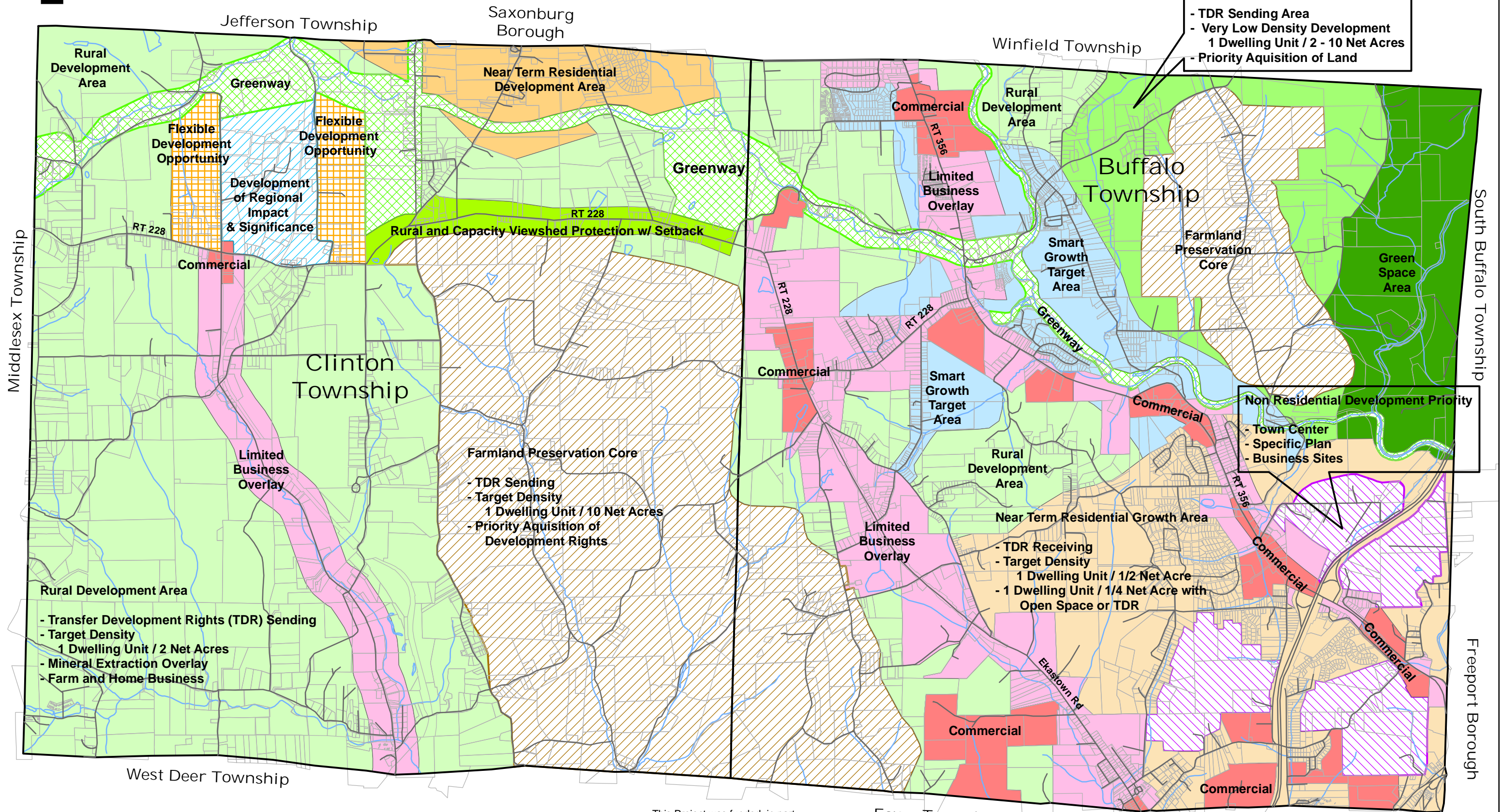




Land Use Concept Plan

Buffalo Township and Clinton Township, Butler County



Conservation Core

- TDR Sending Area
- Very Low Density Development
- 1 Dwelling Unit / 2 - 10 Net Acres
- Priority Aquisition of Land

Non Residential Development Priority

- Town Center
- Specific/ Plan
- Business Sites

Farmland Preservation Core

- TDR Sending
- Target Density
- 1 Dwelling Unit / 10 Net Acres
- Priority Aquisition of Development Rights

Near Term Residential Growth Area

- TDR Receiving
- Target Density
- 1 Dwelling Unit / 1/2 Net Acre
- 1 Dwelling Unit / 1/4 Net Acre with Open Space or TDR

Rural Development Area

- Transfer Development Rights (TDR) Sending
- Target Density
- 1 Dwelling Unit / 2 Net Acres
- Mineral Extraction Overlay
- Farm and Home Business

Middlesex Township

South Buffalo Township

Freeport Borough

Jefferson Township

Saxonburg Borough

Winfield Township

West Deer Township

Fawn Township