




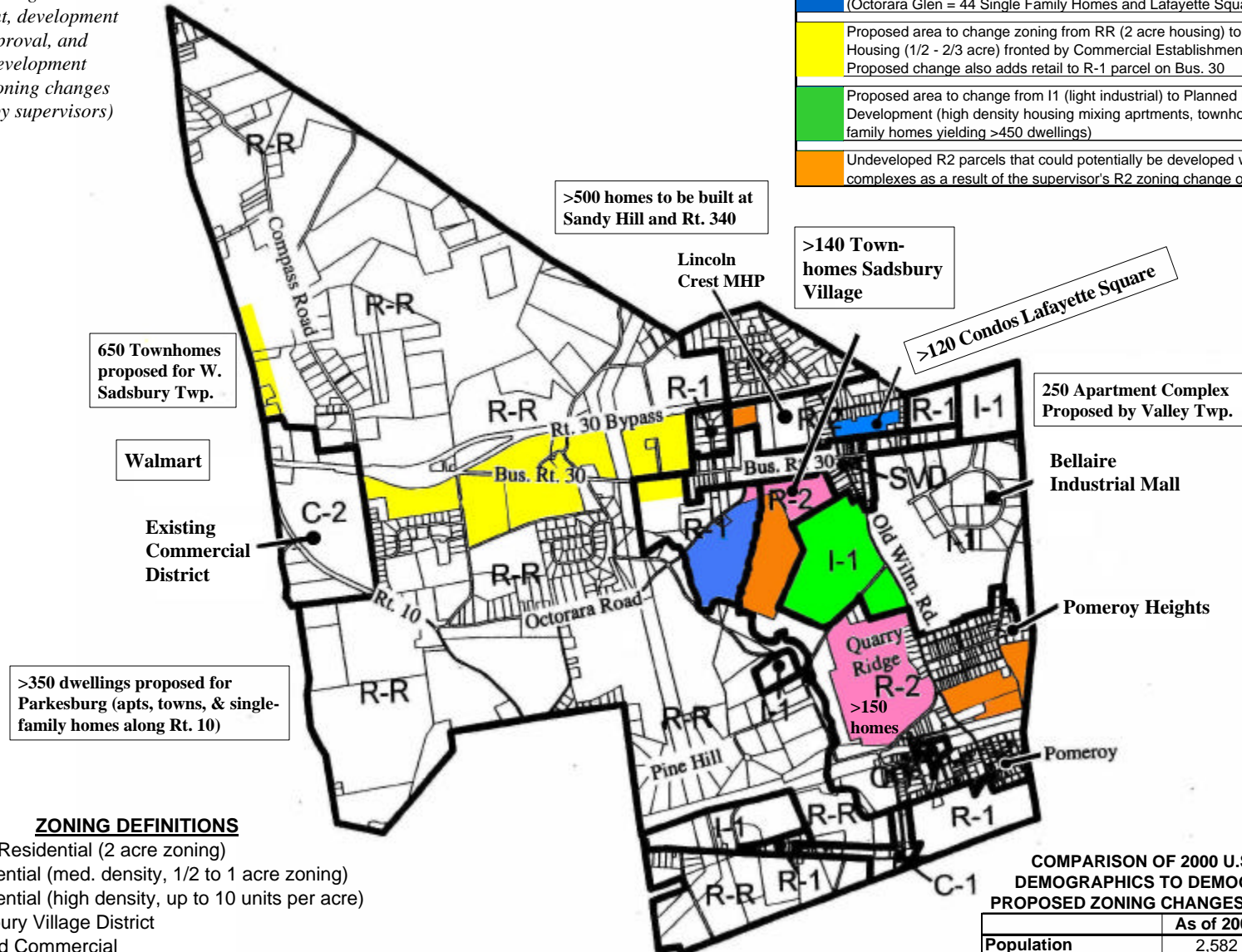


SADSBURY TOWNSHIP ZONING AS APPROVED IN 2001

(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