

ORDINANCE NO. 2021-

TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA FOR THE PURPOSE OF AMENDING CHAPTER 27 (“ZONING”) BY REVISING THE OVERLAY MAP PROVISIONS; PROVIDING FOR A MMH (MISSING MIDDLE HOUSING) ZONING OVERLAY DISTRICT AND REQUIREMENTS; ADDING ELIGIBILITY REQUIREMENTS FOR PLANNED RESIDENTIAL DEVELOPMENTS (PRD); 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 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 January 25, 2021 and made a recommendation of approval to the BOARD OF SUPERVISORS; and

WHEREAS, the Board of Supervisors held a public hearing on January 28, 2021, 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 Notice of Adoption on January 13, 2021 and January 20, 2021 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, Part 5, Section 27-502 (Overlay Zoning Maps) is hereby amended as follows by deleting the struck-out text and adding the underlined text:

§ 27-502 Overlay Zoning Maps.

The location of ~~each~~ all CCD overlay districts ~~is are~~ delineated on a map depicting that overlay feature. These maps are adopted as a part of the Zoning District Map. The MMH Overlay District shall apply to all parcels within the Township that satisfy the requirements listed in §27-503.

SECTION 2. Chapter 27, Part 5, Section 27-503 (Reserved) is hereby amended as follows by adding the underlined text:

§ 27-503 MMH – Missing Middle Housing (MMH) Overlay District.

1. Intent.

A. Provisions for the Missing Middle Housing (MMH) Overlay District are intended to:

(1) Provide an additional range of housing types that are compatible with traditional development patterns.

(2) Provide a scale and form of housing that will help meet the growing demand for walkable neighborhoods.

(3) Provide for housing choices that are representative of multiple demographic needs and requirements.

(4) Comply with Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended.

(5) Corresponds with the vision set forth by the Comprehensive Plan for Cranberry Township.

2. Eligibility.

A. Development in conformance with the MMH Overlay District regulations are optional at the election of the applicant. If an MMH Overlay District is not elected, all provisions of the underlying base zoning district remain applicable.

B. The MMH Overlay District may be applied to all Township parcels that:

(1) Are equal to or larger than twenty-five (25) acres; and

(2) Are connected to public water and sewage or will be connected to public water and sewer at the time of the construction of the MMH development.

3. Procedures.

A. MMH applications shall be conditional uses. Any tract to be developed as an MMH overlay shall be governed by the conditional use review process, including the submission of a

preliminary land development plan concurrent with the conditional use application.

- B. At the time of application for conditional use approval, the applicant shall submit a Master Plan which shall consist of all plans listed in this Section.
- C. All applicants may submit sketch plans for all MMH Overlay District proposals. As per 53 P.S. § 10707-A of the Pennsylvania Municipalities Planning Code, such plans may be informally reviewed as conceptual plans to provide an opportunity for the Township to make suggestions and recommendations on the design of the proposed development.

4. Compliance with Applicable Ordinances.

- A. All applicable provisions for preliminary and final land development plans in the Cranberry Township Subdivision and Land Development Ordinance shall apply.
- B. The Cranberry Township Public and Private Improvements Code (PPIC) shall apply.

5. Application Requirements.

A. Master Plan Documentation for Preliminary and Conditional Use Approval.

(1) Project Narrative. A description of the project including, but not limited to, the name, location, acreage, development attributes/characteristics, uses, gross density, and open space.

(2) Pattern Book. A pattern book, as per 53 P.S. § 10708-A of the Pennsylvania Municipalities Planning Code, shall be prepared and submitted by the applicant pertaining to such specific proposed features as architecture, building materials, fencing, walls, landscaping, signs, streets, pedestrian circulation, parking, lighting and streetscape. The pattern book shall include:

a) The proposed principal and accessory uses, the gross area of all uses, the building heights, the total lot area and lot coverage, existing and proposed.

b) Rear yard setbacks, side yard setbacks and front build-to lines for all applicable lot types.

1) For condominiums, apartment units, flats, or any other unit that does not include a typical lot, the pattern book must demonstrate that the proposed unit(s) satisfy the required site area and front build-to line as well as identify any side or rear setbacks.

c) Architectural elevations for all proposed building types.

d) Color sketches and renderings depicting the proposed architectural character and streetscape character of the MMH.

e) Building elevations with labeling to indicate all proposed building materials, windows and doors, roofs, dormers, pilasters, piers, green building design, and the like, to the extent known

at the time of conditional use application.

(3) Site Plan. A separate plan sheet shall be submitted to depict the overall layout of the MMH, the proposed uses and parking, areas of common open space, and areas reserved for stormwater management.

(4) Building Plan. A separate plan sheet shall be submitted to depict the proposed building uses, type and scale of all proposed structures.

(5) Street and Streetscape Plan. A separate plan sheet shall be submitted to depict the proposed street and network. Such plan shall indicate all street, rights-of-way, and alley widths and indicate all materials, depths of pavement courses, and gradients.

(6) Open Space and Pedestrian Network Plan. A separate plan sheet shall depict all proposed common open space and an interconnected network for pedestrian access including sidewalks, pathways, trails, crosswalks, and bike paths.

a) Such plan shall also indicate the locations for all proposed street furniture, such as benches, planters, and bicycle racks.

(7) Landscape Plan. A separate plan sheet shall be submitted to depict all proposed landscape features.

a) The landscape plan shall indicate all plant types, size and quantities as well as the types, sizes, and materials for all paving, walls, benches, and other structures.

(8) Parking Plan. A separate plan sheet shall be submitted to depict proposed location and materials for all parking. Such plan shall list the number of parking spaces proposed in relation to the proposed use(s) and shall indicate the parking needs of all proposed uses; any shared parking; the times of maximum and minimum expected use; and the compatibility with adjoining uses to minimize conflicts.

(9) Utilities Plan. A separate plan sheet shall be submitted to depict all proposed utilities. Such plan shall indicate all proposed types, sizes, and materials of utilities that are proposed in accordance with the Cranberry Township Public and Private Improvements Code (PPIC).

(10) Phasing Plan. A separate plan sheet shall be submitted to depict proposed phasing of the total land development if the development will be phased.

a) A phase may be constructed out of phase order, provided that the phase to be constructed is contiguous to a phase that already has been recorded and provided that the phase to be constructed has road access through a recorded phase.

B. Other Documentation for Final Plan Approval.

(1) When an application for final land development plan is submitted, all information listed under §27-5035A above shall be submitted in final form.

6. General Design Standards.

A. Street and Alley Network.

(1) A network system of interconnected streets and alleys shall be created to effectively accommodate vehicular, pedestrian, and bicycle circulation.

(2) The use of cul-de-sac streets are discouraged. A maximum of one (1) cul-de-sac per 50 acres of the gross site area shall be permitted.

(3) Where practical, street networks shall connect to neighboring residential developments.

(4) All streets, alleys, and streetscape elements shall be designed in accordance with Chapter 17, the Cranberry Township Public and Private Improvements Code (PPIC). Where there is a conflict with the PPIC, the stricter standard shall apply.

(5) Two-way alleys shall be a minimum of 17 feet in width to provide adequate lanes for two-way travel and shall be designed in accordance with the Typical Street Section, Lane, RD-24 of the Public and Private Improvements Code (PPIC).

(6) One-way alleys shall not be permitted.

(7) Alleys are not required to have sidewalks.

(8) Easements shall be provided in alleys for public access for mail delivery, trash pickup, utilities, and maintenance.

B. Curbing.

(1) Six-inch vertical concrete curbing shall be constructed along all public streets.

(2) All curbing shall be installed in accordance with the standards of the Public and Private Improvements Code (PPIC).

C. Parking.

(1) On-street parking may be placed along curbs and streets to increase the availability of parking when alternative locations for trash pick-up are provided.

a) On-street parking spaces may be counted toward the overall parking requirement whenever such parking is located within 300 feet of the building being served by such parking.

b) On-street parking shall be prohibited on the cartway of an alley or service drive.

(2) Off-street parking shall generally be located in the rear yards of individual lots if, a front-loaded garage is not permitted with the given housing type.

D. Sidewalks and Other Pedestrian Linkages.

(1) Sidewalks shall be placed on both sides of all streets to enhance pedestrian circulation. Sidewalks shall connect to adjoining properties.

(2) All sidewalks shall be a minimum width of four (4) feet in the MMH Overlay.

(3) Handicapped curb cut ramps for sidewalks shall be installed and maintained at all street intersections in accordance with ADA requirements.

(4) Sidewalks shall be maintained and repaired on an on-going basis by the lot owner and/or adjoining lot owner, and/or homeowners' association, and/or the property owners' association.

(5) Sidewalks and/or trails shall provide access to all useable open space.

(6) A proposed MMH master plan shall provide a trail loop throughout the proposed development or a sidewalk network that provides a complete pedestrian loop. All sidewalk and/or trail networks shall be connected to existing or proposed regional pedestrian networks wherever possible.

E. Streetlights and Light Posts.

(1) Construct context-sensitive streetlights where the development entrance(s) and/or exit(s) connect to existing streets and along the existing street where contiguous to any paved entrance/exit. The spacing of the streetlights along existing streets shall be at 150 feet on center. In addition, install a yard lamppost for each proposed residential unit pursuant to the following, noting that the yard lamppost shall be consistent in design throughout the development and shall be governed by the rules of the homeowners' association:

a) Install a lamppost for each residential unit within 10 feet of any sidewalk along a street.

b) Install lampposts no less than six feet and no higher than 10 feet in height measured from finished grade level.

F. Street Trees.

(1) Street trees shall be provided in accordance with the Cranberry Township Subdivision and Land Development Ordinance.

(2) Street trees should be planted in a regularly-spaced Allee pattern of single or alternated

species with shade canopies of a height that, at maturity, clears at least one story.

(3) Street trees shall not be required along carriage or loft units that front along a private alley.

G. Perimeter Setbacks and Buffers.

(1) All MMH developments shall provide a minimum fifty (50) foot perimeter setback and landscape buffer, except along streets.

(2) Site perimeter buffers shall comply with §27-317 of the Zoning Ordinance.

(3) No stormwater basins shall be located in the perimeter setback and buffer.

(4) Perimeter buffer yards containing existing woodlands, specimen trees, and other areas of mature vegetation worthy of preservation, may be left unimproved and in a natural state.

H. Open Space.

(1) A minimum of 30% of the gross site area shall be designated and maintained as common open space as follows:

a) A minimum of 15% of the required open space shall be for village greens or plazas. Such areas shall not be sloping greater than 5% and be incorporated in the neighborhood. Cluster Box Unit (CBU) mailboxes may be located in the required greens or plazas.

b) A minimum of 15% of the required open space shall be for active recreation facilities, such as playfields, play courts, playgrounds, and tot lots, in a neighborhood park.

c) The balance of the open space areas shall be passive open space areas, and/or natural resource conservation areas.

d) The required perimeter setback and any above-grade stormwater management facilities shall be included as part of the required open space.

I. Utilities.

(1) All new utilities shall be underground.

(2) All cable TV boxes, meters, and the like should be located to the rear of properties and screened when possible.

(3) The location of CBU mailboxes shall be identified on the plan and provided in the development when required.

J. Permitted Projections into Established Setbacks and Build-to Zones.

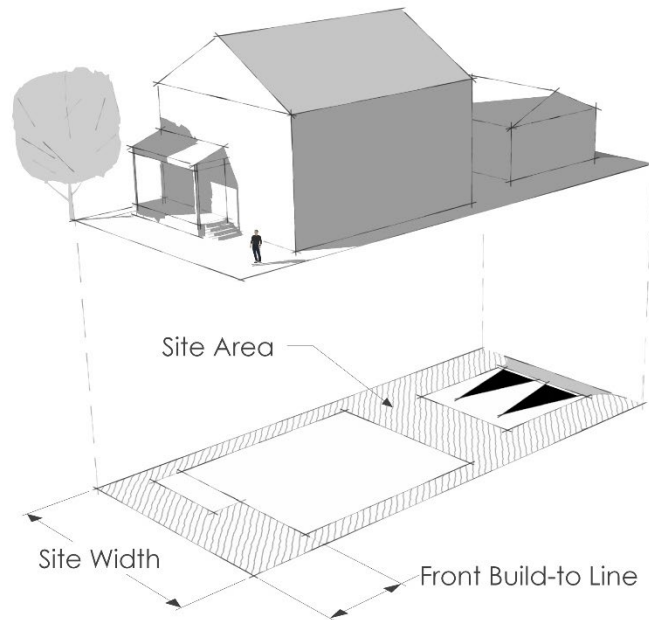
- (1) Typical architectural features on buildings, including but not limited to bay windows, windowsills, cornices and eaves, are permitted to project into established setbacks or beyond the front build-to line no more than two (2) feet.
- (2) Patios, decks, above grade steps, open fire escapes and unenclosed porches located in the rear or side yards are permitted to project into established setbacks no more than two (2) feet.
- (3) All porches in a front yard may be located in the front build-to zone and shall not project beyond the minimum build-to line.
- (4) All above grade steps in a front yard may project beyond the minimum build-to line six (6) feet.
- (5) Architectural projections along the streetscape shall be varied to create visual interest.

7. Permitted Uses, Bulk, and Area Standards. The following principal uses, and site standards shall be permitted in an MMH Overlay District.

A. General Standards.

- (1) All principal uses as defined in this section are specific to the MMH Overlay District.
- (2) All typical bulk and area standards shall be consistent with this section and finalized by the approved pattern book.
- (3) The required site and site area shall include the architectural footprint and yard areas associated with the principal building and/or lot. The required site area shall not include additional areas such as a right-of-way, alley, or dedicated open space.

B. Rear-loaded, Single-Family, Detached Dwelling.



(1) Definition. A building type containing one (1) principal dwelling unit located on a single site with private yards on all four sides and driveway/vehicular access via the rear of the site.

(2) Bulk and Area Standards.

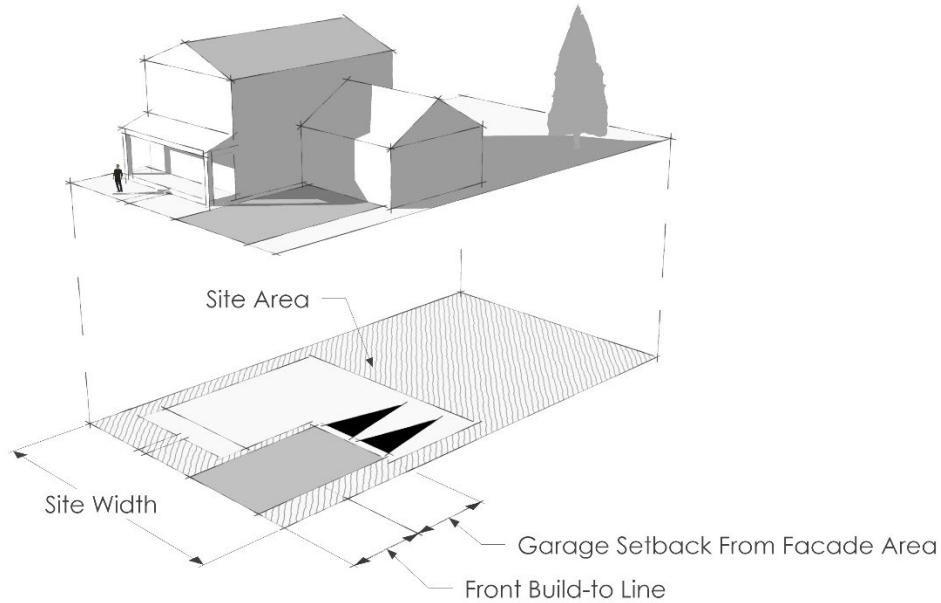
- a. Minimum Site Width = 45 feet
- b. Maximum Site Width = 55 feet
- c. Minimum Front Build-to line = 10 feet
- d. Maximum Front Build-to line = 20 feet
- e. Maximum Site Area = 6,600 square feet
- f. Maximum Number of Units per Site Area = 1

(3) Additional Standards.

- a) All detached or attached garages shall be located in the rear yard of a Rear-loaded, Single-Family Detached Dwelling.
- b) The foremost architectural wall of the principal structure's front facade area shall be located on the front build-to line.

- c) Rear-loaded, Single-Family Detached Dwellings should have a stoop, portico, or porch along the front facade area.
- d) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.

C. Front-loaded, Single-Family, Detached Dwelling.



(1) Definition. A building type containing one (1) principal dwelling unit located on a single site with private yards on all four sides and driveway/vehicular access via the front of the site.

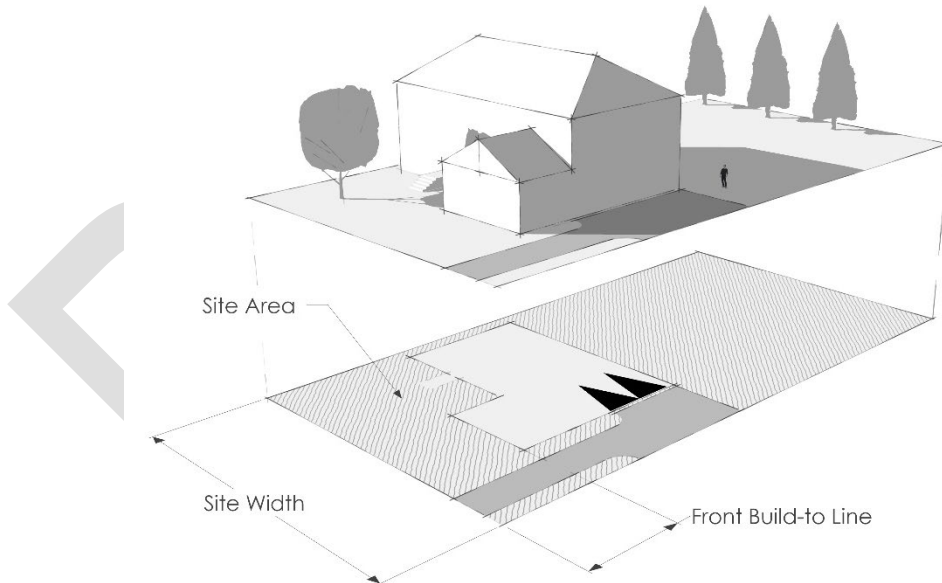
(2) Bulk and Area Standards.

- a. Minimum Site Width = 75 feet
- b. Maximum Site Width = 95 feet
- c. Minimum Front Build-to line = 10 feet
- d. Maximum Front Build-to line = 20 feet
- e. Maximum Site Area = 19,000 square feet
- f. Maximum Number of Units per Site Area = 1

(3) Additional Standards.

- a) All detached garages shall be located in the rear yard of a Front-loaded, Single-Family Detached Dwelling.
- b) All attached garages shall be setback a minimum of ten (10) feet from the front facade area of the principal structure. Additionally, front-facing garage doors shall be of earth-tone colors (except where white matches the main building facade) and shall include context-sensitive glazing and design.
- c) The foremost architectural wall of the principal structure's front facade area shall be located on the front build-to line.
- d) Front-loaded, Single-Family Detached Dwellings should have a stoop, portico, or porch along the front facade area.
- e) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.

D. Front-loaded, Side Entry, Single-Family, Detached Dwelling.



(1) Definition. A building type containing one (1) principal dwelling unit located on a single site with private yards on all four sides and garage access on the side of the principal structure.

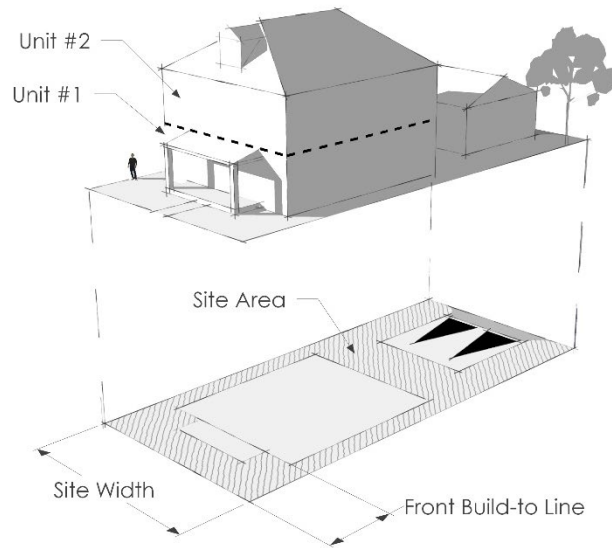
(2) Bulk and Area Standards.

- a. Minimum Site Width = 85 feet
- b. Maximum Site Width = 110 feet
- c. Minimum Front Build-to line = 10 feet
- d. Maximum Front Build-to line = 20 feet
- e. Maximum Site Area = 22,000 square feet
- f. Maximum Number of Units per Site Area = 1

(3) Additional Standards.

- a) All detached garages shall be located in the rear yard and garage doors shall not be located along the front facade area.
- b) All attached garages should face the side yard and garage doors shall not be located along the front facade area.
- c) The foremost architectural wall of the principal structure's front facade area shall be located on the front build-to line.
- d) Front-loaded, Side Entry, Single-Family Detached Dwellings should have a stoop, portico, or porch along the front facade area.
- e) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.

E. Rear-loaded, Stacked, Duplex.



(1) Definition. A building type containing two (2) principal dwelling units that share a ceiling/floor in common with no internal connection between the units and driveway/vehicular access via the rear of the site.

(2) Bulk and Area Standards.

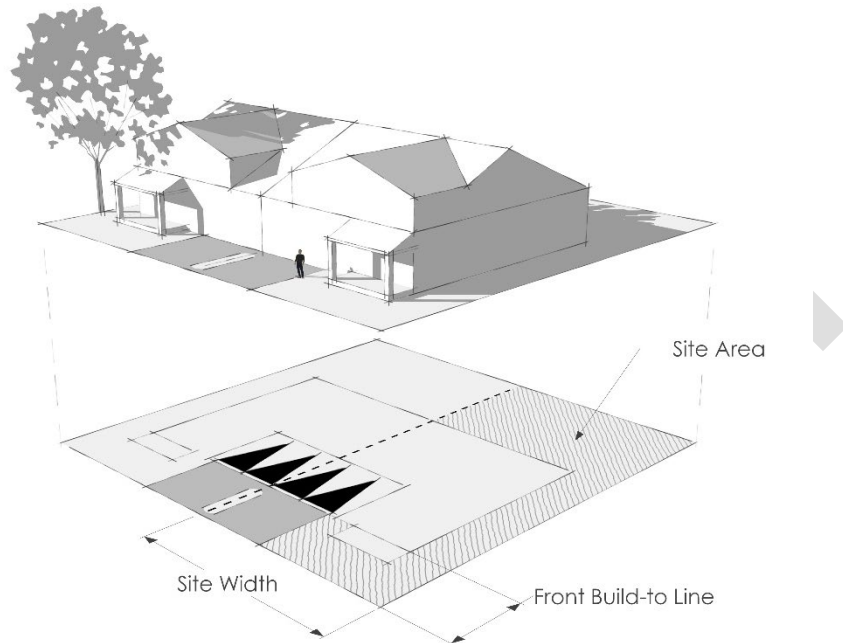
- a. Minimum Site Width = 45 feet
- b. Maximum Site Width = 55 feet
- c. Minimum Front Build-to line = 10 feet
- d. Maximum Front Build-to line = 20 feet
- e. Maximum Site Area = 6,600 square feet
- f. Maximum Number of Units per Site Area = 2

(3) Additional Standards.

- a) All detached or attached garages shall be located in the rear yard of a Rear-loaded, Stacked, Duplex.
- b) The foremost architectural wall of the principal structure's front facade area shall be located on the front build-to line.

- c) A Rear-loaded, Stacked, Duplex should have a stoop, portico, or porch along the front facade area.
- d) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.

F. Front-loaded, Side-by-side, Duplex.



(1) Definition. A building type containing two (2) principal dwelling units that share a common party wall with no internal connection between the units and driveway/vehicular access via the front of the site.

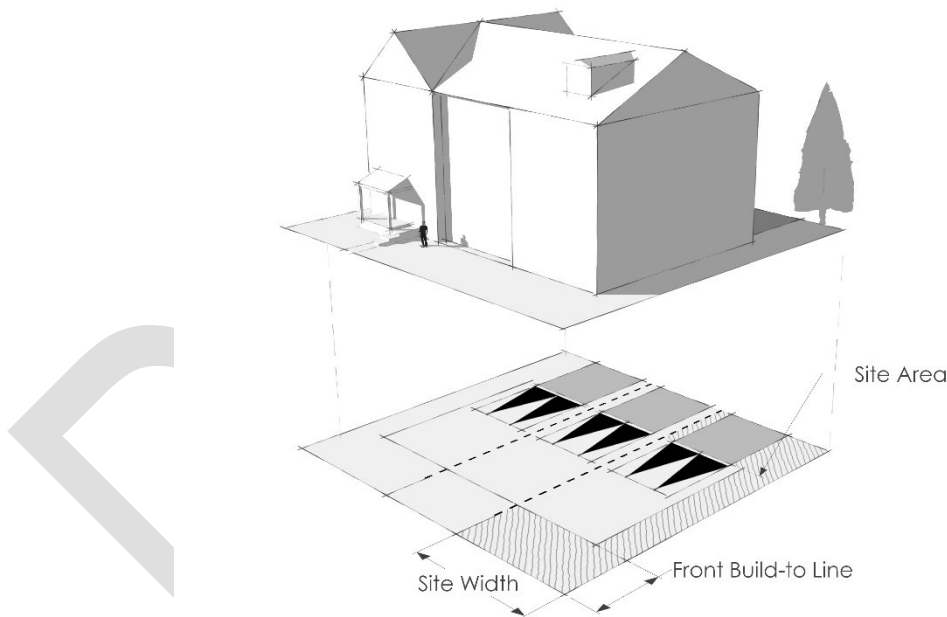
(2) Bulk and Area Standards.

- a. Minimum Site Width = 40 feet
- b. Maximum Site Width = 50 feet
- c. Minimum Front Build-to line = 10 feet
- d. Maximum Front Build-to line = 20 feet
- e. Maximum Site Area = 5,000 square feet
- f. Maximum Number of Units per Site Area = 1

(3) Additional Standards.

- a) Glazing shall be included on garage doors of front-loaded duplex units. Additionally, front-facing garage doors shall be of earth-tone colors (except where white matches the main building facade) and shall include context-sensitive design.
- b) The foremost architectural wall of the principal structure's front facade area shall be located on the front build-to line.
- c) A Front-Loaded, Side-by-side, Duplex should have a stoop, portico, or porch along the front facade area.
- d) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.
- e) Common party walls shall be exempt from side setbacks established in the pattern book.

G. Rear-loaded, Townhouse.



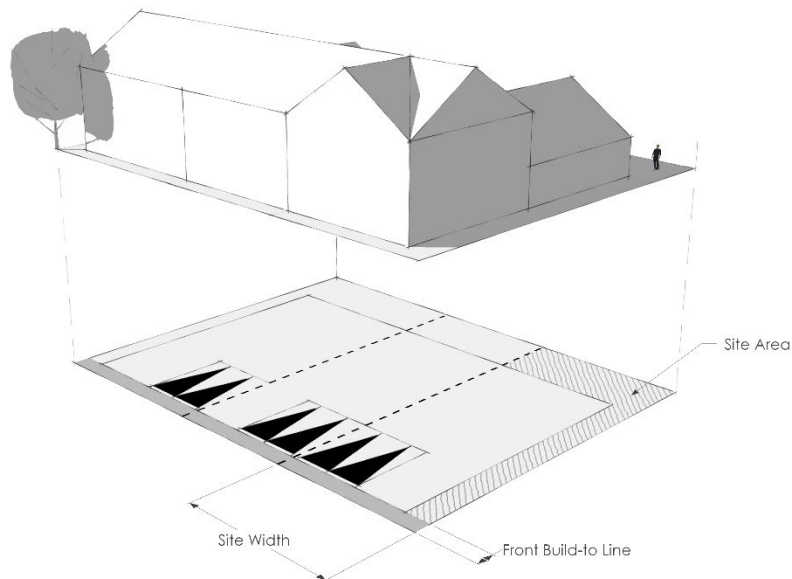
- (1) Definition. A building type containing three (3) or more principal dwelling units divided by party walls with no internal connection between the units and driveway/vehicular access via the rear of the site.
- (2) Bulk and Area Standards.
 - a. Minimum Site Width = 22 feet
 - b. Maximum Site Width = 30 feet

- c. Minimum Front Build-to line = 10 feet
- d. Maximum Front Build-to line = 20 feet
- e. Maximum Site Area = 2,550 square feet
- f. Maximum Number of Units per Site Area = 1

(3) Additional Standards.

- a) All detached or attached garages shall be located in the rear yard of a Rear-loaded, Townhouse.
- b) A maximum of five (5) townhouse units can be attached together in a single structure.
- c) The foremost architectural wall of the principal structure's front facade area shall be located on the front build-to line.
- d) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.
- e) Rear-loaded, townhouses should have a stoop, portico, or porch along the front facade area.
- f) Common party walls shall be exempt from side setbacks established in the pattern book.

H. Front-loaded, Carriage House.



(1) Definition. A building type containing three (3) to five (5) principal dwelling units divided by party walls with no internal connections between the units. A carriage home is distinguished from other housing types by having no driveway. Rather, the carriage home is part of a “mews” or a street of unique houses found along a cobblestone lane.

(2) Bulk and Area Standards.

- a. Minimum Site Width = 30 feet
- b. Maximum Site Width = 45 feet
- c. Minimum Front Build-to line = 4 feet
- d. Maximum Front Build-to line = 6 feet
- e. Maximum Site Area = 3,825 square feet
- f. Maximum Number of Units per Site Area = 1

(3) Additional Standards.

a) Glazing shall be include on garage doors of front-loaded carriage homes. Additionally, front-facing garage doors shall be of earth-tone colors (except where white matches the main building facade) and shall include context-sensitive design.

b) A maximum of five (5) carriage house units can be attached together in a single

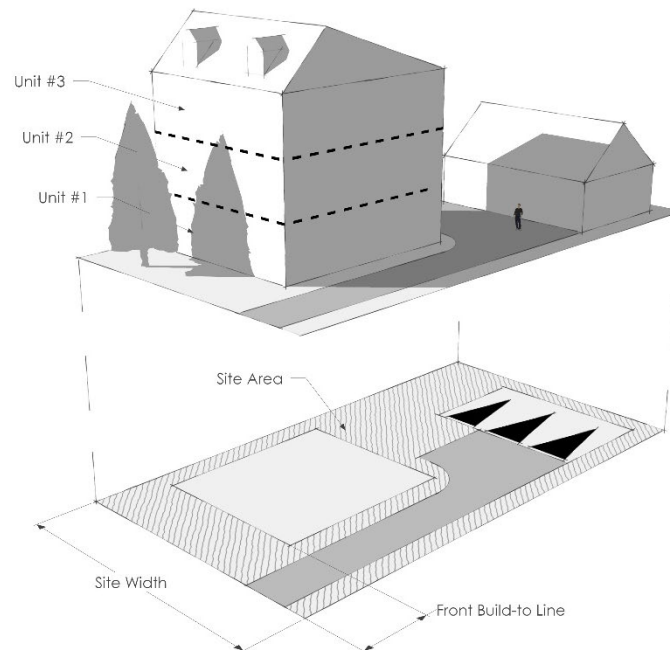
structure.

c) The front facade area of the principal structure shall be located on the front build-to line.

d) Common party walls shall be exempt from side setbacks established in the pattern book.

e) Carriage homes shall front on a pedestrian friendly lane that replicates the character of a “mews” style streetscape.

I. Stacked, Triplex.



(1) Definition. A building type containing three (3) principal dwelling units divided by ceilings/floors with no internal connections between the units and driveway/vehicular access via the front or rear of the site.

(2) Bulk and Area Standards.

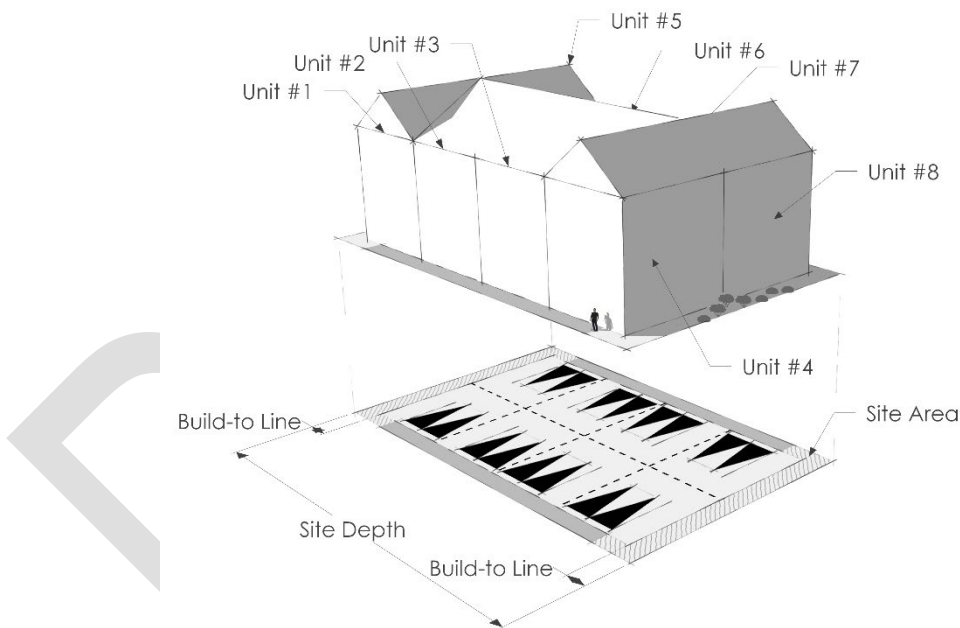
- a. Minimum Site Width = 60 feet
- b. Maximum Site Width = 85 feet
- c. Minimum Front Build-to line = 10 feet
- d. Maximum Front Build-to line = 20 feet
- e. Maximum Site Area = 11,050 square feet

f. Maximum Number of Units per Site Area = 3

(3) Additional Standards.

- a) All detached or attached garages shall be located in the rear yard of a triplex unit. Additionally, all garage units serving the principal building shall be combined in a single structure.
- b) The foremost architectural wall of the principal structure's front facade area shall be located on the front build-to line.
- c) Triplex units should have a stoop, portico, or porch along the front facade area.
- d) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.

Side-loaded, Loft Dwellings.



- (1) Definition. A building type containing six (6) to eight (8) dwelling units divided by common party walls with no internal connections between the units. Lofts are distinguished from other unit types because all living space is located above garages that are accessed from a shared motor courtyard.

(2) Bulk and Area Standards.

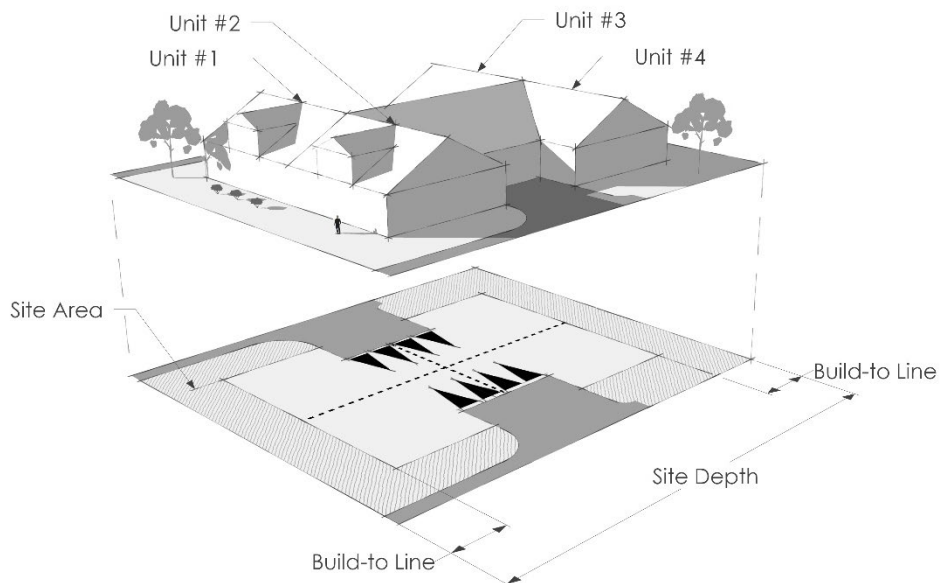
- a. Minimum Site Depth = 110 feet

- b. Maximum Site Depth = 120 feet
- c. Minimum Build-to line = 5 feet
- d. Maximum Build-to line = 15 feet
- e. Maximum Site Area = 10,800 square feet
- f. Maximum Number of Units per Site Area = 8

(3) Additional Standards.

- a) Decorative garage doors shall be included on all loft buildings. Additionally, front-facing garage doors shall be of earth-tone colors (except where white matches the main building facade) and shall include context-sensitive glazing and design.
- b) Common party walls shall be exempt from side setbacks established in the pattern book.
- c) Each dwelling unit shall have direct outdoor access.
- d) Loft units shall identify and provide an area for trash and recycling pick-up.
- e) Architectural walls without garage doors shall be located on a build-to line.
- f) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.

J. Quadruplex Dwellings.



(1) Definition. A building type containing a maximum of four (4) dwelling units arranged in a square configuration and divided by common party walls with no internal connections between the units and internal garages.

(2) Bulk and Area Standards.

- a. Minimum Site Depth = 140 feet
- b. Maximum Site Depth = 170 feet
- c. Minimum Build-to line = 10 feet
- d. Maximum Build-to line = 20 feet
- e. Maximum Site Area = 32,300 square feet
- f. Maximum Number of Units per Site Area = 4

(3) Additional Standards.

- a) Decorative garage doors shall be included on all quadruplex units. Additionally, front-facing garage doors shall be of earth-tone colors (except where white matches the main building facade) and shall include context-sensitive glazing and design.
- b) Common party walls shall be exempt from side setbacks established in the pattern book.

- c) Each dwelling unit shall have direct outdoor access.
- d) Architectural walls without garage doors shall be located on a build-to line.
- e) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.

8. Permitted Accessory Uses.

A. Permitted accessory uses shall include:

- 1) Uses and structures which are customarily associated with the permitted principal use;
- 2) No-impact home-based business; and
- 3) An accessory living unit as permitted by the Township Code.

9. Density and Composition Standards.

A. Mixture of Housing Types.

- 1) On any individual block, there should be a mixture of housing types.
- 2) To create diversity and interest, there shall be a mixture of front and rear loaded units along all street segments.
- 3) A single loading option shall not exceed 50% of any streetscape.

B. Gross Density.

- 1) For MMH developments that have frontage on State Roads:
 - a. The minimum gross density shall be 4.25 dwelling units per acre.
 - b. The maximum gross density shall be 6.5 dwelling units per acre.
- 2) For MMH developments that do not have frontage on State Roads:
 - a. The minimum gross density shall be 3.25 dwelling units per acre.
 - b. The maximum gross density shall be 5.5 dwelling units per acre.

C. Net Composition of Housing Types.

- 1) The composition of housing types within MMH developments that have frontage on State

Roads shall be within the following thresholds.

<u>Unit Type</u>	<u>Minimum Percentage of the Net Development Area</u>	<u>Maximum Percentage of the Net Development Area</u>
<u>Single-Family Units</u>	<u>10%</u>	<u>40%</u>
<u>Duplex Units</u>	<u>0%</u>	<u>20%</u>
<u>Townhouses and/or Carriage Homes</u>	<u>10%</u>	<u>40%</u>
<u>Triplex Units and/or Loft Units</u>	<u>0%</u>	<u>20%</u>
<u>Quadruplex Units</u>	<u>0%</u>	<u>20%</u>

- 2) The composition of housing types within an MMH developments that do not have frontage on State Roads shall be within the following thresholds.

<u>Unit Type</u>	<u>Minimum Percentage of the Net Development Area</u>	<u>Maximum Percentage of the Net Development Area</u>
<u>Single-Family Units</u>	<u>0%</u>	<u>50%</u>
<u>Duplex Units</u>	<u>0%</u>	<u>50%</u>
<u>Townhouses and/or Carriage Homes</u>	<u>0%</u>	<u>50%</u>
<u>Triplex Units and/or Loft Units</u>	<u>0%</u>	<u>20%</u>
<u>Quadruplex Units</u>	<u>0%</u>	<u>20%</u>

SECTION 3. Chapter 27, Part 9, Section 27-903 (Standards and Conditions for Planned Residential Developments.) is hereby amended as follows by the addition of the underlined text:

8. Eligibility. A Planned Residential Development shall be permitted as:

A. Authorized on the table of Authorized Uses, see §27-402, and;

B. On parcels less than thirty-five (35) acres in size.

- (1) To qualify for a PRD, a property shall not have been previously subdivided for the proceeding five (5) years to meet the eligibility requirements.

SECTION 4. 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 5. 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 _____, 20 ____, BY THE BOARD OF SUPERVISORS of the Township of Cranberry.

ATTEST: Board of Supervisors of the Township of Cranberry

Daniel D. Santoro
Township Manager/Secretary

Richard M. Hadley, Chairman
Board of Supervisors

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