



T-5 Mixed Use
TND District

0 600 1,200 2,400
Feet



T-5 Mixed Use TND District

Purpose and Intent Statements

- (1) Serve as the 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 higher intensity mixed-use development that will accommodate a variety of residential, commercial, office, and “clean” industrial uses in a traditional neighborhood pattern that is compact, walkable, and provides for a safe, functional and visually pleasing streetscape;
- (3) Accommodate most of the Township’s nonresidential development through infill, redevelopment and new development for the foreseeable future in order to promote the best utilization of existing and planned infrastructure in the Urban Growth Area;
- (4) Include and enforce design standards that meet the requirements of Article VII-A of the Municipalities Planning Code, which provides for Traditional Neighborhood Development;
- (5) Emulate sound land use for compact, walkable development as depicted in Appendix A, Best Practices;
- (6) Develop important tracts of the Township in accordance with the concepts included in Appendix B, Sketch Plans for Penn Township; and
- (7) Serve as a Receiving Area for Transfer of Development Rights.