

Farmview



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*

adaptive 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 “copy-cat” 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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