

**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        |               |                |                   |                              |                   |
| <b>GRAND TOTAL</b>                                   |                      | <b>977</b> | <b>2,339</b> | <b>1,874</b>  | <b>1,099</b>   | <b>1,255</b>      | <b>368</b>                   | <b>527</b>        |

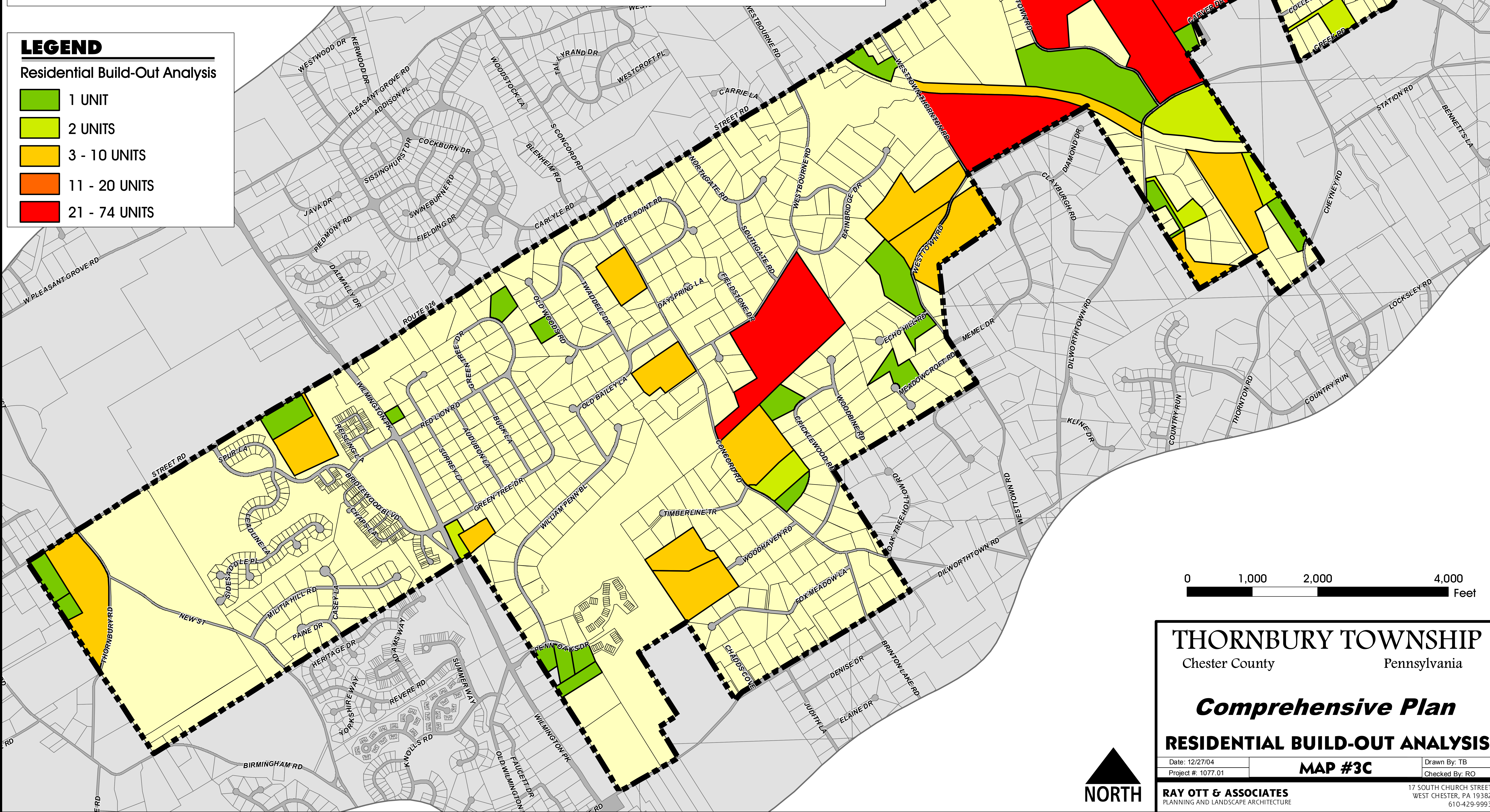
- [1] GROSS PARCEL ACRES LESS FLOOD PLAINS AND HYDRIC SOILS.
- [2] BASED ON NET ACRES AND ZONED DENSITY, LESS ANY EXISTING DWELLING UNITS.
- [3] EXISTING AND POTENTIAL DWELLING UNIT ACRES BASED ON AVERAGE NET ACRES PER DWELLING UNIT IN EACH ZONING DISTRICT.
- [4] SINCE THERE ARE NO 100 ACRE PARCELS TO 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     | <b>MAP #3C</b> | Drawn By: TB   |
| Project #: 1077.01 |                | Checked By: RO |

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