

armview

Township preserves 500 acres of open space at no public cost, as result of conservation subdivisions

Location: Woodside Road and Dolington Road, Lower Makefield Township, Bucks County, PA Developer: Realen Homes, Ambler, PA Development Period: 1991-93 Size: 418 acres Percentage of Open Space: 50% Project Highlights

- 145 acres of cropland and 68 acres of mature woods
- Cropland donated to local conservation organization
- 322 single-family houses

Description: Originally zoned for 322 one-acre lots, Farmview is a 322 lot "density-neutral" conservation subdivision. The layout conserves 213 acres of land, or 50% of the total site, including 145 acres of cropland and 68 acres of woodland. Forty-one percent of the site is farmland categorized as prime agricultural land and farmland of statewide importance. In addition, nearly all of the wooded areas were preserved. The 2,600-3,700 sq. ft. house lots were built on less than half-acre lots reducing the



infrastructure costs and Township maintenance costs. Township supervisors adopted new zoning provisions permitting smaller lots in order to preserve farmland.

Conservation Areas: The 145-acres of farmland that were saved from development were donated by the developer to the Lower Makefield Township Farmland Corporation, a local conservation organization. This cropland is leased to farmers in the community through multi-year agreements that encourage



In a show of support, Township supervisors commemorated the development with a dedication plaque



Farmview became the fastest selling development in its price range in the entire county, disproving the notion that large homes do not sell on smaller lots.

New zoning provisions permit smaller lots to preserve farmland adaptative farming practices. To minimize impacts to the neighboring residents, a 75-foot hedgerow separates residents from the farmland. The 68-acres of woodland was donated to the Township to support local greenway corridor efforts. Several other developers filed "copycat" plans, bringing the number of farmland acres preserved through conservation design in this single Township, to more than 500 within 5 years. A plaque commemorates this gift from the developer.

Water and Sewer: Public water and sewer lines service the 322 units of Farmview.



For more information, contact:

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