

Traditional Neighborhood Developments

What is Traditional Neighborhood Development?

Traditional Neighborhood Development (TND) is a planning tool designed to give new development, whether in greenfields or older existing neighborhoods, the positive attributes of traditional front-porch communities and small towns. TNDs have a compatible variety of residential and commercial development where homes, shops, offices, schools and public buildings are within a short walk of each other. They incorporate tree- and sidewalk-lined streets, traffic calming, close-to-home parks, and central public spaces that make the community an attractive and inviting place for residents. **The Pennsylvania Municipalities Planning Code (MPC) enables municipalities to incorporate TND provisions into their zoning ordinances.**

TND Enabling Provisions (PA MPC Section 702A)

TNDs are becoming increasingly popular in Pennsylvania, and developers are more willing to build these types of developments. However, municipalities must establish the proper rules and regulations to enable these developments. The rules for adoption and implementation of a TND are governed by Article VII-A of the MPC.

There are three options to enable Traditional Neighborhood in municipal regulations:

🏠 TND as a Zoning District

A zoning ordinance may create a zoning district or districts which are reserved exclusively for traditional neighborhood development.

🏠 TND as a Use or Development

A zoning ordinance may permit TND as a use or development, along with other uses, in a specified zoning district or districts.

🏠 TND via Land Development Standards

A subdivision and land development ordinance may include design standards that promote traditional neighborhood development.

How are Impact Fees Used?

Often used for transportation and land use planning, impact fees are based on a comprehensive study and plan, which is used to develop a capital improvements plan to help meet future transportation needs. They can help municipalities finance much of the transportation infrastructure investments needed to support new development within a designated service area. Specifically, they help to ensure adequate infrastructure to accommodate growth where and when it is anticipated.

It is important for communities to rely on zoning and other land use regulations, consistent with a comprehensive plan, to influence patterns of growth and to more accurately predict new infrastructure needs.

What are the Benefits of TND?

TNDs promote and support:

- 🏠 **Walkability and connectivity.** TNDs reduce the need to drive, by mixing residential and commercial uses along with public facilities.
- 🏠 **Mixed-use development.** TNDs provide for the integration of residential and nonresidential uses, minimizing the need for residents to travel for goods.
- 🏠 **Resident retention and housing options.** Mixed housing options provide residents with many options in types of affordability, providing for a more diverse neighborhood.
- 🏠 **Community gathering places.** TNDs provide for central gathering places or identifiable neighborhood centers—usually in the form of a park or plaza—which encourages interaction among residents.
- 🏠 **Preservation and utilization of open space.** TNDs provide for parks, walking trails and bike paths, with a focus on connecting these recreational components.
- 🏠 **Reduction in the use of vehicles.** TNDs promote having most daily activities within walking distance. TNDs may be connected with public transportation systems.



