

**TOWNSHIP OF BUFFALO
BUTLER COUNTY, PENNSYLVANIA**

**AMENDMENT NO. 8
TO BUFFALO TOWNSHIP ZONING ORDINANCE #135**

AN AMENDMENT TO THE ZONING ORDINANCE OF BUFFALO TOWNSHIP, REVISING THE ZONING DESIGNATION OF PARCEL NO. 040-S2-AB-0000 FROM MANUFACTURING DISTRICT (M-2) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R-1).

WHEREAS, a developer having an equitable interest in Parcel No. 040-S2-AB-0000, has duly applied and paid all applicable fees for the amendment of the Buffalo Township Zoning Ordinance to change the designation of the above parcel from Manufacturing District (“M-2”) to Single Family Residential District (“R-1”); and

WHEREAS, it is the finding of the governing body of Buffalo Township, Butler County, Pennsylvania, that this is an amendment within the spirit and intent of the Comprehensive Plan for Buffalo Township, Butler County, Pennsylvania; and

WHEREAS, it is the finding of the governing body of Buffalo Township, Butler County, Pennsylvania, that this amendment does not constitute spot zoning; and

WHEREAS, the Township has duly advertised the proposed amendment and held a public hearing inviting comment and discussion on the proposed amendment as required by law; and

WHEREAS, Buffalo Township also mailed neighboring property owners notice of the aforementioned hearing in addition to those requirements Pennsylvania’s Municipal Planning Code.

NOW, THEREFORE, be it **ORDAINED** and **ENACTED** by the Board of Supervisors of Buffalo Township, Butler County, Pennsylvania, pursuant to the Municipalities Planning Code, that the entire parcel and property identified Butler County Tax Parcel No. 040-S2-AB-0000 be re-zoned, amended, and designated as Single-Family Residential District (“R-1”). Henceforth, the subject parcel shall be subject to and bound by the regulations for R-1 district properties as specified in the Buffalo Township Zoning Ordinance.

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DULY ADOPTED THIS 10th DAY OF AUGUST 2022.

ATTEST:
(SEAL)

Janice L. Zubrin
Janice L. Zubrin
Title: Secretary

**BUFFALO TOWNSHIP
BOARD OF SUPERVISORS**

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GARY L. RISCH, SR., Supervisor

OPPOSED

Michael J. Oehling, Jr.
MICHAEL J. OEHLING, JR., Supervisor

I, Janice L. Zubrin, Secretary of Buffalo Township, do hereby certify that the foregoing is a true and correct copy of Amendment #8 of the Buffalo Township Zoning Ordinance #135, adopted at the regular meeting of the Board of Supervisors held on the 10h day of August 2022.

Date: AUGUST 10, 2022

Janice L. Zubrin
Janice L. Zubrin, Secretary