



T-1 Natural District

Purpose and Intent Statements

- (1) Protect environmentally-sensitive areas of the Township that also have significant scenic value for passive and active recreational pursuits, namely the steep slopes, streams, creek valleys, and woodlands of Furnace Hills, by restricting the amount of subdivision and development potential on these lands;
- (2) Protect the resources that form the basis for essential green infrastructure;
- (3) Satisfy §604(1) of the Municipalities Planning Code, 53 P.S. §10604(1), which requires local zoning ordinances to “promote, protect and facilitate the preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and floodplains”;
- (4) Be a Sending Area for Transfer of Development Rights in order to promote desirable development within the Township’s Growth Area.