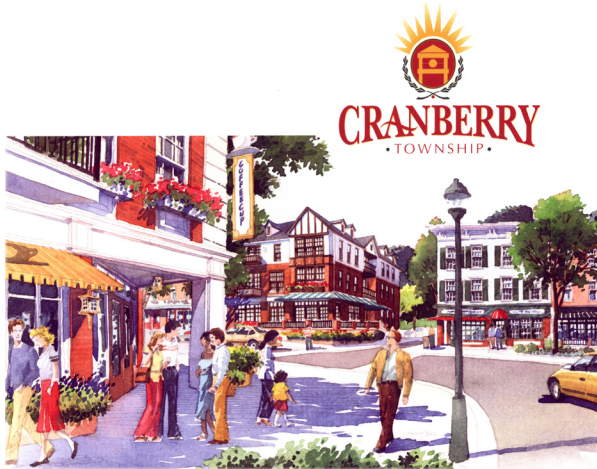
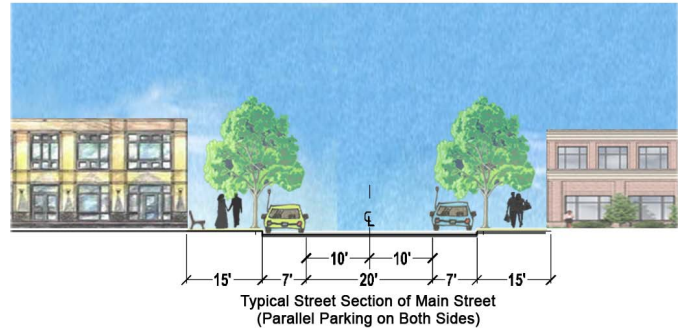


Traditional Neighborhood Development (TND) Ordinance

Cranberry Township - Butler, Pennsylvania



Neighborhood Center: TND-3 District



Main Street: Typical Street Section

The Cranberry Township TND Ordinance features the following innovations of the Form-Based Code:

- Context-Sensitive Design Standards;
- Street Sections for Five (5) Street Types;
- Streetscape Design & Detailing Standards;
- Building Type Design & Detailing Standards; and
- Green Infrastructure Design Standards.

The TND Ordinance was adopted March 6, 2008.



Residential Neighborhood: Summerset at Frick Park



Civic Green at Georgetown Square

Traditional Neighborhood Development (TND) Ordinance

Cranberry Township - Butler, Pennsylvania



Alley Precedent: Beechwood Commons - Squirrel Hill

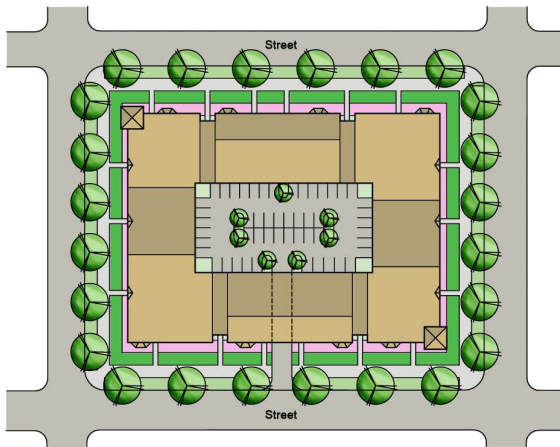


Green Court Precedent: Forbes Terrace - Squirrel Hill

The Cranberry Township TND Ordinance utilized Multi-Family Building Type Precedents for design inspiration from several neighborhoods in the Pittsburgh area including such places as:

- Squirrel Hill;
- South Side;
- Beaver;
- Mt. Lebanon;
- Butler; and
- Sewickley.

These neighborhoods are considered models for Best Practices of TND's.



Interior Parking Court for Multi-Family Building



Interior Parking Court Precedent: Carson Street Commons

Traditional Neighborhood Development (TND) Ordinance

Cranberry Township - Butler, Pennsylvania



Sky Bank with Two-Stories: Cranberry Township



Rollier's Two-Story Hardware Store: Mt. Lebanon

The Cranberry Township TND Ordinance utilized Two-Story Commercial Building-Type Precedents for store types such as:

- Hardware Stores;
- Clothing Stores;
- Drug Stores;
- Banks; and
- Live-Work Units

The Two-Story Building Types provide better scale and stature along the Streetscape of TND Streets.



Filene's Basement Two-Story Clothing Store: Waterfront (Homestead, PA)



Walgreens Two-Story Drug Store: Homestead, PA