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**ORDINANCE NO. 2022 –****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 AMENDING THE DEFINITION OF COMMERCIAL AND PRIVATE RECREATION AND AMUSEMENT DEVICE AND ADDING THE DEFINITION FOR INDOOR AND/OR OUTDOOR SHOOTING RANGE; REVISING THE LIGHTING PROVISIONS; REVISING SPECIFIC REGULATIONS FOR SIGNS; REVISING CONDITIONAL USE, PROCEDURE, AND SPECIFIC STANDARDS FOR COMMERCIAL AND PRIVATE RECREATION WHILE ADDING INDOOR AND/OR OUTDOOR SHOOTING RANGE CONDITIONAL USE, PROCEDURE AND SPECIFIC STANDARDS, AMENDING BOTH ATTACHMENTS 2 AND 3 FOR THE TABLE OF AUTHORIZED USES AND ALLOWING GARAGES THAT ARE ACCESSORY TO SINGLE-FAMILY DWELLINGS IN ADDITIONAL ZONING DISTRICTS AND DELETING THE GARAGE ACCESSORY TO OTHER DWELLINGS USE WHILE 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 December 6, 2021 and January 4, 2022 and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS** on January 4, 2022; and

**WHEREAS**, the Board of Supervisors held a public hearing on January 27, 2022, 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 January 10, 2022 and January 18, 2022 as provided by the Cranberry Township Code of Ordinances and the Pennsylvania 2<sup>nd</sup> 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 2 (Definitions), Section 202 (Definitions) is hereby amended by revising and adding the following definitions:

#### **AMUSEMENT DEVICE**

Any mechanical, electrical or electromechanical device, machine or apparatus whatsoever for the playing of games of skill or chance and amusements, which devices or apparatus are commonly known as "pinball machines," "video games", ~~and~~ "jukeboxes, skill games and games of chance" or upon which games are played, or any device on which music is played after the insertion therein of a coin or other disc, debit or pre-paid card, slug or token or for which fees are paid to an attendant.

#### **COMMERCIAL AND PRIVATE RECREATION**

An indoor and/or outdoor facility used for swimming, tennis club, rink, track, alley, cage, course, field, ~~range~~, throwing or other similar types of uses in which the patrons pay a fee and/or are members to participate in or view a recreational or entertainment physical activity, including activities which include ~~the use of firearms or~~ motorized vehicles and the like.

#### **INDOOR AND/OR OUTDOOR SHOOTING RANGE**

An indoor and/or outdoor facility used for shooting and/or firing of guns, rifles and other similar weapons on a range(s) to an intended target of any type.

**SECTION 2.** Chapter 27, Part 3 (Establishment of Districts, Map and General Regulations), Section 318 (Lighting Provisions) is hereby amended by revising the following:

#### **§ 27-318 Lighting Provisions.**

[Ord. 96-267, 5/2/1996; as amended by Ord. 97-284, § 7; by Ord. 98-288, 3/26/1998, § 5; by Ord. 99-293, 4/1/1999, § 10; by Ord. 99-300, 11/23/1999, § 4; by Ord. 2006-366, 3/2/2006; by Ord. 2010-403, 10/7/2010; by Ord. 2013-438, 9/5/2013; and by Ord. 2017-471, 6/29/2017]

1. The following lighting components are herein regulated: streetlights for private and public streets, parking lot, building-mounted, pedestrian-oriented, ~~and~~ architectural ~~lights~~ and site

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lighting except for Public Recreation facilities.

2. All exterior parking lots, driveways, interior streets, pedestrian areas, sidewalks and loading areas shall be sufficiently illuminated to provide safe movement on the site.
3. Conditions Under Which Light Fixtures Are Regulated.
  - A. Streetlighting.
    - (1) Private Streets.
      - (a) Private street lighting shall be designed as context-sensitive "lantern-style" fixtures when required by the Streetscape Enhancement Ordinance, Community Character Districts (CCD) Ordinance or the Planned Residential District Ordinance and shall have fixtures where the source of illumination is a top-down diode that is concealed within the housing of the light fixture. Refer to the Design Guidelines in Exhibit A or B as specified.
      - (b) Private street light fixtures that are not required to be context-sensitive may be installed as listed in Subsection **3A(1)(a)** above; however, all other types of light fixtures shall be equipped with lenses that are flat and installed parallel to the ground.
      - (c) Streetlights shall be installed and maintained at an average interval of 105 feet along arterial roads and at an average interval of 90 feet along all other roads.
      - (d) Streetlights installed integral with sidewalks shall be installed flush with the paved surface.
    - (2) Public Streets. (None of the requirements herein regulate any poles, fixtures or lights that are directly associated with signalized intersections.)
      - (a) Public streetlighting shall be designed as context-sensitive "lantern-style" fixtures when required by the Streetscape Enhancement Ordinance, Community Character Districts (CCD) Ordinance or the Planned Residential Development Ordinance and shall have fixtures where the source of illumination is a top-down diode that is concealed within the housing of the light fixture. Refer to the Design Guidelines in Exhibit A or B as specified.
      - (b) Streetlights shall be installed and maintained at an average interval of 105 feet along arterial roads and at an average interval of 90 feet along all other roads.
      - (c) Streetlights installed integral with sidewalks shall be installed flush with the paved surface.
  - B. Parking Lot Lighting.
    - (1) Parking lot lights shall be designed as such that the source of illumination is concealed

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within the housing of the light fixture.

- (2) All parking lot light fixtures shall be equipped with lenses that are flat and installed parallel to the ground.
- (3) Lighting shall not be via floodlight nor spotlight, nor any fixture that does not direct light downward.
- (4) Parking lot lights may be attached to poles, buildings or other structures but shall always be installed with flat lenses that are installed parallel to the ground.

C. Pedestrian-Oriented Lighting (Not in Parking Lots).

- (1) Pedestrian-oriented lights on poles shall be designed as such that the source of illumination is concealed within the housing of the light fixture.
- (2) Pedestrian-oriented lighting shall not be via floodlight nor spotlight.
- (3) Pedestrian-oriented lighting may be achieved by exposed light bulb strings or similar fixtures. Such fixtures are intended for the lighting of pedestrian-oriented areas and not for placement on building facades or features which are restricted in the "Architectural Lighting" section.

D. Building-Mounted Lighting (Includes Lighting for Gas Station Canopies and Other Surface-Mounted Light Fixtures).

- (1) Building-mounted lights shall be designed as such that the source of illumination is concealed within the housing of the light fixture.
- (2) All building-mounted light fixtures shall be equipped with lenses that are flat and installed parallel to the ground. Building lighting shall not be via floodlight nor spotlight, nor any fixture that does not direct light downward. Note: Exceptions may be made by the Township for emergency lighting that is required by the Building Code for illumination during emergencies or power outages.

E. Architectural Lighting.

- (1) Architectural lighting is intended to allow building owners to highlight architectural features.
- (2) Architectural lighting shall not allow the source of light to be viewed from any property line.

- (3) Architectural lighting may be allowed to have colors or shades that change; however, changes shall not be rapid or flashing.
- (4) Lighting in strips or strings of bulbs/diodes and exposed neon tubes that are affixed to buildings or other appurtenances are not allowed.

#### F. Site lighting

- (1) Site lighting includes the lighting of site areas other than what is listed above under certain conditions as regulated herein.
- (2) Site lighting fixtures shall be installed and maintained parallel to the ground.
- (3) Site lighting shall be installed using “fully shielded luminaires” wherein the light fixture lens is not below the light fixture housing nor exposed to view from any property line of the site to which it belongs.
- (4) Applicant shall demonstrate that any proposed site lighting will not adversely affect any adjacent residential uses (existing or approved).

#### 4. Types of Illumination Source Required.

##### A. Streetlights.

- (1) Private streets: LED only.
- (2) Public streets: LED only.

##### B. Parking lot lights: any type.

##### C. Pedestrian-oriented lighting: LED only.

##### D. Building-mounted lighting: any type.

##### E. Architectural lighting: any type.

#### F. Site lighting: LED only

#### 5. Allowable Lighting Dispersal (Footcandles Allowed at Property Line).

##### A. Streetlights.

- (1) Private streets: not limited.

(2) Public streets: not limited.

B. Parking lot lights: one footcandle at property line.

C. Pedestrian-oriented lighting: not limited.

D. Building-mounted lighting: one footcandle at property line.

E. Architectural lighting: not limited.

F. Site lighting: one footcandle at the property line.

6. Correlated Color Temperature (CCT) (for LED-Style Light Fixtures Only).

A. Streetlights. (Pedestrian-scaled lighting that is lower than the maximums listed below is recommended for pedestrian-oriented settings.)

(1) Private streets: 3,000° Kelvin maximum.

(2) Public streets: 3,000° Kelvin maximum.

B. Parking lot lights: 3,000° Kelvin maximum.

C. Pedestrian-oriented lighting: 3,000° Kelvin maximum.

D. Building-mounted lighting: 3,000° Kelvin maximum.

E. Architectural lighting: not limited.

F. Site lighting: 3,000° Kelvin maximum

7. Light Output Limits.

A. Wattage output for private street lights shall be 75-watt maximum. (All streetlights shall use a wattage selector.)

B. Wattage output for public street lights shall be 75-watt maximum. (All streetlights shall use a wattage selector.)

C. Parking lot lights: not limited.

D. Pedestrian-oriented lighting: not limited.

E. Building-mounted lighting: not limited.

F. Architectural lighting: not limited.

G. Site Lighting: Applicant shall demonstrate the minimum and maximum wattage for the proposed use.

8. Allowable Height of Light Fixtures (Height Is Measured from Adjacent Grade to the Highest Point of the Light Fixture).

A. Streetlights: 13 feet minimum to 20 feet maximum. (Pedestrian-oriented settings are encouraged to have lights installed at lower heights within the allowable range.)

B. Parking lot lights: 35 feet maximum from the adjacent grade surrounding the base.

C. Pedestrian-oriented pole lighting: 13 feet maximum from adjacent grade. Strings of lights for pedestrian-oriented purposes are not limited in height.

D. Building-mounted lighting: not limited.

E. Architectural lighting: not limited.

F. Site Lighting: 50 feet maximum from the grade surrounding the base.

9. Light Pole Colors.

A. Pole color for any private or public street lights regulated by the Streetscape Enhancement Ordinance, Community Character District Ordinance or the Planned Residential Development Ordinance shall be RAL 3005 with clear protective coating required.

B. Pole or fixture color for all other areas is not regulated unless specified in the approved land development plans.

10. Light Pole Foundations.

A. Foundation color for any exposed private or public streetlight foundations regulated by the Streetscape Enhancement Ordinance, Community Character District Ordinance or the Planned Residential Development Ordinance shall be integrally colored RAL 3005.

B. Foundation color for all other lights is not regulated.

C. Street and pedestrian light pole foundations shall not exceed 10 inches of exposed concrete above-grade. Streetlights installed integral with sidewalks shall be installed flush with the paved surface.

D. Parking lot light pole foundations are not regulated for height nor color.

E. Site lighting light pole foundations are not regulated for height nor color.

**SECTION 3.** Chapter 27, Part 6 (Signs), Section 608 (Specific Regulations), Subsection C(4) (Electronic Message Center Signs) is amended by revising the following:

(4) Location and Setback from Property Line.

(a) Only allowed in a commercial zoning district on a property that is immediately adjacent to the public right-of-way of the following roads:

1) Route 19, between the intersection of ~~Route 19/Rowan Road/Ogle View Road~~ Glen Eden Road/North Boundary Road and the Township's southern border with Marshall Township.

2) Route 228, between the intersection of Route 228/Franklin Road and Route 228/Route 19/Freedom Road.

3) Freedom Road, between the intersection of Freedom Road/Route 19/Route 228 and the Pennsylvania Turnpike.

(b) Except that manual or mechanical changeable-copy signs for municipal facilities, public education facilities, and religious establishments may be located in any commercial zoning district.

**SECTION 4.** Chapter 27, Part 7 (Conditional Use, Procedure, and Specific Standards), Section 705 (Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure) is hereby amended by revising and adding the following:

11. Commercial and Private Recreation. **[Amended by Ord. 2010-403, 10/7/2010; by Ord. 2012-431, 8/2/2012; by Ord. 2013-437, 6/6/2013; and by Ord. 2013-438, 9/5/2013]**

A. Uses that feature outdoor entertainment and/or recreational activities and are located on a site adjacent to a residential ~~zoning-district~~ use shall provide all applicable buffer yards as required by this chapter, and no activity shall occur within the said buffer area. Additional screening may be required as determined appropriate by the Board of Supervisors in order to reasonably contain noise, light, fumes, objects, or other materials to the site of the proposed use.

B. Off-street parking shall be provided in conformance with § **27-312**, Off-Street Parking Requirements.

C. All ingress and egress to and from the site shall be so situated as not to interfere with through traffic movements on adjacent streets.



D. No lighting, noise, or other aspect of the recreation development shall, in the opinion of the Planning Advisory Commission or Supervisors, produce any nuisance factor to any existing or approved residential or public uses which are in proximity.

E. Applicants for Commercial and Private Recreation establishments shall submit a lighting study that identifies all outdoor lighting fixtures and examines the effect of those fixtures on adjacent existing and approved uses. The plan shall include a lighting mitigation strategy that addresses the effects of outdoor lighting on all adjacent existing and approved uses.

#### 60. INDOOR AND/OR OUTDOOR SHOOTING RANGE.

A. Outdoor Shooting Ranges shall be located no less than 2,500 feet (from property line to property line) to any school (public or private) Municipal Park, Municipal Facility, Religious Facilities or existing or approved residential uses. Outdoor Shooting Ranges shall be located no less than 3,500 feet (from property line to property line) to any school (public or private) Township Park, Religious Establishment or existing or approved residential uses.

B. Indoor and/or Outdoor Shooting Ranges shall not allow the shooting and/or firing of guns, rifles and other similar weapons on a range(s) between the hours of 9:00 pm and 7:00 am.

C. Municipal shooting ranges are exempt from any requirements or restrictions herein.

**SECTION 5.** Chapter 27, Attachment 2 is hereby amended by adding the following Authorized Principal Use:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>RMU</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>SU-1</u>	<u>SP-1</u>	<u>BPK</u>	<u>I-L</u>	<u>PIC</u>	<u>TLI</u>	<u>MU</u>
<u>Indoor and/or Outdoor Shooting Range</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>C</u>	<u>N</u>

**SECTION 6.** Chapter 27, Attachment 3, Table of Authorized Accessory Uses is hereby amended as follows:

	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>RMU</u>	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>SU-1</u>	<u>SP-1</u>	<u>BPK</u>	<u>I-L</u>	<u>PIC</u>	<u>TLI</u>	<u>MU</u>
Garage accessory to single-family detached dwelling	R	R	R	R	N	N	N	R	<del>N</del> R	<del>N</del> R	N	N	N	N
<del>Garage accessory</del>	<del>N</del>	<del>N</del>	<del>PRD</del>	<del>PRD</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>PRD</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>C</del>

<del>to other dwellings</del>														
Storage building for domestic storage	R	R	R	R	N	N	N	<del>R in PRD</del>	<del>N</del> R	<del>N</del> R	N	N	N	<del>E</del> N

**SECTION 7.** 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 8.** 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 27<sup>th</sup> day of January, 2022, BY THE BOARD OF SUPERVISORS of the Township of Cranberry.

ATTEST:

Board of Supervisors of the  
Township of Cranberry

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Daniel D. Santoro, Township Manager

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Richard M. Hadley, Chairman