

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 ZONING MAP; REVISING THE OVERLAY MAP PROVISIONS; PROVIDING FOR A PLANNED NEIGHBORHOOD OVERLAY DISTRICT AND REQUIREMENTS; REVISING THE 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 Township has determined that the Planned Neighborhood Overlay District is consistent with the goals and growth management strategy set forth by the Comprehensive Plan; 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 June 28, 2021 and made a recommendation of approval to the BOARD OF SUPERVISORS; and

WHEREAS, the Board of Supervisors held a public hearing July 29, 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 Intent to Adopt on July 6, 2021 and July 13, 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. The Official Zoning Map contained in Chapter 27 Zoning of the Cranberry Township Code at Section 27-303 is hereby amended by providing a Zoning District and Overlay District Maps as

shown on Exhibit “A” being attached hereto and incorporated herein.

SECTION 2. 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 overlay district is delineated on a map depicting that overlay feature. ~~These~~ This maps map are is adopted as a part of the Zoning District Map and shown on the second sheet of the Official Zoning Map. The Planned Neighborhood Overlay District shall apply to parcels within the identified district that satisfy the requirements listed in §27-503.2 (Eligibility).

SECTION 3. Chapter 27, Part 5, Section 27-503 (Reserved) is hereby amended as follows by adding the underlined text:

§ 27-503 Planned Neighborhood Overlay District.

1. Intent.

A. Provisions for the Planned Neighborhood 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 Planned Neighborhood Overlay District regulations are optional at the election of the applicant. If a Planned Neighborhood Overlay District is not elected, all provisions of the underlying base zoning district remain applicable.
- B. The Planned Neighborhood Overlay District may be applied to all Township parcels that:
- (1) Are equal to or larger than twenty-five (25) acres;

(2) Contained within the boundaries of the Planned Neighborhood Overlay District; and

(3) (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 Planned Neighborhood development.

3. Procedures.

- A. Planned Neighborhood applications shall be conditional uses. Any tract to be developed as a Planned Neighborhood 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 Planned Neighborhood 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, rental 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 Planned Neighborhood.
 - 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 Planned Neighborhood, 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 two (2) cul-de-sacs per 50 acres of the gross site area shall be permitted.
- (3) Street networks shall connect to neighboring residential developments only where planned street extensions already exist.
 - a) Where permitted, proposed connections shall not create through traffic in existing neighborhoods located on a cul-de-sac or dead-end street.
- (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 more restrictive 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 unless the alley is serving as the primary connection to a housing unit.
- (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 Planned Neighborhood 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 Planned Neighborhood 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 units that front along a private alley.

G. Perimeter Setbacks and Buffers.

- (1) All Planned Neighborhood developments shall provide a minimum fifty (50) foot perimeter setback and landscape buffer. Where environmentally sensitive features exist (i.e. waterways, steep topography, etc.) the buffer shall be augmented so as not to substantially impact the existing natural landscape. Buffer yards can be interrupted by access roads and utilities, as necessary.
- (2) The fifty-foot-wide perimeter landscaping buffer can be interrupted by access roads, sidewalks, and utilities, as necessary. No portion of the buffer shall be paved except for access drives that are perpendicular to the buffer area and sidewalks that are connect to adjacent developments.
 - a) The site perimeter buffer shall include a mixed pattern of one (1) deciduous canopy tree and three (3) shrubs per fifty (50) linear feet and two (2) evergreen trees per fifty (50) linear feet.
 - b) Perimeter plantings shall include native species.
- (3) No stormwater basins shall be located in the perimeter setback and buffer.
- (4) Woodland preservation within the perimeter buffer. Not more than fifty percent (50%) of existing mature woodlands within a perimeter buffer shall be removed in conjunction with a Planned Neighborhood development.
 - a) Preserved woodlands within perimeter buffer yards shall maintain existing specimen trees and other areas of mature vegetation.
 - b) Where mature existing woody vegetation sufficient to serve as a visual screen occurs along the perimeter, a fifty-foot preservation strip may be substituted, in lieu of the site perimeter buffer plantings.
 - c) Development activity shall not disrupt the root network of existing vegetation within any

preservation strip. The root zone of vegetation located in a preservation strip shall be shown on the landscape plan and correspond with the limits of disturbance.

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) The required open space shall include a mixture of active recreational facilities such as playfields, play courts, playgrounds, and tot lots.
 - 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 or side of properties and screened when possible.
- (3) The location of Cluster Box Unit (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.

K. Architectural Details.

- (1) A variety of roof lines, architectural features, architectural projections, and materials shall be provided along all residential blocks.
- (2) To promote a greater sense of the pedestrian scale, architectural features along the front facade area shall be proportional to the human scale.
- (3) To promote a greater sense of neighborhood character, distinct housing models with unique architectural elevations shall be placed on adjacent residential lots.
 - a) Variations in color, materials or architectural details shall not constitute a different housing model.
 - b) The approved pattern book shall specify architectural patterns and variation along the streetscape.

L. Context Sensitive Layout.

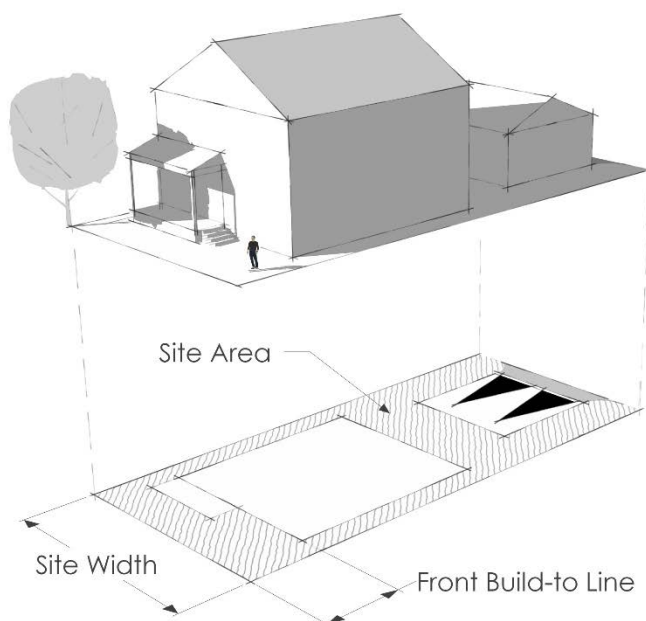
- (1) Perimeter lots and housing units of a Planned Neighborhood development shall blend with the scale of residential structures found in adjacent neighborhoods.
 - a) When adjacent to existing single-family homes, single-family homes shall be located towards the periphery of the development to maintain consistency with the neighboring context.
- (2) A Planned Neighborhood development should be organized by a gradient of density that provides for more compact housing at the defined center of the neighborhood and a gradual transition to less compact housing along the required perimeter buffer.

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

A. General Standards.

- (1) All principal uses as defined in this section are specific to the Planned Neighborhood 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.

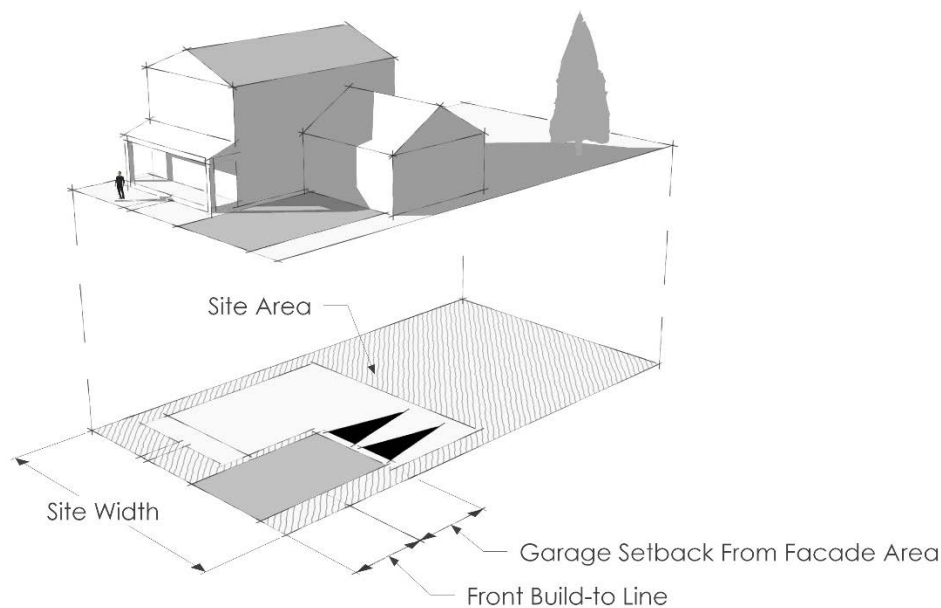
(2) Bulk and Area Standards.

- 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

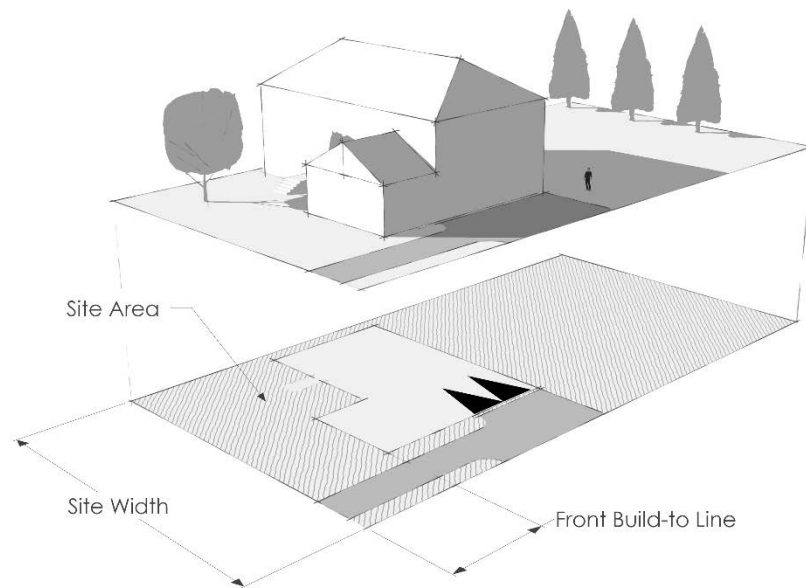
(3) Additional Standards.

- 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, automotive 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.

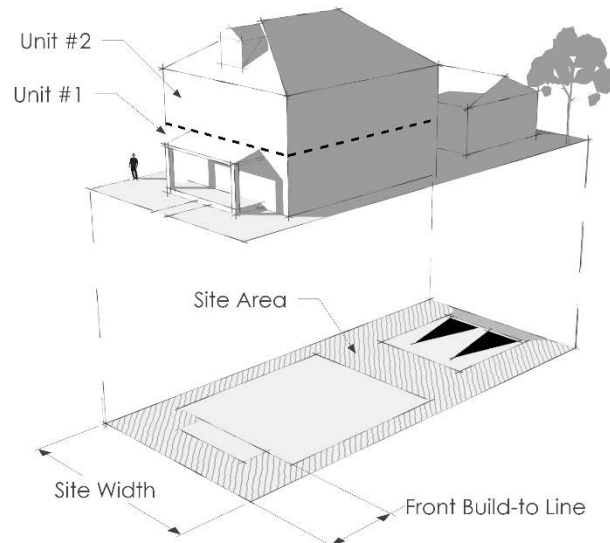
(2) Bulk and Area Standards.

- 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 automotive garage doors shall not be located along the front facade area.

- b) All attached garages should face the side yard and automotive 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.

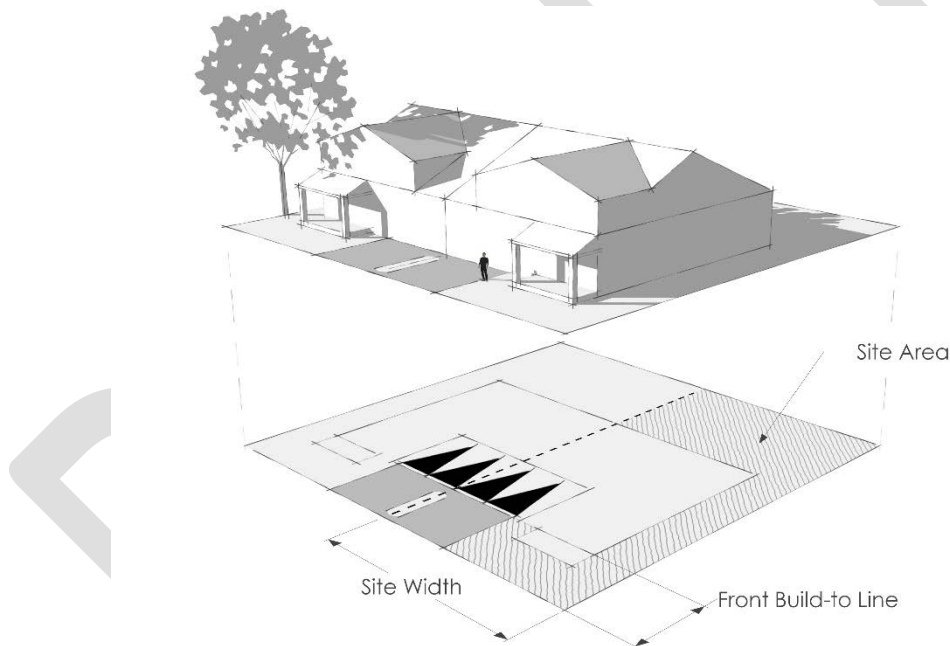


- (1) Definition. A building type containing two (2) principal dwelling units that share a ceiling/floor in common with no internal connection between the units and driveway/vehicular access via the rear of the site.
- (2) Bulk and Area Standards.
 - a) Minimum Site Width = 45 feet
 - b) Maximum Site 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.
- e) Stacked duplex units should be staggered along the streetscape and shall not be located on adjacent residential lots.

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.

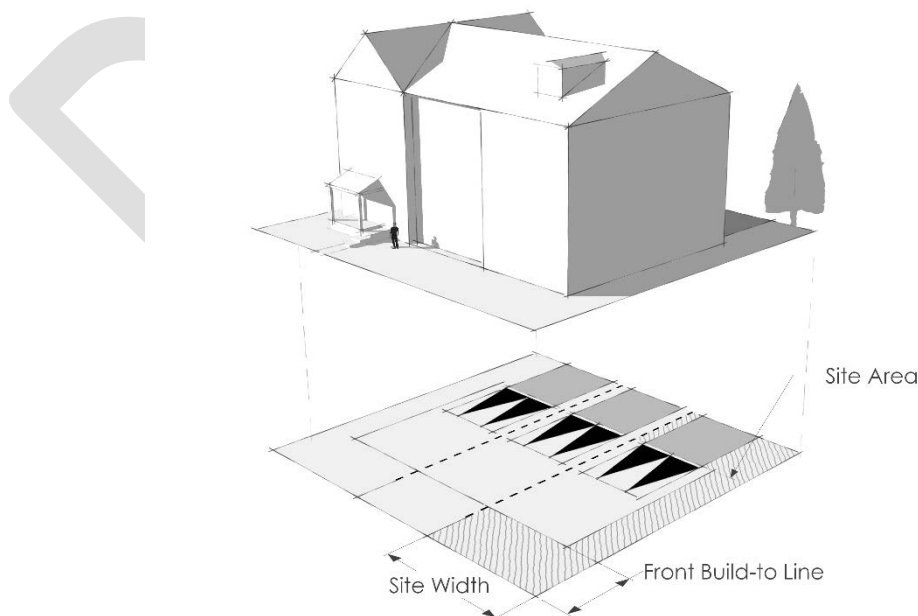
- a) Minimum Site Width = 40 feet
- b) Maximum Site Width = 50 feet
- c) Minimum Front Build-to line = 10 feet

- 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 automotive garage doors of front-loaded duplex units. Additionally, front-facing, automotive garage doors shall be of earth-tone colors (except where white matches the main building facade) and shall include context-sensitive design.
- b) All attached garages shall be setback a minimum of two (2) feet from the front facade area of the principal 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 Front-Loaded, Side-by-side, Duplex 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.
- f) 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.

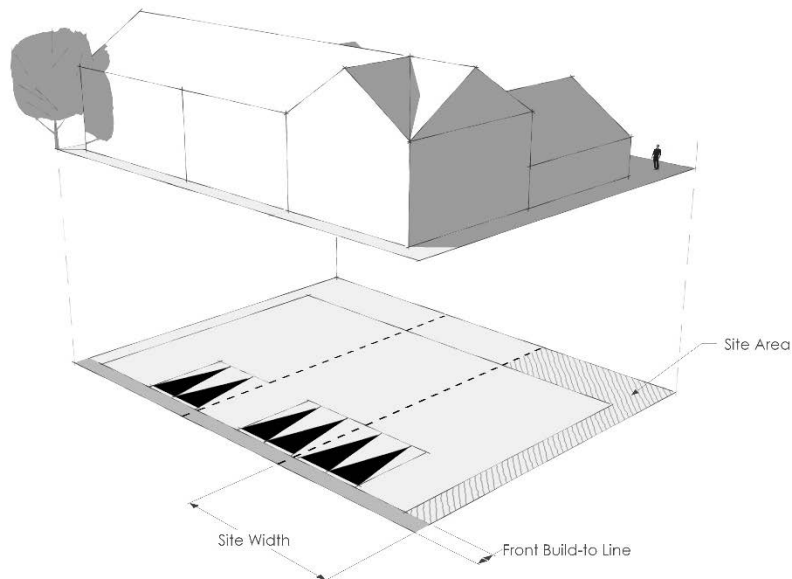
(2) Bulk and Area Standards.

- 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) To de-emphasize the horizontality of larger buildings, the front facade area of each residential unit shall be staggered or contain distinct architectural elements that define the limits of each unit.
- e) A stoop, portico, or porch may be located within the build-to zone, however, shall not project beyond the minimum build-to line.
- f) Rear-loaded, townhouses should have a stoop, portico, or porch along the front facade area.
- g) Common party walls shall be exempt from side setbacks established in the pattern book.

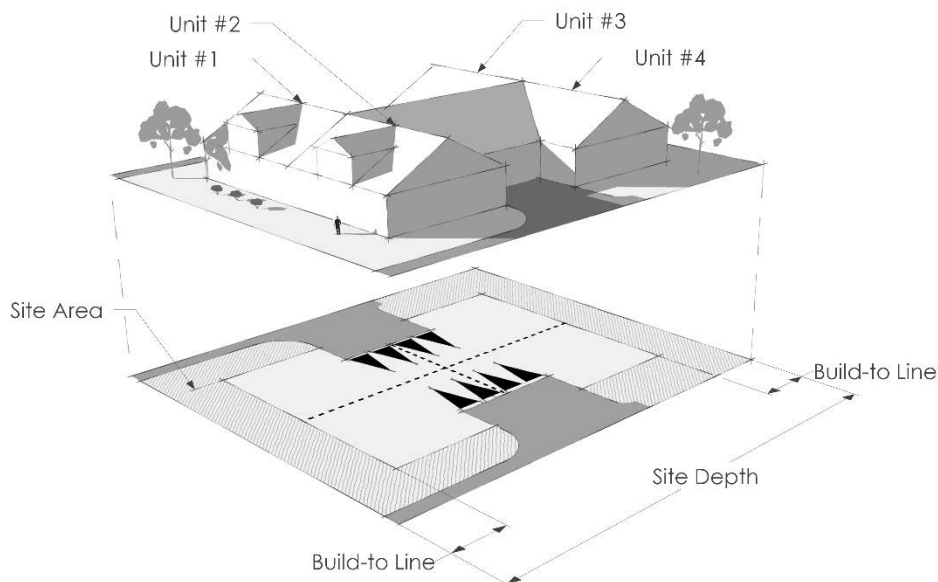
H. Front-loaded, Carriage House.



- (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 automotive garage doors of front-loaded carriage homes. Additionally, front-facing, automotive 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. 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 automotive garage doors shall be included on all quadruplex units. Additionally, front-facing, automotive 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 automotive 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 dwelling 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 public or private street.

B. Gross Density.

- (1) The minimum gross density shall be 3.25 dwelling units per acre.
- (2) The maximum gross density shall be 4.75 dwelling units per acre.

C. Net Composition of Housing Types.

- (1) The composition of housing types within Planned Neighborhood developments 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>40%</u>	<u>60%</u>
<u>Duplex Units</u>	<u>0%</u>	<u>20%</u>
<u>Townhouses and/or Carriage Homes</u>	<u>25%</u>	<u>40%</u>
<u>Quadruplex Units</u>	<u>0%</u>	<u>20%</u>

- (2) Compositional calculations shall be based on the combined acreage dedicated to each unit type. To calculate the net development area, all proposed open space shall be subtracted from the gross acreage. Compositional calculations shall not be based on the number or mixture of unit types provided.

SECTION 4. Chapter 27, Part 9, Section 27-903 (Standards and Conditions for Planned Residential Developments.) is hereby amended as follows by deleting the struck-out text and adding the underlined text:

3. Residential Use Standards and Conditions. This section specifies the regulations for residential uses in planned residential developments.

A. Maximum Site Density Per Zoning District. The following maximum (gross) site density shall be used to calculate the maximum dwelling units permitted in planned residential developments.

(1) R-1 District:

- a) Maximum (gross) site density: ~~1.4~~ 1.9 dwelling units per acre.
- b) Minimum (gross) site density: 1.4 dwelling units per acre.

(2) R-2 District:

- a) Maximum (gross) site density: ~~1.9~~ 2.4 dwelling units per acre.
- b) Minimum (gross) site density: 1.9 dwelling units per acre.

(3) R-3 District:

- a) Maximum site density: 14 dwelling units per acre.

(4) RMU District:

- a) Maximum site density: three dwelling units per acre.

(5) SU-1 District: ~~maximum site density: 17 dwelling units per acre~~ bulk and area standards shall be consistent with the base zoning district.

- (6) C-3 District: ~~maximum site density: 20 dwelling units per acre~~ bulk and area standards shall be consistent with the base zoning district.

SECTION 5. 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 6. 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
Township of Cranberry

Daniel D. Santoro
Township Manager/Secretary

Richard M. Hadley, Chairman
Board of Supervisors

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Exhibit A

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