

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

PLANNING WALKABLE AND CONNECTED COMMUNITIES



*Arcona - a Charter Homes Neighborhood
Mechanicsburg, PA*

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 702-A)

TNDs are becoming increasingly popular in Pennsylvania, and developers are more willing to build these types of developments. Municipalities may establish regulations, in accord with Article VII-A of the MPC, to enable and promote development of TNDs. There are three options for Traditional Neighborhood Developments:

- ✓ **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.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT



*Eagleview Town Center, Exton, PA
Courtesy of Philadelphia Inquirer*

DESIGN CRITERIA AND REGULATIONS

(PA MPC Sections 706-A, 708-A, and 708.1-A)

TND provisions in a zoning ordinance may address:

- Location, design, mix, and density of uses and buildings
- Location, design, and interconnectivity of streets, sidewalks, and trails
- Provision of squares, parks, neighborhood centers, and civic spaces
- Protection of existing natural features such as waterways, wetlands, trees, and the natural topography

TND provisions in a subdivision and land development ordinance may address design standards including compactness, pedestrian-orientation, street geometry, and related design features.

Municipalities also have the unique power under TND to prescribe a manual of written and graphic design guidelines. The guidelines may be included in the zoning ordinance and/or the subdivision and land development ordinance.

CONTACT

The Governor's Center for Local Government Services provides technical assistance on a variety of planning, land use, and development matters to planning commissions, zoning officers, zoning hearing boards, and other local government officials. For more information visit dced.pa.gov/planning.

WHAT ARE THE BENEFITS OF TND?

Traditional neighborhood developments result in many quality of life benefits for a community, including:

- ✓ **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.