

Traditional Neighborhood Development

Susquehanna Township Fact Sheet

Susquehanna Township is initiating a new type of zoning district for the Township called Traditional Neighborhood Development (TND).

A TND includes a compatible variety of residential and commercial development where homes, shops, and offices are within a short walk of each other.

TNDs 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.

Zoning Comparison Table

District Requirements	TND-I	B-O-R
Architectural Guidelines	✓	
Bulk & Area Regulations	✓	✓
Design Review Committee	✓	
Minimum Green Space	✓	
Mixed-Use Standards	✓	
Pedestrian Orientation	✓	
Public Realm Plan	✓	
Regulating Plan	✓	
Specific List of Permitted Uses	✓	✓
Street Wall	✓	
Streetscape Plan	✓	
Written & Graphic Design Guidelines	✓	



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Benefits of TND Zoning

- **Predictability.** TNDs require a Regulating Plan to be adopted as part of the ordinance. It establishes the form and pattern of the development and cannot be changed without an amendment.
- **Quality of Design.** Design guidelines are established with the TND regulating the type of materials, roof shapes, facades, and building size.
- **Sense of Place.** Public spaces such as squares, plazas and parks foster a sense of true community by bringing people together, and creating a local identity.
- **Human-scaled Experience.** Visually interesting buildings are placed closer to the street, defining the spaces on the street. A variety of gathering places invite pedestrians into the area.
- **Interconnectivity.** A system of relatively narrow, shaded, interconnected streets with sidewalks, bikeways, and transit offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.



The Regulating Plan

The regulating plan is essentially a fine-grained zoning map combined with a street plan and an open space plan. It is detailed to the level of individual streets, blocks, public spaces, and sometimes even lots or buildings, which is a level of detail not found in conventional zoning ordinances. Each street, block, or parcel must comply with the illustrated standards in the TND District.



Central gathering places, parks and plazas encourage interaction among the community.

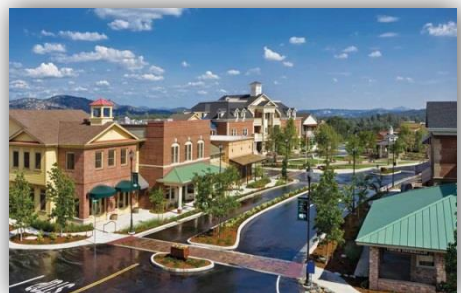
Walkability & connectivity is emphasized as features must be located within a 5-10 minute walk from the neighborhood center. Small blocks help link the pedestrian network.



Proposed Regulating Plan



Enhanced streetscape design provides an “outdoor room” type of space.



The plan **integrates residential and nonresidential uses**, minimizing the need for residents to travel for goods. Proposed uses include senior living, single family residential, office, and retail.