

ORDINANCE NO. 2021 –**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 THE TABLES OF AUTHORIZED USES FOR MINI WAREHOUSE USE AND ADJUSTING THE ALLOWED BUILDING HEIGHT AND THE ALLEY REQUIREMENT IN THE CCD CORRIDOR - FREEDOM ROAD OVERLAY DISTRICT 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 August 30, 2021 and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS** on August 30, 2021; and

WHEREAS, the Board of Supervisors held a public hearing on September 30, 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 the intention of adoption on August 9, 2021 and August 16, 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 506.6.B.(9) is hereby amended by revising the following:

One hundred percent of parking for attached and multifamily dwellings shall be accessed by alleys, side or rear service lanes, and approved on-street parking, unless the applicant can demonstrate that it is not feasible to physically locate an alley due to topographic or hydrologic conditions, in which case at least 80% of such parking shall be accessed by alleys, side or rear service lanes and/or on-street parking.

(a) Alley access is not required for quad dwellings.

(b) Quad dwellings shall have no more than two driveways.

(c) Quad dwellings with front or side entry garages must provide streetscape enhancements along their frontage(s), including a street wall consisting of thirty-inch-tall brick piers connected by a black wrought iron or steel fence and low evergreen shrubs on the street side of the piers and fence as illustrated in Exhibit B,[10] or an approved equivalent.

(d) Rear or side access is not required for attached dwellings in the CCD Corridor – Freedom Road District.

SECTION 2. Chapter 27, Part 5, Section 506.12.E.(2) is hereby amended by revising the following:

Street and Alley Network for CCD Corridor Overlay District. The success of the CCD Corridor Overlay District shall be based in part on an effective and continuous street, alley, and service drive network, and interconnectedness within five feet of adjacent parcels. Through streets are intended to enhance connections between properties. Alleys and service drives relieve the frontage street from certain service functions, preserve the streetscape without curb cuts or with minimal curb cuts, and allow buildings to be placed forward on the lot to provide greater curb appeal and pedestrian access. Note that alleys are not required in the CCD Freedom Corridor Overlay District.

SECTION 3. Chapter 27, Part 5, Section 506.12.H.(2)(a) is hereby amended by revising the following:

The maximum height for principal building shall be ~~two~~ three stories and/or ~~25~~ 35 feet.

SECTION 4. Chapter 27, Attachment 2, (Table of Authorized Principal Uses, Zoning Districts) is hereby amended by revising the following:

Mini Warehouse

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	N	N	N	C	N	E N	N

SECTION 5. Chapter 27, Attachment 2.1, (Table of Authorized Principal Uses, Community Character Development (CCD)) is hereby amended by revising and adding the following:

Automotive ~~Service~~ Fueling Station

CCD-1	CCD-2	CCD-3	CCD FREEDOM A	CCD FREEDOM B	CCD CORRIDOR	CCD CORRIDOR FREEDOM ROAD
N	C ₁	C ₁	N	N	C ₁	N

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 30th day of September, 2021, 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