



**B**ased on the residential density recommendations included in the Land Use Plan chapter, a build-out analysis has been completed for Hadley Township. This analysis has been conducted on a Section-by-Section basis in order to provide a visual representation of what the Township could look like if developed according to the maximum yield of this Master Plan.

## RESIDENTIAL CAPACITY

Hadley Township has a total dwelling unit capacity of 3,380 dwellings. This represents an approximate doubling of the 1,646 housing units recorded in the 2000 Census. As shown in Table 5-1 below and on Dwelling Unit Capacity Maps 5-1 and 5-2, Section 34 has the highest dwelling unit capacity of the Township's 36 Sections, with 250 dwellings possible at the maximum planned density. The majority of the remaining Sections have a build-out capacity of less than 120 housing units. Only Sections 2, 3, 4, 9, 10, and 35 have a capacity greater than 120 dwellings.

Based on the Township's total dwelling unit capacity obtained through this build-out analysis, and assuming an average household size of 2.95 persons (refer to Chapter A2 Population, Housing & Economic Analysis), the population carrying capacity of Hadley Township is approximately 9,971 persons. This assumes the loss of all agricultural land, which would be inconsistent with the goals of this Master Plan.

Table 5-1 provides the total dwelling unit capacity of each Section, while dwelling unit capacity by future land use category is given in Table 5-2.

Table 5-1  
**Dwelling Unit Capacity by Section**

Section Number	Total Dwelling Unit Capacity <sup>1</sup> at Build-Out	Section Number	Total Dwelling Unit Capacity <sup>1</sup> at Build-Out
1	98	19	37
2	182	20	37
3	207	21	78
4	162	22	96
5	117	23	91
6	92	24	91
7	77	25	93
8	109	26	74
9	169	27	71
10	170	28	50
11	94	29	0
12	47	30	30
13	33	31	47
14	92	32	37
15	79	33	39
16	88	34	250
17	90	35	192
18	78	36	83
<b>TOTAL</b>		<b>3,380</b>	

<sup>1</sup> Density calculations were computed as follows: 1) nonresidential areas and wetlands were excluded; 2) 20% of remaining land area was excluded due to existing and future rights-of-way, site characteristics, parcel variations, steep slopes (>12%), 100-year floodplains, and erodible soils on slopes greater than 6%; 3) for all areas except those designated for Waterfront Estates, dwelling unit capacity figures were calculated based on remaining land area multiplied by the density recommendations detailed in Land Use Plan Chapter 3 (.2 dwellings per acre for Agricultural/Rural Residential areas; .5 dwellings per acre for Moderate Density Residential areas; 1 dwelling per acre for Core Density Residential areas; and 1 dwelling per acre for Hamlet Mixed Use areas); 4) for areas designated for Waterfront Estates, dwelling unit capacity was calculated based on the number of parcels.

Table 5-2  
**Dwelling Unit Capacity by Land Use Designation**

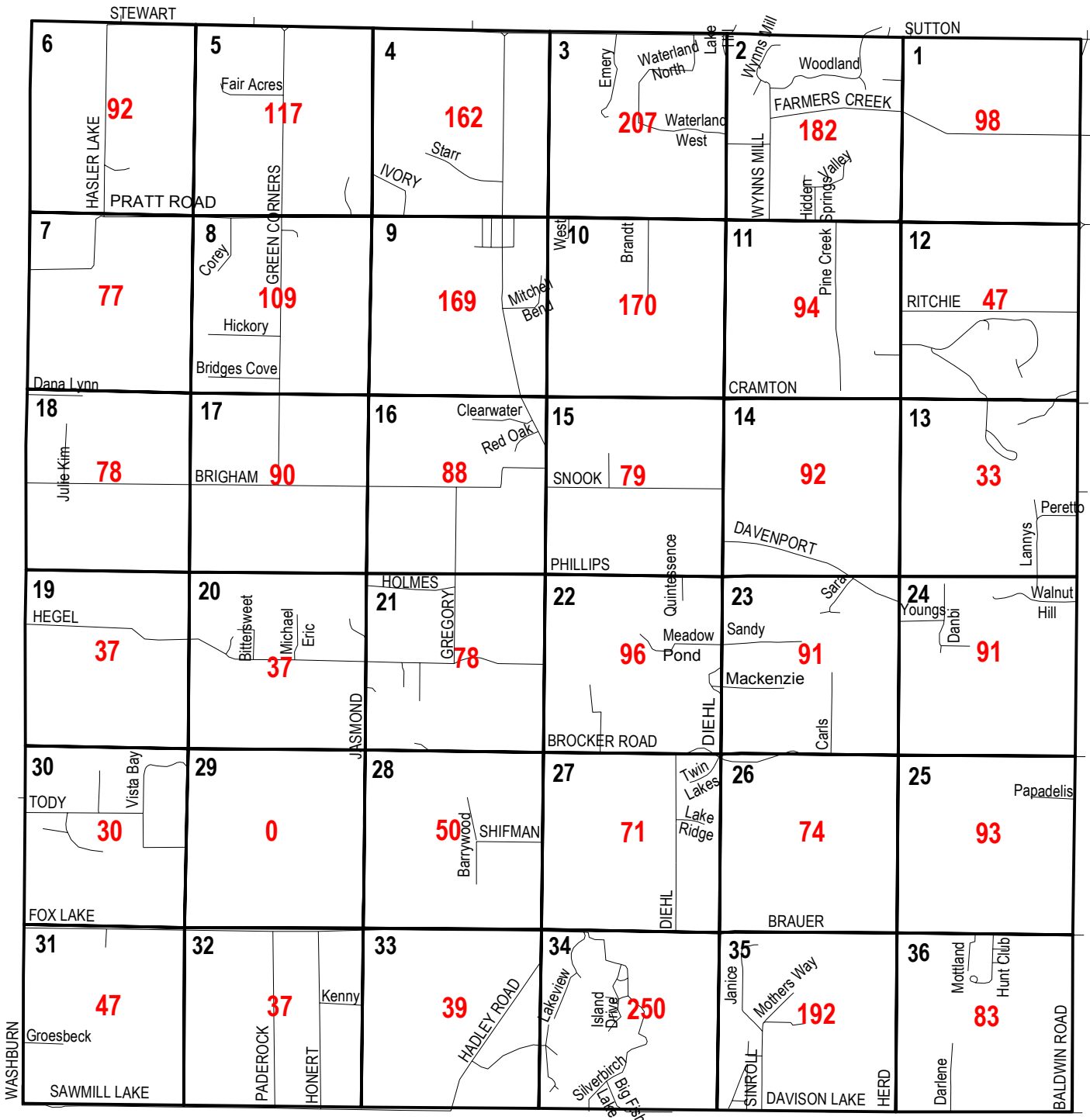
Land Use Designation	Total Dwelling Unit Capacity at Build-Out
Agricultural/Rural Residential	2,245
Waterfront Estates	518
Moderate Density Residential	263
Core Density Residential <sup>2</sup>	277
Hamlet Mixed Use	77

## *BUILD-OUT ANALYSIS*

<sup>2</sup> In calculating the total dwelling unit capacity for Core Density Residential areas, it was assumed that water and sewer would be unavailable. If water or sewer service were to be provided in the future, densities in Core Density Residential areas would range from two to six units per acre. Core Density Residential areas have a net buildable area of 277 acres, with wetlands and an additional 20% of the land area excluded. At build-out with water and sewer service available, there could potentially be between 555 and 1,664 housing units in Core Density Residential areas.

Map 5-2 graphically illustrates how the Township could look if all agricultural land uses disappeared and were replaced by residential dwelling units. A key goal of the Township, however, is to maintain rural character and agricultural land uses. By permitting the clustering of homes, the Township could reach its dwelling unit capacity, yet preserve agricultural land and open space. If cluster development were encouraged, Hadley could develop at the same overall density as shown on the map, but with a vastly different pattern of development.

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# DWELLING UNIT CAPACITY

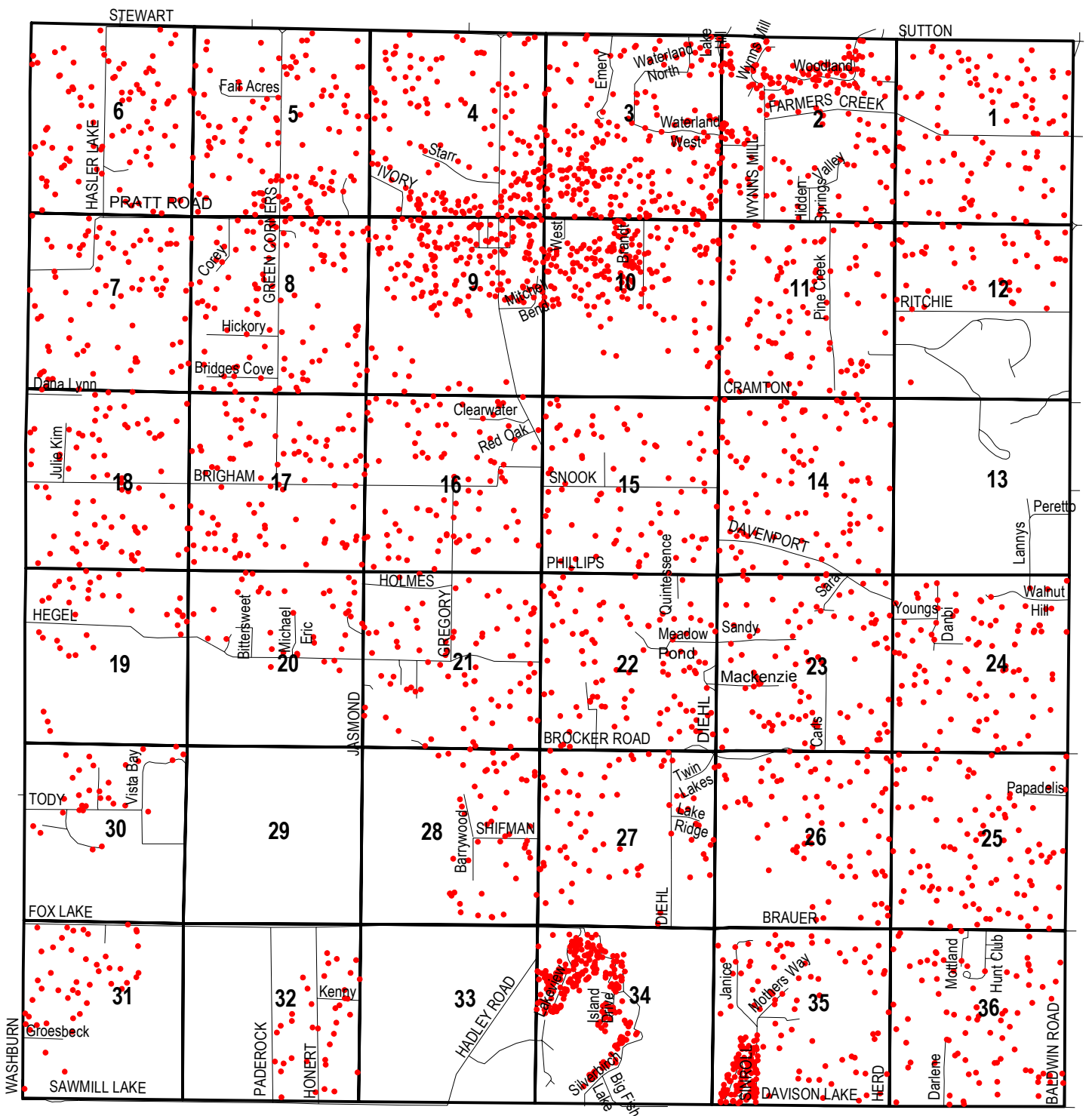
## HADLEY TOWNSHIP

**57** Total Dwelling Unit Capacity Per Section

MAP 5-1



BIRCHLER ARROYO ASSOCIATES, INC.



# DWELLING UNIT CAPACITY

## HADLEY TOWNSHIP

• One Dwelling Unit

MAP 5-2



BIRCHLER ARROYO ASSOCIATES, INC.