

ORDINANCE NO. 2020 –**TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA FOR THE PURPOSE OF MAKING CHANGES, CLARIFICATIONS, AND AMENDMENTS TO CHAPTER 27 (“ZONING”) BY REVISING PROVISIONS RELATED TO MICRO-BREWERY/DISTILLERY/WINERY AND ARENAS AND CONVENTION AND/OR EXPOSITION CENTERS AND REVISING AND DELETING PROVISIONS RELATED TO ACCESSORY DWELLINGS AND PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCES.

WHEREAS, the Township has determined that amendments to the Township’s Zoning Ordinance are necessary in order to promote the general health, welfare, and safety of the community as regards definitions and designation of certain conditional uses and other permitted uses of property within particular zoning within the Township; and

WHEREAS, the **CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION** reviewed the Ordinance on November 9, 2020 and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS** on November 9, 2020; and

WHEREAS, the Board of Supervisors held a public hearing on December 10, 2020, as provided by the Cranberry Township Code of Ordinances 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 intention of adoption on November 23, 2020 and November 30, 2020 as provided by the Cranberry Township Code of Ordinances 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 overall Comprehensive Plan adopted by the Township.

WHEREAS, revisions in this document will appear as follows: ~~struck-out~~ for items removed and underlined for items added.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Cranberry, Butler County, Pennsylvania that Chapter 27 - Zoning of the Cranberry Township Code of Ordinances is amended as follows:

SECTION 1. Chapter 27, Section 202 (Definitions) is hereby amended by deleting and adding the following:

ACCESSORY DWELLING UNIT - A Residential Accessory use that consists of creating living space for individuals which is attached to the principal structure via a breezeway or the like that is no longer than 30 feet and has its own bathroom facility and often includes its own kitchen area. Only one Accessory Dwelling Unit or

Accessory Dwelling Quarters is allowed on any single lot in addition to the principal structure. Accessory Dwelling Units shall have a gross floor area of at least 400 square feet and shall comprise no more than 50% of the gross floor area of the Principal Structure on the lot that they are associated with, and shall not exceed 1,200 square gross feet for the Accessory Unit.

ACCESSORY DWELLING QUARTERS - A Residential Accessory use that consists of creating separate living space within a single-family structure for other individuals that is connected internally. Such uses shall be part of the principal home structure or may be via an addition to the home but shall not be by an unattached residential structure. Single parcels shall only be allowed one Accessory Dwelling Quarters or Accessory Dwelling Unit.

~~FAMILY— An individual, two or more persons related by blood, marriage or adoption or foster care or not more than three unrelated persons living as a single housekeeping unit. A family may also include domestic servants extended family, in-laws and gratuitous guests. The foregoing restrictions do not apply to persons with disabilities as defined in the Fair Housing Act, 42 U.S.C. § 3601 et seq. Also, a Family shall expressly include up to 8 unrelated persons who reside within a licensed Group Home, as defined herein.~~

FAMILY - One or more individuals who live together. Members of the family do not need to be related by blood, marriage or in any other legal capacity. Family members who are away from the household for a certain period of time may be considered part of the family. Live-in aides are also considered a family member.

MICRO-BREWERY/DISTILLERY/WINERY – An establishment that brews, distills, produces and/or serves 465,000 gallons or less per year of alcoholic beverages for consumption on site with distribution. Such uses may be in combination with Restaurants or remain independent and they may also have “tasting rooms” and retails sales of the products.

SECTION 2. Chapter 27, Attachment 2, (Table of Authorized Principal Uses) is hereby amended by adding and amending the following:

(Add) Micro-brewery/distillery/winery

R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>

(Amend) Arenas and convention and/or exposition centers

R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
N	N	N	N	N	N	N C	N	C	N	N	N	N	N

SECTION 3. Chapter 27, Attachment 2.1:1, (Table of Authorized Principal Uses – Community Character Development - CCD) is hereby amended by adding the following:

Micro-brewery/distillery/winery

CCD-1	CCD-2	CCD-3	CCD Freedom A	CCD Freedom B	CCD Corridor	CCD Corridor Freedom Road
<u>R</u>	<u>R</u>	<u>R</u>	<u>N</u>	<u>N</u>	<u>R</u>	<u>N</u>

SECTION 4. Chapter 27, Attachment 3, (Table of Authorized Accessory Uses) is hereby amended by revising the following:

Revised Accessory Uses

~~Servant's House~~ Accessory Dwelling Unit

R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
<u>ER</u>	<u>ER</u>	<u>ER</u>	<u>EN</u>	N	N	N	<u>ER</u>	<u>NR</u>	N	N	N	N	<u>EN</u>

~~Servant's Quarters~~ Accessory Dwelling Quarters

R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
R	R	R	R	N	N	N	<u>NR</u>	<u>NR</u>	N	N	N	N	N

SECTION 5. Chapter 27, Section 705, (Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure) is hereby amended by removing the following:

~~45. Servant's House-Left blank on purpose~~

~~A. Shall be permitted with a minimum lot area of 10 acres.~~

~~B. Shall be permitted when the occupants of the accessory structure are in the full time employment of the residents of the primary structure that such full time employment is of a service nature necessary to support the functions of the residential use such as housekeeping, gardening, cooking, etc.~~

SECTION 6. 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 7. 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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