




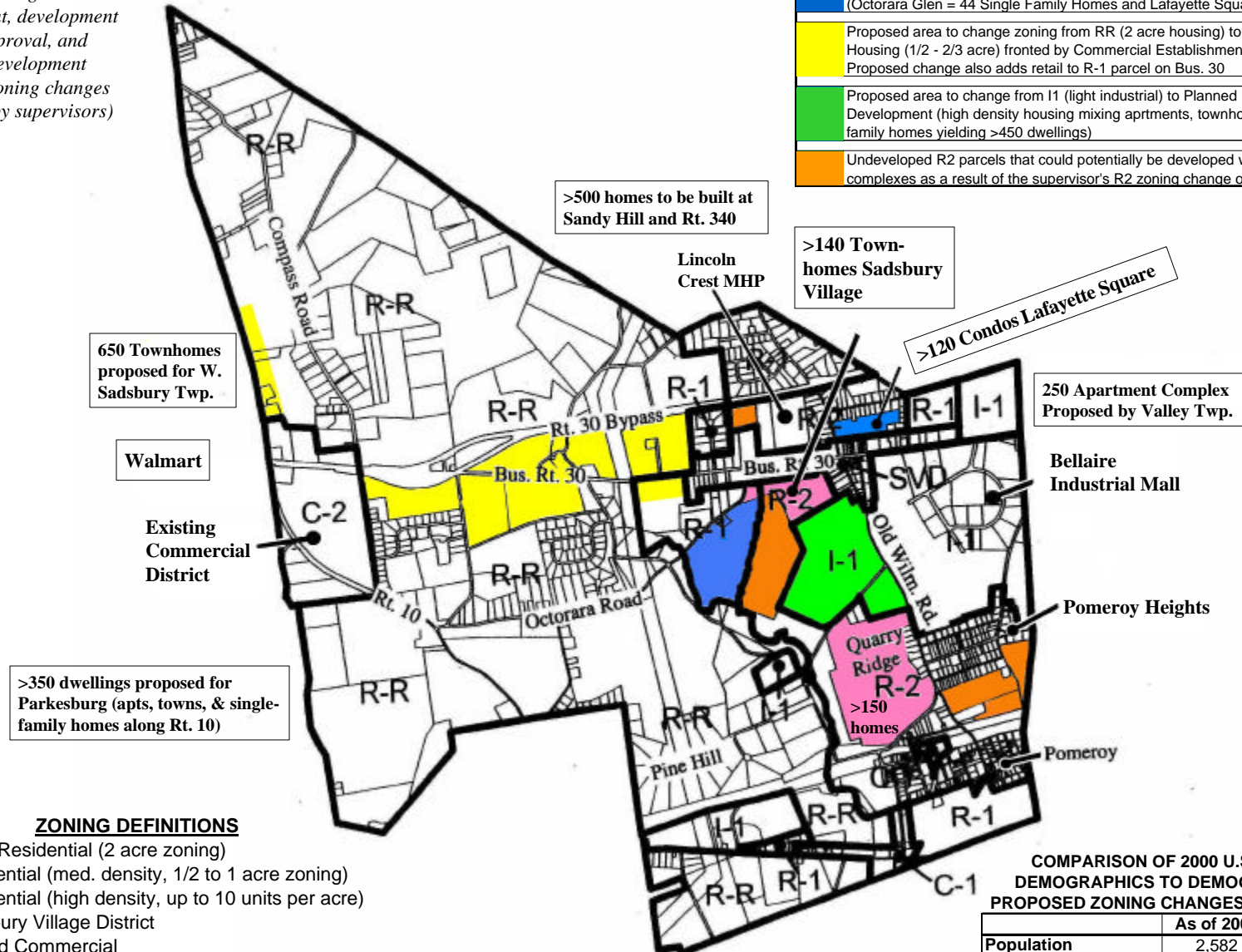


# SADBURY TOWNSHIP ZONING AS APPROVED IN 2001

*(Highlighted areas mark areas of existing new development, development pending approval, and proposed development requiring zoning changes supported by supervisors)*

KEY TO HIGHLIGHTED AREAS	
	Areas of existing new development (Quarry Ridge >150 homes and Sadsbury Village >140 Townhomes)
	New Developments pending approval (Octorara Glen = 44 Single Family Homes and Lafayette Square >120 Condos)
	Proposed area to change zoning from RR (2 acre housing) to Medium Density Housing (1/2 - 2/3 acre) fronted by Commercial Establishments (C-1). Proposed change also adds retail to R-1 parcel on Bus. 30
	Proposed area to change from I1 (light industrial) to Planned Residential Development (high density housing mixing apts, townhomes and single family homes yielding >450 dwellings)
	Undeveloped R2 parcels that could potentially be developed with apartment complexes as a result of the supervisor's R2 zoning change on 12/3/03.



## ZONING DEFINITIONS

- R-R Rural Residential (2 acre zoning)
- R-1 Residential (med. density, 1/2 to 1 acre zoning)
- R-2 Residential (high density, up to 10 units per acre)
- SVD Sadsbury Village District
- C-1 Limited Commercial
- C-2 General Commercial
- I-1 Light Industrial (Office Buildings/Warehouses)

## COMPARISON OF 2000 U.S. CENSUS DEMOGRAPHICS TO DEMOGRAPHICS IF PROPOSED ZONING CHANGES ARE ADOPTED

	As of 2000	Proposed
Population	2,582	>5,000
No. of Dwellings	approx. 800	>2,000
Automobiles	>1,600	>4,000