



T-5 Residential 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) Allow for the creation of compact, walkable neighborhoods that while predominantly residential, contain compatible neighborhood commercial establishments so that certain daily tasks could be performed within walking distance without the need for a vehicle
- (3) Encourage intergenerational neighborhoods that provide choices for people of all ages to live in the same area through the provision for a variety of residential dwelling types intermingled along the streetscape;
- (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, such as: encouraging innovation in integrated, mixed-use and pedestrian oriented neighborhoods; expanding opportunities for housing; encouraging a more efficient use of land; establishing public greens; minimizing traffic congestion; and fostering a sense of place and community;
- (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.