

ORDINANCE NO. 2020-
TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PENNSYLVANIA

AN ORDINANCE OF CRANBERRY TOWNSHIP, A SECOND CLASS TOWNSHIP OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA FOR THE PURPOSE OF AMENDING CHAPTER 27 (ZONING) OF THE TOWNSHIP CODE OF ORDINANCES BY PROVIDING A COMPREHENSIVE ZONING MAP CHANGE, PROVIDING A TEXT AMENDMENT TO THE CCD OVERLAY ELIGIBILITY REQUIREMENTS, AND PROVIDING FOR SEVERABILITY AND REPEAL OF PRIOR INCONSISTENT ORDINANCES.

WHEREAS, the Township has determined that amendments to the Township's Zoning Map and Ordinance are proper to advance the aims of planning and development and necessary in order to promote the general health, welfare, and safety of the community and consistency in zoning among parcels, and as a result the Township's Board of Supervisors desires to amend the Township's Zoning Ordinance concerning zoning classification and designation for certain parcels and other permitted uses of property within the Township; and.

WHEREAS, the Township believes that the proposed comprehensive zoning map update will allow greater flexibility and encourage the creation of innovative mixed-use pedestrian-oriented development; extend opportunities for housing; and provide for a more efficient use of land.

WHEREAS, the Township believes that the proposed zoning amendment will extend greater opportunities for better development opportunities to all citizens and residents of the Township; and

WHEREAS, the CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION and the CRANBERRY TOWNSHIP BOARD OF SUPERVISORS have each reviewed the proposed zoning amendments within this Ordinance; and

WHEREAS, the PLANNING ADVISORY COMMISSION reviewed the Ordinance at its meeting held on December 7, 2020 and made a recommendation of approval to the BOARD OF SUPERVISORS; and

WHEREAS, the BOARD OF SUPERVISORS held a public hearing on December 10, 2020 as provided by the Cranberry Township Code and the Pennsylvania Municipalities Planning Code at which time testimony was received concerning the amendment; and

WHEREAS, the BOARD OF SUPERVISORS advertised the Public Hearing and the notice of intent to adopt the proposed amendment on Monday, November 23, 2020 and Monday,

November 30, 2020 as provided by the Cranberry Township Code and the Pennsylvania 2nd Class Township Code; and

WHEREAS, in the judgment of the BOARD OF SUPERVISORS, such an amendment to the Zoning Ordinance of the Township of Cranberry, Butler County, Pennsylvania is consistent with the zoning and planning objectives embraced in the Comprehensive Plan adopted by the Township.

NOW, THEREFORE, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Supervisors of the TOWNSHIP:

SECTION 1. The Zoning District Map contained in Chapter 27 Zoning of the Cranberry Township Code at Section 27-303 is hereby amended by providing a Comprehensive Zoning Map Change as shown on Exhibit “A” being attached hereto and incorporated herein.

SECTION 2. Chapter 27, Part 5, Section 27-506.3 (CCD-Community Character Development (CCD) Overlay Districts) (Eligibility) is hereby amended as follows by the addition of the underlined text:

C. The CCD Overlay Districts will be shown on the Cranberry Township Zoning Map, as may be amended from time to time.

(1) An Applicant may elect to apply the CCD-1, CCD-2, CCD-3 or CCD Corridor District in the General CCD Overlay as shown on the Zoning Map.

a) In order to apply the CCD Corridor District in the General CCD Overlay, the parcel shall front on State Route 19 or State Route 228.

(2) An Applicant may only elect to apply the identified CCD District in the “Specific CCD Overlay” as labeled on the Zoning Map.

SECTION 3. Severability.

If any chapter, section, subsection, paragraph, sentence or phrase of this Ordinance is for any reason declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

SECTION 4. Repealer.

Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this Ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this _____ day of _____, 2020, BY THE BOARD OF SUPERVISORS of the Township of Cranberry.

ATTEST:

Board of Supervisors of the
Township of Cranberry

Jerry A. Andree, Township Manager/Secretary

Richard M. Hadley, Chairman

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2020-08_COMPREHENSIVE ZONING MAP REVISIONS.DOC

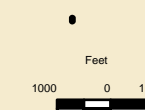


CRANBERRY

• TOWNSHIP •

Zoning Districts

- Township Boundary
- R-1 - Rural Residential
- R-2 - Single Family Residential
- R-3 - Multi Family Residential
- PRD - Planned Residential Development
- RMU - Residential Mixed Use
- MU - Mixed Use
- C-1 - Convenience Commercial
- C-2 - Highway Commercial
- C-3 - Regional Commercial
- BPK - Business Park
- SU-1 - Special Use
- SP-1 - Special Growth
- PIC - Planned Industrial/Commercial
- TLI - Transitional Light Industrial
- I-L - Industrial Light
- CCD-2
- CCD-Corridor
- Agriculture Security Area
- Specific CCD Overlay (as labeled)
- General CCD Overlay
- Streetscape Enhancement Overlay
(All properties abutting road right-of-way)



Cranberry Township
Butler County
October 27th, 2020

For Final Parcel Determination, Please Contact:
Community Development Department
2525 Rochester Road, Suite 400
Phone #: 724.776.4806
E-mail: ron.henshaw@cranberrytownship.org

CRANBERRY TOWNSHIP built for you.