

Example Test of the Model

An area was selected that demonstrates the complexities of how parcels can be subdivided under current zoning laws. A site design was prepared to illustrate how further subdivision could yield additional residential units. The site design example was then compared to the results of the model.

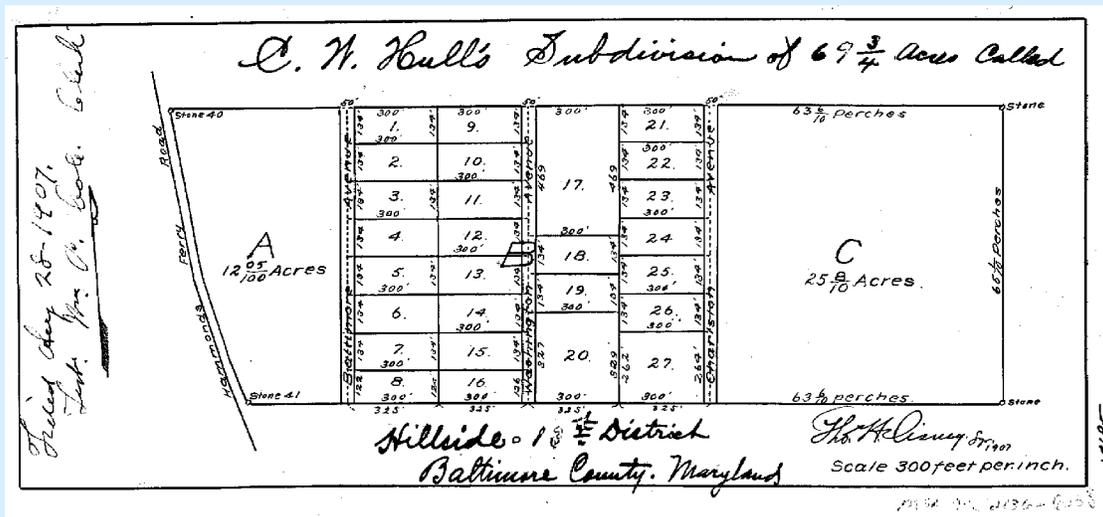
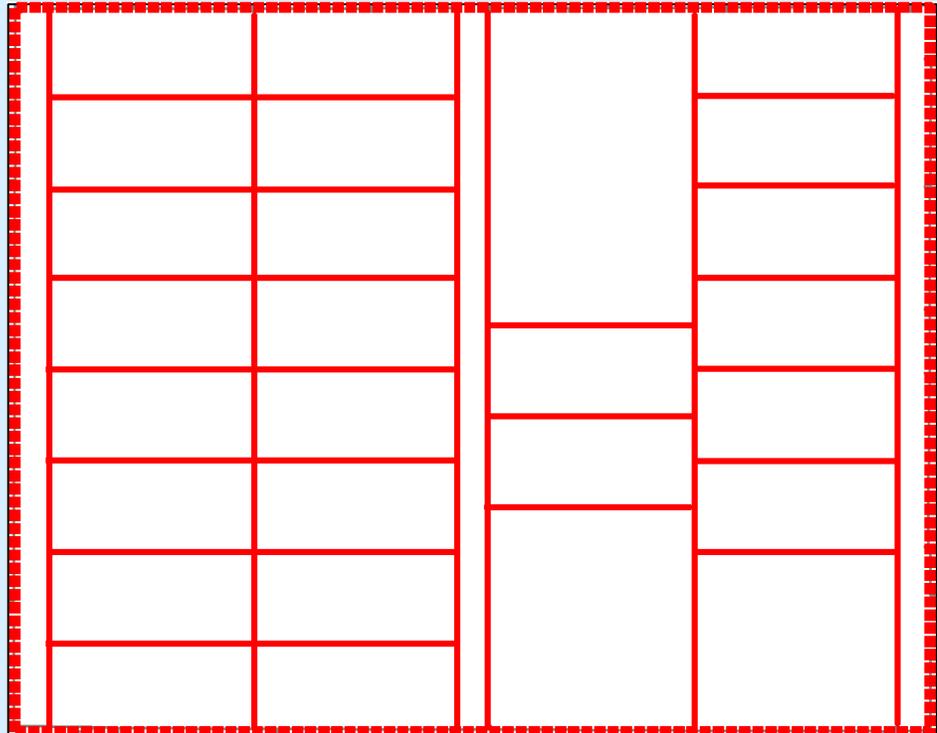


Figure 6.1: The original plat for Hillside in Lansdowne. The examples focuses on Parcel B.

Figure 6.2: Parcel B as originally subdivided, showing 27 lots.



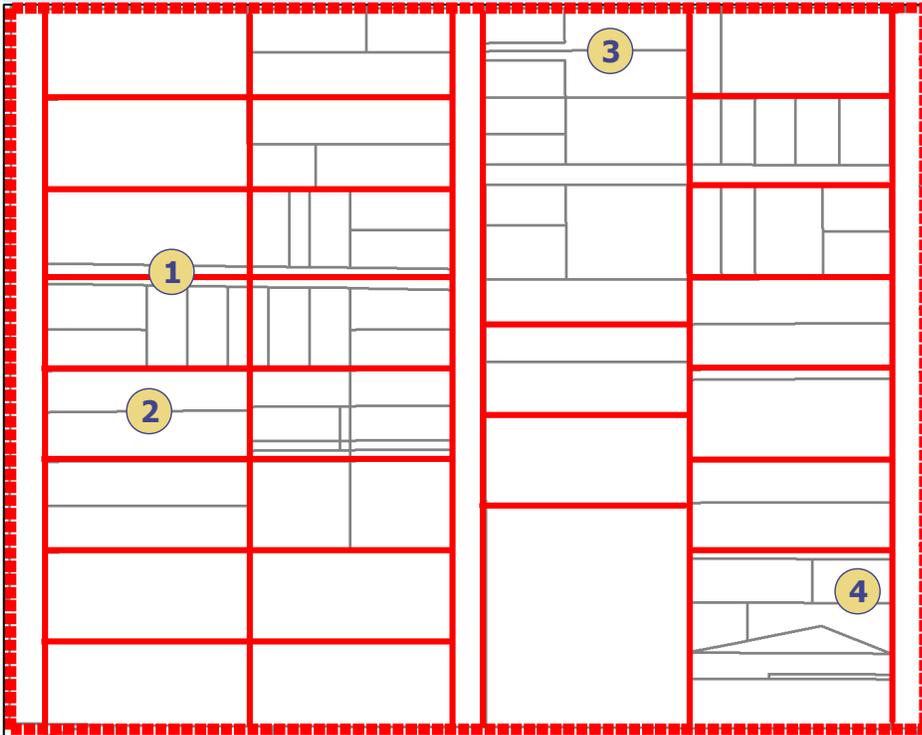


Figure 6.3: Parcel B as currently subdivided, showing 78 lots.

1--Additional parcels were created by constructing a new road to provide access

2--A lot was subdivided into two lots

3--Lots were created using panhandles

4--Lots were created through lot line adjustments



Figure 6.4: Existing land use depicting 64 single family dwellings.

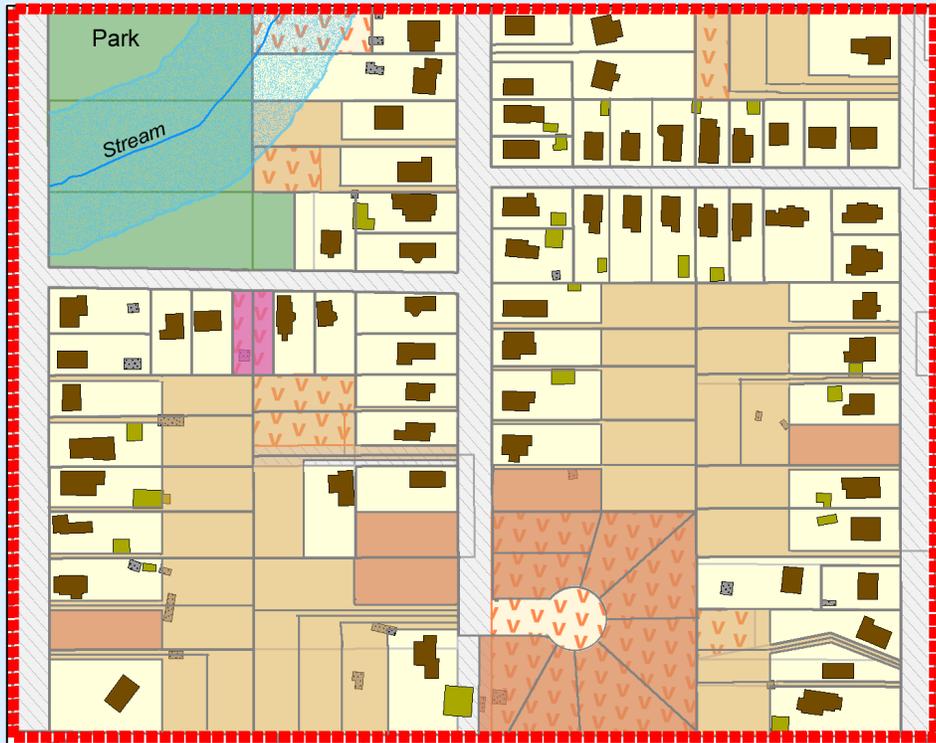


Figure 6.5: A site plan illustration how Parcel B could continue to be subdivided to produce 48 additional lots.

- Potential lots by conventional subdivision = 13
- Potential lots by combining substandard lots = 1
- Potential lots by panhandle on underdeveloped lots = 34

