's County
- State Boundary
- Counties
- Incorporated Towns
- Parks
- Water Bodies
- Rail


#### Major Roads

- Interstates
- US Highways
- State Routes

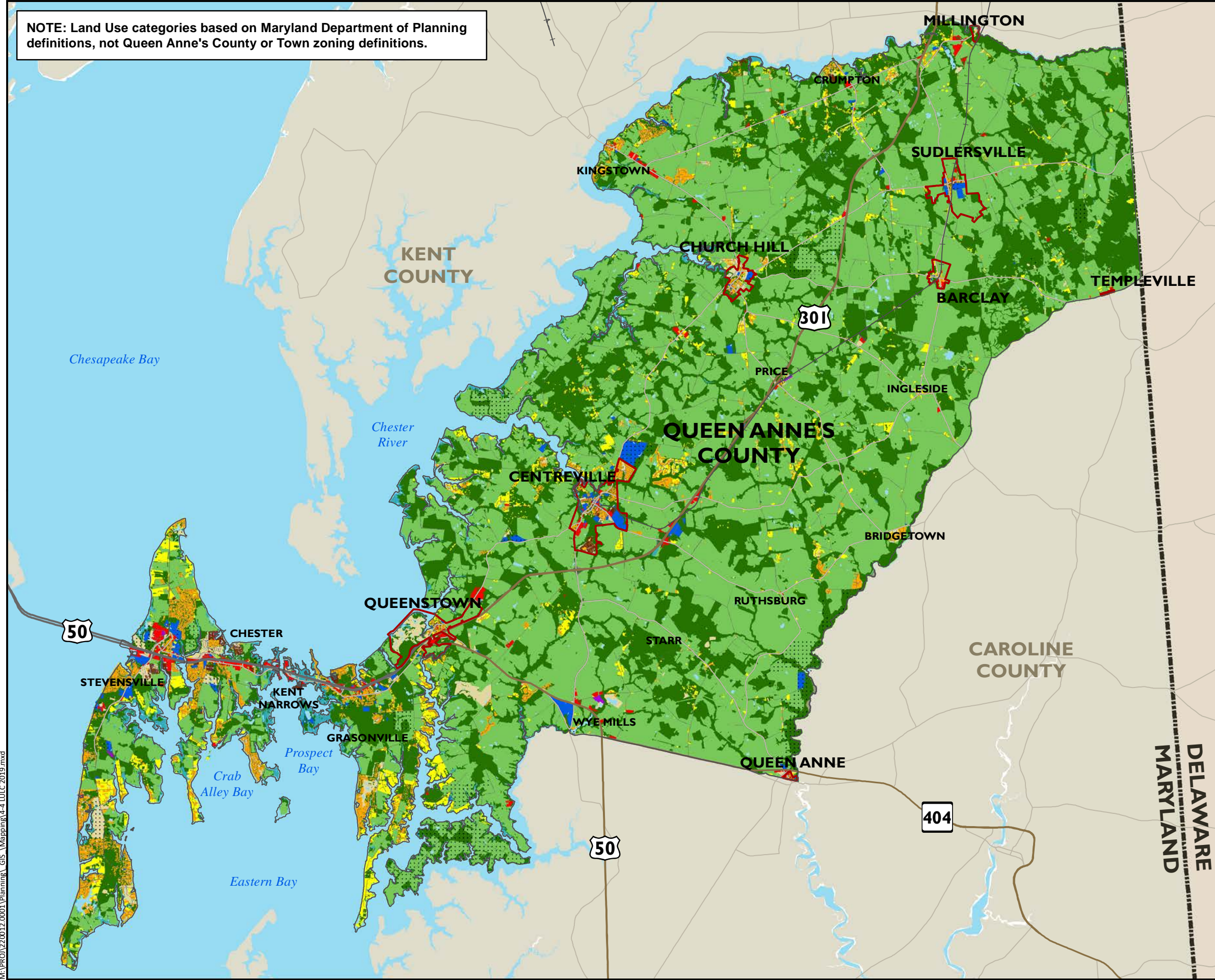
#### Land Use/Land Cover

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Recreation
- Agriculture
- Forest
- Transportation
- Water
- Wetlands


 Source  
 Queen Anne's County Land Use Land Cover 2019


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






















**Countywide Acreage:**


Total County Acreage.....	238,038
MALPF Easements.....	32,034
MALPF/Greenprint Easements.....	522
MET.....	9,188
Rural Legacy.....	8,171
Private Conservation.....	1,104
CREP.....	598
County Parks.....	2,877
State Owned Land.....	6,878
TDR Sending Areas.....	3,605
Non-Contiguous Open Space.....	8,226
Deed Restricted Open Space.....	10,700
Incorporated Towns.....	4,485
Total Conserved/Preserved Lands.....	83,903


**MAP 4-5**

**Conservation Lands**

-  Queen Anne's County
-  State Boundary
-  Counties
-  Incorporated Towns
-  Water Bodies
-  Rail
- Major Roads**
-  Interstates
-  US Highways
-  State Routes
- Conservation Lands**
-  MALPF Easements
-  MALPF Greenprint
-  MET
-  Rural Legacy Easement
-  Rural Legacy Areas
-  TDR Sending Areas
-  Open Space (Non Contiguous)
-  Open Space (Deed Restricted)
-  Private Conservation Easement
-  CREP
-  County Parks
-  State Owned Lands

MALPF - Maryland Agricultural Land Preservation Foundation  
 MET - Maryland Environmental Trust  
 TDR - Transfer of Development Rights

 Source  
 Queen Anne's County Conservation Lands

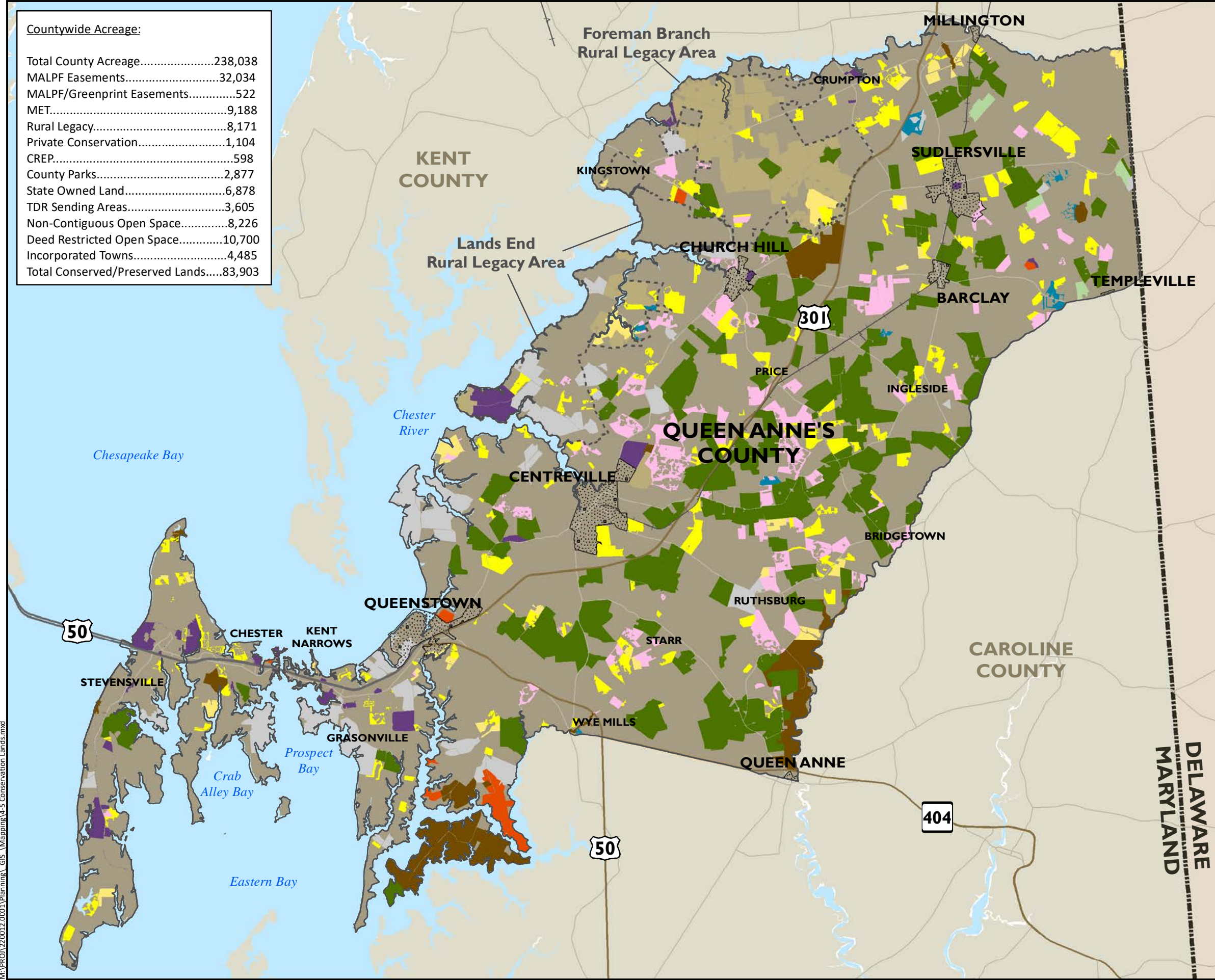
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







Notes:  
 \*Priority Preservation Areas do not include existing Permanently Preserved Lands.

Permanently Preserved Land: 83,903 Acres  
 Total Area Designated as Priority Preservation Area (PPA): 119,557 Acres  
 PPA Preservation Goal (80 Percent of lands available for preservation): 95,656 Acres

\*\*Non-Priority Preservation Areas: 35,176 Acres  
 Areas Include:  
 - Growth Areas, Incorporates Town Boundaries, and Future Annexation Areas;  
 - Common areas within subdivisions;  
 - Public and Private Properties exempt from taxes such as churches and schools;  
 - Approved Major and Minor Subdivisions;  
 - Lots that are less than or equal to 5 acres;  
 - Lots improved with a residence 20 acres or less; and  
 - All properties not zoned Agriculture and Countryside.

### MAP 4-6

### Priority Preservation Areas

-  Queen Anne's County
-  State Boundary
-  Counties
-  Incorporated Towns
-  Town Future Annexation Areas
-  Growth Areas
-  Greenbelts
-  Water Bodies
-  Rail
- Major Roads**
-  Interstates
-  US Highways
-  State Routes
- Preservation Lands**
-  Permanently Preserved Lands
-  Priority Preservation Areas\*
-  Non-Priority Preservation Area\*\*

County GIS datasets used to create this map account for 238,038 acres Countywide. The acreage for Permanently Preserved Land and Priority Preservation Areas (PPA) is based on the County GIS datasets. The total acreage of Non-Priority Preservation Areas is calculated by subtracting the Permanently Preserved Lands and area designated as PPA from the Countywide total.



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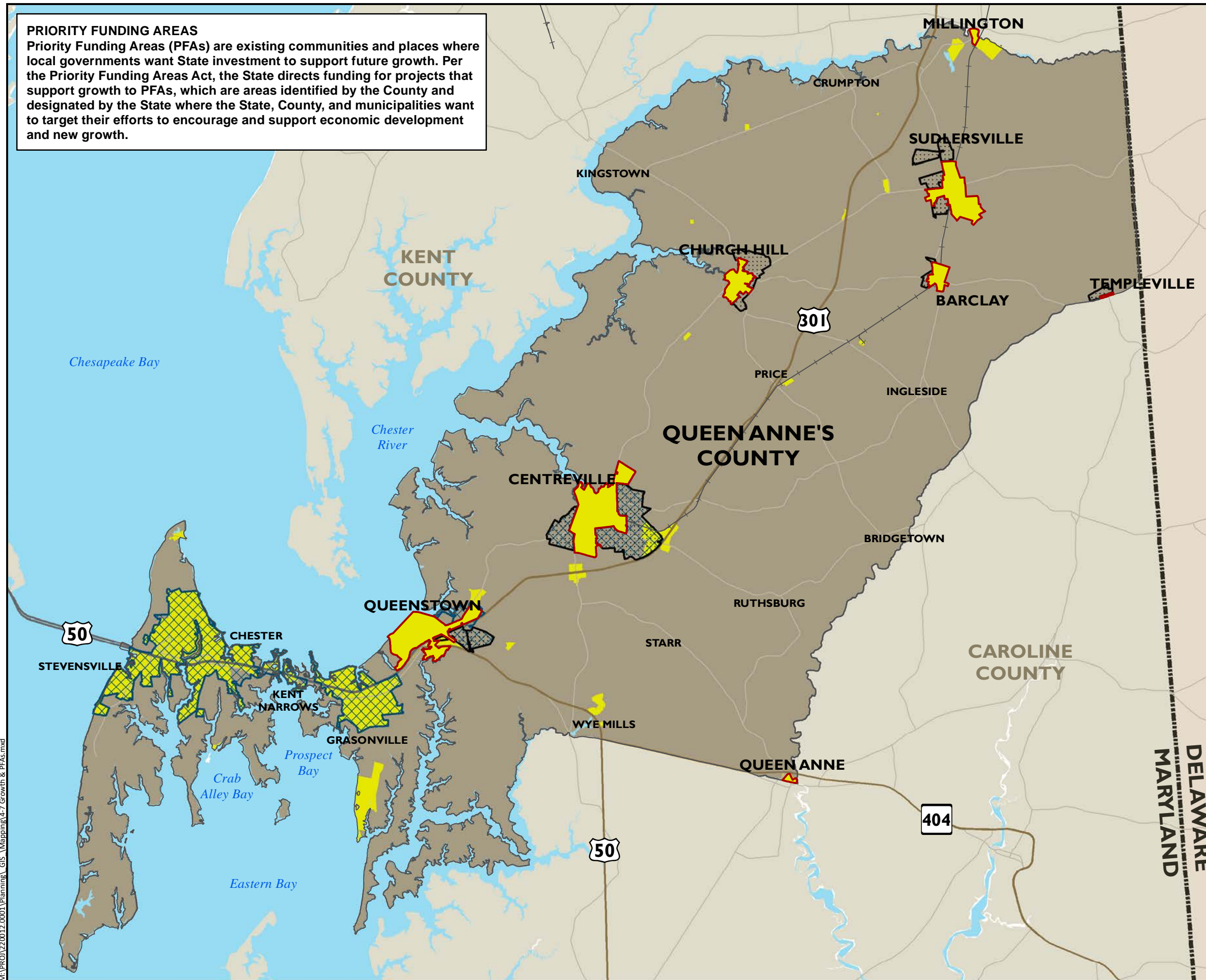


**PRIORITY FUNDING AREAS**

Priority Funding Areas (PFAs) are existing communities and places where local governments want State investment to support future growth. Per the Priority Funding Areas Act, the State directs funding for projects that support growth to PFAs, which are areas identified by the County and designated by the State where the State, County, and municipalities want to target their efforts to encourage and support economic development and new growth.

**MAP 4-7**  
**Growth & Priority Funding Areas**

- Queen Anne's County
- State Boundary
- Counties
- Incorporated Towns
- Priority Funding Areas
- Growth Areas
- Town Future Annexation Areas
- Water Bodies
- Rail
- Major Roads**
- Interstates
- US Highways
- State Routes

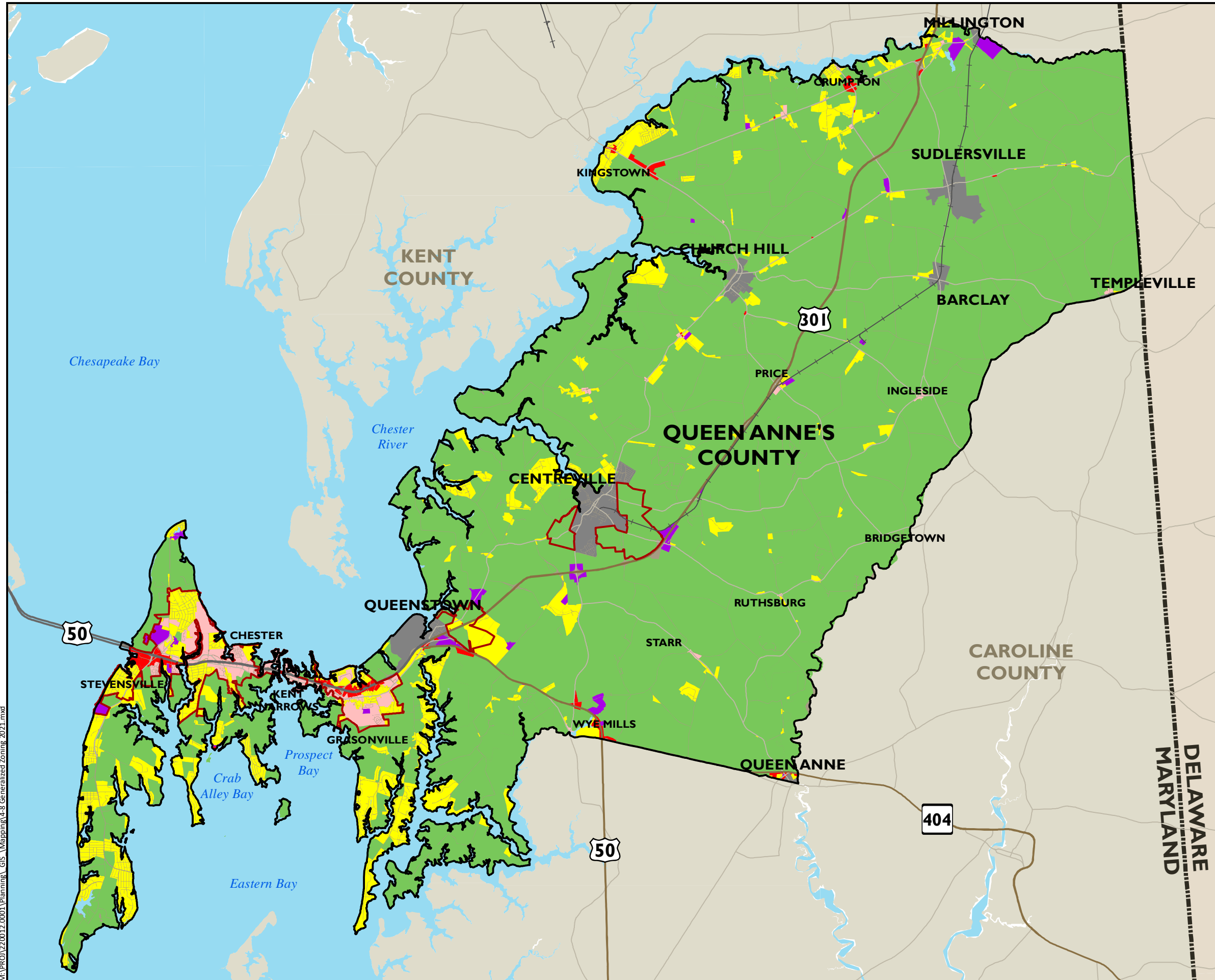


NOTE: Incorporated towns are also considered to be Priority Funding Areas (PFAs).

Source  
Queen Anne's County Priority Funding Areas

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**MAP 4-8**

**Generalized Zoning 2021**

- Queen Anne's County
- State Boundary
- Counties
- Growth Areas
- Water Bodies
- Rail
- Major Roads**
  - Interstates
  - US Highways
  - State Routes
- Generalized Zoning**
  - Residential
  - Commercial
  - Mixed Use
  - Industrial
  - Agriculture
  - Town

*NOTE: There are over 35 Zoning Districts Countywide; these have been grouped into general Zoning categories.*

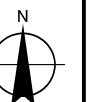
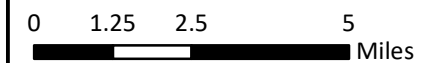


Source  
Queen Anne's County Zoning



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







**NOTE**  
 This map is to be used in conjunction with the Comprehensive Plan text and other Plan maps.

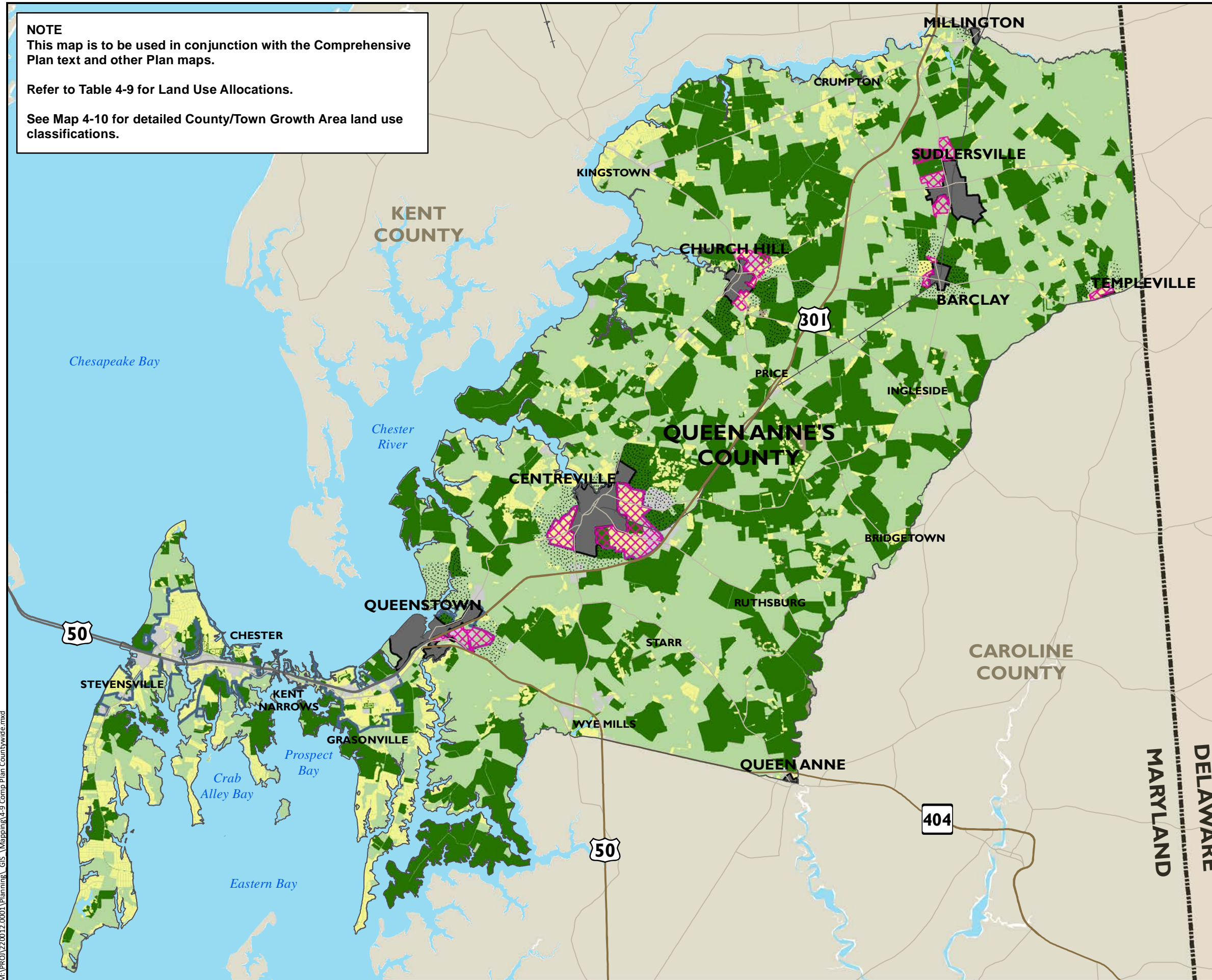
Refer to Table 4-9 for Land Use Allocations.

See Map 4-10 for detailed County/Town Growth Area land use classifications.

**MAP 4-9**

**Comprehensive Plan Map:  
 Countywide Land Use**

-  Queen Anne's County
-  State Boundary
-  Counties
-  Incorporated Towns
-  County/Town Growth Areas
-  Town Future Annexation Areas
-  Water Bodies
-  Greenbelts
-  Rail
- Major Roads**
-  Interstates
-  US Highways
-  State Routes
- Countywide Land Use**
-  Established Residential Areas
-  Rural Business Employment Areas
-  Rural Agricultural Areas
-  Permanently Preserved Lands




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Source  
 Queen Anne's County Rural Land Use

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


















**NOTE**  
This map is to be used in conjunction with the Comprehensive Plan text and other Plan maps.

Refer to Table 4-9 for Land Use Allocations.


See Map 4-10 for detailed County/Town Growth Area land use classifications.

**MAP 4-10**

**Comprehensive Plan Map:  
Detailed Future Land Use**

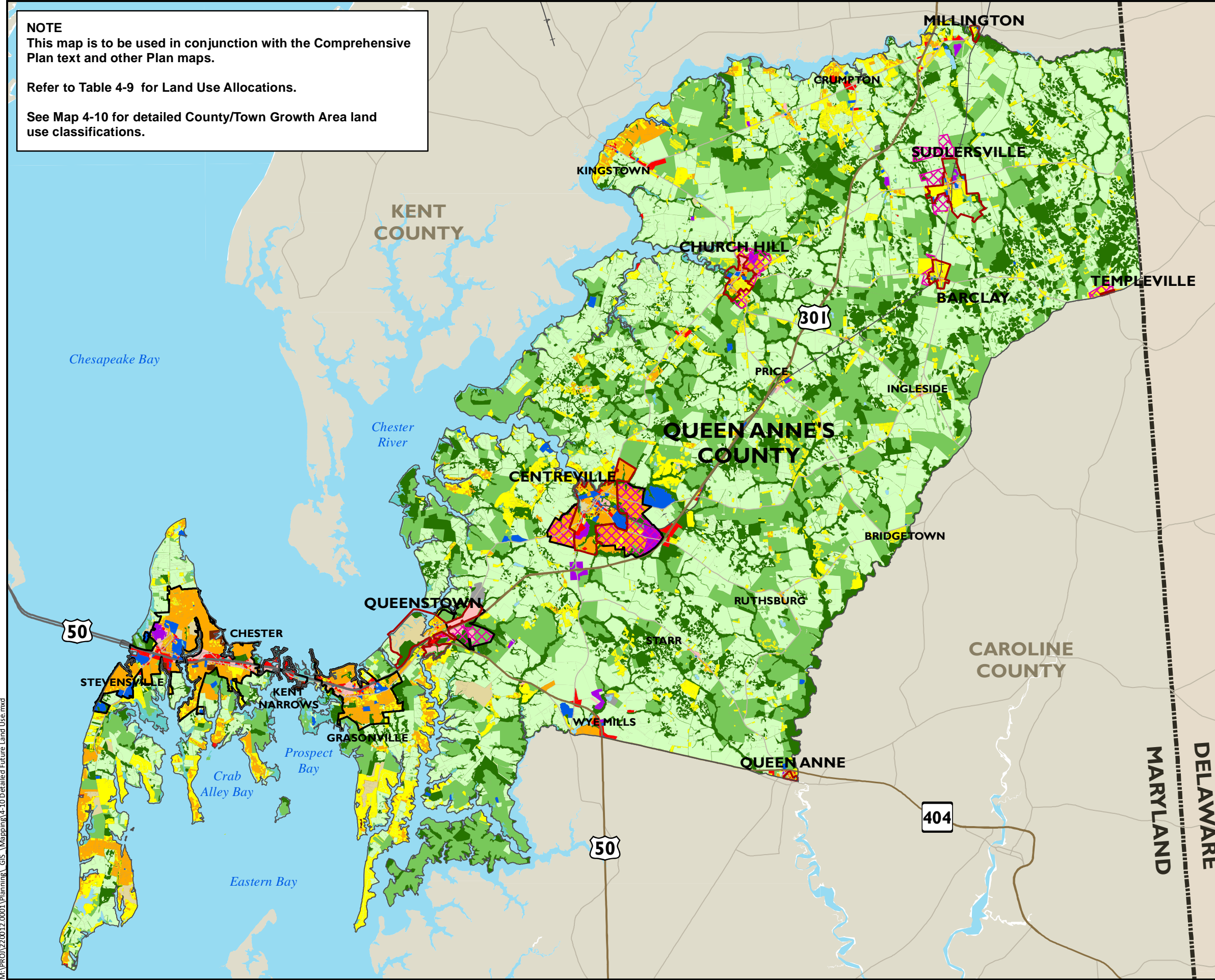
-  Queen Anne's County
-  State Boundary
-  Counties
-  Growth Areas
-  Town Future Annexation Areas
-  Water Bodies
-  Rail
- Major Roads**
  -  Interstates
  -  US Highways
  -  State Routes
- Future Land Use**
  -  Low Density Residential
  -  Medium Density Residential
  -  High Density Residential
  -  Commercial
  -  Mixed Commercial - Residential
  -  Industrial
  -  Institutional
  -  Surface Mining
  -  Very Low Density Rural
  -  Recreation
  -  Agriculture
  -  Forest
  -  Transportation
  -  Water
  -  Wetlands

 Source  
Queen Anne's County Rural Land Use

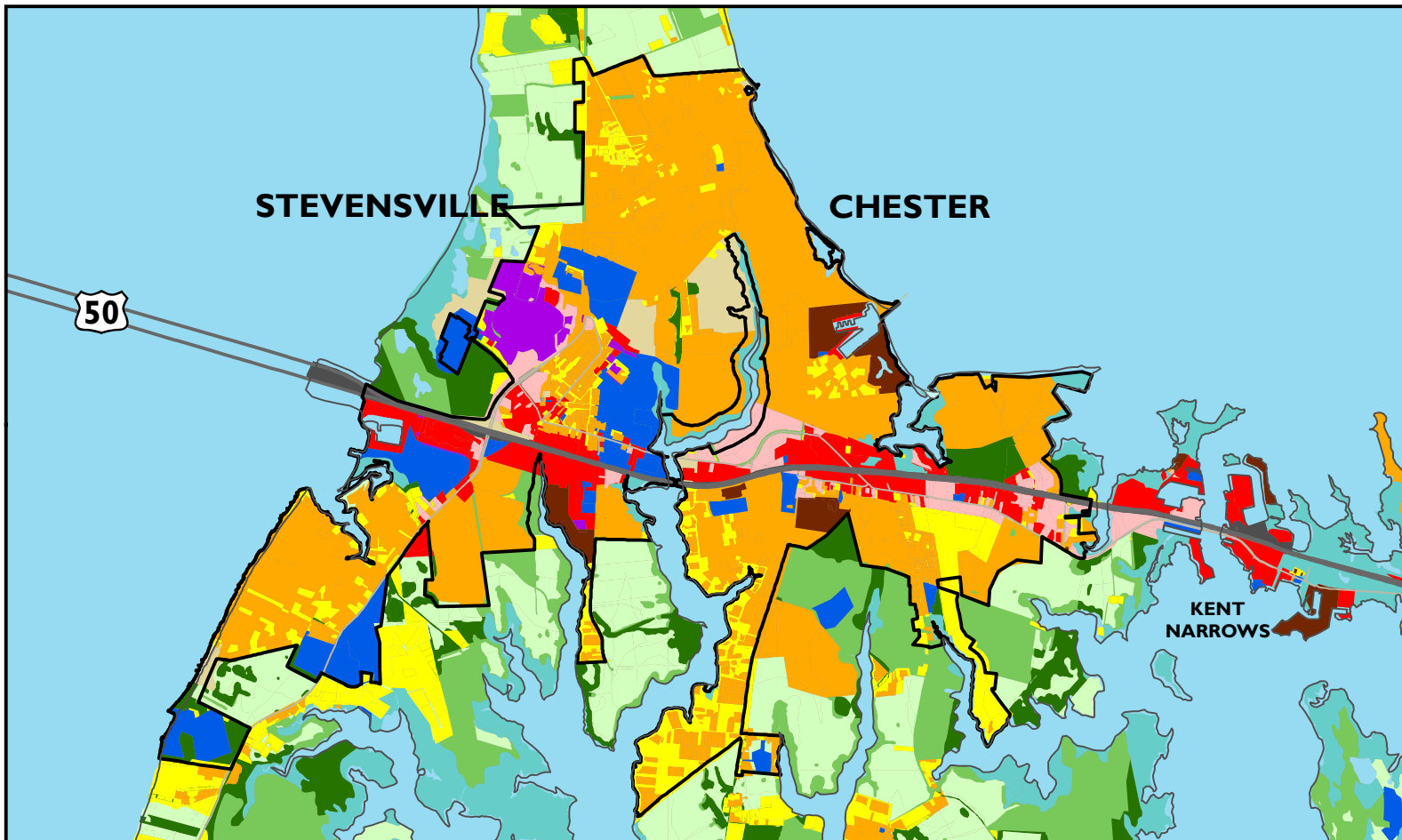
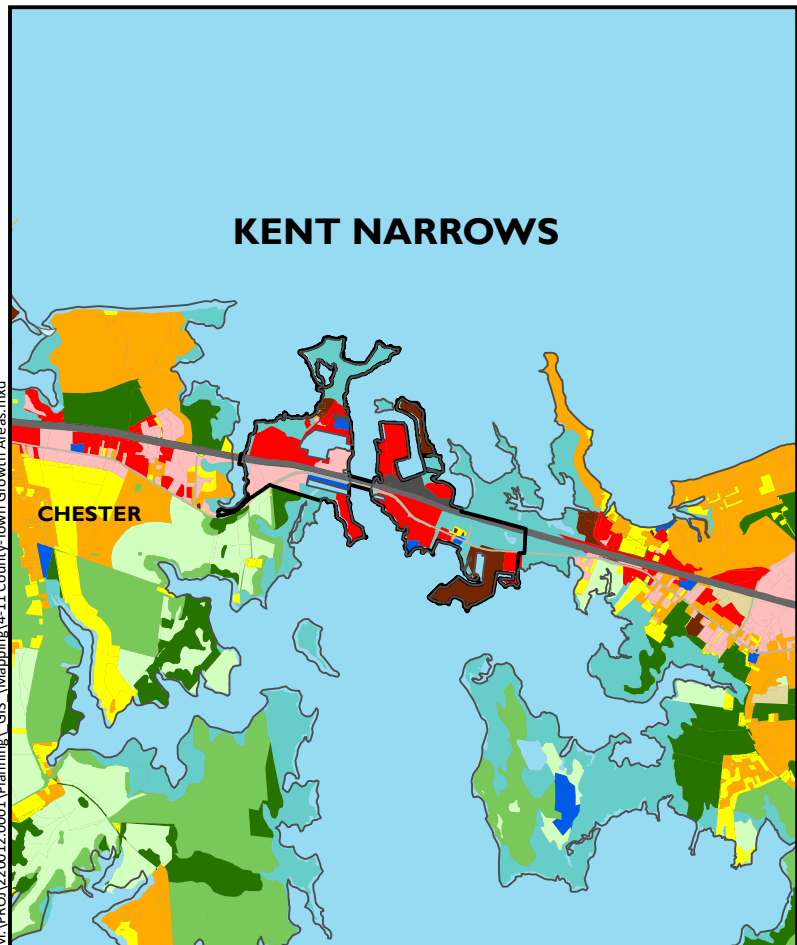
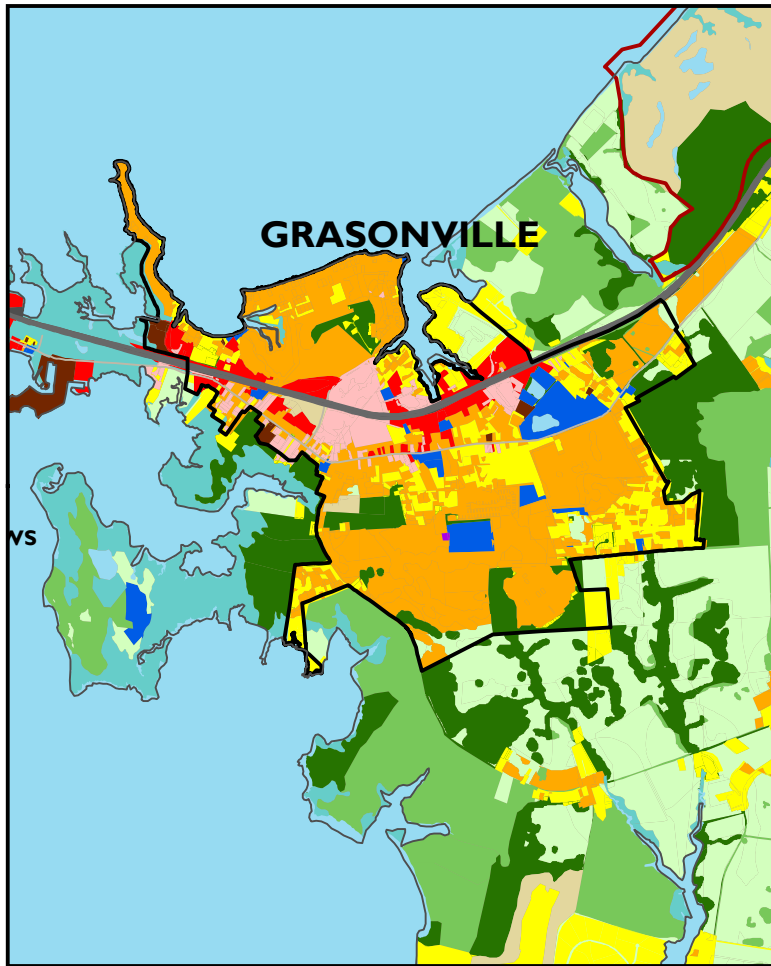
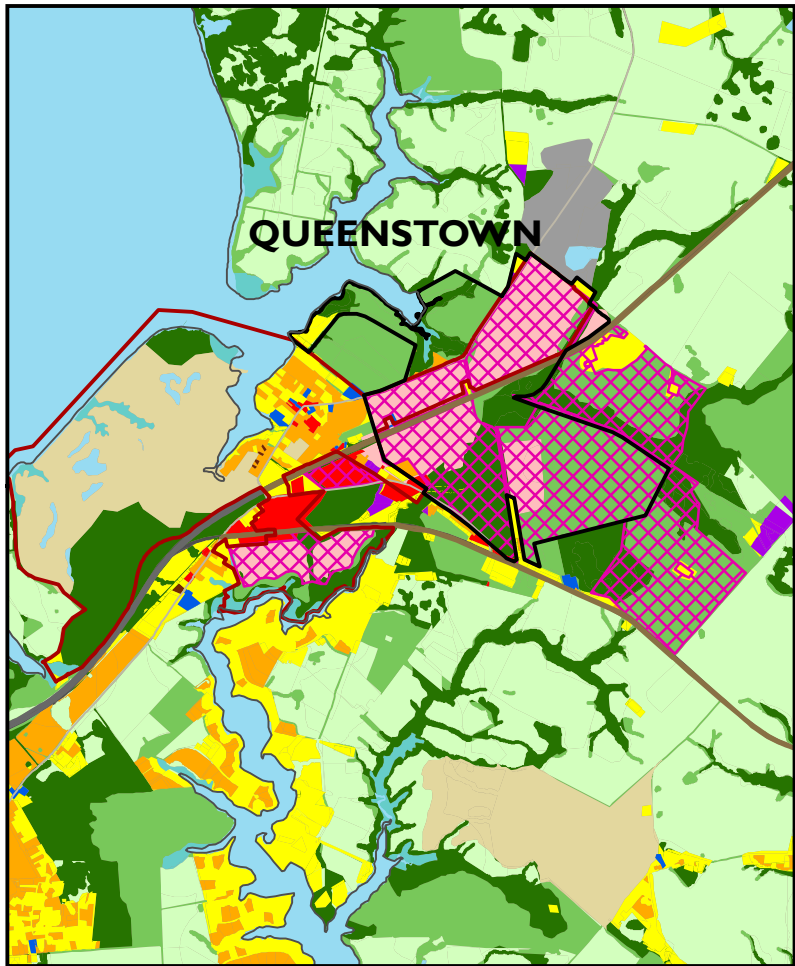
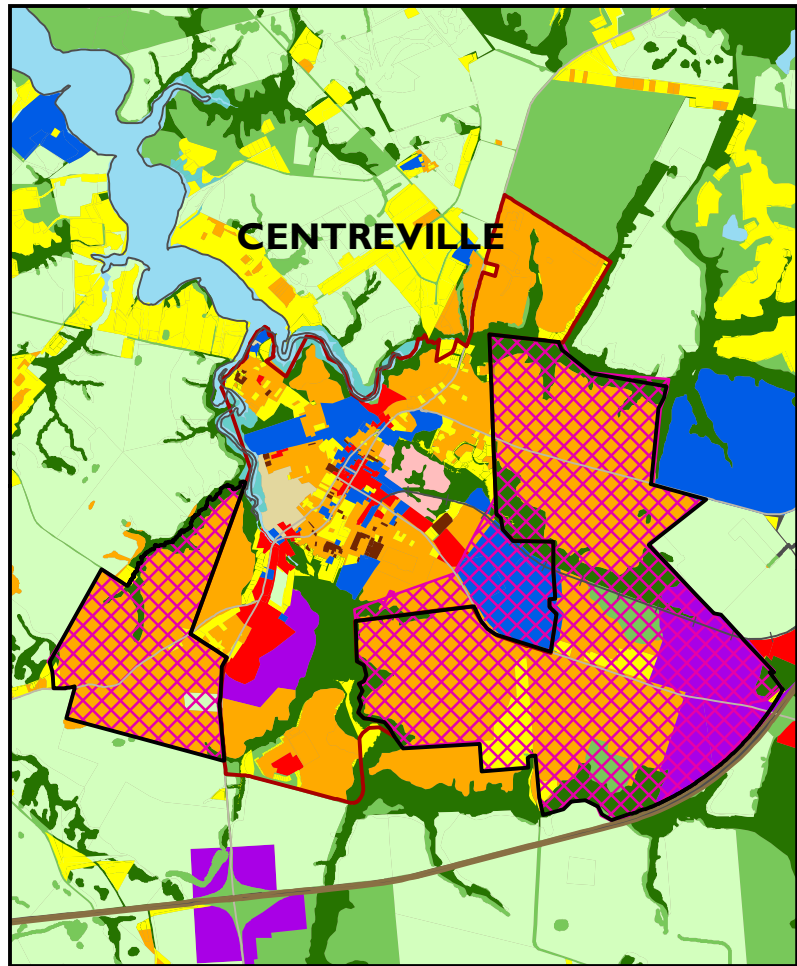
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**MAP 4-11**  
**Comprehensive Plan Map:  
County & Town Growth Areas**

- Queen Anne's County
- Counties
- Growth Areas
- Town Future Annexation Areas
- Water Bodies
- Rail

**Major Roads**

- US Highways
- State Routes

**Future Land Use**

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Commercial - Residential
- Industrial
- Institutional
- Very Low Density Rural
- Recreation
- Agriculture
- Forest
- Transportation
- Water
- Wetlands

Source  
 Queen Anne's County Rural Land Use

Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

**October 2021**  
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 Miles

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