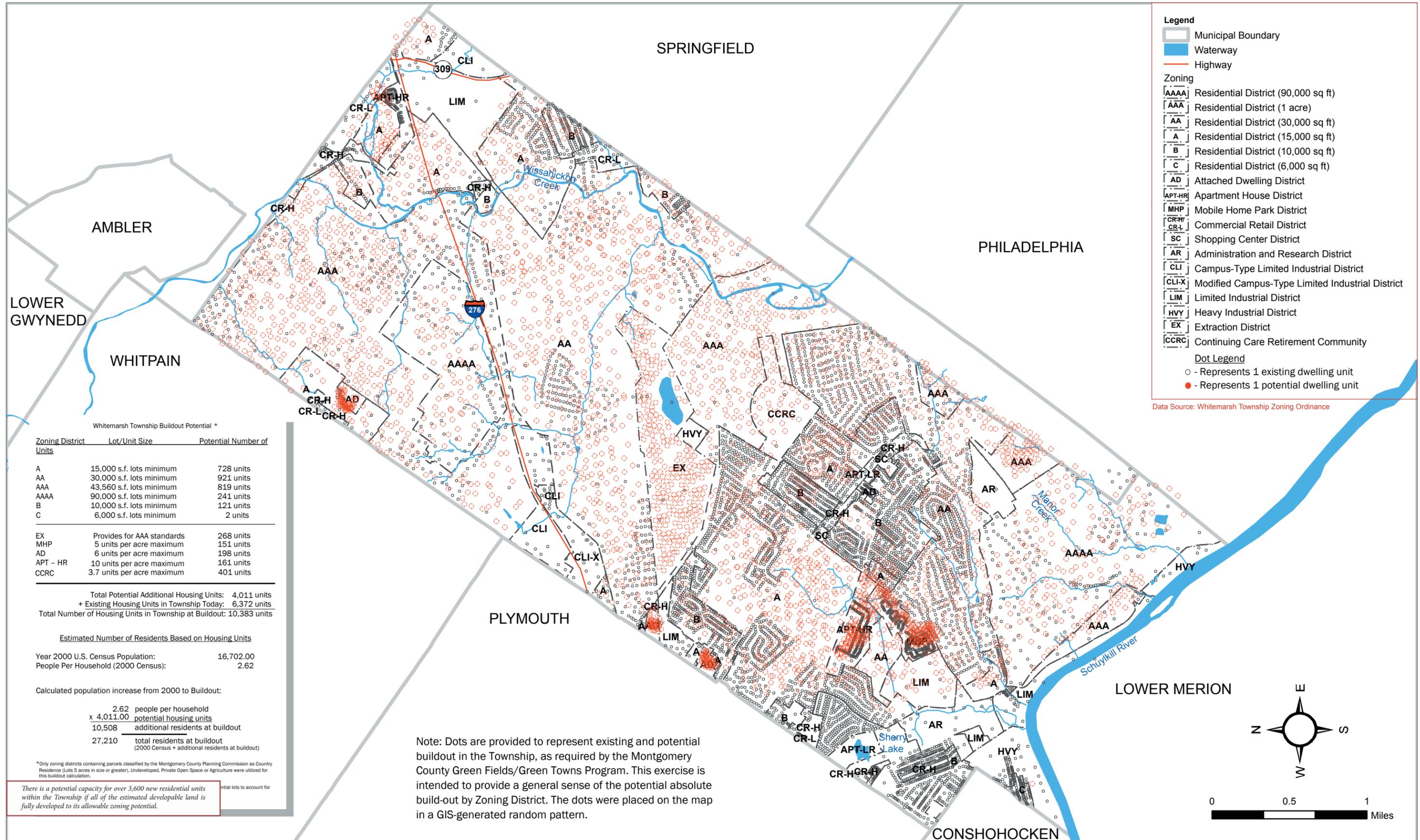


MAP#20 BUILDOUT



- Legend**
- Municipal Boundary
 - Waterway
 - Highway
- Zoning**
- AAAA Residential District (90,000 sq ft)
 - AAA Residential District (1 acre)
 - AA Residential District (30,000 sq ft)
 - A Residential District (15,000 sq ft)
 - B Residential District (10,000 sq ft)
 - C Residential District (6,000 sq ft)
 - AD Attached Dwelling District
 - APT-HR Apartment House District
 - MHP Mobile Home Park District
 - CR-H Commercial Retail District
 - CR-L Shopping Center District
 - SC Administration and Research District
 - AR Administration and Research District
 - CLI Campus-Type Limited Industrial District
 - CLI-X Modified Campus-Type Limited Industrial District
 - LIM Limited Industrial District
 - HVY Heavy Industrial District
 - EX Extraction District
 - CCRC Continuing Care Retirement Community
- Dot Legend**
- - Represents 1 existing dwelling unit
 - - Represents 1 potential dwelling unit

Data Source: Whitmarsh Township Zoning Ordinance

Whitmarsh Township Buildout Potential *

Zoning District	Lot/Unit Size	Potential Number of Units
A	15,000 s.f. lots minimum	728 units
AA	30,000 s.f. lots minimum	921 units
AAA	43,560 s.f. lots minimum	819 units
AAAA	90,000 s.f. lots minimum	241 units
B	10,000 s.f. lots minimum	121 units
C	6,000 s.f. lots minimum	2 units
EX	Provides for AAA standards	268 units
MHP	5 units per acre maximum	151 units
AD	6 units per acre maximum	198 units
APT - HR	10 units per acre maximum	161 units
CCRC	3.7 units per acre maximum	401 units

Total Potential Additional Housing Units: 4,011 units
 + Existing Housing Units in Township Today: 6,372 units
 Total Number of Housing Units in Township at Buildout: 10,383 units

Estimated Number of Residents Based on Housing Units

Year 2000 U.S. Census Population: 16,702.00
 People Per Household (2000 Census): 2.62

Calculated population increase from 2000 to Buildout:

2.62	people per household
x 4,011.00	potential housing units
10,508	additional residents at buildout
27,210	total residents at buildout
	(2000 Census + additional residents at buildout)

*Only zoning districts containing parcels classified by the Montgomery County Planning Commission as Country Residence (Lots 5 acres in size or greater), Undeveloped, Private Open Space or Agriculture were utilized for this buildout calculation.

There is a potential capacity for over 3,600 new residential units within the Township if all of the estimated developable land is fully developed to its allowable zoning potential.

Note: Dots are provided to represent existing and potential buildout in the Township, as required by the Montgomery County Green Fields/Green Towns Program. This exercise is intended to provide a general sense of the potential absolute build-out by Zoning District. The dots were placed on the map in a GIS-generated random pattern.

