

**ORDINANCE NO. 2022 – 03**

**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 SELECT DEFINITIONS, REVISING CONDITIONS RELATED TO AUTOMOTIVE FUELING STATIONS AND MULTIFAMILY DWELLINGS, REVISING THE TABLE OF PRINCIPAL USES, REVISING THE TABLE OF ACCESSORY USES, REVISING THE TYPICAL SITE LAYOUT DRAWINGS FOR AUTOMOTIVE FUELING STATIONS, 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 February 28, 2022, and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS** on February 28, 2022; and

**WHEREAS**, the Board of Supervisors held a public hearing on March 31, 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 March 14, 2022 and March 21, 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.** Section 27-202 of the Cranberry Township Zoning Ordinance is hereby amended by revising the following:

AUTOMOTIVE FUELING STATION – A building(s), premises or portions thereof which are used, arranged, designed, or intended to be used for the retail sale of gasoline or other fuel sources for motor vehicles, boats or aircraft including Electric Charging Stations.

...

ELECTRIC CHARGING STATION – An accessory use which is used, arranged, designed, or intended to provide an electric charge for motor vehicles.

...

SHOPPING CENTER – One or more retail uses with a cumulative square footage of 15,000 square feet of gross floor area or more, ~~where the total gross floor area of retail uses for any master planned site exceeds 50% of all uses within that site,~~ developed as a single entity, whether developed at one time or in phases or by different owners.

**SECTION 2.** Chapter 27, Part 705 (Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure) is hereby amended by revising the following:

7. Automotive Fueling Station.

A. Sufficient off-street parking and loading space shall be provided consistent with the requirements of this chapter.

B. Separation between Automotive Fueling Stations. ~~(Reserved)~~

(1) No automotive fueling station shall be located within 2500 radial feet of any other existing or proposed automotive fueling station on the same directional side of a collector, arterial, or local road. The radius buffer shall also apply to all parcels located on secondary roadways that intersect and/or abut an existing or proposed automotive fueling location.

(2) Automotive Fueling Stations shall be located within the Route 19, Route 228, or Freedom Road corridors.

C. Design Standards. ~~(Reserved)~~

(1) Streetscape enhancements shall be provided as required by and in conformity with the standards for Streetscape Enhancement Overlay District in § 27-324 of this chapter.

(2) Principal structures shall demonstrate consistency with the design guidelines of Small Neighborhood Center Retail Buildings (section 28) and the building material guidelines (section 33) found in Exhibit B, the General Manual of Written and Graphic Design Guidelines.

(3) The design of fuel pump canopies, including the columns, shall match the design and exterior building materials of the principal building.

D. Additional Uses. ~~(Reserved)~~

(1) Small Retail, Retail Food Restaurant, Automotive Wash, and/or Electric Charging Stations shall be permitted as an additional principal or accessory use to an automotive fueling station.

E. Site Layout Standards. ~~Pumps, canopies, tanks, accessory uses, structures and other devices shall be set back a minimum of 150 feet from any street and 50 feet from any property line; in the alternative, the principal building and use (located in compliance with the required yards for the district in which it is located) shall be located in front of the pumps, canopies, tanks, accessory uses, structure and other devices, and the pumps, canopies, tanks, accessory structures, and other devices shall be located a minimum of 75 feet from any street and 50 feet from any property line. Reference Figures A-10 to Z10-2.~~

(1) The facade of the principal building shall front on a roadway with streetscape enhancements. In addition, the principal building shall be physically linked with sidewalks to the required streetscape enhancements.

(2) Pumps, canopies, tanks, accessory uses, and accessory structures shall be located behind the principal building.

(3) All Pumps, canopies, tanks, accessory uses, and accessory structures shall be setback an additional fifty (50) feet from any front setback lines (Reference Figures Z-10.0 to Z-10.5 in 27 Attachment 9).

(4) The site layout and relationship between proposed structures shall be generally consistent with an option depicted in Figures Z-10.0 to Z-10.5 in 27 Attachment 9.

F. The ingress and egress shall not create hazardous conditions or undue congestion of traffic circulation in the immediate area.

G. All canopy lighting must be fully recessed within the canopy.

...

37. Multiple-Family Dwelling.

A. In the MU Mixed Use District, a multiple-family dwelling is only permitted in conjunction with a ~~mixed-use center~~ Shopping Center.

(1) A multiple-family dwelling in a ~~mixed-use center~~ Shopping Center shall be permitted only on the upper floors of a mixed-use building. No dwelling shall be permitted on the ground level of a mixed-use building.

**SECTION 3.** Chapter 27, Attachment 2, (Table of Authorized Principal Uses) is hereby amended by revising the following:

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

**SECTION 4.** Chapter 27, Attachment 3, (Table of Authorized Accessory Uses, Zoning District Where Authorized, and Method of Authorization) is hereby amended by revising the following:

Accessory Uses	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Electric Charging Station	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>

**SECTION 5.** Existing Drawings Z-10, Z-10.1, and Z-10.2, are hereby deleted and replaced with revised drawings Z-10.0, Z-10.1, Z-10.2, Z-10.3, Z-10.4, and Z-10.5, as attached hereto and incorporated herein, are hereby added to Chapter 27, 27 Attachment 9.

**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 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 \_\_\_\_\_ day of \_\_\_\_\_, 2022, 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

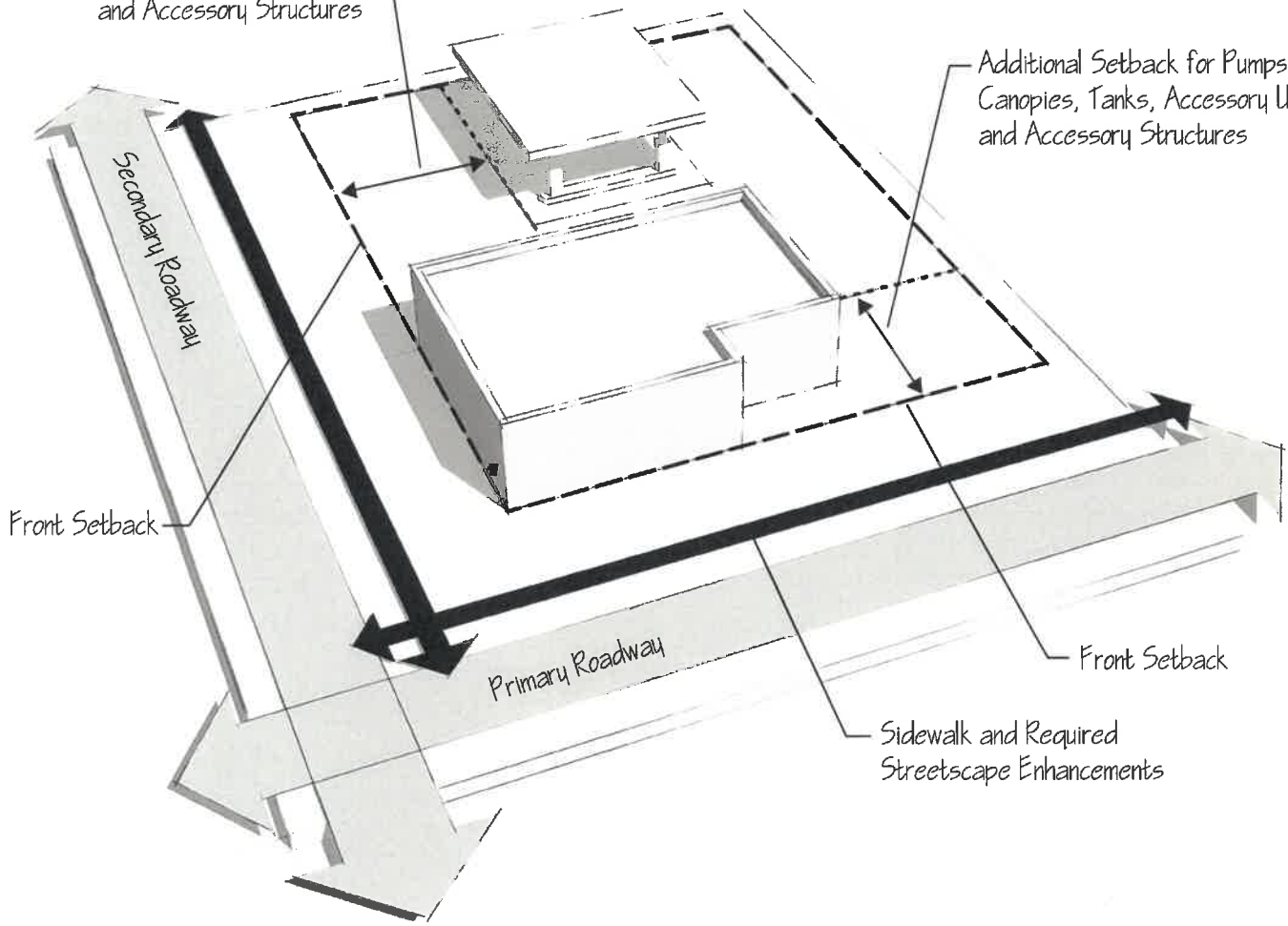
**Attachment:**

**Figures to be added to Chapter 27, 27 Attachment 9 “Township of  
Cranberry Drawings Z-1 – Z-49.”**

Corner Lot:

Additional Setback for Pumps, Canopies, Tanks, Accessory Uses, and Accessory Structures

Additional Setback for Pumps, Canopies, Tanks, Accessory Uses, and Accessory Structures

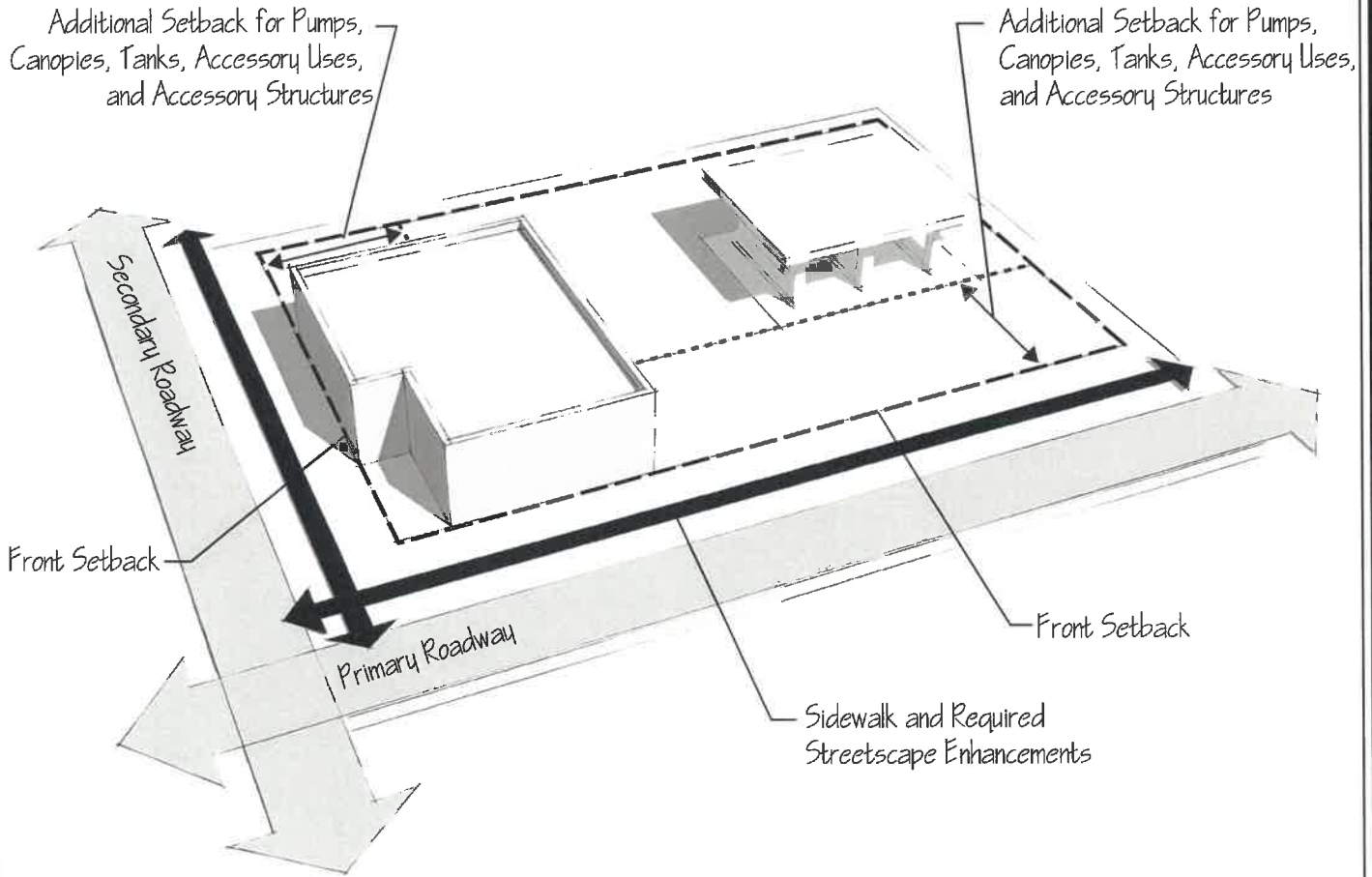


**CRANBERRY**  
• TOWNSHIP •

**AUTOMOTIVE FUELING STATION  
CORNER LOT**

REVISIONS				DRAWING
NO.	DATE	NO.	DATE	Z-10.0
ORIGINAL	3/10/2021			

Corner Lot:

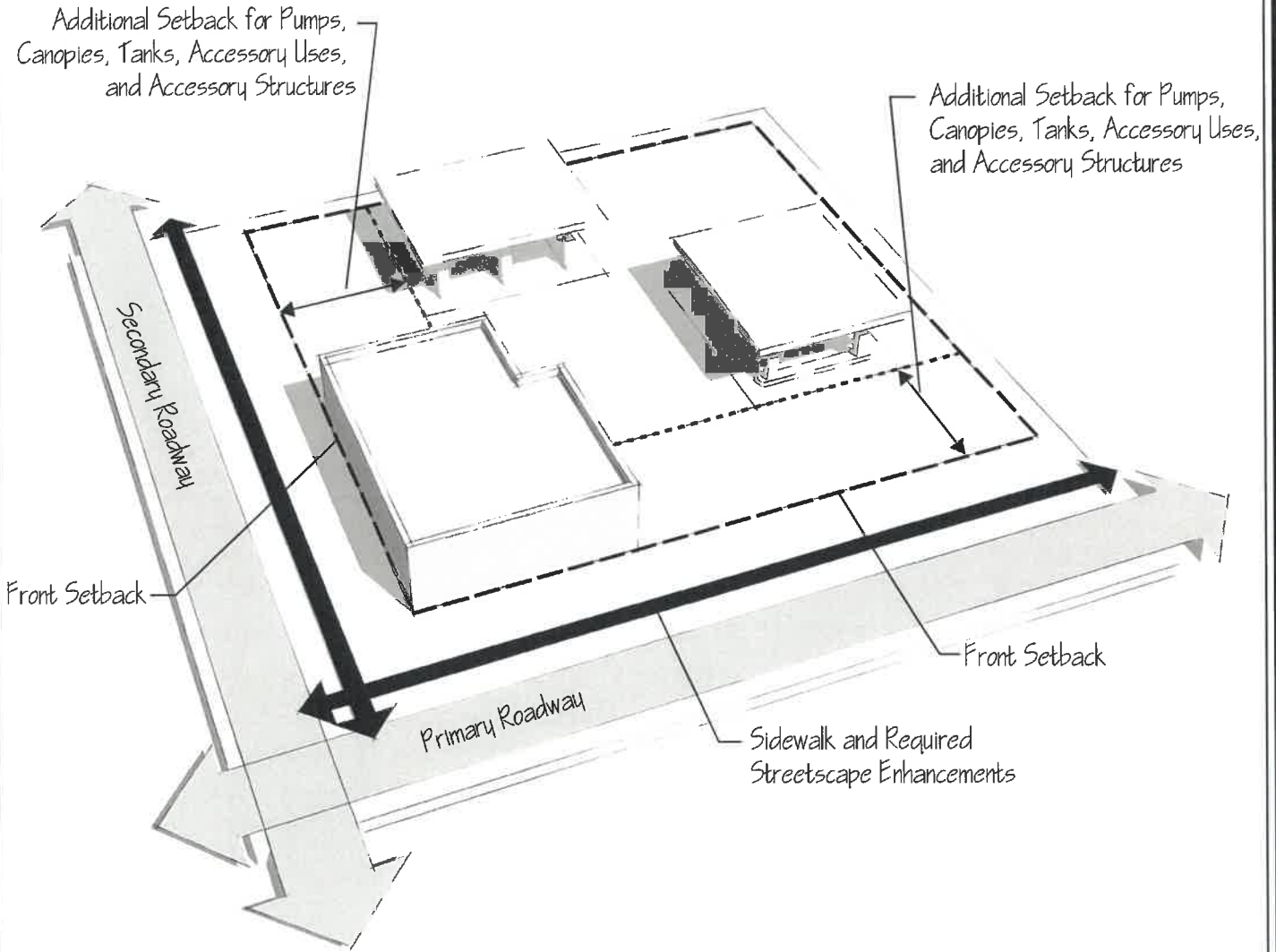


**CRANBERRY**  
• TOWNSHIP •

**AUTOMOTIVE FUELING STATION  
CORNER LOT**

REVISIONS				DRAWING
NO.	DATE	NO.	DATE	
ORIGINAL	3/10/2021			Z-10.1

Corner Lot:



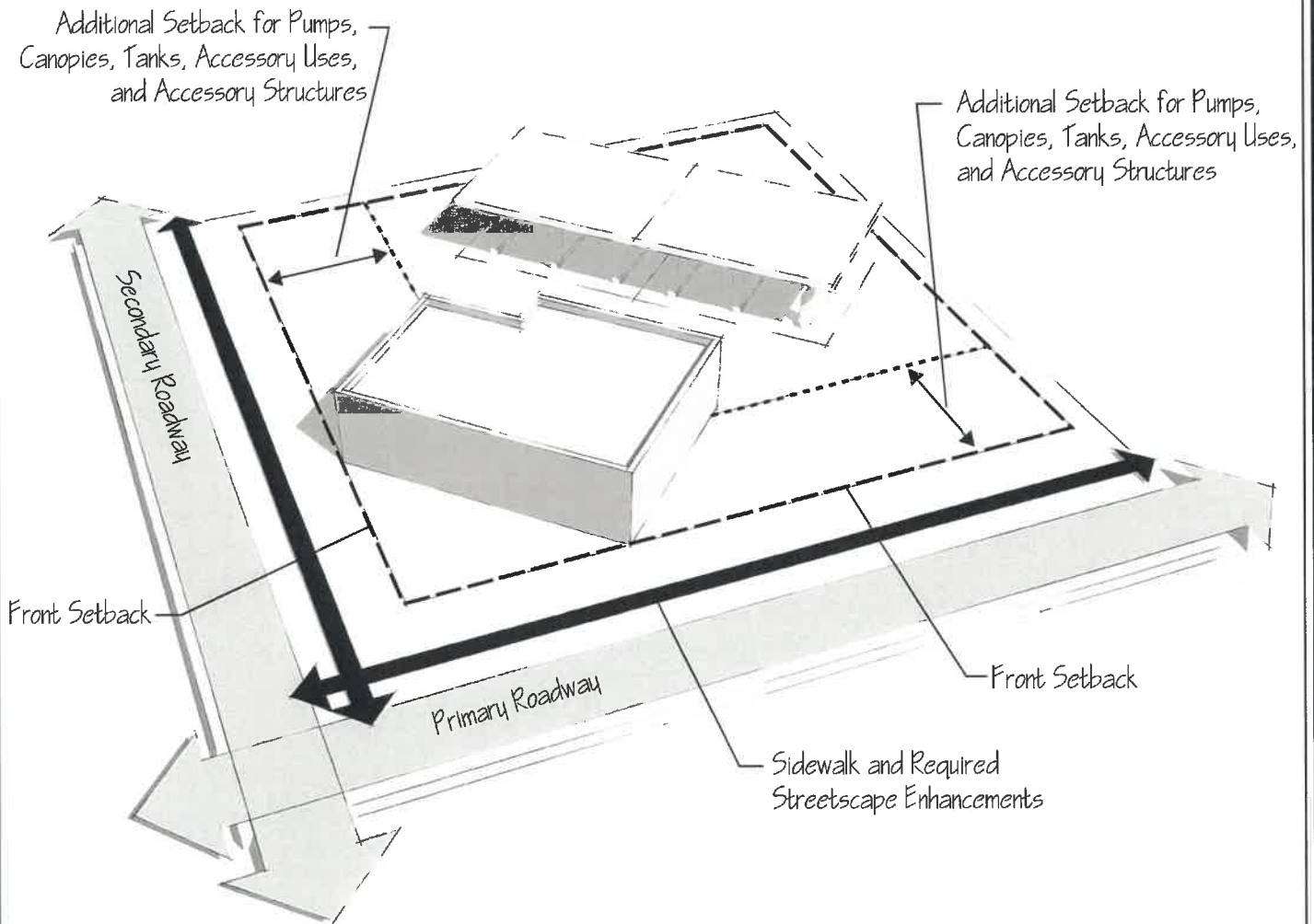
**CRANBERRY**  
• TOWNSHIP •

**AUTOMOTIVE FUELING STATION  
CORNER LOT**

REVISIONS				DRAWING
NO.	DATE	NO.	DATE	
ORIGINAL	3/10/2021			Z-10.2



Corner Lot:

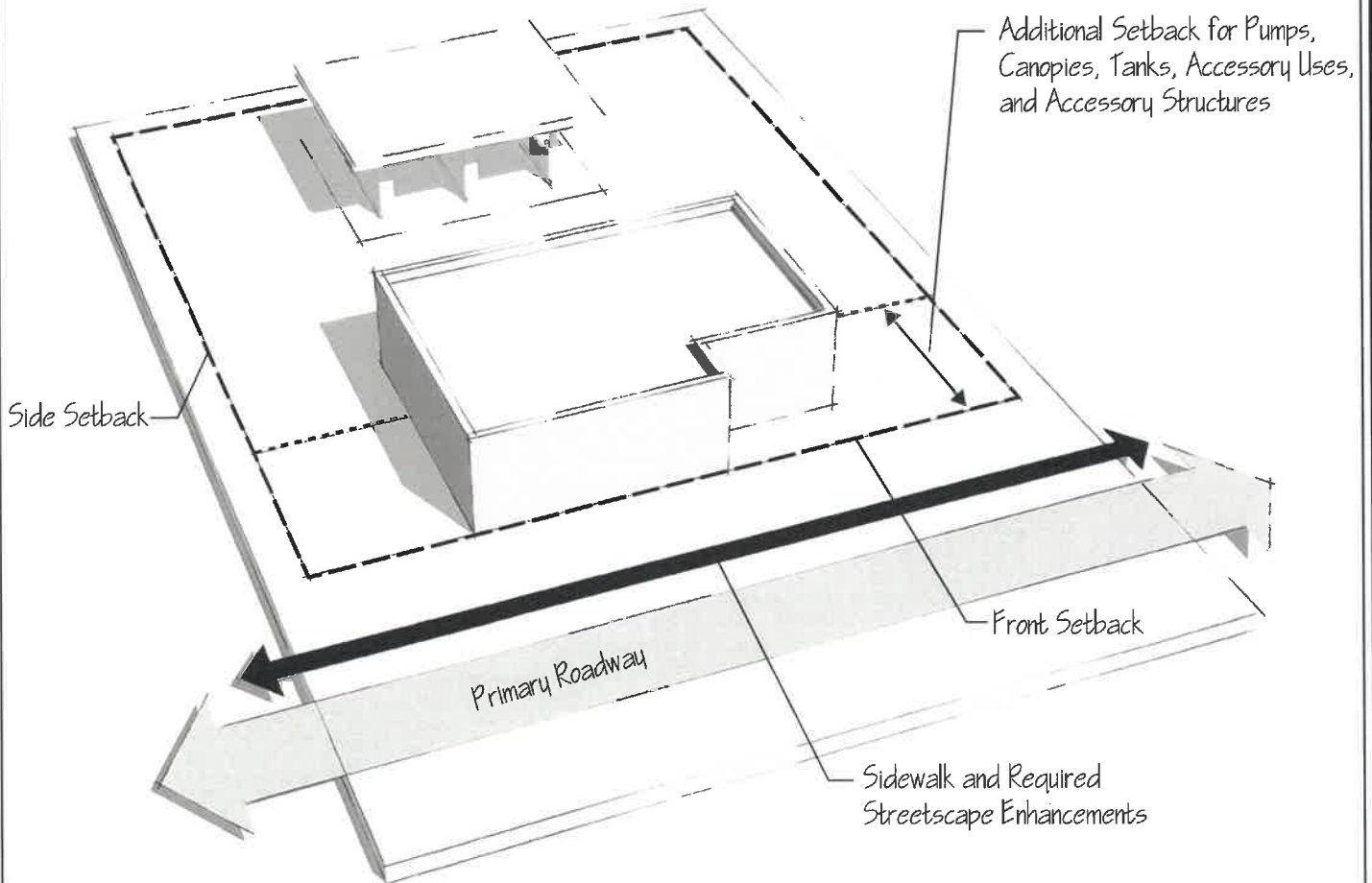


**CRANBERRY**  
• TOWNSHIP •

**AUTOMOTIVE FUELING STATION  
CORNER LOT**

REVISIONS				DRAWING
NO.	DATE	NO.	DATE	
ORIGINAL	3/10/2021			Z-10.3

Interior Lot:

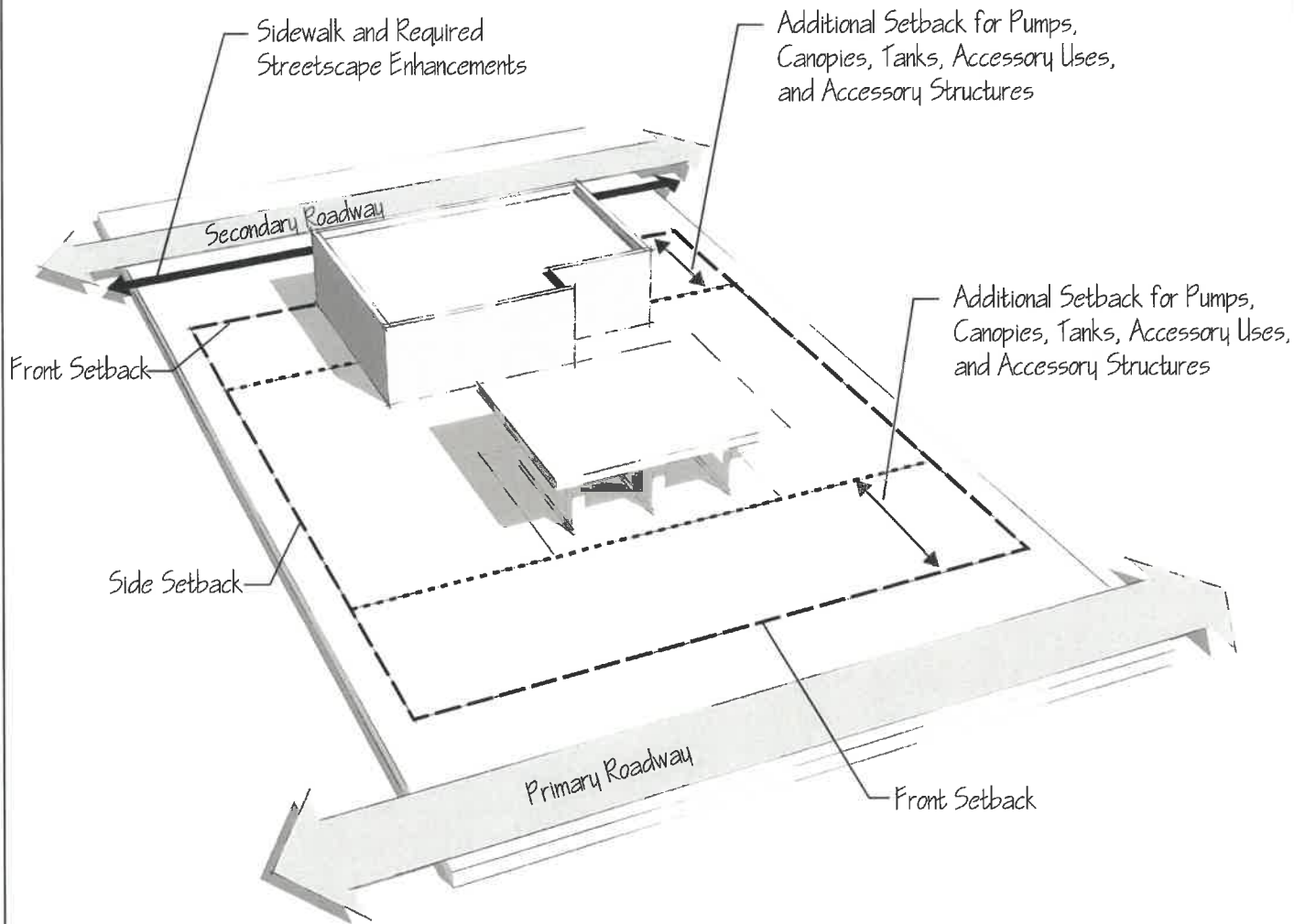


**CRANBERRY**  
• TOWNSHIP •

**AUTOMOTIVE FUELING STATION  
INTERIOR LOT**

REVISIONS				DRAWING
NO.	DATE	NO.	DATE	
ORIGINAL	3/10/2021			Z-10.4

Interior Lot:  
(with dual frontage)



**AUTOMOTIVE FUELING STATION  
INTERIOR LOT**

REVISIONS				DRAWING
NO.	DATE	NO.	DATE	
ORIGINAL	3/10/2021			Z-10.5