

# ZONING

## 27 Attachment 4

### Township of Susquehanna

#### TND Form-Based Code Exhibits A, B and C

##### Exhibit 'A'

##### Key Design Elements - Form Based Code: TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA

Traditional Neighborhood Development (TND) is intended to promote more compact, walkable, mixed-use, interconnected, and sustainable development incorporating the following Key Design Elements described and depicted below.

All planning, design, construction, and maintenance of development shall be in accordance with a Manual of Written and Graphic Design Guidelines as enabled by Section 708-A of the Pennsylvania Municipalities Planning Code, and the Key Design Elements below.



###### 1. "Anchor" for the Neighborhood:

Features a Green/Park in the central portion of the Neighborhood, in order to provide a place for pedestrian gathering and passive recreation.



###### 2. Walkability & Critical Mass:

Features a 1/4 to 1/2 mile (5 to 10 minute walk) from the Neighborhood Center/Green to the edge. Includes a minimum tract size of 25 acres.



###### 3. Mix of Uses:

Combines Residential, Commercial, Office, Hospitality, Recreational and Open Space uses in a diversified and integrated arrangement. Also combines first floor retail with second floor apartments and/or offices.



###### 4. Park & Open Space:

Creates the green, square, plaza and/or park to enhance and beautify the Neighborhood, and a system of attractive and functional "green spaces" within the Neighborhood.



###### 5. Interconnected Network of Streets:

Organizes a Block and pattern of lots. Integrates Neighborhood streets and alleys. Links to the pedestrian network. Helps to create and define the Streetscape.



###### 6. On-Street/Parallel Parking:

Provides a separator between vehicular and pedestrian traffic. Utilizes cartway as an "aisle"; (with "overflow" parking to the rear or side of buildings).



###### 7. Streetscape:

Promotes human scale relationship for the pedestrian as part of the Public Realm. Provides an "outdoor room" type of space created by 2 and 3 story buildings. Buildings at a "Build-To" Line create a Street Wall.



###### 8. Lanes (Alleys):

Allows for preservation of frontage Streetscape. Provides vehicular access to parking in the rear. Provides opportunities for rear access to an accessory apartment or for deliveries. Provides access for the staging of construction, and the installation of utilities.



###### 9. Sidewalks/Crosswalks/Pedestrian Paths/Walkways:

Serves to link uses, lots, buildings and streets together. Accommodates a healthy pedestrian circulation network. Provides close to home opportunities for exercise. Enhances wayfinding.



###### 10. Housing Choices:

Provides a mix of housing types including single-family detached, townhomes, and multi-family dwellings. Provides opportunities for apartment or office use above ground floor commercial use.



###### 11. Public Gathering Places:

Provides gathering places as part of the green infrastructure in the form of greens, plazas, and parks. Provides opportunities for pedestrian amenities such as benches, gazebos, pavilions, fountains, and the like.



###### 12. Shade Trees:

Provides the canopy/overhead plane to help create an "outdoor room"; and an emerging "old shade" character for the Neighborhood.



###### 13. Attractive Public Spaces:

Provides opportunities for an attractive Public Realm with street trees, street lights, pavilions, gazebos, fountains, fences, walls, piers and the like.

# SUSQUEHANNA CODE

## Exhibit 'B' Precedents for the TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA



Legacy Park - Cleveland, OH

Legacy Park serves as a Precedent due to:

- Centrally located Green;
- Plaza spaces surrounding Green; and
- Green forms principal Pedestrian Axis.

The Waterfront serves as a Precedent due to:

- Dispersed Parking Fields;
- Angled On-Street Parking; and
- Integrated Vehicular & Pedestrian Circulation.



The Waterfront - Homestead, PA



Main Street at Exton - Exton, PA

Main Street at Exton serves as a Precedent due to:

- Streetscape Width: 65 feet;
- On-Street Parking: 7'x 22'; and
- Passageways: 12', 18', 30' widths.

Biltmore Park Town Square serves as a Precedent due to:

- Hotel frontage along Sidewalk;
- Vertical Mixed-Use; and
- Plentiful Pedestrian Amenities.



Biltmore Park Town Square - Asheville, NC



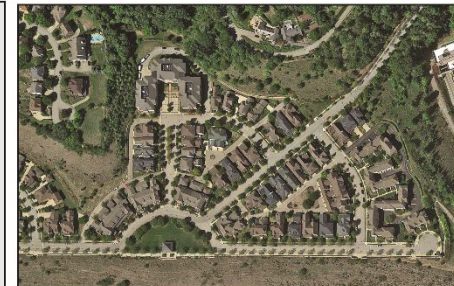
Eagleview: Live-Work Units

Eagleview Live-Work Units serve as a Precedent due to:

- Ground Floor Commercial and Office Use;
- Shop Owners Live Above; and
- 3-Story Buildings.

Summerset at Frick Park serves as a Precedent due to:

- Diverse Housing Types;
- Alleyscape; and
- Terminated Vista at Crescent Park.



Summerset at Frick Park - Pittsburgh, PA

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# ZONING




## Exhibit 'B'

### Precedents for the TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA

**Key:**

- |   |                                      |  |  |
|---|--------------------------------------|--|--|
| 1. Mixed Uses                                   | 6. On-Street Parking                 | 11. Commercial Buildings Along Frontage Street | <b>Housing Types:</b><br> Single-Family Detached<br> Duplex/Twin<br> Attached Single-Family<br> Live-Work Unit |
| 2. Mixed Housing Types                          | 7. Attractive Streetscape            | 12. Street Wall                                |  |
| 3. Compact Neighborhood Form                    | 8. Greens & Green Courts             | 13. Wall, in lieu of Street Wall               |  |
| 4. Interconnected Streets with Mild Deflections | 9. Network of Sidewalks & Crosswalks |  |  |
| 5. Alleys                                       | 10. Adaptive Re-Use of Buildings     |  |  |



Note: The Kentlands TND- Traditional Neighborhood Development, located in Gaithersburg, MD, serves as a viable Precedent for the Susquehanna Township Form Based Code (FBC). The Kentlands, built from 1983 to 2005, began with the transformation of The Old Kent Farm into a compact, mixed-use, interconnected, and walkable neighborhood.

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# SUSQUEHANNA CODE

## Exhibit 'B'

### Precedents for the TND - Traditional Neighborhood Development-1 District

1-10-2017

Susquehanna Township - Dauphin County, PA

**Key:**

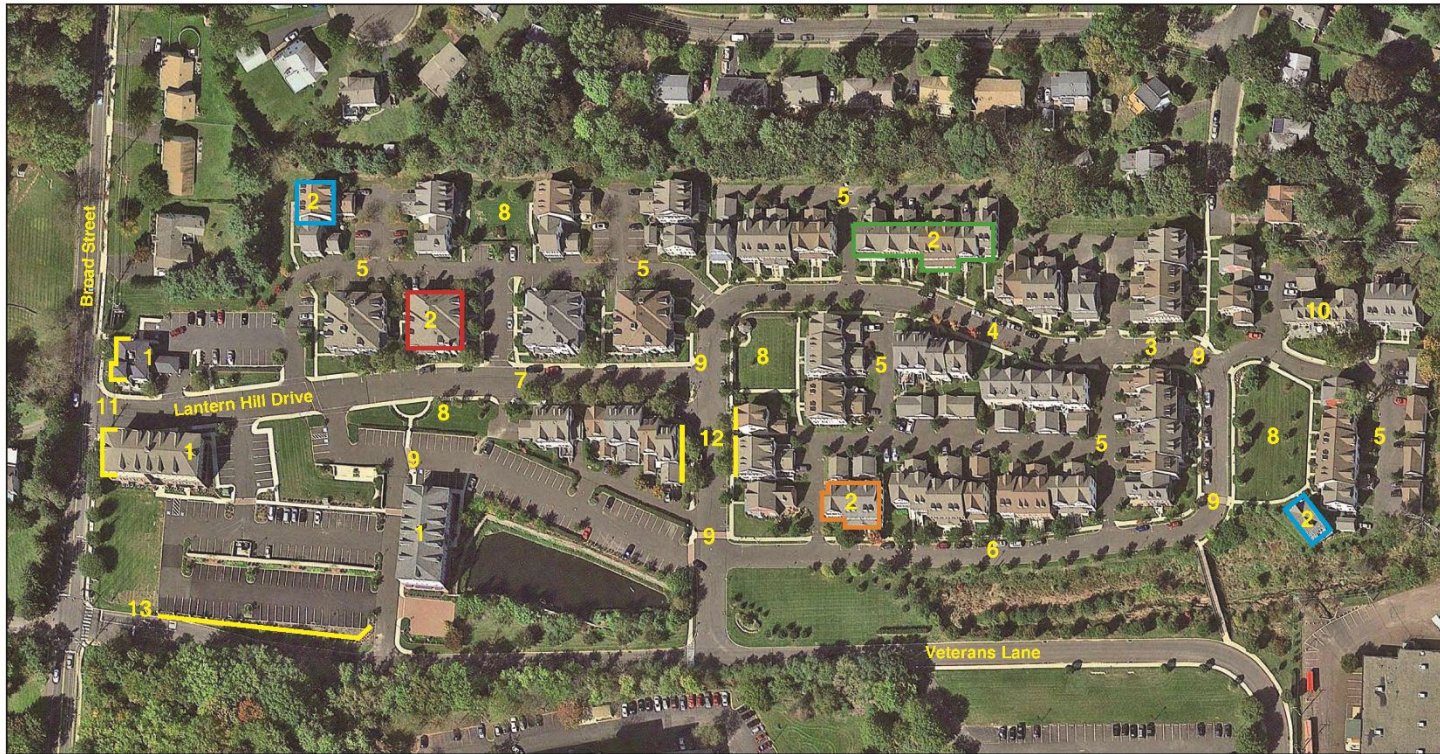
- 1. Mixed Uses
- 2. Mixed Housing Types
- 3. Compact Neighborhood Form
- 4. Interconnected Streets with Mild Deflections
- 5. Alleys

- 6. On-Street Parking
- 7. Attractive Streetscape
- 8. Greens & Green Courts
- 9. Network of Sidewalks & Crosswalks
- 10. Adaptive Re-Use of Buildings

- 11. Commercial Buildings Along Frontage Street
- 12. Street Wall
- 13. Wall, in lieu of Street Wall

**Housing Types:**

- Single-Family Detached
- Duplex/Twin
- Attached Single-Family
- Multi-Family



Note: The Lantern Hill TND- Traditional Neighborhood Development, located in Doylestown Borough, Bucks County, PA, serves as a viable Precedent for TNDs in Susquehanna Township. Lantern Hill, built from 2000 to 2006, is governed by the TND-1 District regulations of Doylestown Borough.

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## Exhibit C

### Regulating Plan: TND-Traditional Neighborhood Development - 1 District [Amended 9-9-2021 by Ord. No. 21-07]

