



## T-5 Commercial TND District

### Purpose and Intent Statements

- (1) Serve as a future growth area for the Township, and as such, is intended to be developed at a minimum density considered conducive to the efficient use of land, infrastructure, and resources; and to reduce the occurrence of the land consumptive development patterns of conventional development.
- (2) Provide effective opportunities for infill development, mixed-use development, and redevelopment, particularly along older commercial corridors throughout the Township
- (3) Accommodate higher intensity commercial and mixed-use development and redevelopment along the Route 72 corridor outside of Manheim Borough in a manner that promotes alternative modes of transportation (walking/bicycle) and is visually compatible with adjoining residential areas;
- (4) Promote the infill and redevelopment of the intersection of Route 72 and Sun Hill Road as an identifiable place within the Township;
- (5) Minimize the width and number of curb cuts along the corridor in order to provide safer vehicular and pedestrian circulation, and provide the opportunity for a streetscape enhanced with landscaping, decorative street lighting, and well designed buildings located adjacent to the sidewalk;
- (6) Accommodate most of the Township's new nonresidential development for the foreseeable future in order to promote the best utilization of existing and planned infrastructure in the Urban Growth Area;
- (7) Include and enforce design standards that meet the requirements of Article VII-A of the Municipalities Planning Code, which provides for Traditional Neighborhood Development;
- (8) Emulate sound land use for compact, walkable development as depicted in Appendix A, Best Practices;
- (9) Develop important tracts of the Township in accordance with the concepts included in Appendix B, Sketch Plans for Penn Township; and
- (10) Serve as a Receiving Area for Transfer of Development