

RESIDENTIAL BUILD-OUT ANALYSIS

ZONING DISTRICT	MINIMUM				EXISTING		POTENTIAL [2]	
	RESIDENTIAL LOT SIZE	PARCELS	ACRES	NET ACRES [1]	DWELLING UNITS	Approx. Acres [3]	POTENTIAL DWELLING UNITS [2]	Approx. Acres [3]
AGRICULTURAL/RESIDENTIAL (40,000 S.F.)	40,000	129	166.7	157.4	125.0	149.0	7.0	8.3
AGRICULTURAL/RESIDENTIAL (80,000 S.F.)	80,000	479	1,174.0	960.4	432.0	807.2	82.0	153.2
AGRICULTURAL/RESIDENTIAL (CLUSTER OPTION, 25+ ACRES)	36,300	9	448.2	331.4	4.0	5.0	263.0	326.4
A/PRD/MH [3]	80,000	348	402.3	332.9	538.0	294.0	16.0	39.1
BUSINESS		6	41.9	39.0	-	-	-	-
HISTORIC	50,000	1	12.0	11.6	-	-	-	-
TOWNSHIP OWNED		4	89.4	37.5	-	-	-	-
TOWNSHIP OWNED & HISTORIC		1	4.2	3.5	-	-	-	-
Road rights-of-way [5]			132.7					
GRAND TOTAL		977	2,339	1,874	1,099	1,255	368	527

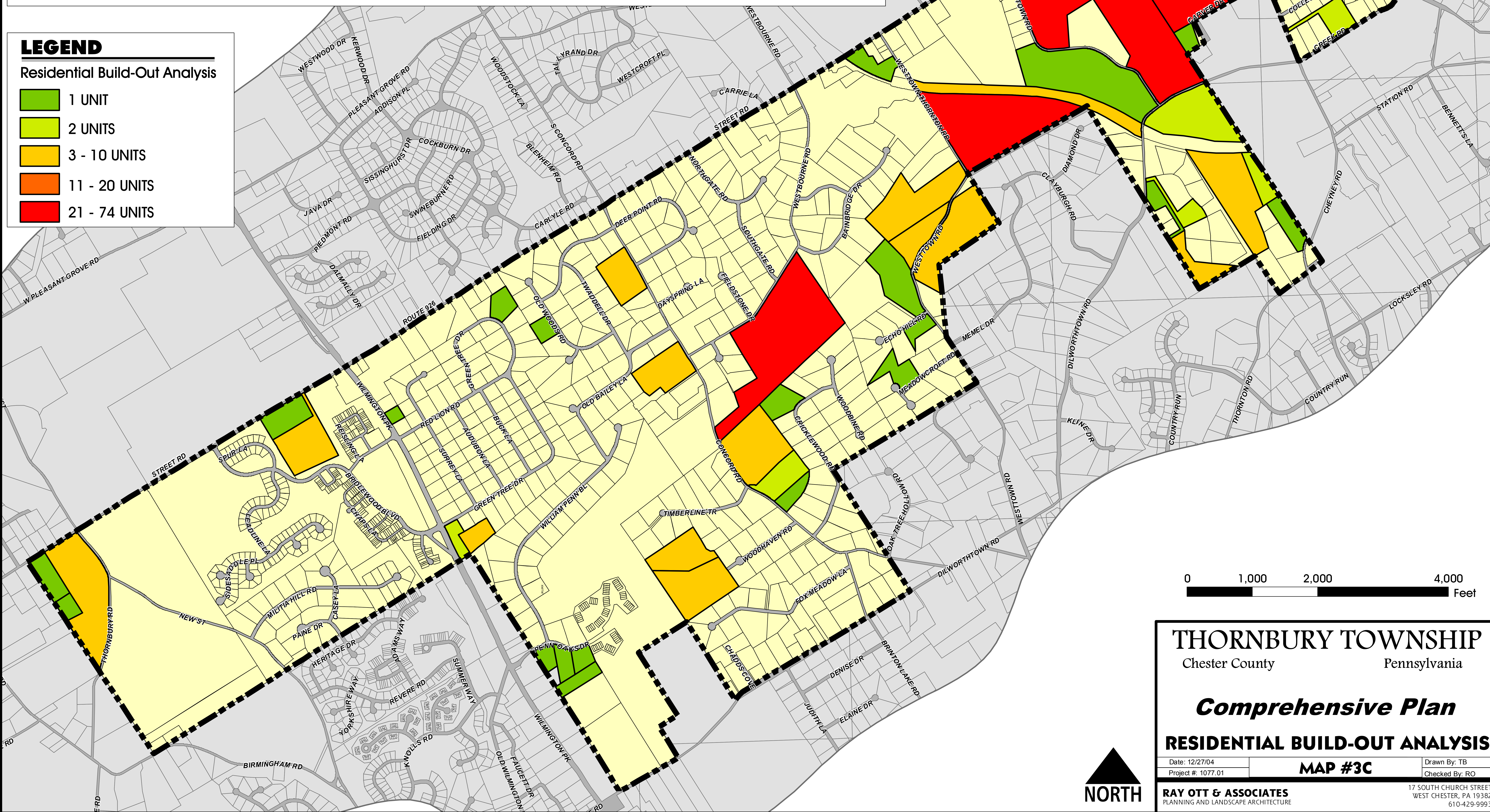
- [1] GROSS PARCEL ACRES LESS FLOOD PLAINS AND HYDRIC SOILS.
- [2] BASED ON NET ACRES AND ZONED DENSITY, LESS ANY EXISTING DWELLING UNITS.
- [3] EXISTING AND POTENTIAL DWELLING UNIT ACRES BASED ON AVERAGE NET ACRES PER DWELLING UNIT IN EACH ZONING DISTRICT.
- [4] SINCE THERE ARE NO 100 ACRE PARCELS TO QUALIFY FOR THE PRD OPTION, THE 80,000 S.F. LOT SIZE WAS ASSUMED.
- [5] ROAD RIGHTS-OF-WAY ARE INCLUDED TO ACCOUNT FOR LAND NOT IN PARCELS.

Sources: Chester County Land Records, GIS Parcel Maps. (2002)
 Chester County Tax Assessment Office, Property Characteristics File (2002)
 Ray Ott & Associates, aerial photography/field survey interpretation. (2002)

LEGEND

Residential Build-Out Analysis

- 1 UNIT
- 2 UNITS
- 3 - 10 UNITS
- 11 - 20 UNITS
- 21 - 74 UNITS



THORNBURY TOWNSHIP
 Chester County Pennsylvania

Comprehensive Plan

RESIDENTIAL BUILD-OUT ANALYSIS

Date: 12/27/04
 Project #: 1077.01
 Drawn By: TB
 Checked By: RO

MAP #3C

RAY OTT & ASSOCIATES
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