



Town of Denton

Property Owner Survey

September 29, 2009

ACKNOWLEDGEMENTS

Special thanks to the following members of the Town of Denton Planning Commission and Planning and Codes department for their time and assistance with the preparation of this document.

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Introduction

To assist with the development of an update to Town of Denton's Comprehensive Plan, the Planning Commission decided to undertake a Denton citizens' survey. The survey was patterned after one used by the Town of Mount Airy, Maryland and modified by the Planning Commission and Planning Staff as deemed appropriate to best measure areas of interest specific to the Town of Denton. The Planning Commission and Planning Staff believe the resultant survey created a practical starting point from which to accurately assess the public opinion about community problems and possible solutions.

To insure a reasonable response rate, the survey was sent to 100% of the property owners with a pre-paid postage return envelope. 1,273 surveys were sent and 476 fully completed surveys were returned (incomplete survey forms were excluded). The survey return rate was 37.5%, which by all standards is an exceptional return rate and insures a statistically valid representation of responders' views. Subsequent to the compilation of the data contained herein, some additional surveys trickled in but were not counted (the results were unaffected).

It was recognized that not all Denton residents would receive the survey due to mailing only to property owners (the Planning Staff was unable to obtain any reliable source of information to create a mailing list of all residents). Therefore, the reader is reminded that the results analysis excludes residents who rent.

To assist with survey segmentation analysis, the survey questionnaires were color-coded by zoning district. This enabled the ability to ascertain potential differences in responses based upon the zone in which the respondents lived.

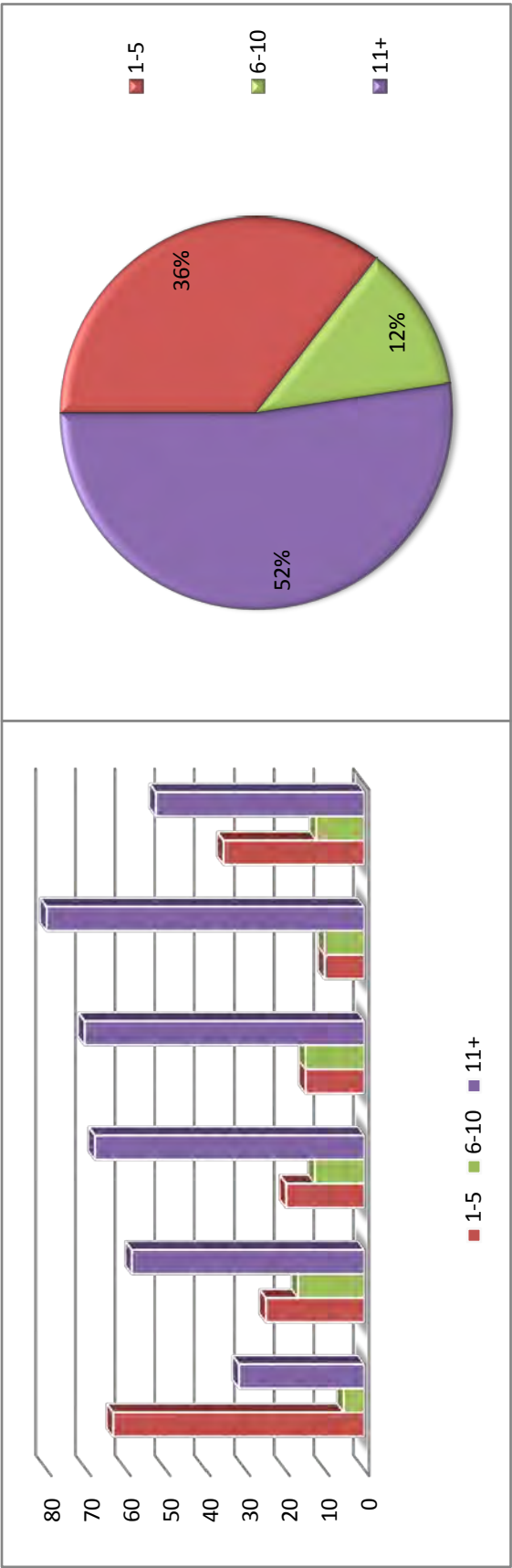
Survey questions varied in order to acquire valuable and necessary insight (refer to blank survey form in the last tab (pink) of this document). Some questions were designed to gather demographic data such as age, ages in household, and commuter information, etc. Other questions allowed one choice from many with the option to comment. Still other questions asked for the top three choices among many, again allowing for comment. Other questions required a yes/no/undecided answer with comment. Lastly, the survey allowed for general comments not specific to any question.

This introduction does not evaluate the results of the survey. The response results are provided in tabular and graphical formats plus any verbatim responses in second tab (red). Responses by zone with Planning Staff observations are provided in the third tab (white). General verbatim comments are in the fourth tab (green).

The survey results will be assimilated and incorporated into the vision, goals, objectives, policies, standards and principals of the next Comprehensive Plan document.

Q1A Lived in Denton

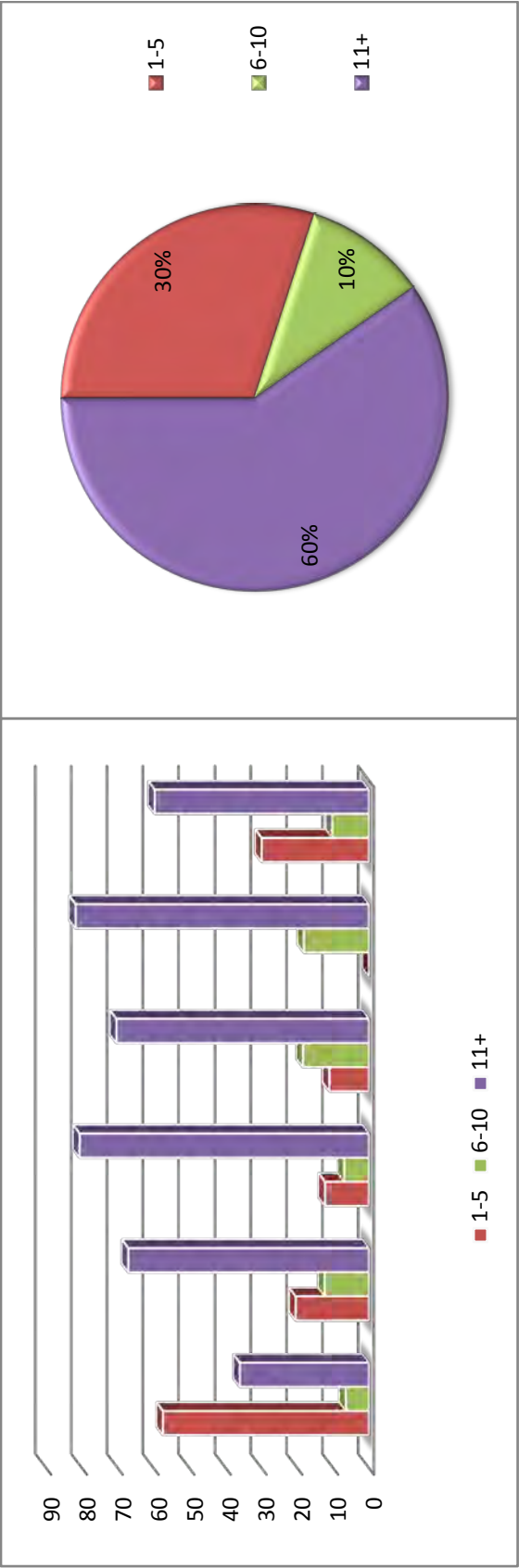
1-5	63.2	24.8	19.7	14.8	10.0	35.5
6-10	5.2	16.7	12.5	14.8	10.0	12.1
11+	31.6	58.5	67.8	70.4	80.0	52.4



	Median: 11-20 years						[half respondents' answers are above and below]					
	Mode: 1-5 years						[answer which occurs most frequently]					
<1	SR	TR	MIR	CC	GC	All	SR	TR	MIR	CC	GC	All
	2.6	0.5	5.4	0.0	10.0	1.9						
1-5	60.6	24.3	14.3	14.8	0.0	33.6						
6-10	5.2	16.7	12.5	14.8	10.0	12.1						
11-20	5.2	14.3	16.1	7.4	20.0	10.8						
>20	23.2	35.7	33.9	37.0	40.0	30.8						
Don't live in town	3.2	8.6	17.9	25.9	20.0	10.8						

Q1B Lived in Caroline County

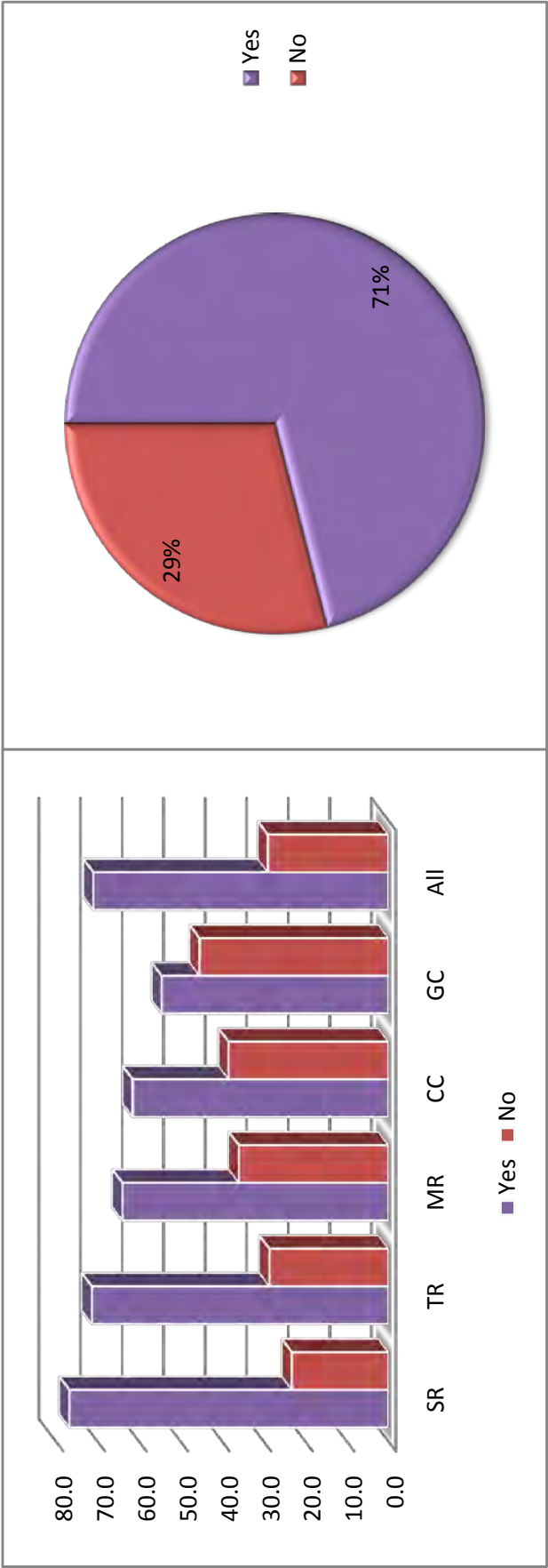
1-5	57.4	20.5	12.3	11.1	0.0	30.0
6-10	6.5	12.4	7.0	18.5	18.2	10.3
11+	36.1	67.1	80.7	70.4	81.8	59.7



	[half respondents' answers are above and below]					
	[answer which occurs most frequently]					
	SR	TR	MR	CC	GC	All
<1	2.6	1.0	7.0	0.0	0.0	2.1
1-5	54.8	19.5	5.3	11.1	0.0	27.9
6-10	6.5	12.4	7.0	18.5	18.2	10.3
11-20	5.2	11.9	12.3	11.1	9.1	9.5
>20	29.0	53.3	63.2	55.6	72.7	46.8
Don't live in county	1.9	1.9	5.3	3.7	0.0	3.4

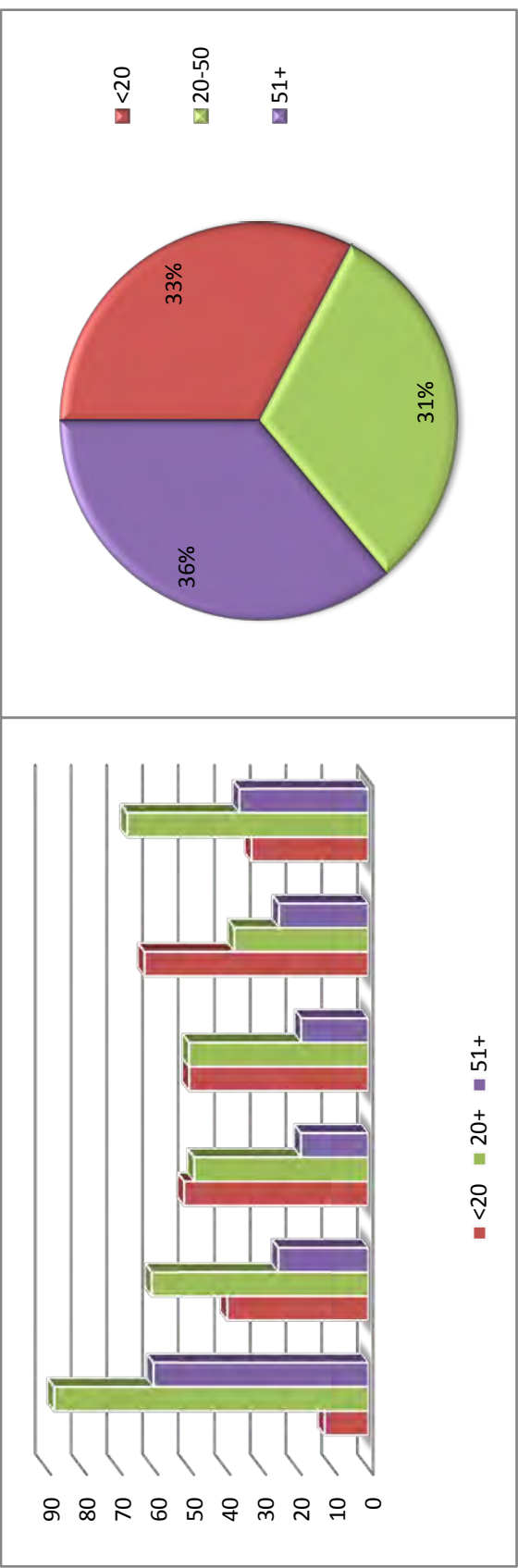
2A I commute to work

	SR	TR	MR	CC	GC	All
Yes	76.8	71.4	64.0	61.5	54.5	71.0
No	23.2	28.6	36.0	38.5	45.5	29.0



Q2B How far is your daily commute round trip?

<20	12.2	39.5	51.4	50.0	62.5	32.7
20+	87.8	60.5	48.6	50.0	37.5	67.3
51+	60.0	25.2	18.9	18.8	25.0	36.1



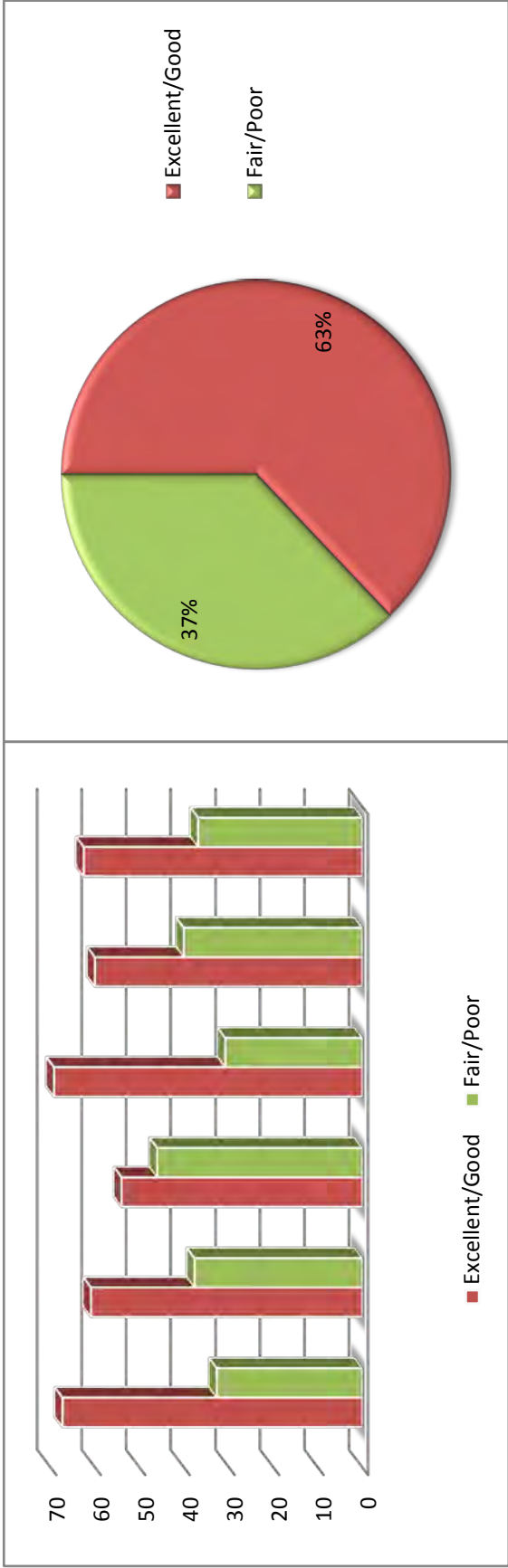
2B If yes, how far is your daily commute round trip?

	SR	TR	MR	CC	GC	All
<20	12.2	39.5	51.4	50.0	62.5	32.7
21-30	8.7	13.6	10.8	18.8	12.5	11.8
31-50	19.1	21.8	18.9	12.5	0.0	19.4
51-70	17.4	12.2	10.8	0.0	25.0	13.6
71-90	14.8	3.4	2.7	0.0	0.0	7.0
>90	27.8	9.5	5.4	18.8	0.0	15.5

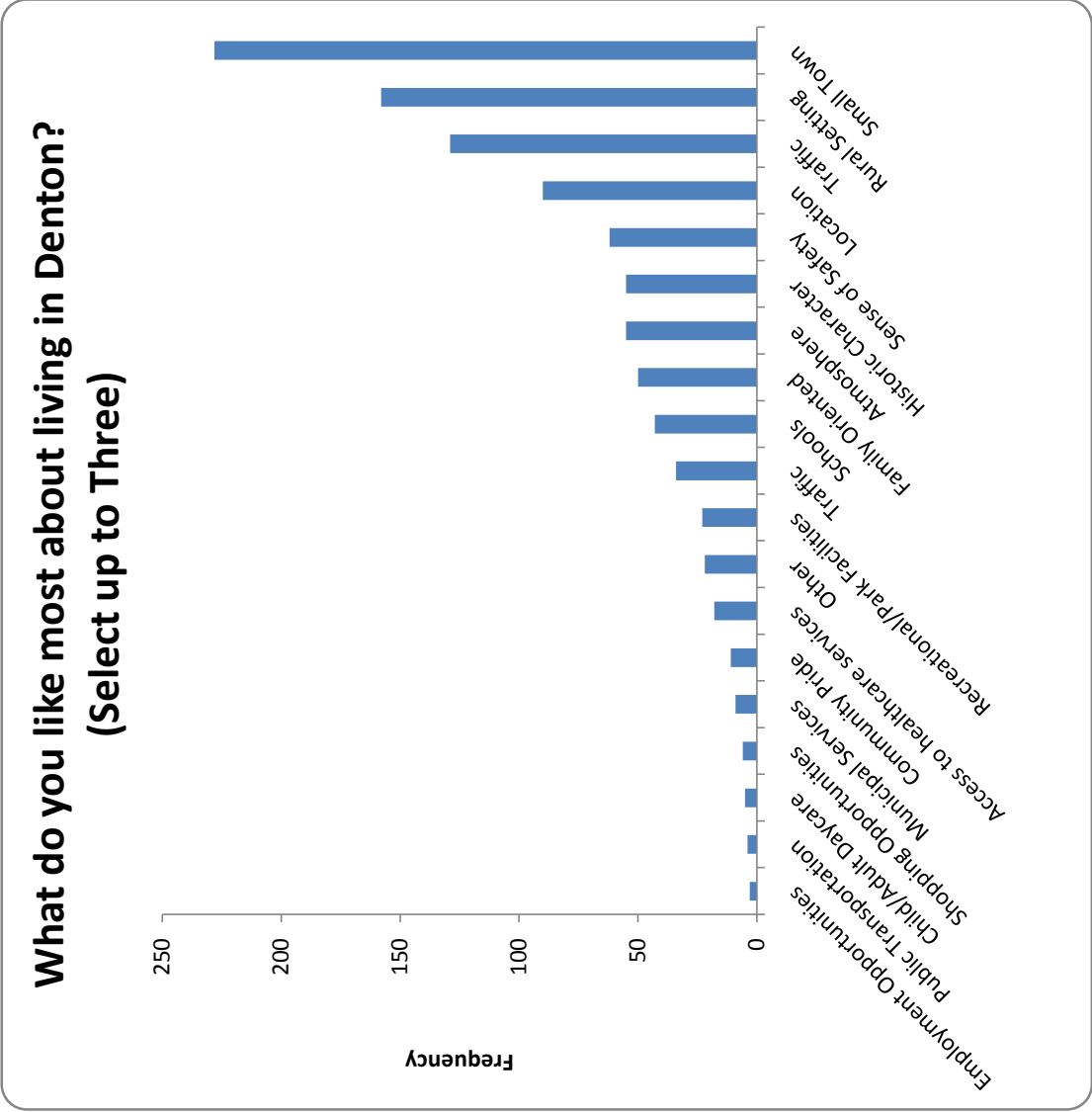
	[half respondents' answers are above and below] [answer which occurs most frequently]					
Median: 31-50						
Mode: <20						
<20	12.2	39.5	51.4	50.0	62.5	32.7
20-50	27.8	35.4	29.7	31.3	12.5	31.2
51+	60.0	25.2	18.9	18.8	25.0	36.1

Q3 How would you rate the overall quality of life in Denton? (Select One)

Excellent/Good	Fair/Poor
67.3	32.7
60.9	37.6
54.0	46.0
69.2	30.8
60.0	40.0
62.5	36.8



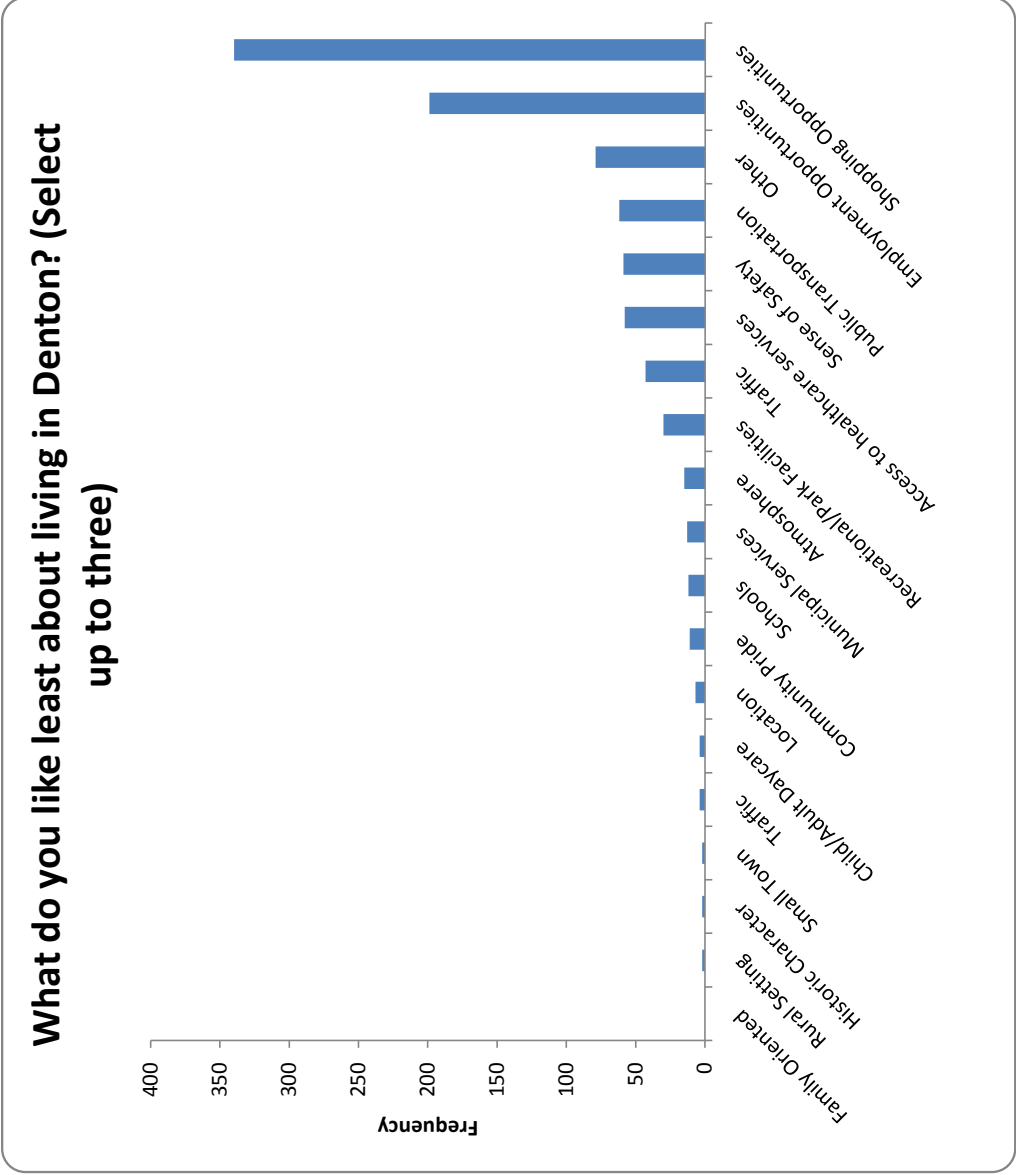
Histogram of Q4



Q5-1 Frequency

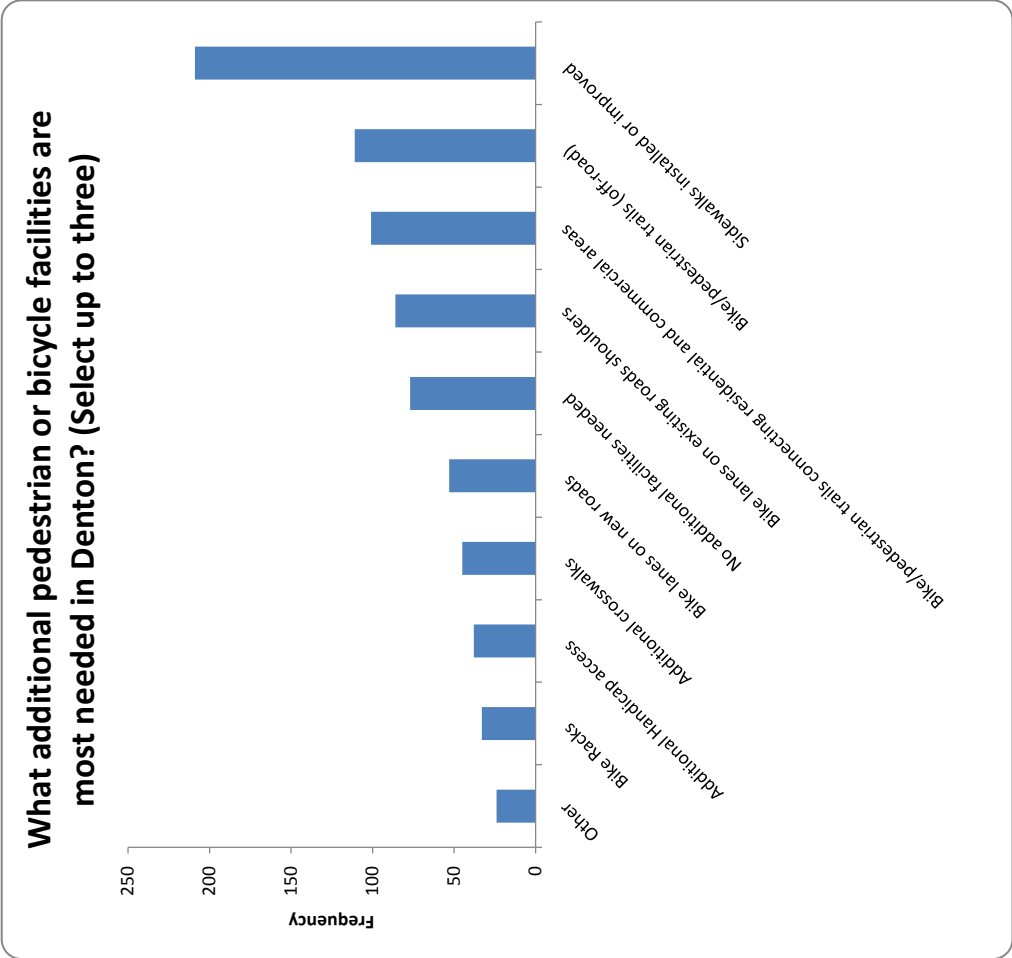
Employment Opportunities	3
Public Transportation	4
Child/Adult Daycare	5
Shopping Opportunities	6
Municipal Services	9
Community Pride	11
Access to healthcare services	18
Other	22
Recreational/Park Facilities	23
Traffic	34
Schools	43
Family Oriented	50
Atmosphere	55
Historic Character	55
Sense of Safety	62
Location	90
Traffic	129
Rural Setting	158
Small Town	228

Histogram of Q5



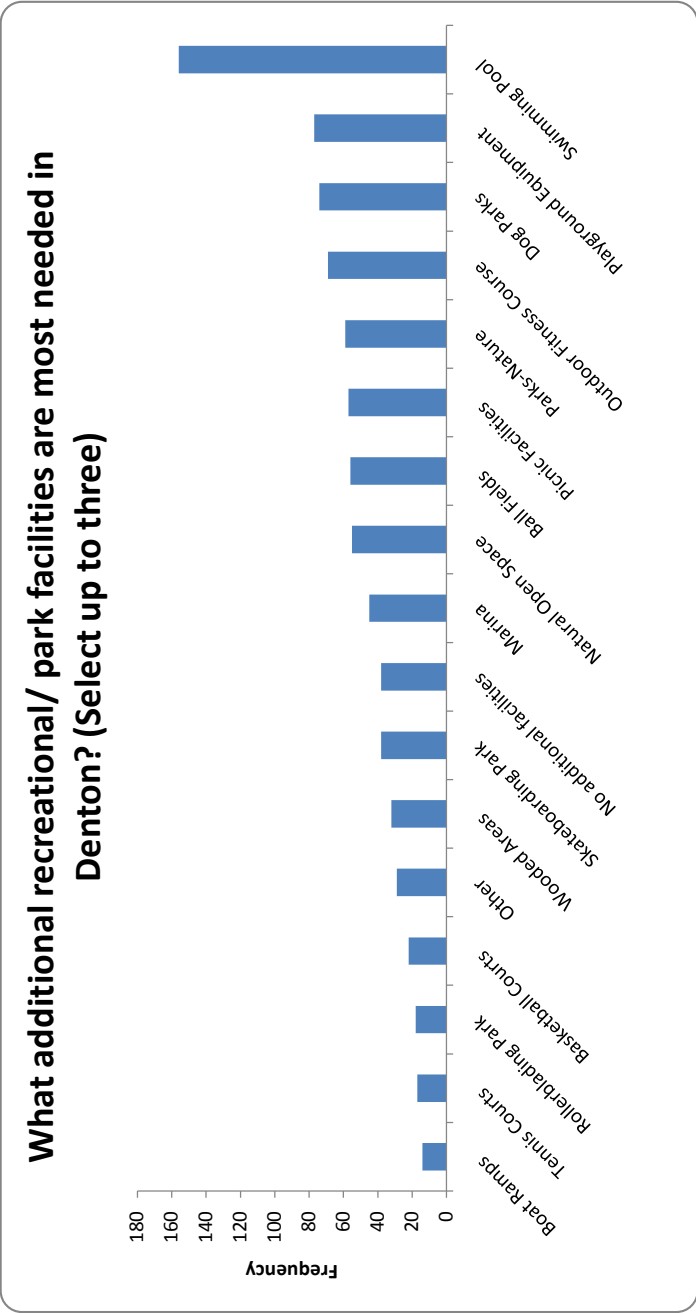
Q5-1	Frequency
Family Oriented	0
Rural Setting	2
Historic Character	2
Small Town	2
Traffic	4
Child/Adult Daycare	4
Location	7
Community Pride	11
Schools	12
Municipal Services	13
Atmosphere	15
Recreational/Park Facilities	30
Traffic	43
Access to healthcare services	58
Sense of Safety	59
Public Transportation	62
Other	79
Employment Opportunities	199
Shopping Opportunities	340

Histogram of Q6



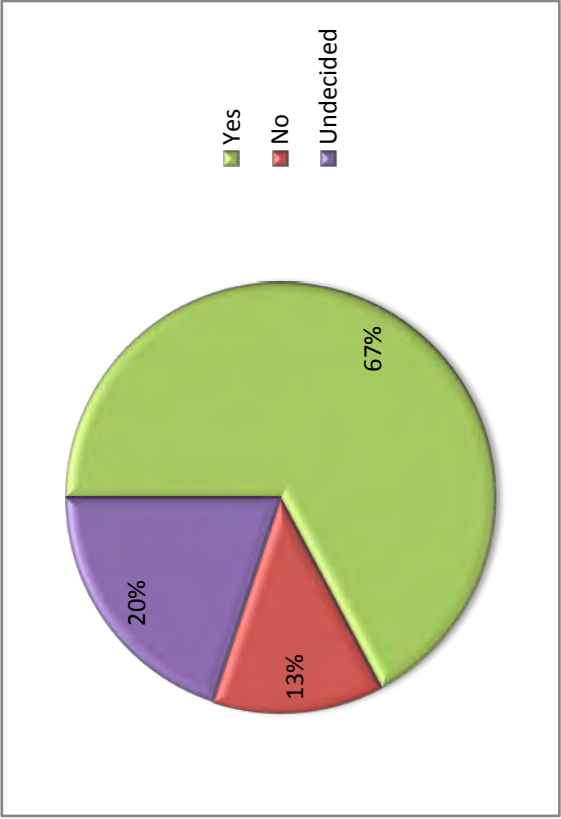
Q6-1	Frequency
Other	24
Bike Racks	33
Additional Handicap access	38
Additional crosswalks	45
Bike lanes on new roads	53
No additional facilities needed	77
Bike lanes on existing roads shoulders	86
Bike/pedestrian trails connecting residential and commercial areas	101
Bike/pedestrian trails (off-road)	111
Sidewalks installed or improved	209

Histogram of Q7



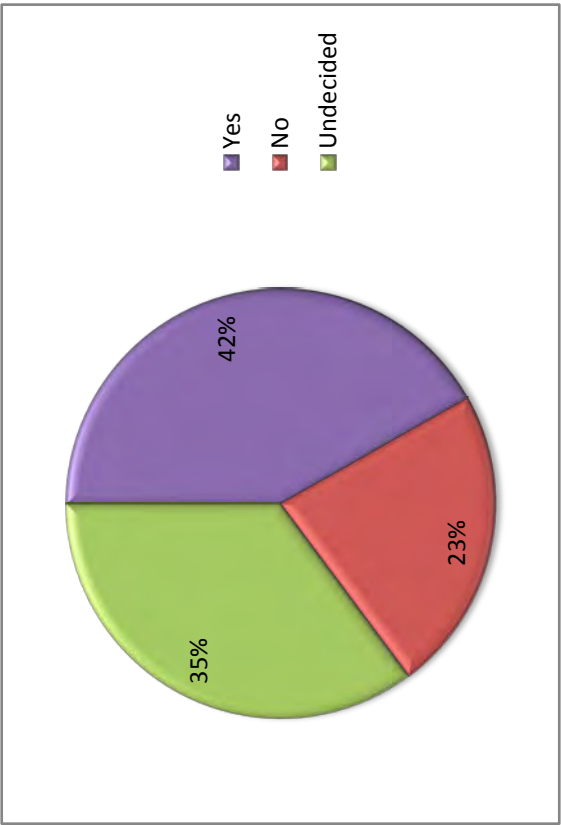
8. Do you want a youth recreational facility (e.g., YMCA, etc.) in Denton?

	SR	TR	MR	CC	GC	All
Yes	73.2	63.0	70.9	63.0	80.0	67.2
No	9.2	15.9	9.1	14.8	20.0	12.9
Undecided	17.6	21.2	20.0	22.2	0.0	19.9

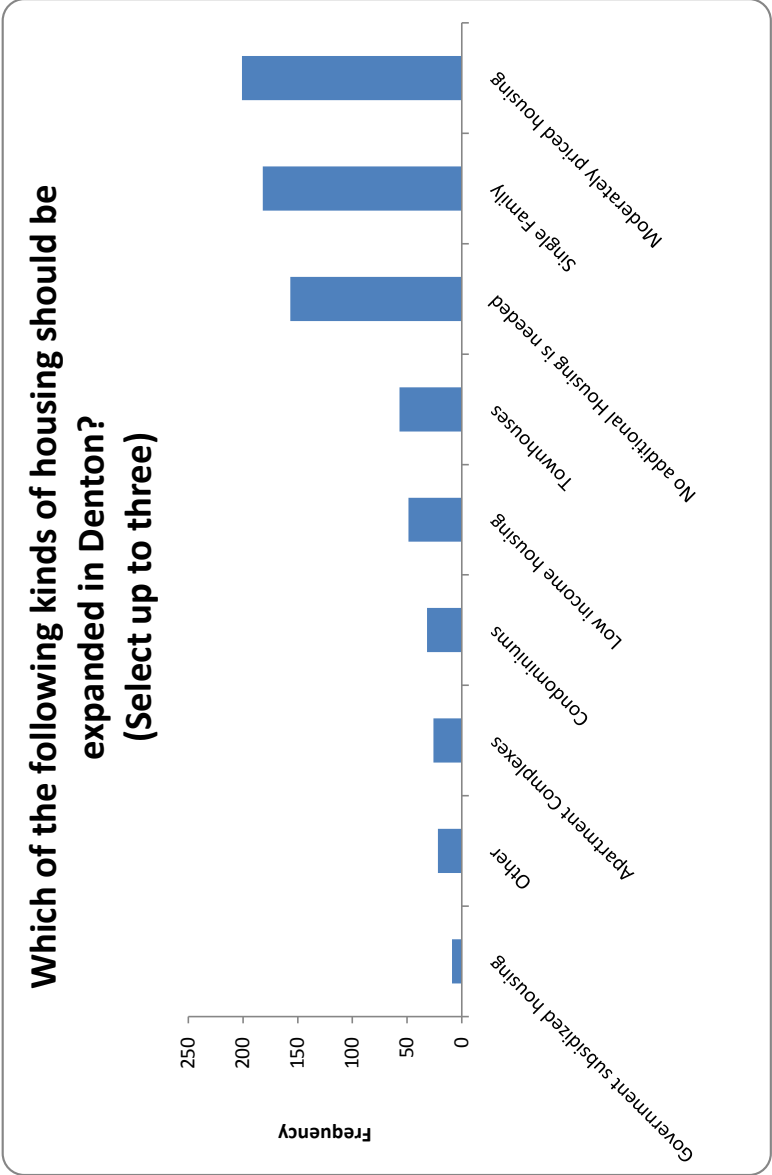


9. Is active adult (55+) housing needed in Denton?

	SR	TR	MR	CC	GC	All
Yes	37.2	40.6	60.0	40.7	60.0	41.8
No	20.9	22.3	16.4	33.3	20.0	23.0
Undecided	41.9	36.6	23.6	25.9	20.0	35.2

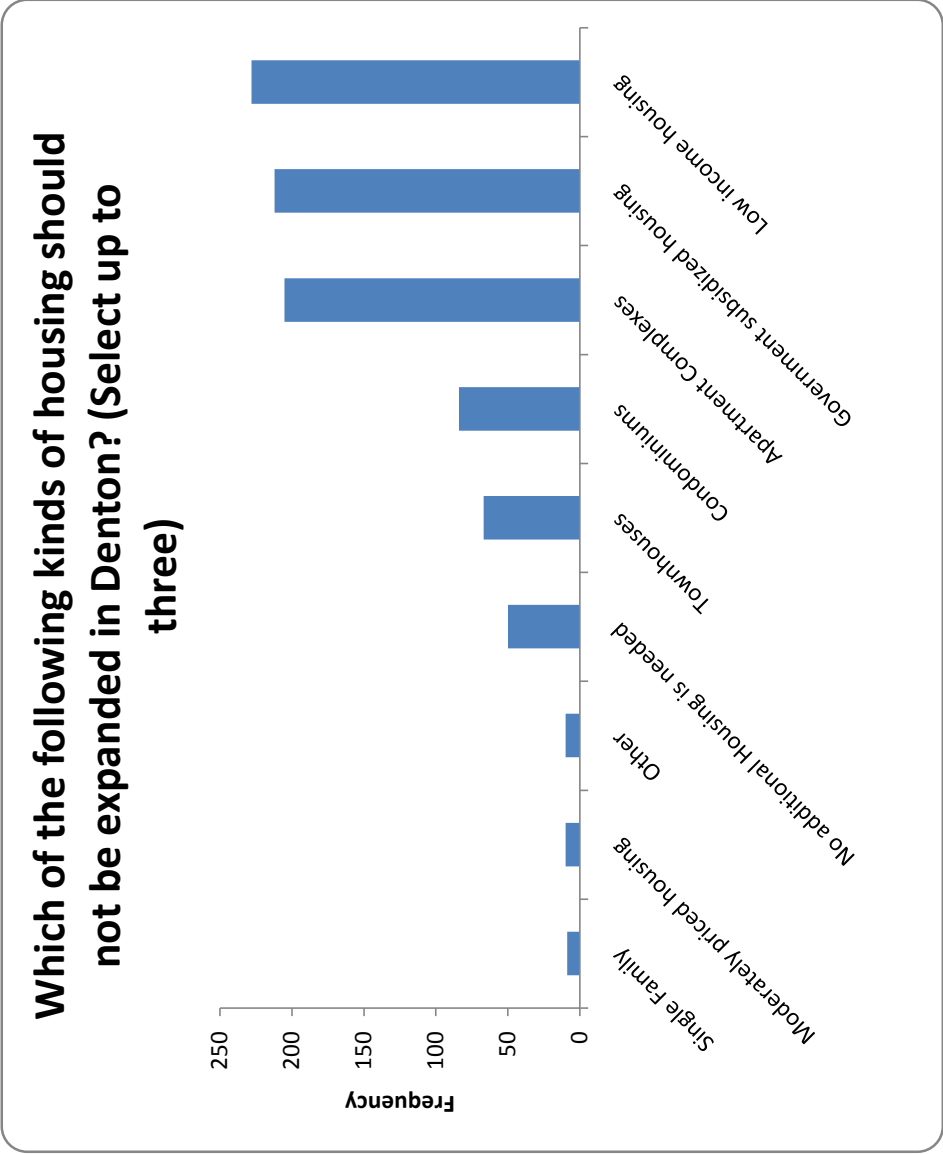


Histogram of Q10



Q10-1	Frequency
Government subsidized housing	9
Other	22
Apartment Complexes	26
Condominiums	32
Low income housing	49
Townhouses	57
No additional Housing is needed	157
Single Family	182
Moderately priced housing	201

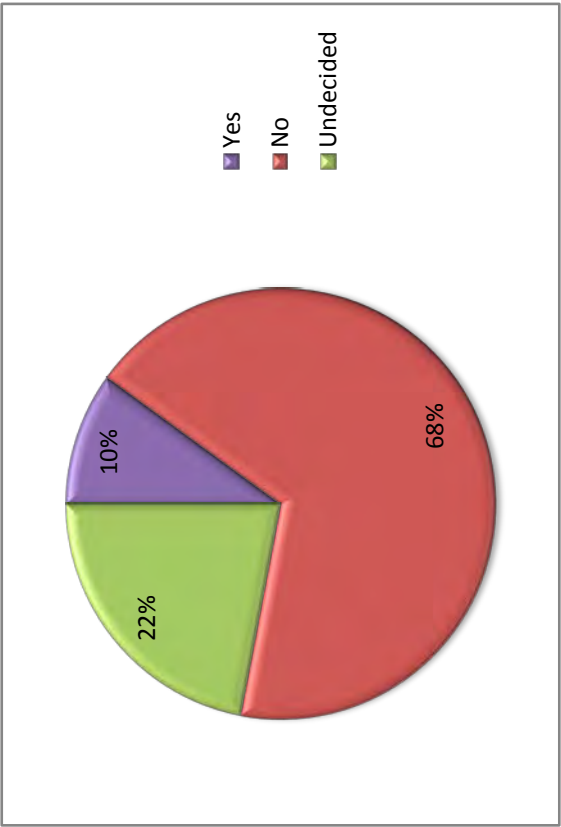
Histogram of Q11



Q11-1	Frequency
Single Family	9
Moderately priced housing	10
Other	10
No additional Housing is needed	50
Townhouses	67
Condominiums	84
Apartment Complexes	205
Government subsidized housing	212
Low income housing	228

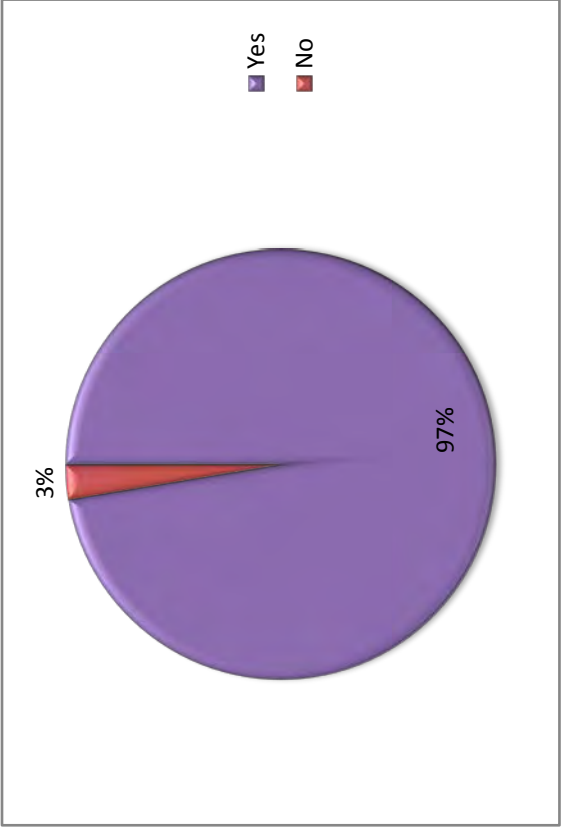
12. Are you willing to fund affordable housing with your tax dollars?

	SR	TR	MR	CC	GC	All
Yes	9.3	9.8	13.0	14.8	9.1	10.0
No	67.3	64.9	64.8	77.8	90.9	68.0
Undecided	23.3	25.4	22.2	7.4	0.0	22.0

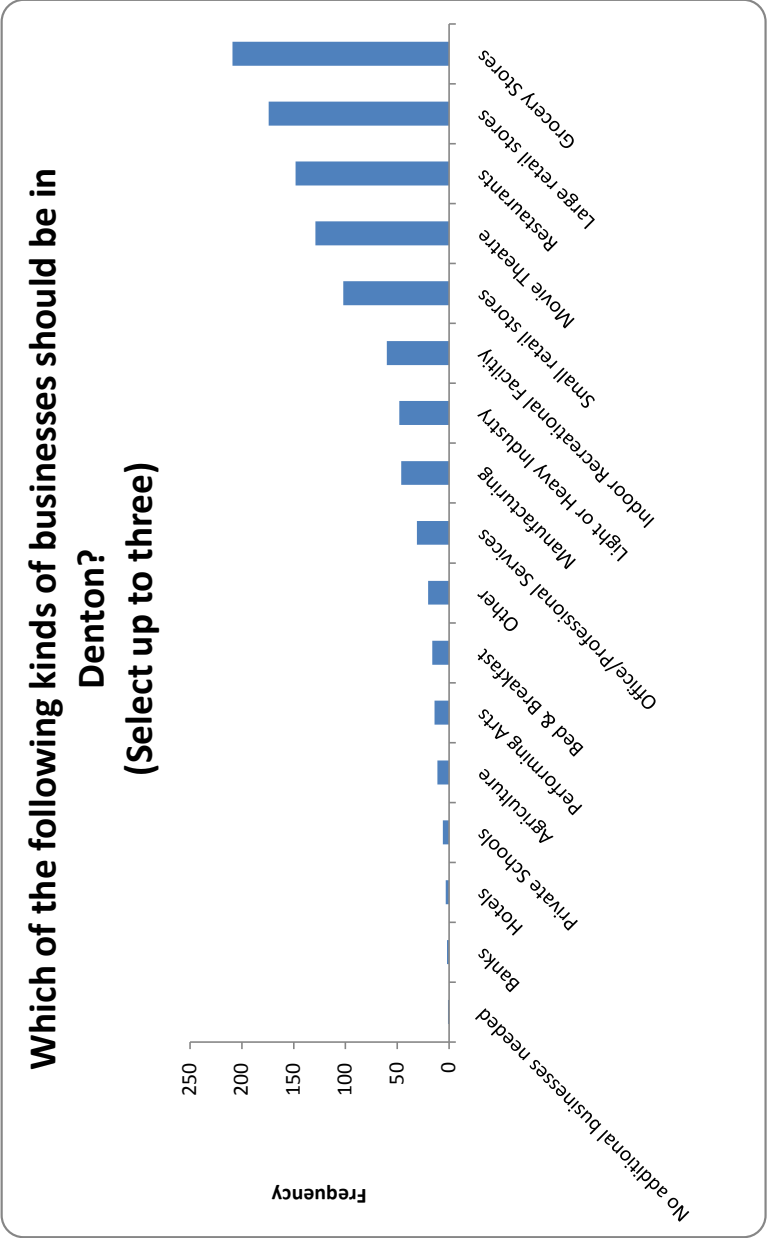


14. Would you like to see additional businesses?

	SR	TR	MR	CC	GC	All
Yes	98.7	95.6	100.0	100.0	100.0	97.4
No	1.3	4.4	0.0	0.0	0.0	2.6

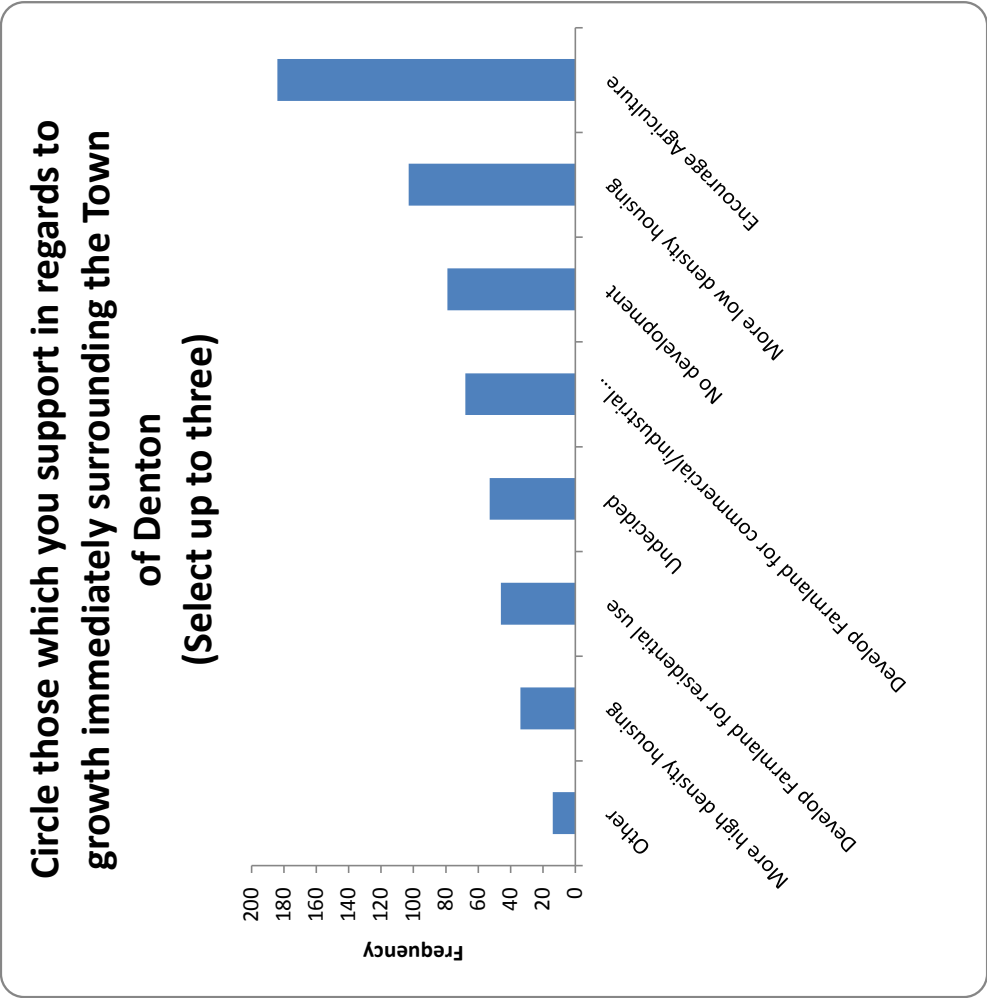


Histogram of Q15



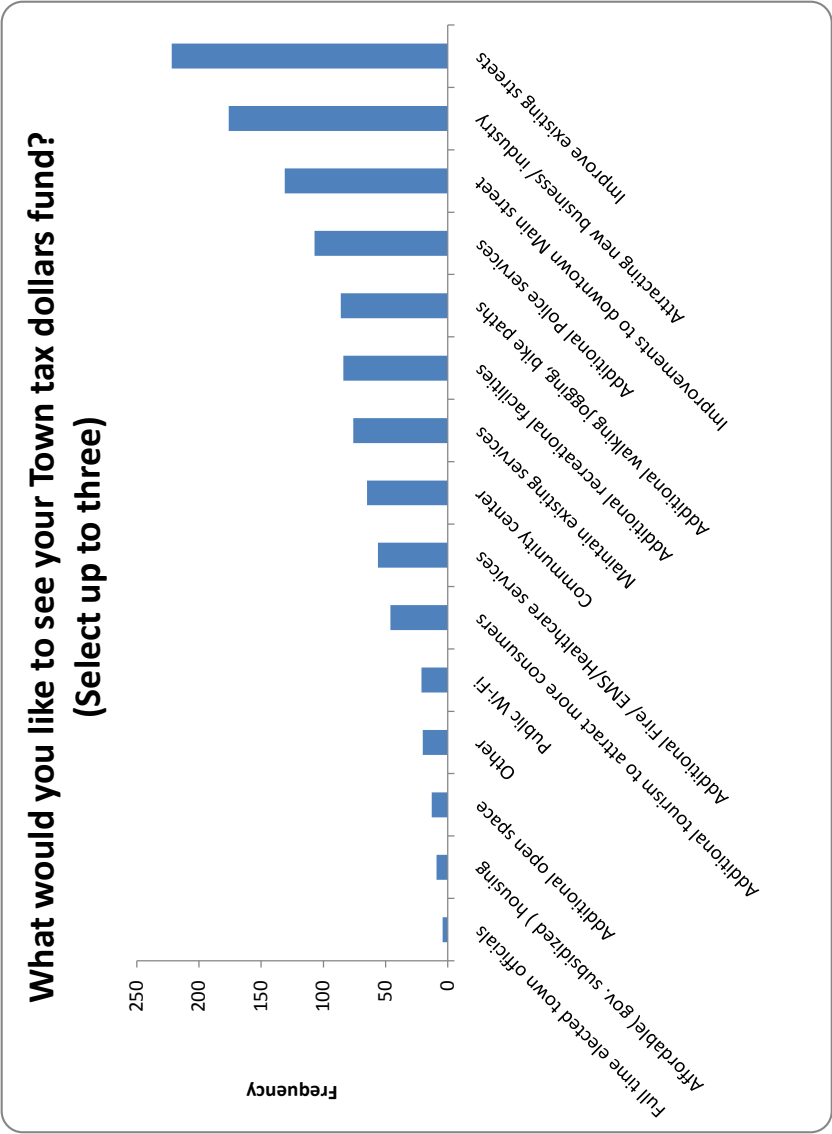
Q15-1	Frequency
No additional businesses needed	1
Banks	2
Hotels	3
Private Schools	6
Agriculture	11
Performing Arts	14
Bed & Breakfast	16
Other	20
Office/Professional Services	31
Manufacturing	46
Light or Heavy Industry	48
Indoor Recreational Facility	60
Small retail stores	102
Movie Theatre	129
Restaurants	148
Large retail stores	174
Grocery Stores	209

Histogram of Q17



Q17-1	Frequency
Other	14
More high density housing	34
Develop Farmland for residential use	46
Undecided	53
Develop Farmland for commercial/industrial use	68
No development	79
More low density housing	103
Encourage Agriculture	184
Preserve Farmland	264

Histogram of Q19



Q19-1	Frequency
Full time elected town officials	4
Affordable(gov. subsidized) housing	9
Additional open space	13
Other	20
Public Wi-Fi	21
Additional tourism to attract more consumers	46
Additional Fire/ EMS/Healthcare services	56
Community center	65
Maintain existing services	76
Additional recreational facilities	84
Additional walking jogging, bike paths	86
Additional Police services	107
Improvements to downtown Main street	131
Attracting new business/ industry	176
Improve existing streets	222

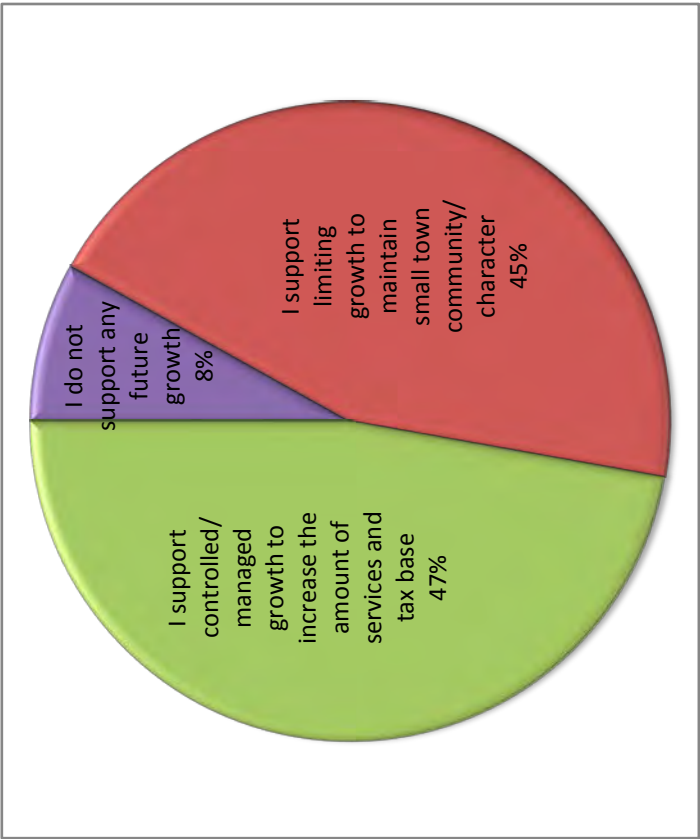
20. Select the following statement that best describes your preference for the future growth of Denton.

SR	TR	MIR	CC	GC	All
3.3	10.6	10.7	7.4	18.2	8.1
42.8	44.2	48.2	44.4	54.5	44.7
53.9	44.7	41.1	48.1	27.3	47.2

I do not support any future growth

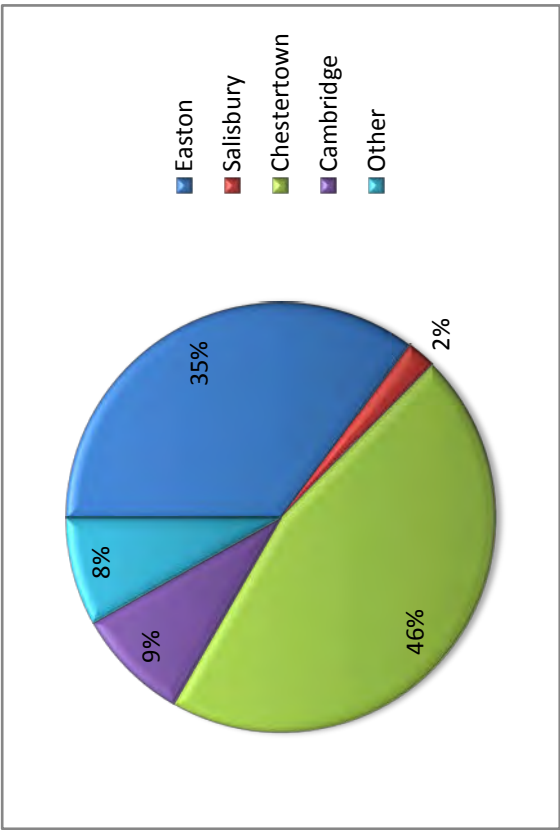
I support limiting growth to maintain small town community/ character

I support controlled/ managed growth to increase the amount of services and tax base



21. I support Denton becoming a community similar to:

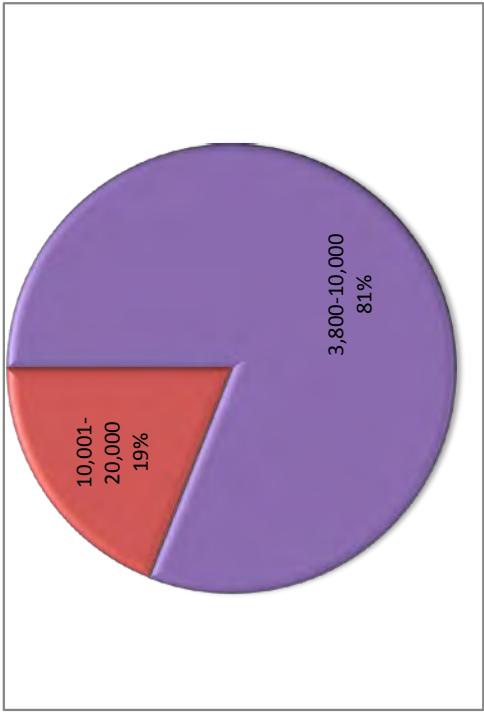
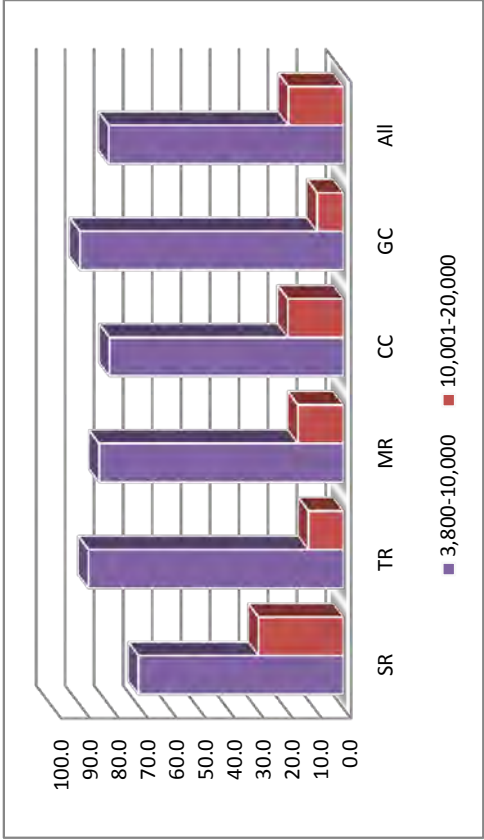
	SR	TR	MR	CC	GC	All
Easton	47.7	31.0	28.3	15.4	36.4	35.2
Salisbury	0.8	2.7	1.9	3.8	36.4	2.2
Chestertown	34.1	51.6	5.7	3.8	9.1	45.9
Cambridge	13.6	7.1	1.9	3.8	9.1	8.6
Other	0.8	1.1	50.9	57.7	9.1	8.1



22. Over the next 25 years, Denton's population should be between:

3,800-10,000
10,001-20,000

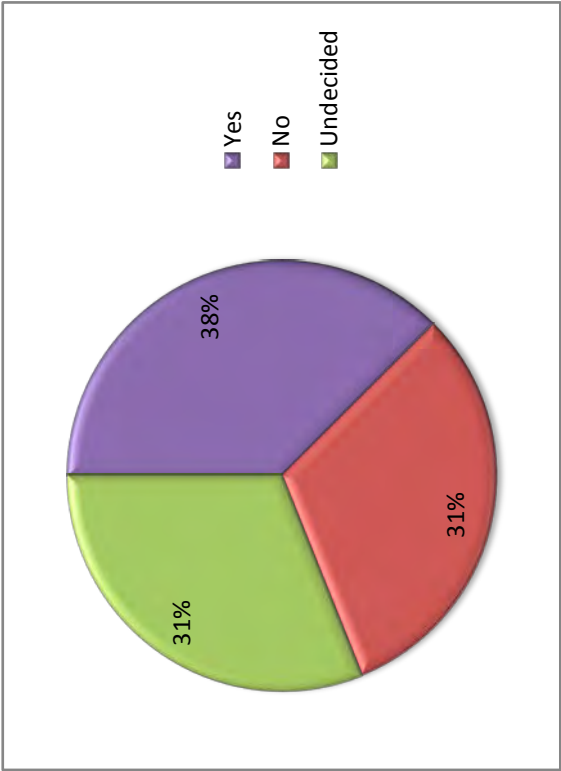
70.7	88.0	84.3	80.8	90.9	81.0
29.3	12.0	15.7	19.2	9.1	19.0



Median: 10,001-20,000		[half respondents' answers are above and below]					
Mode: 3,800-10,000		[answer which occurs most frequently]					
		SR	TR	MR	CC	GC	All
3,800-6,000		35.7	51.3	51.0	53.8	54.5	45.8
6,001-10,000		35.0	36.6	33.3	26.9	36.4	35.2
10,001-15,000		26.4	9.9	11.8	19.2	9.1	16.4
15,001-20,000		2.9	2.1	3.9	0.0	0.0	2.6

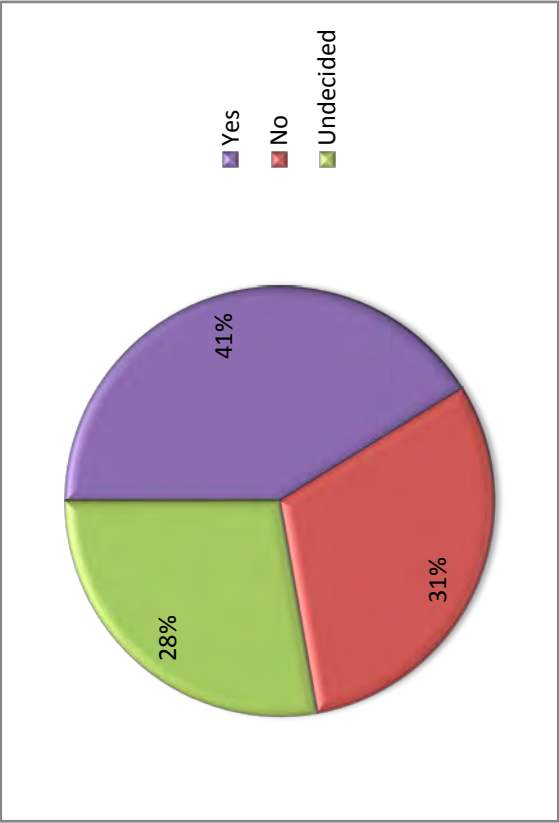
23. Should Denton require a distinctive architectural look and feel on new construction?

	SR	TR	MR	CC	GC	All
Yes	41.6	37.7	30.9	30.8	27.3	37.5
No	26.2	33.3	34.5	42.3	27.3	31.4
Undecided	32.2	28.9	34.5	26.9	45.5	31.1



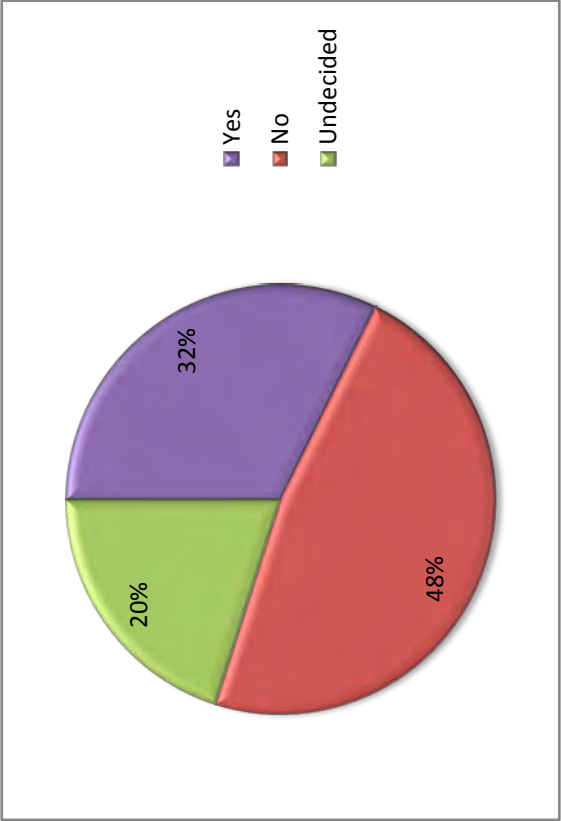
24. Do you believe the town has enough police protection?

	SR	TR	MR	CC	GC	All
Yes	38.4	40.3	38.2	63.0	45.5	41.2
No	29.8	30.6	41.8	22.2	45.5	31.0
Undecided	31.8	29.1	20.0	14.8	9.1	27.8



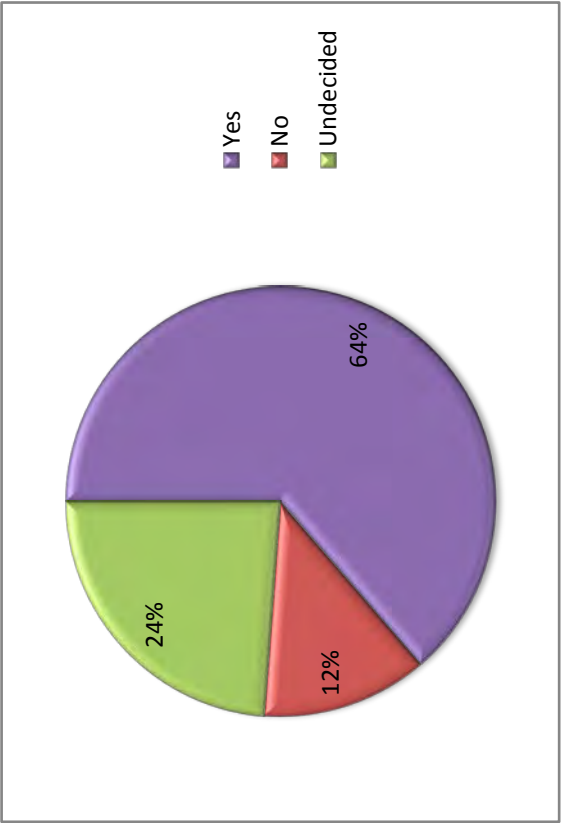
25. Do you believe the town has adequate access to health care?

	SR	TR	MR	CC	GC	All
Yes	23.8	37.9	35.2	11.1	54.5	32.3
No	57.6	42.2	40.7	63.0	18.2	47.6
Undecided	18.5	19.9	24.1	25.9	27.3	20.1

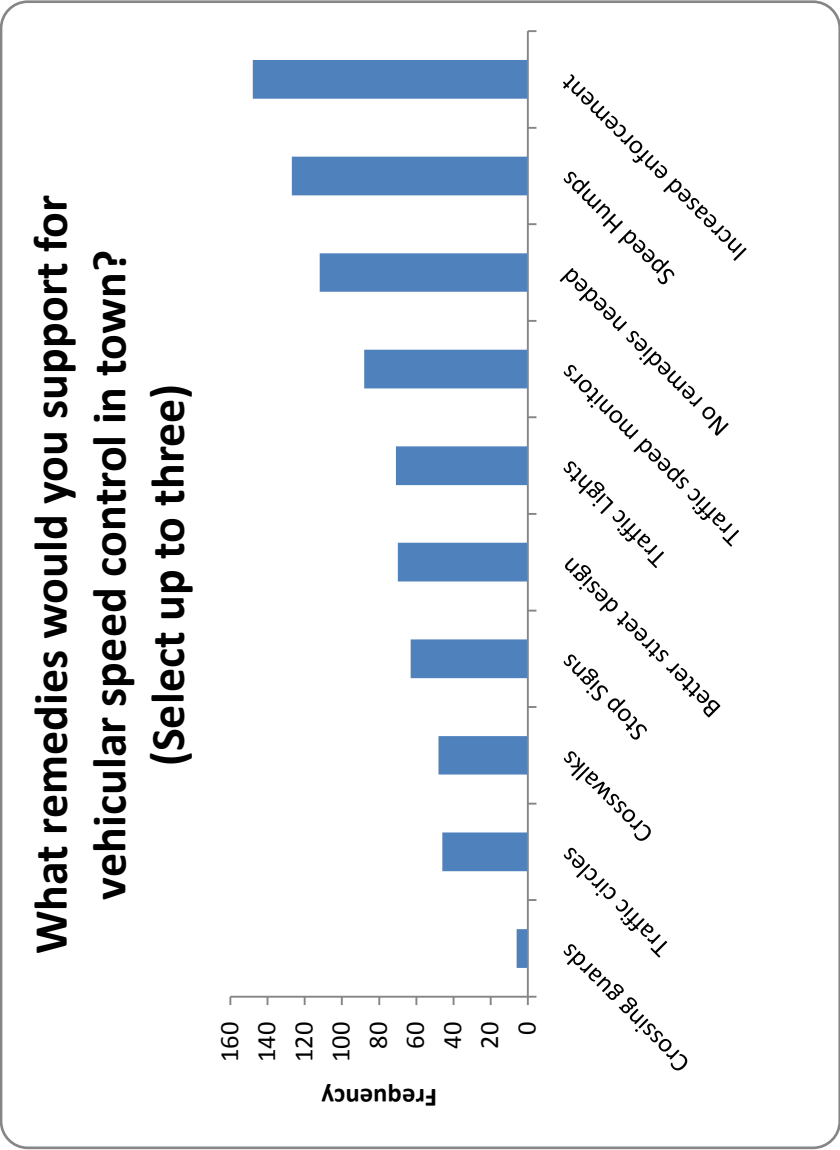


26. Do you believe the town has adequate access to Fire/EMS services?

	SR	TR	MR	CC	GC	All
Yes	57.0	65.9	69.6	66.7	54.5	63.7
No	13.2	10.2	19.6	11.1	18.2	12.5
Undecided	29.8	23.9	10.7	22.2	27.3	23.8



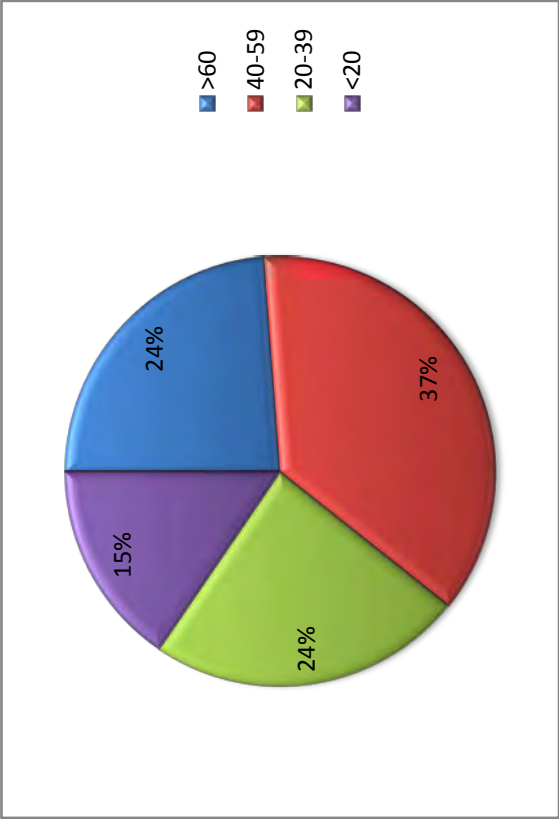
Histogram of Q27



Q27-1	Frequency
Crossing guards	6
Traffic circles	46
Crosswalks	48
Stop Signs	63
Better street design	70
Traffic Lights	71
Traffic speed monitors	88
No remedies needed	112
Speed Humps	127
Increased enforcement	148

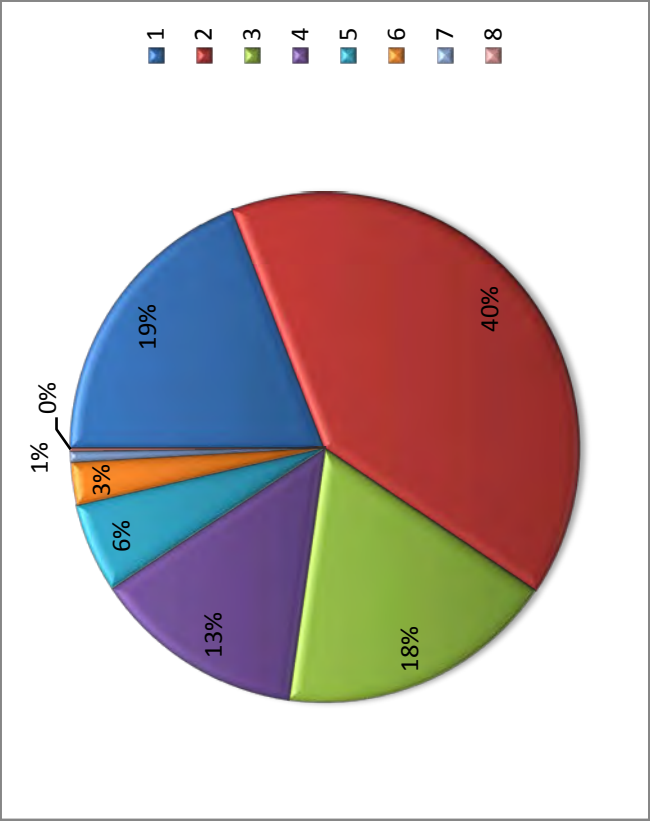
28. Into which age groups do the occupants of your residence fall? (Select all that apply)

	SR	TR	MIR	CC	GC	All
>60	19.9	26.9	23.1	30.3	15.4	23.8
40-59	31.4	37.1	43.6	42.4	53.8	36.9
20-39	29.2	22.4	20.5	21.2	15.4	23.8
<20	19.5	13.6	12.8	6.1	15.4	15.5



29. How many persons reside in your residence?

	SR	TR	MR	CC	GC	All
1	11.3	24.6	22.4	17.4	11.1	19.1
2	41.1	36.7	44.9	56.5	33.3	40.3
3	17.9	18.1	16.3	17.4	33.3	17.8
4	17.2	12.1	12.2	0.0	11.1	13.4
5	7.3	5.5	4.1	0.0	11.1	5.7
6	3.3	2.5	0.0	8.7	0.0	2.7
7	1.3	0.5	0.0	0.0	0.0	0.7
8	0.7	0.0	0.0	0.0	0.0	0.2



Questions

1A lived in Denton

OBSERVATIONS

- Nearly one-third of all residents have lived in Denton over 20 years.
- One-third of all residents are newcomers (< 5 years).
- The majority (63%) in SR are newcomers (< 5 years).
- 60% of GC respondents have lived in town more than 11 years.

Questionnaire Results By Zone				
SR	TR	MR	CC	GC
				All

SR	TR	MR	CC	GC	All
<1	2.6	0.5	5.4	0.0	10.0
1-5	60.6	24.3	14.3	14.8	0.0
6-10	5.2	16.7	12.5	14.8	10.0
11-20	5.2	14.3	16.1	7.4	20.0
>20	23.2	35.7	33.9	37.0	40.0
Don't live in town	3.2	8.6	17.9	25.9	20.0
					10.8

1B lived in Caroline County

OBSERVATIONS

- Nearly half of all Denton residents have lived in Caroline County more than 20 years.
- The majority (57%) in SR are newcomers (<5 years).

SR	TR	MR	CC	GC	All
<1	2.6	1.0	7.0	0.0	0.0
1-5	54.8	19.5	5.3	11.1	0.0
6-10	6.5	12.4	7.0	18.5	18.2
11-20	5.2	11.9	12.3	11.1	9.1
>20	29.0	53.3	63.2	55.6	72.7
Don't live in county	1.9	1.9	5.3	3.7	0.0
					3.4

2A I commute to work

OBSERVATION: 71% of Denton residents commute to work.

SR	TR	MR	CC	GC	All
Yes	76.8	71.4	64.0	61.5	54.5
No	23.2	28.6	36.0	38.5	45.5
					29.0

2B If yes, how far is your daily commute round trip?

OBSERVATIONS

- Nearly one-third of commuters travel less than 20 miles round trip.
- Nearly two-thirds of commuters travel more than 20 miles round trip.
- The majority in MR, CC and GC stay closest to home.
- The majority in SR travel the longest distances.

SR	TR	MR	CC	GC	All
<20	12.2	39.5	51.4	50.0	62.5
21-30	8.7	13.6	10.8	18.8	12.5
31-50	19.1	21.8	18.9	12.5	0.0
51-70	17.4	12.2	10.8	0.0	25.0
71-90	14.8	3.4	2.7	0.0	0.0
>90	27.8	9.5	5.4	18.8	0.0
					15.5

3. How would you rate the overall quality of life in Denton? (Select One)

OBSERVATIONS

- Nearly two-thirds rate the quality of life as good or excellent.
- 40% in GC rated quality of life excellent.
- Those in SR and CC rate the quality of life highest.

	SR	TR	MR	CC	GC	All
Excellent	5.4	6.4	8.0	3.8	40.0	6.9
Good	61.9	54.5	46.0	65.4	20.0	55.6
Fair	25.2	28.2	38.0	26.9	40.0	28.5
Poor	7.5	9.4	8.0	3.8	0.0	8.3
Other	0.0	1.5	0.0	0.0	0.0	0.7

4. What do you like the most about living in Denton? (Select up to three)

OBSERVATIONS

- The majority liked Denton being a small town, its rural setting or being a quiet community.
- 16% in SR liked the Denton being a quiet community.
- 12% in CC liked the sense of safety.
- Only 5% in TR liked Denton being a small Town.
- 23% in TR liked the Denton's community pride.
- 14% in GC liked the traffic.
- 12% in CC liked the historic character.
- 11% in TR liked recreational/park facilities.

	SR	TR	MR	CC	GC	All
Atmosphere	5.8	5.2	3.8	8.8	0.0	5.5
Rural Setting	17.5	13.3	16.0	16.2	19.0	15.7
Schools	4.6	4.8	1.9	1.5	4.8	4.3
Quiet Community	16.9	12.2	11.3	4.4	4.8	12.8
Shopping Opportunities	0.6	0.2	0.9	2.9	0.0	0.6
Public Transportation	0.3	0.4	0.9	0.0	0.0	0.4
Family Oriented	4.9	0.2	4.7	5.9	4.8	5.0
Sense of safety	8.0	4.8	5.7	11.8	0.0	6.2
Location	6.7	4.8	10.4	4.4	9.5	9.0
Recreational/Park Facilities	1.2	10.9	2.8	1.5	0.0	2.3
Municipal Services	0.3	3.3	0.0	0.0	4.8	0.9
Child/Adult Daycare	0.3	1.5	0.0	1.5	0.0	0.5
Access to healthcare services	0.9	0.7	4.7	0.0	0.0	1.8
Historic Character	3.7	2.2	8.5	11.8	4.8	5.5
Small Town	20.9	5.2	24.5	23.5	23.8	22.7
Community Pride	0.9	23.1	1.0	0.0	0.0	1.1
Traffic	3.4	1.5	1.9	4.4	14.3	3.4
Employment Opportunities	0.3	3.3	1.0	0.0	0.0	0.3
Other	3.1	2.2	0.0	1.5	0.0	2.0

5. What do you like the least about living in Denton? (Select up to three)

OBSERVATIONS

- The largest percentage least like the shopping opportunities.
- The second largest percentage least like the employment opportunities.
- Of those who answered other, most indicated taxes are too high or roads are in disrepair.
- Those in GC answered other more often than others (refer to verbatim comments).

	SR	TR	MR	CC	GC	All
Atmosphere	1.3	1.3	2.1	1.8	0.0	1.6
Rural Setting	0.0	0.4	0.0	0.0	0.0	0.2
Schools	0.9	1.6	0.0	1.8	0.0	1.3
Quiet Community	0.0	0.5	2.1	0.0	0.0	0.4
Shopping Opportunities	27.1	33.9	31.9	31.5	38.3	36.1
Public Transportation	5.4	6.5	4.3	7.0	0.0	6.1
Family Oriented	0.0	0.0	0.0	0.0	0.0	0.0
Sense of Safety	3.0	7.2	9.6	5.3	7.7	6.3
Location	1.1	0.5	0.0	0.0	0.0	0.7
Recreational/Park Facilities	2.8	2.9	4.3	0.0	0.0	3.2
Municipal Services	0.2	1.8	3.2	1.8	0.0	1.4
Child/Adult Daycare	0.9	0.0	0.0	0.0	0.0	0.4
Access to healthcare services	4.7	5.4	5.3	10.5	0.0	6.2
Historic Character	0.2	0.2	0.0	0.0	0.0	0.2
Small Town	0.2	0.2	0.0	0.0	0.0	0.2
Community Pride	0.6	1.4	1.1	1.8	0.0	1.2
Traffic	1.7	6.1	3.2	5.3	7.7	4.6
Employment Opportunities	13.8	20.4	22.3	24.4	15.4	21.1
Other	3.2	9.6	10.8	9.1	31.0	8.8

6. What additional pedestrian or bicycle facilities are most needed in Denton? (Select up to three)

OBSERVATIONS

- The largest percentage want sidewalks installed or improved.
- 21% of surveyed in CC want bike lanes on existing road shoulders.
- 14% of all surveyed want bike/pedestrian trails (off-road).
- Those in CC and GC want bike racks.

	SR	TR	MR	CC	GC	All
Sidewalks installed or improved	25.6	29.0	26.2	29.4	16.7	26.9
Additional crosswalks	6.0	6.5	6.0	3.9	5.6	5.8
Bike lanes on new roads	7.9	7.9	4.8	2.0	11.1	6.8
Additional Handicap access	4.5	4.4	9.5	3.9	11.1	4.9
Bike Racks	3.0	4.1	7.1	11.8	22.2	4.3
Bike lanes on existing roads shoulders	12.8	8.5	13.1	21.6	5.6	11.1
Bike/pedestrian trails (off-road)	14.3	15.0	9.5	13.7	11.1	14.3
Bike/pedestrian trails connecting residential and commercial areas	14.7	12.3	10.7	7.8	11.1	13.0
No additional facilities needed	9.8	9.1	7.1	2.0	5.6	9.9
Other	2.6	3.3	6.0	4.0	0.0	3.0

7. What additional recreational/park facilities are most needed in Denton? (Select up to three)

	SR	TR	MR	CC	GC	All
Playground Equipment	8.3	11.4	6.4	2.0	11.8	9.0
Picnic Facilities	6.2	7.0	7.4	3.9	5.9	6.7
Wooded Areas	3.8	4.7	1.1	3.9	0.0	3.7
Ball Fields	6.2	4.7	9.6	11.8	11.8	6.5
Boat Ramps	1.4	1.8	2.1	0.0	5.9	1.6
Swimming Pool	20.7	16.8	20.2	17.6	17.6	18.2
Basketball Courts	2.4	1.8	3.2	9.8	0.0	2.6
Tennis Courts	3.8	0.8	1.1	0.0	11.8	2.0
Rollerblading Park	0.7	3.1	2.1	2.0	5.9	2.1
Outdoor Fitness Course	9.0	7.8	7.4	9.8	5.9	8.1
Parks-Nature	7.6	7.3	4.3	7.8	0.0	6.9
Skateboarding Park	2.4	6.0	7.4	2.0	0.0	4.4
Dog Parks	9.7	9.1	7.4	7.8	0.0	8.7
Natural Open Space	6.2	6.2	9.6	7.8	0.0	6.4
No additional facilities	2.1	4.9	5.3	2.0	11.8	4.4
Marina	6.6	3.4	4.3	9.8	5.9	5.3
Other	9.7	3.4	1.1	2.1	5.8	3.4

OBSERVATIONS

- The highest percentage say a swimming pool is needed.
- 12% in CC and GC say ball fields are needed.
- 12% in GC say no additional facilities are needed.
- Many living in MR appear to want more natural open space.
- A fair amount of respondents want dog parks, an outdoor fitness course or playground equipment.

8. Do you want a youth recreational facility (e.g., YMCA, etc.) in Denton?

	SR	TR	MR	CC	GC	All
Yes	73.2	63.0	70.9	63.0	80.0	67.2
No	9.2	15.9	9.1	14.8	20.0	12.9
Undecided	17.6	21.2	20.0	22.2	0.0	19.9

OBSERVATION: Two-thirds of all residents would like a youth recreational facility.

9. Is active adult (55+) housing needed in Denton?

	SR	TR	MR	CC	GC	All
Yes	37.2	40.6	60.0	40.7	60.0	41.8
No	20.9	22.3	16.4	33.3	20.0	23.0
Undecided	41.9	36.6	23.6	25.9	20.0	35.2

OBSERVATIONS

- 41% of all surveyed say active adult housing is needed, yet many are undecided.
- Those in MR and GC overwhelmingly want more active adult housing.

10. Which of the following kinds of housing should be expanded in Denton? (Select up to three)

OBSERVATIONS

- The majority favor additional single family or moderately priced housing.
- 21% of all surveyed say no additional housing is needed.
- CC respondents prefer condominiums, low income housing and moderately priced housing, but refer to Q11.

	SR	TR	MR	CC	GC	All
Apartment Complexes	4.5	4.0	1.1	10.0	0.0	3.5
Townhouses	5.8	8.3	12.0	5.0	5.9	7.8
Condominiums	6.6	3.4	3.3	25.0	0.0	4.4
Single Family	27.2	20.9	30.4	5.0	29.4	24.8
Low income housing	6.2	6.8	8.7	25.0	11.8	6.7
Moderately priced housing	24.7	28.9	28.3	17.5	29.4	27.4
No additional Housing is needed	22.2	23.1	13.0	2.5	23.5	21.2
Government subsidized housing	1.2	1.2	1.1	2.5	0.0	1.2
Other	1.7	3.4	2.2	7.5	0.0	3.0

11. Which of the following kinds of housing should not be expanded in Denton? (Select up to three)

OBSERVATIONS

- Least desired are apartment complexes, low income housing, and government subsidized housing.
- CC respondents least like condominiums and moderately priced housing.
- CC respondents appear less concerned about low income housing and government subsidized housing.

	SR	TR	MR	CC	GC	All
Apartment Complexes	24.8	23.4	23.0	24.0	22.2	23.5
Townhouses	5.9	9.4	9.0	6.0	11.1	7.7
Condominiums	6.6	12.7	9.0	26.0	11.1	9.6
Single Family	1.0	1.3	1.0	6.0	0.0	1.0
Low income housing	28.3	24.4	24.0	10.0	22.2	26.1
Moderately priced housing	1.4	0.3	1.0	24.0	0.0	1.1
No additional Housing is needed	5.2	5.8	3.0	2.0	11.1	5.7
Government subsidized housing	26.2	21.8	28.0	2.0	22.2	24.3
Other	0.7	1.1	2.0	0.0	0.0	1.0

12. Are you willing to fund affordable housing with your tax dollars?

OBSERVATION: Two-thirds are not willing to fund affordable housing with tax dollars.

	SR	TR	MR	CC	GC	All
Yes	9.3	9.8	13.0	14.8	9.1	10.0
No	67.3	64.9	64.8	77.8	90.9	68.0
Undecided	23.3	25.4	22.2	7.4	0.0	22.0

13. Are you responding as a landlord or owner occupier?

OBSERVATIONS

- Overwhelming majority are owner occupiers (not surprising because the mailing went to property owner and not tenants).
- There are more landlords in MR, CC and GC than elsewhere.

	SR	TR	MR	CC	GC	All
Landlord	1.3	8.3	23.7	23.1	54.5	10.1
Owner Occupied	97.4	86.3	67.8	65.4	45.5	84.9
Both	1.3	5.4	8.5	11.5	0.0	5.0

14. Would you like to see additional businesses?

OBSERVATION: Nearly 100% would like to see additional businesses.

	SR	TR	MR	CC	GC	All
Yes	98.7	95.6	100.0	100.0	100.0	97.4
No	1.3	4.4	0.0	0.0	0.0	2.6

15. Which of the following kinds of businesses should be in Denton? (Select up to three)

OBSERVATIONS

- The majority want more grocery stores, large retail stores, restaurants, or small retail stores.
- Many would like a movie theatre.
- 10% of CC respondents would like indoor recreational facility.
- 12% of GC respondents would like to see office / professional establishments.

	SR	TR	MR	CC	GC	All
Large retail stores	18.6	17.4	14.4	8.3	12.5	17.1
Small retail stores	10.1	9.7	12.0	11.7	8.3	10.0
Movie Theatre	15.4	10.4	14.4	13.3	12.5	12.7
Indoor Recreational Facility	5.6	5.9	5.6	10.0	4.2	5.9
Agriculture	0.3	1.1	1.6	0.0	8.3	0.8
Bed & Breakfast	1.5	1.4	1.6	5.0	0.0	1.1
Restaurants	16.3	13.8	14.4	13.3	8.3	10.4
Hotels	0.6	0.2	0.0	0.0	0.0	0.2
Banks	0.3	0.0	0.0	1.7	0.0	4.5
Manufacturing	4.1	4.3	4.8	5.0	8.3	4.5
Office/Professional Services	3.0	2.3	3.2	3.3	12.5	3.0
Grocery Stores	19.8	22.6	19.2	16.7	16.7	20.5
Performing Arts	1.2	1.6	0.0	5.0	0.0	1.4
Private Schools	0.6	0.7	0.0	1.7	0.0	0.6
Light or Heavy Industry	2.1	5.9	7.2	0.0	8.3	4.7
No additional businesses needed	0.0	0.2	0.0	0.0	0.0	0.1
Other	0.5	2.7	1.6	5.1	0.0	2.5

16. Where should these new businesses be located within the town limits?

Concentrate in existing commercial areas

Mixed within residential areas

Other

Along highway 404

	SR	TR	MR	CC	GC	All
Concentrate in existing commercial areas	49.2	48.1	43.9	57.6	64.3	40.1
Mixed within residential areas	4.7	7.5	9.1	18.2	7.1	4.0
Other	0.5	0.4	43.9	3.0	21.4	24.1
Along highway 404	45.0	40.2	1.5	12.1	7.1	31.1

OBSERVATION: Majority wants new businesses in either existing commercial areas or along highway 404.

17. Circle those which you support in regards to growth immediately surrounding the Town of Denton. (Select up to three)

	SR	TR	MR	CC	GC	All
Preserve Farmland	32.0	30.9	30.2	32.7	30.8	31.2
Develop Farmland for commercial/industrial use	8.8	7.4	8.5	5.5	11.5	8.1
Develop Farmland for residential use	4.8	4.4	8.5	7.3	11.5	5.4
Encourage Agriculture	23.2	21.8	22.6	20.0	23.1	21.8
More high density housing	4.0	2.8	5.7	7.3	0.0	4.0
More low density housing	11.8	12.9	11.3	7.3	15.4	12.2
No development	7.0	12.1	7.5	10.9	0.0	9.4
Undecided	7.0	6.6	4.7	5.5	3.8	6.3
Other	10.6	1.2	0.5	3.7	5.9	1.6

OBSERVATION: Majority want farmland preserved, agriculture encouraged, or little to now development immediately surrounding Denton.

18. Where is it most important to have public schools located?

	SR	TR	MR	CC	GC	All
Within Town	24.8	17.7	14.8	30.8	20.0	20.2
Immediately outside town	18.1	35.5	24.1	30.8	20.0	28.1
Doesn't matter	57.0	46.8	61.1	38.5	60.0	51.7

OBSERVATION: About half the respondents do not care where public schools are located. Of those that do care, they want schools in or near Denton.

19. What would you like to see your Town tax dollars fund? (Select up to three)

	SR	TR	MR	CC	GC	All
Additional Police services	10.1	8.5	14.3	3.0	16.0	9.6
Additional open space	1.4	1.0	0.8	3.0	0.0	1.2
Main street	10.7	11.7	11.3	19.4	12.0	11.7
Full time elected town officials	0.8	0.2	0.0	0.0	0.0	0.4
Maintain existing services	6.3	8.5	2.3	3.0	12.0	6.8
Attracting new business/ industry	17.5	13.5	16.5	16.4	20.0	15.8
Public Wi-Fi	1.9	2.0	2.3	1.5	0.0	1.9
Additional recreational facilities	10.4	6.6	7.5	0.0	0.0	7.5
Additional walking jogging, bike paths	7.9	8.9	6.0	4.5	0.0	7.7
Community center	6.8	5.6	5.3	6.0	0.0	5.8
Additional Fire/ EMS/Healthcare services	4.6	4.6	6.8	6.0	0.0	5.0
Improve existing streets	15.3	22.9	19.5	9.0	0.0	19.9
Additional tourism to attract more consumers	4.4	3.0	3.8	19.4	32.0	4.1
Affordabel(gov. subsidized) housing	0.5	0.8	2.3	7.5	4.0	0.8
Other	1.4	2.1	1.6	1.5	4.0	1.8

OBSERVATIONS

- Respondents want their tax dollars used to improve existing streets, to attract new businesses or industry, to assist main street, or for additional police services.
- Those in CC want tax dollars used to fund additional tourism to attract more consumers, and to assist main street.
- Those in GC want tax dollars to provide additional police services, to attract customers through tourism expenditures ,and to maintain existing services.

20. Select the following statement that best describes your preference for the future growth of Denton.

OBSERVATION: Majority want limited / managed growth.

I do not support any future growth
I support limiting growth to maintain small town community/ character
I support controlled/ managed growth to increase the amount of services and tax base

SR	TR	MR	CC	GC	All
3.3	10.6	10.7	7.4	18.2	8.1
42.8	44.2	48.2	44.4	54.5	44.7
53.9	44.7	41.1	48.1	27.3	47.2

21. I support Denton becoming a community similar to:

OBSERVATIONS

- Majority favor becoming similar to Chestertown or Easton.
- MR and CC respondents chose the other category (see verbatim responses for details).
- GC respondents favored Salisbury or Easton.

SR	TR	MR	CC	GC	All
47.7	31.0	28.3	15.4	36.4	35.2
0.8	2.7	1.9	3.8	36.4	2.2
34.1	51.6	5.7	3.8	9.1	45.9
13.6	7.1	1.9	3.8	9.1	8.6
0.8	1.1	50.9	57.7	9.1	8.1

22. Over the next 25 years, Denton's population should be between:

OBSERVATIONS

- The majority favored a population between 3,800 and 10,000.
- Of the majority, most favored a population between 3,800 and 6,000.
- Few favored a population in excess of 15,000.
- The majority of CC respondents favor a population no higher than 6,000.

SR	TR	MR	CC	GC	All
35.7	51.3	51.0	53.8	54.5	45.8
35.0	36.6	33.3	26.9	36.4	35.2
26.4	9.9	11.8	19.2	9.1	16.4
2.9	2.1	3.9	0.0	0.0	2.6

23. Should Denton require a distinctive architectural look and feel on new construction?

OBSERVATION: Many were undecided, however of those that were sure, most favored a distinctive architectural look and feel.

SR	TR	MR	CC	GC	All
41.6	37.7	30.9	30.8	27.3	37.5
26.2	33.3	34.5	42.3	27.3	31.4
32.2	28.9	34.5	26.9	45.5	31.1

24. Do you believe the town has enough police protection?

OBSERVATION: Many were undecided, however of those that were sure, most felt that police protection was adequate.

SR	TR	MR	CC	GC	All
38.4	40.3	38.2	63.0	45.5	41.2
29.8	30.6	41.8	22.2	45.5	31.0
31.8	29.1	20.0	14.8	9.1	27.8

25. Do you believe the town has adequate access to health care?

OBSERVATION: Of the majority who were not undecided, most felt that access to health care was inadequate.

SR	TR	MR	CC	GC	All
23.8	37.9	35.2	11.1	54.5	32.3
57.6	42.2	40.7	63.0	18.2	47.6
18.5	19.9	24.1	25.9	27.3	20.1

26. Do you believe the town has adequate access to Fire/EMS services?

OBSERVATION: Two-thirds responded that Fire/EMS services were adequate.

SR	TR	MR	CC	GC	All
57.0	65.9	69.6	66.7	54.5	63.7
13.2	10.2	19.6	11.1	18.2	12.5
29.8	23.9	10.7	22.2	27.3	23.8

No

Undecided

27. What remedies would you support for vehicular speed control in town? (Select up to three)

OBSERVATIONS

- 85% responded that some vehicular speed control was necessary.
- Of those, most favored increased enforcement, speed humps [sic]. or traffic speed monitors.
- CC respondents favored better street design and traffic circles.
- GC respondents favored traffic lights or no remedies.

SR	TR	MR	CC	GC	All
17.1	17.8	12.1	12.8	21.4	16.3
8.3	8.4	8.1	5.1	7.1	8.1
16.3	19.8	25.3	17.9	7.1	18.9
6.7	5.0	4.0	12.8	7.1	5.9
0.8	0.3	3.0	0.0	0.0	0.8
9.9	10.0	7.1	2.6	14.3	9.1
12.7	10.3	13.1	10.3	7.1	11.3
8.7	9.7	6.1	17.9	0.0	9.0
6.0	6.1	7.1	7.7	0.0	6.2
13.5	12.5	14.1	12.8	35.7	14.4

Speed Humps

Stop Signs

Increased enforcement

Traffic circles

Crossing guards

Traffic Lights

Traffic speed monitors

Better street design

Crosswalks

No remedies needed

28. Into which age groups do the occupants of your residence fall? (Select all that apply)

SR	TR	MR	CC	GC	All
19.9	26.9	23.1	30.3	15.4	23.8
31.4	37.1	43.6	42.4	53.8	36.9
29.2	22.4	20.5	21.2	15.4	23.8
19.5	13.6	12.8	6.1	15.4	15.5

>60

40-59

20-39

<20

29. How many persons reside in your residence?

SR	TR	MR	CC	GC	All
11.3	24.6	22.4	17.4	11.1	19.1
41.1	36.7	44.9	56.5	33.3	40.3
17.9	18.1	16.3	17.4	33.3	17.8
17.2	12.1	12.2	0.0	11.1	13.4
7.3	5.5	4.1	0.0	11.1	5.7
3.3	2.5	0.0	8.7	0.0	2.7
1.3	0.5	0.0	0.0	0.0	0.7
0.7	0.0	0.0	0.0	0.0	0.2

1

2

3

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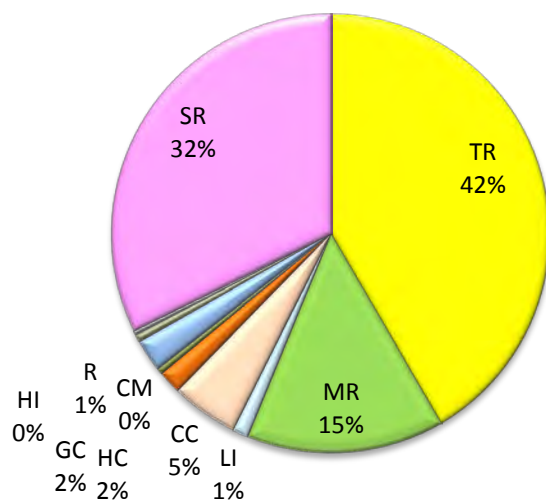
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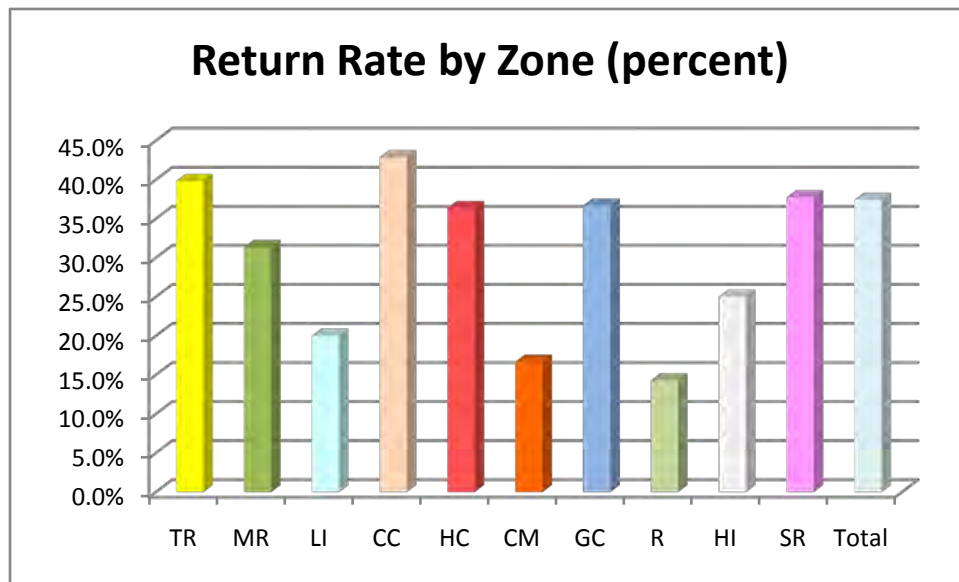
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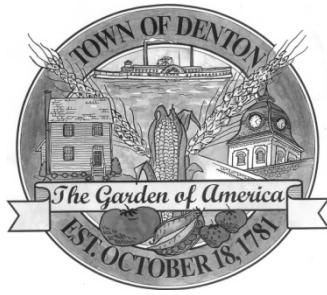
Survey Returns by Zone



Zones	#Sent	# Received	% Received	% Total Sent
SR	411	155	37.7%	32.3%
TR	530	211	39.8%	41.6%
MR	185	58	31.4%	14.5%
CC	63	27	42.9%	4.9%
GC	30	11	36.7%	2.4%
HC	22	8	36.4%	1.7%
LI	15	3	20.0%	1.2%
R	7	1	14.3%	0.5%
CM	6	1	16.7%	0.5%
HI	4	1	25.0%	0.3%
Total	1273	476	37.4%	100.0%

Zones	Sent	Received	Percent
TR	530	211	39.8%
MR	185	58	31.4%
LI	15	3	20.0%
CC	63	27	42.9%
HC	22	8	36.4%
CM	6	1	16.7%
GC	30	11	36.7%
R	7	1	14.3%
HI	4	1	25.0%
SR	411	155	37.7%
Total	1273	476	37.4%





Town of Denton

Town Survey

Please Return to:
Denton Town Office
13 N. Third Street
Denton, MD 21629

Questionnaire

1. Into which of the following categories do you fall?

I have lived in Denton:

☐ Less than 1 year ☐ 1-5 years ☐ 6-10 years ☐ 10-20 years ☐ More than 20 years ☐ Don't live in town

I have lived in Caroline County?

☐ Less than 1 year ☐ 1-5 years ☐ 6-10 years ☐ 10-20 years ☐ More than 20 years ☐ Don't live in county

2. I commute to work. ☐ Yes ☐ No

If yes, how far is your daily commute round trip?

☐ Less than 20 miles ☐ 21-30 miles ☐ 31-50 miles ☐ 51-70 miles ☐ 71-90 miles ☐ 90+ miles

3. How would you rate the overall quality of life in Denton? (Select One)

☐ Excellent ☐ Good ☐ Fair ☐ Poor ☐ Other _____

4. What do you like the **most** about living in Denton? (Select up to three)

☐ Atmosphere	☐ Family Oriented	☐ Historic Character
☐ Rural Setting	☐ Sense of Safety	☐ Small Town
☐ Schools	☐ Location	☐ Community Pride
☐ Quiet Community	☐ Recreational/Park Facilities	☐ Traffic
☐ Shopping	☐ Municipal Services	☐ Employment
☐ Opportunities	☐ Child/Adult Daycare	☐ Opportunities
☐ Public Transportation	☐ Access to health care services	
☐ Other _____		

5. What do you like the **least** about living in Denton? (Select up to three)

☐ Atmosphere	☐ Family Oriented	☐ Historic Character
☐ Rural Setting	☐ Sense of Safety	☐ Small Town
☐ Schools	☐ Location	☐ Community Pride
☐ Quiet Community	☐ Recreational/Park Facilities	☐ Traffic
☐ Shopping	☐ Municipal Services	☐ Employment
☐ Opportunities	☐ Child/Adult Daycare	☐ Opportunities
☐ Public Transportation	☐ Access to health care services	
☐ Other _____		

6. What additional pedestrian or bicycle facilities are most needed in Denton? (Select up to three)

- | | |
|--|---|
| ☐ Sidewalks installed or improved | ☐ Bike lanes on existing roads shoulders |
| ☐ Additional crosswalks | ☐ Bike/pedestrian trails (off-road) |
| ☐ Bike lanes on new roads | ☐ Bike/pedestrian trails connecting residential and commercial areas |
| ☐ Additional Handicap access | ☐ No additional facilities needed |
| ☐ Bike Racks | ☐ Other_____ |

7. What additional recreational/park facilities are most needed in Denton? (Select up to three)

- | | | |
|---|---|---|
| ☐ Playground Equipment | ☐ Swimming Pool | ☐ Skateboarding Park |
| ☐ Picnic Facilities | ☐ Basketball Courts | ☐ Dog Parks |
| ☐ Wooded Areas | ☐ Tennis Courts | ☐ Natural Open Space |
| ☐ Ball Fields | ☐ Rollerblading Park | ☐ No additional facilities |
| ☐ Boat Ramps | ☐ Outdoor Fitness Course | ☐ Marina |
| | ☐ Parks-nature | ☐ Other_____ |

8. Do you want a youth recreational facility (e.g., YMCA, etc.) in Denton?

- ☐ Yes ☐ No ☐ Undecided

9. Is active adult (55+) housing needed in Denton?

- ☐ Yes ☐ No ☐ Undecided

10. Which of the following kinds of housing should be expanded in Denton? (Select up to three)

- | | |
|--|--|
| ☐ Apartment complexes | ☐ Low income housing |
| ☐ Townhouses | ☐ Moderately priced houses |
| ☐ Condominiums | ☐ No additional housing is needed |
| ☐ Single Family | ☐ Government subsidized housing |
| | ☐ Other_____ |

11. Which of the following kinds of housing should **not** be expanded in Denton? (Select up to three)

- | | |
|--|--|
| ☐ Apartment complexes | ☐ Low income housing |
| ☐ Townhouses | ☐ Moderately priced houses |
| ☐ Condominiums | ☐ No additional housing is needed |
| ☐ Single Family | ☐ Government subsidized housing |
| | ☐ Other_____ |

12. Are you willing to fund affordable housing with your tax dollars?

- ☐ Yes ☐ No ☐ Undecided

13. Are you responding as a landlord or owner occupier? ☐ Landlord ☐ Owner Occupied

14. Would you like to see additional businesses? ☐ Yes ☐ No

(If you answered No, skip questions 15 and 16.)

15. Which of the following kinds of businesses should be in Denton? (Select up to three)

- | | | |
|---|---|--|
| ☐ Large Retail Stores | ☐ Bed & Breakfasts | ☐ Office/Professional Services |
| ☐ Small Retail Stores | ☐ Restaurants | ☐ Grocery Stores |
| ☐ Movie Theaters | ☐ Hotels | ☐ Performing Arts |
| ☐ Indoor Recreational Facility | ☐ Banks | ☐ Private Schools |
| ☐ Agriculture | ☐ Manufacturing | ☐ Light or Heavy Industry |
| ☐ Other_____ | | ☐ No additional businesses needed |

Refer to Map on back of cover letter for numbers 16-18.

16. Where should these new businesses be located within the town limits?

- ☐ Concentrate in existing commercial areas ☐ Along Highway 404
☐ Mixed within Residential Areas ☐ No additional businesses needed
☐ Other (Identify new areas) _____

17. Circle those which you support in regards to growth immediately surrounding the Town of Denton.
(Select up to three)

- ☐ Preserve Farmland
☐ Develop Farmland for commercial/industrial use
☐ Develop Farmland for residential use
☐ Encourage Agriculture (i.e., tax breaks, grants, low interest loans, etc.)
☐ **More** high density housing (i.e., smaller lot sizes)
☐ **More** low density housing (i.e., larger lot sizes)
☐ No Development
☐ Undecided
☐ Other _____

18. Where is it most important to have public schools located?

- ☐ Within Town ☐ Immediately outside town ☐ Doesn't matter

Please consider the following when answering questions 19, 20 & 21

Employment

Noise

Commercial/Retail Businesses

Government (public) Facilities and Services

Professional Services (banks, attorneys, etc.)

Crime

Parks/Open Spaces

Traffic

Taxes

School Services

Restaurants

Any others you wish to use

19. What would you like to see your Town tax dollars fund? (Select up to three)

- | | |
|---|---|
| ☐ Additional police services | ☐ Additional recreational facilities |
| ☐ Additional open spaces | ☐ Additional walking, jogging, bicycle paths |
| ☐ Improvements to downtown Main Street | ☐ Community center |
| ☐ Full time elected town officials | ☐ Additional Fire/EMS/Health Care services |
| ☐ Maintain existing services | ☐ Improve existing streets |
| ☐ Attracting new business / industry | ☐ Additional tourism to attract more consumers |
| ☐ Public Wi-Fi | ☐ Affordable (government subsidized) housing |
| ☐ Other _____ | |

Please consider the following when answering Questions 20 & 21

The population of Denton currently stands at approximately 3,800.

If growth is 2% per year, in 25 years Denton's population will grow to 6,200.

If growth is 3% per year, in 25 years Denton's population will grow to 8,000.

20. Select the following statement that best describes your preference for the future growth of Denton.

- ☐ I do not support any future growth
☐ I support limiting growth to maintain small town community / character
☐ I support controlled / managed growth to increase the amount of services and tax base

21. I support Denton becoming a community similar to: (Circle one)

- ☐ Easton (Population 14,400) ☐ Chestertown (Population 4,900)
☐ Salisbury (Population 27,800) ☐ Cambridge (Population 11,800)
☐ Other _____

22. Over the next 25 years, Denton's population should be between:

- ☐ 3,800-6,000 ☐ 6,001-10,000 ☐ 10,001-15,000 ☐ 15,001-20,000

23. Should Denton require a distinctive architectural look and feel on new construction?

- ☐ Yes ☐ No ☐ Undecided

Why? _____

24. Do you believe the town has enough police protection?

- ☐ Yes ☐ No ☐ Undecided

Why? _____

25. Do you believe the town has adequate access to health care?

- ☐ Yes ☐ No ☐ Undecided

Why? _____

26. Do you believe the town has adequate access to Fire/EMS services?

- ☐ Yes ☐ No ☐ Undecided

Why? _____

27. What remedies would you support for vehicular speed control in town? (Select up to three)

- | | |
|--|---|
| ☐ Speed humps | ☐ Traffic lights |
| ☐ Stop signs | ☐ Traffic speed monitors |
| ☐ Increased enforcement | ☐ Better street design |
| ☐ Traffic circles | ☐ Crosswalks |
| ☐ Crossing guards | ☐ No remedies needed |

28. Into which age groups do the occupants of your residence fall? (Select all that apply)

- ☐ Over 60 ☐ 40-59 ☐ 20-39 ☐ Under 20

29. How many persons reside in your residence? _____

30. Is there anything you were not asked that you would like to address?

Thank you for your taking time to respond to our survey!