

ORDINANCE NO. 2025-520**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 PART 2 (“DEFINITIONS”) SECTION 202 (“DEFINITIONS”), PART 3 (“ESTABLISHMENT OF DISTRICTS, MAP AND GENERAL REGULATIONS”) SECTION 312 (“OFF-STREET PARKING REQUIREMENTS”), PART 5 (“OVERLAY DISTRICTS”) SECTION 503 (“PLANNED NEIGHBORHOOD OVERLAY DISTRICT”), SECTION 506 (“CCD-COMMUNITY CHARACTER DEVELOPMENT (CCD) OVERLAY DISTRICTS”), PART 9 (PLANNED RESIDENTIAL DEVELOPMENTS (PRD) PROCEDURE AND REGULATIONS”) SECTION 902 (“GENERAL REGULATIONS; PROCEDURE”), AND SECTION 903 (“STANDARDS AND CONDITIONS FOR PLANNED RESIDENTIAL DEVELOPMENTS”) 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 November 25, 2024 and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS** on November 25, 2024; and

WHEREAS, the Board of Supervisors held a public hearing on January 30, 2025, 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 13, 2025 and January 20, 2025 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 2 (Definitions), Section 202 (Definitions) is hereby amended by revising and adding the following:

§ 27-202. Definitions. [Ord. 96-267, 5/2/1996; as amended by Ord. 96-272, 9/5/1996, §§ 1, 2, 4-7; by Ord. 97-278, 6/5/1997, §§ 1-3, 17; by Ord. 97-284, §§ 1-5; by Ord. 98-288, 3/26/1998, § 1; by Ord. 99-293, 4/1/1999, § 1; by Ord. 99-300, 11/23/1999, § 1; by Ord. 2000-305, 8/3/2000, § 1; by Ord. 2001-311, 3/1/2001, § 1; by Ord. 2001-317, 9/6/2001, § 1; by Ord. 2002-332, 9/5/2002, §§ 1, 2; by Ord. 2002-334, 11/7/2002, § 1; by Ord. 2003-342, 7/1/2003, § 1; by Ord. 2003-343, 7/1/2003, § 1; by Ord. 2004-351, 6/2/2004, § 1; by Ord. 2004-352, 7/1/2004, § 1; by Ord. 2005-354, 2/3/2005, § 1; by Ord. 2005-357, 2/3/2005, § 1; by Ord. 2005-361, 9/1/2005, § 1; by Ord. 2005-362, 12/15/2005; by Ord. 2006-366, 3/2/2006; by Ord. 2008-381, 3/6/2008; by Ord. 2008-387, 6/5/2008, § 5; by Ord. 2009-395, 11/5/2009, § 1; by Ord. 2010-397, 6/24/2010; by Ord. 2010-403, 10/7/2010; by Ord. 2010-406, 10/7/2010, § 1; by Ord. 2011-411, 3/3/2011; by Ord. 2011-412, 3/3/2011; by Ord. 2012-425, 1/3/2012; by Ord. 2012-430, 8/2/2012; by Ord. 2013-435, 3/27/2013; by Ord. 2013-438, 9/5/2013; by Ord. 2014-448, 10/2/2014; by Ord. 2015-453, 5/6/2015; by Ord. 2015-457, 9/3/2015; by Ord. 2015-460, 12/3/2015; by Ord. 2016-464, 6/30/2016; by Ord. 2016-468, 12/15/2016; by Ord. No. 2018-480, 3/1/2018; by Ord. No. 2018-482, 8/2/2018; by Ord. No. 2018-485, 11/1/2018; by Ord. No. 2020-500, 12/10/2020; by Ord. No. 2022-505, 1/27/2022; by Ord. No. 2022-507, 3/3/2022; by Ord. No. 2022-508, 3/31/2022; by Ord. No. 2022-509, 10/6/2022; by Ord. No. 2023-512, 8/3/2023; by Ord. No. 2024-515, 5/2/2024; by Ord. No. 2024-517, 5/30/2024]

As used in this chapter, the following terms shall have the meanings indicated:

OVERFLOW PARKING — Parking that is provided to satisfy visitor and peak time parking needs that exceeds the base requirement amount of parking. Overflow parking may be provided in the form of pocket parking, on-street parking, and off-street parking.

POCKET PARKING — An area of pavement directly connected to a street or road within residential neighborhoods that is for the parking of vehicles. Pocket parking is a form of overflow parking that is distinct from on-street parking and off-street parking. For further design guidelines see Section 27-312.18.

DRIVEWAY — A private area used exclusively for circulation and ingress and egress to a street by the landowner or visitors of the lot. Driveway length shall be measured from the edge of the garage to the edge of the sidewalk located closest to the home, or if there is no sidewalk, then to the edge of the cartway of the road.

SECTION 2. Chapter 27, Part 3 (Establishment of Districts, Map and General Regulations), Section 312 (Off-Street Parking) is hereby amended by revising and adding the following:

§ 27-312. ~~Off-Street~~ Parking Requirements. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-278, 6/5/1997, §§ 4, 18; by Ord. 98-288, 3/26/1998, §§ 3, 4; by Ord. 2001-311, 3/1/2001, § 2; by Ord. 2003-343, 7/1/2003, § 2; and by Ord. 2005-362, 12/15/2005]

1. All buildings and structures erected and all uses of land established after the adoption of this chapter shall be provided with ~~off-street~~ parking spaces as set forth in this chapter.
2. The provisions of this section, except where there is a change of use, shall not apply to any existing building or structure.

3. Whenever a building or structure constructed before the effective date of this section is changed or enlarged, in floor area, ~~number of employees~~, number of housing units, ~~seating capacity~~ or otherwise to create a need for an increase in the number of parking spaces, additional parking spaces shall be provided on the basis of the enlargement or change. Additionally, if a building or structure existing prior to the effective date of this section is enlarged to the extent of 50% or more in floor area or number of housing units it shall then and thereafter comply with the full parking requirements set forth herein.
4. ~~Off-street~~ Parking facilities in existence on the effective date of this section and located on the same lot as the building or use served shall not hereafter be reduced below the requirements for a similar new building or use under the provisions of this section.
5. The following regulations shall govern the location of off-street parking spaces and areas :
 - ~~A. Parking spaces for all detached residential uses shall be located on the same lot as the use which they are intended to serve. Each required off-street parking space shall have direct access to a public right-of-way.~~
 - A. Parking spaces for apartments, dormitories or similar residential uses shall be located not more than 300 feet from the principal use.
 - B. No parking space shall be located in any manner on a public street right-of-way, except where specifically authorized.
6. A parking space shall have minimum rectangular dimensions of not less than nine feet in width and 18 feet in length, exclusive of driveways, aisles, and other circulation areas. **[Amended by Ord. No. 2010-403, 10/7/2010]**
7. Driveways and traffic aisles serving individual parking spaces shall be not less than 22 feet wide for ninety-degree parking, 12 feet wide for parallel parking, 17 1/2 feet for sixty-degree parking and 13 feet for forty-five-degree parking. If parking spaces are indicated by lines with angles other than 90°, then traffic lanes shall be restricted to one-way, permitting head-in parking. No driveway or street used for interior circulation shall have traffic lanes less than 11 feet in width.
8. Off-street Parking Lot Layout.
 - A. Sidewalks. In all parking lots, sidewalks shall be provided to allow safe pedestrian movement.
 - (1) The sidewalks shall provide safe access between buildings, parking lots, adjacent properties, and sidewalks along streets.
 - (2) Crosswalks. Where a sidewalk crosses a parking lot drive aisle or other paved surface, it must be distinguished from the paved surface through the use of special pavers, bricks, heavy-duty thermoplastic, ~~scored-concreted, stamped-concrete~~, or a like alternative.
 - (3) Width. Sidewalks and crosswalks shall be a minimum of six feet wide.
 - (4) Sidewalks shall be provided along the full length of a building along any building facade adjacent to a parking area or drive aisle.
 - (5) Sidewalks shall be constructed in accordance with the standards of Public and

Private Improvements Code [Chapter 17].

- (6) Sidewalks internal to a parking lot may be constructed perpendicular to the parking bays, as illustrated in Drawing Z-3 found in 27 Attachment 9, or may be located within a planting median, as described in the Subdivision and Land Development Ordinance [Chapter 22]. **[Amended by Ord. 2012-431, 8/2/2012]**
- (7) Sidewalks that are perpendicular and directly adjacent to parking spaces shall have parking blocks installed that reduce vehicle overhang onto sidewalks. **[Added by Ord. No. 2018-480, 3/1/2018]**
- B. Internal Streets. All off-street developments with greater than 200 parking spaces shall include an internal street system to facilitate pedestrian and vehicular circulation, creating an interconnected circulation network. The internal street shall be constructed in accordance with the Public and Private Improvements Code [Chapter 17]. **[Amended by Ord. 2006-371, 5/4/2006, § 2]**
 - (1) Where an internal street is adjacent to a front building facade, the required street trees shall be located within tree grates, separated from the building by the required sidewalk.
 - (2) Internal streets shall be designed to stub into adjacent properties, where practical, within the necessary easements as described by the interconnected parking requirements of this Section. **[Added by Ord. 2006-369, 4/5/2006, § 1]**
- C. Large Lots. When a parking lot includes more than 200 parking spaces, the lot shall be broken into parking areas of no more than 100 vehicles. The parking areas shall be bounded by a street, building, planting median (as described in the Subdivision and Land Development Ordinance, [Chapter 22]) or internal street.
- D. Parking Lot Landscaping. All off-street parking lots shall include as required by § 22-612, Landscaping, of the Subdivision and Land Development Ordinance [Chapter 22]. **[Amended by Ord. 2006-366, 3/2/2006, § 3]**
- E. Interconnected Parking. Parking areas shall be designed to allow for logical interconnections to abutting properties. All parking areas located within 50 feet of a common property line in a nonresidential zoning district shall be interconnected to adjacent lots in a nonresidential zoning district, consistent with the following requirements:
 - (1) For each nonresidential use, the applicant must provide an access easement for proposed parking areas and driveways guaranteeing access to all abutting lots that are within a nonresidential zoning district where such easements enhance traffic circulation and connectivity. In addition, this easement shall provide for the construction of the interconnection between the development's proposed parking area and any parking area on adjacent lots.
 - (2) When an access easement has been provided on an adjacent lot in accordance with this section, the development must directly connect the parking areas via a driveway or street. **[Amended by Ord. 2006-366, 3/2/2006, § 3]**
 - (3) Access easements shall logically connect to internal streets, where practicable.

- (4) Access easements and maintenance agreements or other suitable legal mechanism shall be provided for common parking areas or driveways of each nonresidential use, in a form acceptable to the Township.
- 9. Common Shared Parking Lots. Common shared parking lots are preferred and encouraged. The required off-street parking spaces for two or more uses may be provided collectively on one lot if the total number of spaces is not less than the sum of the spaces required for each use individually.
 - A. The developer shall provide a reciprocal parking and access easement agreement between the owners and operators of the facilities generating the need for common shared parking lots.
 - B. Any modification to the required number of parking spaces shall be supported by a parking needs analysis documenting anticipated parking needs based on the combined utilization of all facilities on site simultaneously or demonstrating that the hours or days of peak parking needed for the uses are so different that a lower total will adequately provide for all uses served by the facility. The parking needs analysis shall be prepared by a person or firm trained or certified to perform such studies.
- 10. The required off-street parking spaces for any number of separate buildings, structures or uses may be provided collectively on one lot, provided that the total number of such spaces shall not be less than the sum of the requirements for the various individual buildings, structures or uses computed separately in accordance with this section. On development sites where a combination of large-scale assembly uses requiring parking for 2,000 vehicles or more, including at least one commercial recreation use, are permitted, parking requirements may be met for each use through a reciprocal parking and access easement agreement between the owners and operators of the facilities generating the need for such parking. In such cases, at the Supervisors' discretion, each facility shall provide on site a minimum of 50% of the required number of off street parking spaces determined at peak utilization for each use. A parking needs analysis shall be submitted to the Township which documents anticipated parking needs based on the combined utilization of all facilities on site simultaneously. Said analysis shall be prepared by a person or firm trained or certified to perform such studies.
- 11. When two or more uses are located within the same building or structure, off-street parking spaces equal in number to the sum of the separate requirements for each use shall be provided.
- 12. All off-street parking lots required by this section shall be used only for the parking of vehicles of occupants, patrons, visitors, or employees and shall not be used for any kind of loading, sales, servicing or continuous storage of a vehicle for more than 48 hours.
- 13. Every parcel of land hereafter used as a public or private off-street parking lot capable of accommodating five or more vehicles shall be developed and maintained in accordance with the following requirements:
 - A. Each off-street parking space shall have direct access to an aisle or driveway, and all off-street parking lots shall have vehicular access to a street so designed to minimize interference with pedestrian and traffic movement.
 - B. All off-street parking lots including loading areas and service areas, shall be paved with

asphalt or concrete.

- (1) All off-street parking lots, including loading areas, service areas, and driveways, shall be curbed. All curbing shall be six-inch vertical concrete curbing constructed in accordance with the standards of the Public and Private Improvements Code (PPIC). [Added by Ord. 2010-403, 10/7/2010]

14. For the purpose of this section, the following minimum ~~off-street~~ parking space requirements shall apply: [Amended by Ord. 2006-366, 3/2/2006, § 3; by Ord. 2010-403, 10/7/2010; and by Ord. 2011-411, 3/3/2011, § 2; and by and by Ord. 2014-448, 10/2/2014]

Off-Street Parking Requirements	
Type of Use	Minimum Off-Street Parking Requirements
Agricultural Uses	
Agricultural activities	None except 1 per 200 square feet of gross leasable area of building used for sale of products produced on the premises
Cemetery/crematorium	1 per full-time employee and 0.25 per seat of chapel or assembly room capacity
Farm equipment sales, rental and service; agricultural sales and service	1 per each 300 square feet of gross floor area, plus 1 per each 5,000 square feet of outdoor display area
Logging	None
Riding academy	1 per each 2 horse stalls
Residential Uses	
Continuing care facility	1 per dwelling unit, plus 1 per 2 staff positions
Group home	1 per 4 beds, plus 1 per staff position on peak shift
Intermediate-care facility, personal-care home, and skilled nursing facility	1 per 4 beds, plus 1 per 2 staff positions on peak shift
<u>Single-family detached dwelling</u>	<u>4 per dwelling unit</u>
Multiple-family dwelling	1.75 per dwelling unit having 2 bedrooms or less; 2 per dwelling unit having more than 2 bedrooms
All other residential uses	<u>2.75</u> per dwelling unit

Off-Street Parking Requirements	
Type of Use	Minimum Off-Street Parking Requirements
Nonresidential Uses	
Amusement arcade	1 per 200 square feet of GLA, plus 1 per each 2 amusement devices
Amusement park	1 per 200 square feet of GFA plus 1 per every 3 persons that the outdoor facilities are designed to accommodate when used to maximum capacity
Arena	1 per each 3.5 seats plus 1 per each 2 employees on peak shift
Assembly halls	1 per each 3 seats
Automotive repair	3 per repair bay, not to exceed 5 per repair bay
Automotive fueling stations	6 for customers, plus 1 per each employee
Bed-and-breakfast	1 per guest room plus 2
Bowling alleys	4 per each bowling lane
Bulk fuel storage	1 per employee on peak shift plus
Clubs, bars and taverns	1 per each 100 square feet of GFA
Commercial and private recreation; indoor recreation and instructional facilities [Amended by Ord. 2013-438, 9/5/2013]	1 for each 2 potential customers calculated at maximum utilization, plus 1 per employee
Community center	1 per 250 square feet of GFA
Contractor's yard	1 per 1,000 square feet of GFA and outdoor storage area
Convention and/or exposition center	1 per each 3.5 seats in areas with fixed seating plus 1 per each 100 square feet of assembly or display space without fixed seats plus 1 per each 2 employees on peak shift
Day-care center	1 per teacher, administrator or other employee on peak shift, plus 1 per 6 persons based on regulated capacity
Drive-in establishment unless otherwise provided	1 per employee on peak shift plus 8 reservoir stacking spaces for the first drive-in window and 5 reservoir stacking spaces for each additional window
Dry-cleaning plant serving more than 1 outlet	3 plus 1 for each 500 square feet of GFA in excess of 1,000 square feet of GFA

Off-Street Parking Requirements	
Type of Use	Minimum Off-Street Parking Requirements
Education institutions - nursery school, elementary school, junior high, or middle school	3 per room used for administrative offices or class instruction, or 1 for each 4 seats in places of assembly or facilities available to the public, whichever is greater
Educational institutions - high school	3 per room used for administrative offices or class instruction, plus 1 for each 4 students, or 1 for each 4 seats in places of assembly available to the public, whichever is greater
Education institutions - dance or martial arts school	1 per 200 square feet of GLA
Educational institution - trade school, college or university	1 per each 4 students based on design capacity of building
Emergency services, private	1 per emergency vehicle plus 1 per employee
Financial institution, including drive-in banks	1 per each 200 square feet of GFA, plus 5 reservoir spaces per drive-up teller window
Fuel generation plant	1 per employee on peak shift but not less than 4
Greenhouses, retail	1.5 per each 1,000 square feet of GFA
Golf course	4 per green, plus 50% of the requirements for any other associated use except those which have otherwise adequate provisions for parking, as determined by the Supervisors
Heavy equipment sales, rental, and service	1 per each 400 square feet of GFA of sales and office space, plus 1 per each 1,000 square feet of storage and warehouse space, plus 1 per each 5,000 square feet of outdoor equipment storage and display area
Hospitals, medical centers and other treatment facilities	1.75 per each bed, plus 1 per each 175 square feet of office, clinic, and research space, plus 1 per each 4 seats for teaching facilities
Kennel	1 per each 400 square feet of GFA, but not less than 4

Off-Street Parking Requirements	
Type of Use	Minimum Off-Street Parking Requirements
Large retail, small retail, shopping centers	Less than 50,000 square feet: minimum 5 spaces per 1,000 square feet of GFA; between 50,000 and 300,000 square feet: minimum 4.5 spaces per 1,000 square feet GFA; more than 300,000 square feet: minimum 4 spaces per 1,000 square feet GFA In addition; outdoor/exterior display areas shall be calculated at 1 per 400 square feet GFA of display area
Libraries, art galleries and museums	1 per each 600 square feet open to the public
Machine and repair shop for common small appliances	1 per 400 square feet of GFA
Manufacturing, light and other light industry	1 per each 1,000 square feet of GFA, plus 1 per each 350 square feet of office and sales space
Manufacturing, heavy and other heavy industry	1 per each 1,250 square feet of GFA, plus 1 per each 350 square feet of office and sales space
Mini-warehouse	1 per 100 storage units plus 3 for management staff. These spaces shall be in addition to the required parking lane.
Mortuary	1 per 6 chapel or parlor seats
Motel, hotel, transient mobile home camps, and camping facility	1 per each sleeping room or campsite, plus additional spaces as required by other functions, i.e., bar, restaurant, etc.
Nightclub	1 per 65 square feet of GFA
An office for such businesses as insurance, utilities, stenographic service, employment service, real estate, post office, and sales as those by a manufacturer's representative	1 per each 350 square feet of GFA
An office of a professional such as legal, medical, dental, engineering and surveying, architectural and stock brokerage firms, securities and investment firms	1 per each 175 square feet of GFA
Photographic studios, business or personal	1 per each 300 square feet of GFA
Printing and publishing	1 per each 1,000 square feet of GFA, plus 1 per each 350 square feet of office and sales space

Off-Street Parking Requirements	
Type of Use	Minimum Off-Street Parking Requirements
Public recreation and municipal buildings	As determined by the Supervisors following a parking needs analysis
Public utility facilities	1 per each 350 square of GFA of office use and 1 per each 1,000 square feet of GFA per other use
Radio or television broadcasting studio and recording studio	1 per each 400 square feet of GFA
Recycling collection facility, large and small	Sufficient spaces to accommodate peak load of customers and 1 per commercial vehicle operated by the facility
Religious establishment	Sufficient spaces to accommodate peak load based on a parking needs analysis, but not less than 1 per each 3.5 seats in places of assembly
Research and development, which contains no manufacturing, assembly, warehousing, testing, storage and transfer	1 per 350 square feet of GFA
Research and development, which contains manufacturing, assembly, warehousing, testing, storage, and transfer	1.1 per employee on peak shift
Restaurants, drive-thru	1 per each 75 square feet of GFA, plus 1 per each 2 employees
Restaurants, other than drive-thru	1 per 65 square feet of GFA
Retail, including, bakery sales, low-intensity limited neighborhood commercial, limited neighborhood commercial, laundromat and dry-cleaning facility (for individual use), personal services, and sport sales and services	1 per each 200 square feet of GFA
Showroom/warehouse sales, carpet, furniture, building supplies	1 per each 400 square feet of sales and office space, plus 1 per each 1,000 square feet of storage and warehouse space
Solid waste disposal site/incinerator	As determined by the Supervisors based on a parking needs analysis
Transportation service	1 per employee on peak shift plus 1 per each service vehicle stored on the site

Off-Street Parking Requirements	
Type of Use	Minimum Off-Street Parking Requirements
Trucking terminals, freight terminals, and truck dispatch offices	1 per each 1,000 square feet of GFA, plus 1 per each 350 square feet of office and sales space
Vehicle sales, rental, and service	1 per each 700 square feet of GFA, plus 1 per each 400 square feet of office, sales, and other space to be used by customers and sales staff
Vehicle washing facilities	1 per each employee, plus reservoir space for 6 times each bay
Veterinary	1 per each 250 square feet of GFA
Warehousing, storage, and transfer	1 per each 1,000 square feet of GFA, plus 1 per each 350 square feet of office and sales space
Waste transfer facilities	As determined by the Supervisors based on a parking needs analysis
Wireless communications facility located outside the right-of-way	2 per tower or 1 space per employee, whichever is greater

15. Accessible Parking Requirements. Accessible parking spaces for the physically challenged shall be provided for multiple-family and nonresidential uses as follows:

A. Minimum Number of Spaces.

(1) The minimum number of required accessible parking spaces shall be as follows:

Total Parking Spaces in Lot	Minimum Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
Over 1,000	20, plus 1 per 100 over 1,000

(2) A minimum of 25% of the required accessible parking spaces shall be van accessible. The minimum number of van accessible parking spaces shall be one.

B. Design. Design of accessible spaces shall be completed in accordance with the

Americans with Disabilities Act Architectural Guidelines and include the following:

- (1) Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible structure. In parking facilities not serving a particular structure, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
- (2) Accessible parking spaces shall be at least eight feet wide.
- (3) One parking access aisle of no less than five feet in width shall be provided for each accessible parking space and shall be a part of the accessible route of no less than three feet in width to the building or facility entrance. A parking access aisle may be shared between two accessible parking spaces. Access aisles shall be clearly designated and identifiable by line painting, curbing, and other similar means.
- (4) Van accessible parking spaces shall be at least eight feet wide with an access aisle of no less than eight feet in width.
- (5) Parking spaces and access aisles shall be level, with surface slopes not exceeding 2% in all directions.
- (6) Accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Such signs shall be located so as not to be obscured by a vehicle parked in the space.

16. Parking Structure Standards.

- A. Maximum grade of parking floors: 6%.
- B. Maximum grade of ramps: covered, 15%; uncovered, 12%.
- C. Minimum elevators on multilevel facilities: one for each 250 parking spaces.
- D. Number and location of ingress/egress lanes: to be determined by the Supervisors based upon a traffic analysis.
- E. Minimum ramp and aisle width and other design requirements: Same as for other parking lots.

17. Parking requirements within residential and mixed-use developments.

- A. For all residential uses, garages (attached or detached) may count towards the required number of parking spaces provided for that dwelling unit, provided that the garage is at least 18 feet long and 9 feet wide (meeting the dimensions of a typical parking stall). "Single-stacked" garages will only count as one (1) parking space.
- B. For all residential uses, other than apartments, driveways may count towards the required number of parking spaces provided for that dwelling unit, provided that the driveway is at least 18 feet long and 9 feet wide (meeting the dimensions of a typical parking stall).
- C. Any development that is unable to satisfy the amount of parking required for each individual dwelling unit may provide Overflow parking to offset the amount that it is deficient by. Overflow parking must meet the following requirements:

- (1) Overflow parking is provided via any one of the following: on-street spaces, off-street lots, or pocket parking.
- (2) For any residential unit that requires some overflow parking, the provided overflow parking spaces must be located within the same phase of development and must be located within 300 feet (measured radially) of said residential unit.
- (3) Any off-street parking that is associated with non-residential uses and exceeds the required number of parking for that specific use, may be counted towards overflow parking for any residential use that is within 300 feet of such overflow spaces and within the same development.
- D. All residential developments shall be required to provide parking at any mail cluster box units (CBU's) that are proposed.
 - (1) Any CBU shall provide at least three (3) parking spaces, with one (1) space being designated and designed as a handicap accessible space.
 - (2) Any parking provided to satisfy the CBU requirement shall not be counted towards the parking requirements for any residential unit and shall not count as overflow parking.
- 18. Pocket parking shall be built pursuant to the following design guidelines:
 - A. Pocket parking lots can only be allowed on local residential roads and alleys. It shall not be allowed on any collector or higher order roadway.
 - B. Maximum spaces. There shall be no more than 10 parking spaces in a single pocket parking lot.
 - C. Pedestrian connectivity. All pocket parking areas shall be connected via 5-foot-wide sidewalks to the internal pedestrian network of the development.
 - D. Landscaping. All pocket parking lots shall have perimeter screening landscaping consistent with Section 22-612.2 ("Off-Street Parking, Perimeter Screening").
 - E. Lighting. At least one (1) light fixture must be provided at each pocket parking lot that is consistent with Section 27-318.3.B ("Parking Lot Lighting").
 - F. Setback. Minimum setback of 10 feet from all property lines.
 - G. Pocket parking is intended only for the parking of typical motor vehicles. No storage or extended parking of collector vehicles, boats, trailers, RV's, or any other oversized vehicle is permitted.

SECTION 3. Chapter 27, Part 5 (Overlay Districts) Section 503 (Planned Neighborhood Overlay District) is hereby amended by revising and adding the following:

§ 27-503. Planned Neighborhood Overlay District. [Added by Ord. No. 2021-503, 7/29/2021]

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.~~
Provide a separate plan sheet that identifies the location and number of parking spaces (including overflow parking) that are proposed pursuant to the requirements of Section 27-312 "Parking Requirements". If there are proposed multiple phases of development, then the parking plan must identify that the parking requirements (as outlined in Section 27-312 "Parking Requirements") are met within each phase of development, irrespective of other phases.

- (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 § 27-503.5A 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 culs-de-sac 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.
- (9) Driveway length. To discourage vehicles from overhanging onto sidewalks, all driveways for residential units (front-loaded and rear-loaded) shall be equal to or greater than 18 feet in length. Residential driveways cannot be shorter than 18 feet in length. If this requirement conflicts with any bulk and area requirements or design requirements as outlined in Chapter 27 zoning, then the Township shall determine the appropriate design requirement.

SECTION 4. Chapter 27, Part 5 (Overlay Districts) Section 506 (Community Character Development (CCD) Overlay District) is hereby amended by revising and adding the following:

§ 27-506. CCD – Community Character Development (CCD) Overlay Districts. [Added by Ord. 2008-381, 3/6/2008, § 2; as amended by Ord. 2008-387, 6/5/2008, § 3; by Ord. 2009-395, 11/5/2009, §§ 2 and 3; by Ord. 2010-400, 9/2/2010, §§ 1 and 2; by Ord. 2010-401, 9/2/2010, §§ 1 and 2; by Ord. 2010-403, 10/7/2010; by Ord. 2010-408, 10/7/2010, § 1; by Ord. 2011-411, 3/3/2011, §§ 5, 6, 7 and 8; Ord. 2012-425, 1/3/2012, §§ 6 and 7; and by Ord. 2012-430, 8/2/2012, § 2]

5. Application Requirements.

A. Narrative Report Submission for Conditional Use Approval.

(1) Project Narrative.

- (a) A statement with graphics and exhibits indicating how the proposed application promotes CCD, integrates with the community, and meets the Guidelines.
- (b) A description of the project including, but not limited to, the name, location, acreage, development attributes/characteristics, uses, gross density, and common CCD open space.

B. Master Plan Submission for Conditional Use and Preliminary Plan Review Process.

- (1) Manual of Written and Graphic Design Guidelines. A specific and detailed Manual of Written and Graphic Design Guidelines, also known as a "pattern book," as per Section 708-A of the Pennsylvania Municipalities Planning Code,⁷ 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. Said Manual shall be consistent with the Guiding Principles and Design Guidelines for the CCD Overlay Districts set forth in this Part and Exhibit B,⁸ and shall be submitted for review by the Planning Advisory Commission and approval by the Board of Supervisors.
- (2) Site Plan.

- (a) A separate plan sheet shall be submitted to depict the overall layout of the CCD, the proposed uses and parking, areas of common CCD open space, and areas reserved for stormwater management.
- (3) Conceptual Building Plan.
 - (a) A separate plan sheet shall be submitted to depict the proposed building program including:
 - 1) 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.
 - 2) Architectural elevations for all proposed building types.
 - 3) Color sketches and renderings depicting the proposed architectural character and streetscape character of the CCD.
 - 4) 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.
- (4) Street, Alley, and Streetscape Plan.
 - (a) A separate plan sheet shall be submitted to depict the proposed interconnected street and alley network. Such plan shall indicate all street, rights-of-way, and alley widths.
 - (b) Such plan shall indicate all materials, depths of pavement courses, and gradients.
 - (c) The plan shall indicate the location of all proposed bike lanes and bike paths, if any.
 - (d) Such plan shall also indicate the locations for all proposed street furniture, such as benches, planters, bicycle racks, and waste receptacles.
 - (e) Such plan shall indicate street network connections to adjoining tracts.
 - (f) Such plan shall indicate proposed traffic calming measures.
- (5) Pedestrian Orientation and Pedestrian Access Plan.
 - (a) A separate plan sheet shall be submitted to depict the proposed interconnected network for pedestrian access including sidewalks, pathways, trails, crosswalks, and bike paths.
 - (b) Such plan shall indicate all sidewalk, crosswalk, and path widths, materials and gradients.
- (6) Open Space and Recreational Facilities Plan.
 - (a) A separate plan sheet shall depict all proposed common CCD open space, including recreational facilities, greens, plazas, squares, civic art, green court

lots, natural areas, and the like.

(7) Landscape Plan.

- (a) A separate plan sheet shall be submitted to depict all proposed landscape features.
- (b) 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) ~~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.~~ Provide a separate plan sheet that identifies the location and number of parking spaces (including overflow parking) that are proposed pursuant to the requirements of Section 27-312 "Parking Requirements". If there are proposed multiple phases of development, then the parking plan must identify that the parking requirements (as outlined in Section 27-312 "Parking Requirements") are met within each phase of development, irrespective of other phases.
- (b) The parking plan shall illustrate a dispersal of parking areas to the maximum extent possible in order to minimize large expanses of parking lots.
- (c) 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.

(9) Utilities Plan.

- (a) 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) A separate plan sheet shall be submitted to depict proposed staging or phasing of the total land development and all of the uses and mixed-use proposed, if the development will be phased.
 - 1) 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) In the case of a development proposed to be developed in multiple phases, flexibility of housing density, design and type may be addressed and flexibility in uses and mixed uses may be addressed, provided that the

alternative options, by phase, are approved concurrent with the CCD master plan approval, up to a maximum of two options for each phase, which are mutually exclusive and may not be combined to:

- 1) Permit a variation in each phase from the density, intensity of use, or mixed use.
- 2) Allow for a greater concentration of density, intensity of land use, or mixed use within some phase of development.

C. Other Documentation for Final Plan Approval.

- (1) When an application for final land development plan is submitted, all information listed under Subsection 5B above shall be submitted in final form.

6. General Design Standards.

A. Design and development in the CCD Overlay Districts shall comply with the following design standards:

- (1) Refer to Exhibit B, General Manual of Written and Graphic Design Guidelines – Community Character Overlay Districts, for all Community Character Development (CCD) Overlay Districts.
- (2) The applicant shall also prepare and submit a detailed and specific Manual of Written and Graphic Design Guidelines, also known as a “pattern book,” as per Section 708-A of the Pennsylvania Municipalities Planning Code, prepared by the applicant pertaining to such specific proposed features as architecture, building materials, fencing, walls, landscaping, signs, streets, pedestrian circulation, parking, lighting and streetscape. Said Manual shall be consistent with the Guiding Principles and Design Guidelines for the CCD Overlay Districts set forth in this Part and Exhibit B, and shall be submitted for review and recommendation by the Planning Advisory Commission and subsequently submitted to the Board of Supervisors for approval or denial.
- (3) The Cranberry Township Public and Private Improvements Code¹⁰ shall apply.

B. Street and Alley Network. The success of the fabric of the CCD Overlay Districts shall be based in part on an effective and continuous street and alley network, and interconnectedness within five feet of adjacent parcels. Through streets are intended to enhance connections between neighborhoods. Alleys relieve the frontage street from certain service functions, preserve the streetscape without curb cuts, and allow buildings to be placed forward on the lot to provide greater curb appeal and pedestrian access.

- (1) A network system of interconnected streets and alleys shall be created to effectively accommodate vehicular, pedestrian, and bicycle circulation.
- (2) Cul-de-sac streets shall be prohibited.
- (3) All streets, alleys, and streetscape elements shall be designed in accordance with Chapter 17, the Cranberry Township Public and Private Improvements Code (PPIC).
- (4) Street design standards shall be in accordance with Exhibit B; where there is a

conflict with the PPIC, the stricter standard shall apply.

- (5) Curb bulbouts shall be located at all street intersections, subject to the approval of PennDOT and the Township.
- (6) Parking shall be accommodated on-street (parallel and angled) and off of alleys.
- (7) Two-way alleys shall be a minimum of 17 feet in width to provide adequate lanes for two-way travel.
- (8) ~~(Reserved) Since alleys are a type of a street typically providing secondary vehicular access to the rear or side of the lot, garages shall be located on either side of the alley as follows:~~
 - ~~(a) With an eight foot deep driveway to allow for vehicles to park parallel to the seventeen foot wide alley; or~~
 - ~~(b) With an eighteen foot deep driveway to allow for vehicles to park perpendicular to the seventeen foot wide alley.~~
- (9) 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,¹¹ or an approved equivalent.
 - (d) Rear or side access is not required for attached dwellings in the CCD Corridor — Freedom Road District. **[Added by Ord. No. 2021-504, 9/30/2021]**
- (10) At least 50% of single-family detached dwelling lots shall be accessed by alleys, and any garage not accessed from an alley shall be setback at least 18 feet from the front of the house or rotated so that the garage doors do not face any adjacent streets, provided that the following conditions are met.
 - (a) For any two adjacent lots with front-loaded garages, either a shared driveway shall be provided between the two lots or garages shall be alternated so that no two garages are adjacent to one another.
 - (b) ~~(Reserved) The minimum setback for front-loaded, front entry garages may be reduced to no less than eight feet from the front building facade under the following conditions:~~
 - ~~1) Garage facades articulated by a minimum of two of the following: balconies, pergolas, columns, garage doors recessed one foot or more,~~

~~pent eaves, elevated decks, a minimum window transparency of 5%, or a similar type of treatment are provided to de-emphasize the garage door as an architectural feature.~~

- (c) On the side of any block in which front-loaded, front-entry garages are proposed, a street wall along the entire block shall be provided along the side of the sidewalk located closest to the dwelling, such that the street wall runs continuously between two street intersections.
 - 1) The street wall for garages set back 18 feet or more shall consist of a continuous hedgerow of evergreen shrubs, 30 inches tall at the time of installation as illustrated in Exhibit B, a picket fence, or an approved equivalent.
 - 2) The street wall for garages set back less than 18 but no less than eight feet shall consist 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, or an approved equivalent.
 - (d) Front-loaded garage doors shall be a nonwhite, earth tone color.
 - (e) Front-loaded, side-entry garages shall be set back no further than 18 feet from the front facade of the house, shall not project beyond the front building facade, shall be rotated so that the garage doors do not face an adjacent street, shall be a nonwhite, earth tone color, and shall be architecturally treated in a manner consistent with the dwelling.
- (11) Alleys are not required to have sidewalks.
- (12) Easements shall be provided in alleys for access for mail delivery, trash pickup, utilities and maintenance.
- (13) Single-access alleys shall be permitted only in instances in which no other viable alternative can be provided.
- (a) Single-access alleys shall be 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).
 - (b) Single-access alleys shall provide for a safe and adequate means of turnaround.
 - (c) Mail delivery, trash pickup, and utilities may not be permitted in single-access alleys.
- (14) Driveway length. To discourage vehicles from overhanging onto sidewalks, all driveways for residential units (front-loaded and rear-loaded) shall be equal to or greater than 18 feet in length. Residential driveways cannot be shorter than 18 feet in length. If this requirement conflicts with any bulk and area requirements or design requirements as outlined in Chapter 27 zoning, then the Township shall determine the appropriate design requirement.

C. Building Width/Proportion/Height.

- (1) No more than seven attached dwellings or multifamily dwellings shall be built in a row, and such dwellings shall not exceed 185 feet along the primary facades.
 - (2) Staggered heights. No more than two adjoining nonresidential buildings shall have the same building height so as to create visual interest. Building heights shall vary by at least two feet for nonresidential buildings. In addition, nonresidential buildings and townhomes with flat roofs shall have a parapet wall of at least four feet to provide visual interest.
 - (3) Individual nonresidential buildings shall be no wider than 48 feet, unless designed with primary facade offsets with one- to four-foot recess or projection at intervals of 20 to 32 feet.
 - (4) No principal building shall exceed the maximum height specified in § 27-506, Profile of CCD Overlay Districts, at the beginning of this section.
 - (5) Principal buildings shall be a minimum of two stories and/or 20 feet in height, except for the CCD Freedom A Overlay District in which there is no minimum principal building height requirement.
- D. Building Location, Street Wall and Build-To Line. The streetscape character of the CCD is formed by buildings located close to the sidewalk (the street edge) to promote a pedestrian-friendly frontage. Other structures, such as a wall, could be placed at the build-to line to create the streetscape character.
- (1) The street wall of any building shall be the same location as the adjoining buildings on the block within a CCD, in order to promote a continuation of the streetscape character and space.
 - (2) Whenever a front porch, portico, or stoop is involved, it shall be placed on the build-to line, except as described below.
 - (3) A recess or projection may be up to five feet.
 - (4) On a corner lot, the build-to line shall be on both sides of the lot on which the building has street frontage.
 - (5) At least 80% of the total number of single-family detached and duplex dwellings shall have a porch along the primary facade. Unenclosed porches shall measure at least five feet deep and 12 feet wide.
 - (6) Attached dwellings shall have a portico that measures at least six feet deep and six feet wide.
 - (7) Buildings shall anchor corners where streets and/or alleys intersect unless a pedestrian-accessible village green, a plaza, square, park, or green court lot at street corners is proposed.
 - (8) Dwellings may have attached garages, side to side, in the rear yard accessed off an alley to allow for more usable rear yards, ~~in the form of a zero lot line garage.~~
 - (9) To create diversity and interest, lot width variation shall be provided so that:
 - (a) On any individual block, no more than seven continuous lots shall have the same lot width.

- (b) The minimum amount of required lot width variation shall be five feet.
 - (c) Townhome and quad dwelling lots are exempt from lot width variation requirements.
- E. Parking: Off-Street. In addition to the provisions of § 27-312, the following shall apply:
 - (1) Off-street parking spaces and off-street parking lots for residential development shall be located to the rear or side of buildings. Any off-street parking for nonresidential development shall be screened as set forth below.
 - (2) Off-street parking lots shall not be located at a street corner, except for structured parking.
 - (3) Off-street parking areas that are visible from the street shall be screened as set forth herein. A low wall, fence and hedges shall be installed and permanently maintained at the street wall line to screen parking areas to help maintain streetscape character as shown in Exhibit B.
 - (4) Parking courts in accordance with Exhibit B shall be provided for multifamily dwellings where feasible.
 - (5) Off-street parking shall comply with the requirements of § 27-312.14, Off-Street Parking Requirements, ~~except that shared parking may be provided at a blended rate of 3.9 parking spaces per 1,000 square feet of gross floor area for nonresidential buildings, in accordance with the publication titled "Shared Parking Second Edition", 2005, by the Urban Land Institute (ULI).~~
- F. Parking: On-Street. On-street parking is intended to insulate pedestrian traffic from vehicular traffic.
 - (1) On-street parking may be placed along curbs and streets to increase the availability of parking.
 - (2) On-street parking areas located within 300 feet of the use may count toward the required number of parking spaces, if the applicant can demonstrate that such parking is actually available and has not been counted by a previous landowner or tenant.
 - (3) On-street parking shall be prohibited on the cartway of an alley or service drive.
- G. Sidewalks, Walkways, Trails, Crosswalks, and Other Pedestrian Linkages. Sidewalks are intended to create a continuous pedestrian walkway network. Sidewalks provide a critical element of the streetscape and public realm of the CCD Overlay District.
 - (1) Sidewalks shall be placed on both sides of all streets to enhance pedestrian circulation. Sidewalks shall connect to adjoining properties.
 - (2) Sidewalks shall have the following minimum widths:
 - (a) Five feet in residential areas;
 - (b) Fifteen feet in commercial areas in the CCD-3 District;
 - (c) Fifteen feet in commercial areas with outdoor dining in the CCD-1 and

CCD-2 Districts;

- (d) Six feet in other nonresidential areas.
- (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) Crosswalks shall be at least six feet in width or wider if the adjoining sidewalk is wider, physically and visually distinctive to facilitate pedestrian circulation at street corners, and constructed of stamped concrete, or approved equal, in accordance with the Public and Private Improvements Code.
 - (a) Crosswalks across arterial roads, collector roads, and roads within a commercial or multifamily area shall be striped on the sides with concrete, six inches wide.

H. Streetlights.

- (1) Streetlights shall be required along all streets and shall be no higher than 20 feet, and shall be placed in an alternating or staggered arrangement at an average interval of 105 feet along arterial roads and 90 feet along all other roads.
- (2) Streetlight types, locations, and intensities shall be in character with the pedestrian-oriented CCD streetscape, and shall be in accordance with existing lighting requirements, and shall be alternating with street tree locations.

I. Street Trees and Landscape Excellence. Street trees are intended to add charm, beauty and shade to streets. Street trees also provide a landscape architectural compliment to the architectural alignment of buildings.

- (1) Street trees shall be in accordance with the Cranberry Township Subdivision and Land Development Ordinance.
- (2) All CCD Overlay Districts shall be planned, designed, built, and maintained with highly functional landscape features, such as trees, hedges, walls, fences, piers, and walkways.
 - (a) All CCD Overlay Districts shall effectively exhibit at least four of the seven design principles for landscape excellence (integration, connectivity, space articulation, repetition, balance, contrast, sustainability) as found in Exhibit B.

J. Common CCD Open Space.

- (1) Village greens, plazas, squares, green courts, green court lots, tot lots, pocket parks, playgrounds and neighborhood parks shall be provided in CCDs in accordance with Exhibit B, and the following:
 - (a) The minimum percentage of common CCD open space shall be 30% in CCD-1 and CCD Freedom A, 15% in CCD-2 and CCD Freedom B, and 10% in CCD-3 and CCD-Corridor.

- (b) Pedestrian pockets shall be at least 300 square feet in area or greater.
- (c) Plazas and squares shall be in the range of 1,000 to 3,000 square feet or greater in area.
- (d) Village greens, green courts, and green court lots shall be in the range of 3,000 to 10,000 square feet in area.
- (e) Tot lots, pocket parks, and playgrounds shall be at least 10,000 square feet in area.
- (f) Community parks shall be at least two acres in size.
- (g) At least one gazebo or pavilion shall be provided for every 40 acres of development within the Overlay District, with a minimum of one gazebo or pavilion per development.

K. Utilities.

- (1) All new utilities shall be underground.
- (2) All cable TV boxes, meters, and the like shall be located to the rear of properties and shall be screened.

L. Perimeter Setbacks and Buffers. The following minimum perimeter setbacks and landscaped buffer areas shall apply along perimeter property lines of the original tract, except along streets where the build-to line applies and except where two CCDs adjoin one another:

- (1) For the CCD-1 Overlay District: 50 feet.
- (2) For all other CCD Overlay Districts: 25 feet.

M. Curbing.

- (1) Six-inch vertical concrete curbing shall be constructed in all off-street parking lots and wherever on-street parking is provided for commercial or multifamily uses.
- (2) Full-depth construction concrete wedge curbs are permitted in all other areas not specified by 27-506.6.N(1).
- (3) All curbing shall be installed in accordance with the standards of the Public and Private Improvements Code (PPIC).

SECTION 5. Chapter 27, Part 9 (“Planned Residential Developments (PRD) Procedure and Regulations”), Section 902 (“General Regulations; Procedure”) is hereby amended by revising and adding the following:

§ 27-902. General Regulations; Procedure. [Ord. 96-267, 5/2/1996; as amended by Ord. 97-278, 6/5/1997, § 16; by Ord. 2002-332, 9/5/2002, § 7; by Ord. 2003-343, 7/1/2003, § 6; and by Ord. 2005-357, 2/3/2005, §§ 9, 10]

- 1. Authority. The Supervisors shall hear and decide requests for planned residential development in accordance with the provisions of this chapter and the procedures and

- regulations of this part.
2. Relationship to Township Subdivision and Land Development Ordinance. All provisions of the Subdivision and Land Development Ordinance [Chapter 22], which are not specifically modified by the Supervisors in approving a planned residential development, shall apply to any planned residential development involving subdivision or land development with the exception of the following:
 - A. Application procedures.
 - B. Review and approval process.
 3. Application Procedure; General. An application for development of a planned residential development is governed by and follows the procedure of Article VII of the MPC, 53 P.S. § 10701 et seq. The applicant shall submit all applications except written requests for preapplication conferences with the Planning Advisory Commission to the Zoning Officer or designated staff person at least 20 working days prior to the Planning Advisory Commission meeting. Planned residential developments of 50 total units or less may file applications for tentative and final approval simultaneously. **[Amended by Ord. 2010-403, 10/7/2010; and by Ord. 2016-466, 8/25/2016]**
 4. Preapplication Conference (Optional).
 - A. Purpose. Before submission of an application for tentative approval, the applicant is strongly encouraged to have a meeting with the Planning Advisory Commission, the Zoning Officer, the Building Official, and such other personnel as may be necessary to determine the feasibility, suitability and timing of the application. The intent of this step is for the applicant to obtain information and guidance from the Township personnel before entering into any commitments or incurring substantial expenses with regard to the site and the PRD site plan preparation. **[Amended by Ord. 2010-403, 10/7/2010]**
 - B. Scheduling and Preapplication Conference Submission Guidelines. Scheduling and preapplication conference submission guidelines shall be the same as in Subdivision and Land Development Ordinance [Chapter 22].
 5. Tentative Approval. One original, signed application form, provided by the Township, and completed by the applicant.
 - A. Application Content. An application for tentative approval of a planned residential development shall include the following:
 - (1) One copy of the application form, provided by the Township, and completed by the applicant. **[Amended by Ord. 2010-403, 10/7/2010]**
 - (2) Application fee for tentative approval of a planned residential development.
 - (3) Maps and information required by Subdivision and Land Development Ordinance, § 22-403, Preliminary Application Contents, which shall show compliance with Subsection (4) of § 707 of the MPC, 53 P.S. § 10707(4), and shall provide information to determine the location and size of the common areas and common open space and the form of the organization proposed to own and maintain the common areas for any planned residential development.
 - (4) Three copies of an environmental impact assessment documenting compliance

with Subsections (4) and (5) of § 707 of the MPC. Such assessment shall indicate reasons why the planned residential development is consistent with the Comprehensive Plan and is in the interest of the Township. Requested modifications to the Code otherwise applicable to the site shall be cited.¹
[Amended by Ord. 2010-403, 10/7/2010]

- (5) Parking Plan. Provide a separate plan sheet that identifies the location and number of parking spaces (including overflow parking) that are proposed pursuant to the requirements of Section 27-312 "Parking Requirements". If there are proposed multiple phases of development, then the parking plan must identify that the parking requirements (as outlined in Section 27-312 "Parking Requirements") are met within each phase of development, irrespective of other phases.
- B. Planning Advisory Commission Review and Comment. At the first regular meeting of the Planning Advisory Commission after the submission of the application, the Planning Advisory Commission shall hold an open meeting where the populace shall be heard on the application for tentative approval, the Planning Advisory Commission shall make a written recommendation to the Supervisors on any application for tentative approval of a planned residential development. In said recommendation, the Planning Advisory Commission shall set forth, with particularity, the explicit reasons for its recommendation that the proposal be either approved or denied. [Amended by Ord. 2010-403, 10/7/2010]
- C. Butler County Planning Commission Review and Comment. At least 30 days before the public hearing, applicant shall submit the application for tentative approval of a planned residential development to the Butler County Planning Commission for review and comment as required by the Pennsylvania Municipalities Planning Code, 53 P.S. § 10101 et seq.
- D. Public Hearing. The Supervisors shall hold a public hearing on the application for tentative approval in accordance with § 708 of the MPC, 53 P.S. § 10708. The Supervisors shall cause notice of the public hearing to be given as follows:
- (1) By giving public notice as defined in Part 2.
 - (2) By posting one notice in the vicinity of each front lot line of the site for which the planned residential development is proposed in a place conspicuously visible from the street. In addition, notices shall be posted at the Municipal Building. All posting shall be done at least seven days prior to the public hearing modifications.
- E. The Supervisors shall consider whether proposed modifications in any of the requirements of this chapter for each zoning district, except the provisions of this section, contained in an application for development of a planned residential development will make for a more efficient, attractive and harmonious planned development. If such modifications, in the judgment of the Supervisors, constitute a more beneficial use of the site than provided for under the requirements of the zoning district in which the site of the planned development is located, the Supervisors, in its sole discretion, may grant the modifications. [Amended by Ord. 2016-466, 8/25/2016]
- (1) Authorized uses shall be limited to those specified for the given zoning district in which the site is located.
 - (2) All common open space shall be reserved as permanent open space.

- (3) Provisions for all planned residential developments shall be in accordance with the laws of the Commonwealth of Pennsylvania for planned residential developments.
 - (4) No modification shall be granted for any construction, development, use or activity within any floodway area as identified in Chapter 8, Floodplain Ordinance, that would cause any increase in the 100-year flood elevation. **[Amended by Ord. No. 2018-485, 11/1/2018]**
 - (5) Under no circumstances shall a modification be granted to the prohibitions of uses or activities in floodplain areas as set forth in Chapter 8, Authorized Uses in the Floodplain Ordinance. **[Amended by Ord. No. 2018-485, 11/1/2018]**
 - (6) Whenever a modification is granted to construct a structure below the one-hundred-year flood elevation, the Township shall notify the developer in writing that:
 - (a) The granting of the modification will result in increased premium rates for flood insurance.
 - (b) Such modification increases the risk to life and property.
- F. Findings. The Supervisors shall make findings in accordance with § 709 of the MPC, 53 P.S. § 10709.
- G. Official Written Communication. The official written communication of findings shall be certified by the Township Secretary or Clerk of the Supervisors and a certified copy shall be mailed to the landowner and developer in accordance with § 709 of the MPC, 53 P.S. § 10709.
- H. Status of Plan after Tentative Approval. The status of a plan after tentative approval shall be in accordance with § 710 of the MPC, 53 P.S. § 10710.

SECTION 6. Chapter 27, Part 9 (Planned Residential Development (PRD) Procedure and Regulations) Section 903 (Standards and Conditions for Planned Residential Development) is hereby amended by revising and adding the following:

§ 27-903. Standards and Conditions for Planned Residential Developments. [Ord. 96-267, 5/2/1996; as amended by Ord. 2003-342, 7/1/2003, § 5; by Ord. 2004-351, 6/3/2004, § 14; by Ord. 2005-362, 12/15/2005; by Ord. 2010-403, 10/7/2010; by Ord. 2011-422, 11/3/2011, § 1; by Ord. 2012-430, 8/2/2013, § 8; by Ord. 2016-462, 3/31/2016; by Ord. 2016-466, 8/25/2016; and by Ord. No. 2018-481, 8/2/2018]

- 1. Uses Permitted. Uses permitted in planned residential developments are set forth in the district regulations for each zoning district and are listed in § 27-402, Tables of Authorized Uses.
- 2. Applicability of Other Provisions. Unless otherwise specifically stated or specifically modified by the Supervisors, all provisions of this chapter, including, but not limited to, Parts 3 through 7, apply to all planned residential developments, and all planned residential development uses must comply with provisions of all other chapters of the Code. The provisions of this section apply to all planned residential developments unless otherwise stated.

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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 [**Amended by Ord. No. 2021-503, 7/29/2021**]
- (1) R-1 District:
 - (a) Maximum (gross) site density: 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: 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: bulk and area standards shall be consistent with the base zoning district.
 - (6) C-3 District: bulk and area standards shall be consistent with the base zoning district.
- B. A PRD must include the elements set forth in Subsection 3B(1) in accordance with the requirements more fully described in the General Manual of Written and Graphic Design Guidelines and Public and Private Improvements Code (PPIC) in such a way that meets the intent of the General Manual of Written and Graphic Design Guidelines.
- (1) Required Elements.
 - (a) Provide a pattern book that will identify building types and architectural style, setbacks for principal and accessory structures, garage placement and type of garage entry, parklet designs and amenities provided within, pedestrian features, including sidewalks, and trails.
 - (b) Construct streetscape enhancements at intersections with existing streets, consisting of street walls, context-sensitive fencing, pedestrian pockets, area lighting, and other elements as more fully described in the Streetscape Enhancement Overlay Ordinance.
 - (c) 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:

- 1) Install a lamppost for each residential unit within 10 feet of any sidewalk along a street.
 - 2) Install lampposts no less than six feet and no higher than 10 feet in height measured from finished grade level.
- (d) Construct pedestrian pockets at all designated school bus stops. Pedestrian pockets must include streetscape enhancements such as street walls, context-sensitive fencing, and other elements as more fully described in the Streetscape Enhancement Overlay Ordinance.
- (e) Construct a minimum of one parklet for up to 50 homes and additional parklets for every 50 additional homes, with amenities such as dog parks, children's play areas with playground equipment, nature viewing, exercise equipment, or similar amenities. Parklets shall be located in areas that are easily accessed by homeowners and shall not be topographically challenged.
- (f) Create a pedestrian-oriented network that provides pedestrian connections (trails and sidewalks) to all adjacent properties that have pedestrian connection potential and connect trails and sidewalks to existing adjacent trails and sidewalks to create complete pedestrian circulation.
- (g) Construct a minimum of 65% of all detached single-family homes within any phase of a PRD to be side or rear entry. The developer shall indicate in the pattern book which lots will be side or rear entry.
- 1) Exception: Detached single-family homes that are below 2,700 square feet of gross square footage, not including basement area, may be front entry and do not count towards the 65% requirement in § 27-903.3B(1)(j); or
 - 2) Exception: planned residential developments with no lot lines where living units are located collectively on singular parcels.
- (h) Construct all front-loaded garages with garage doors that are in line with or behind the front building facade. Front-facing garage doors shall not be permitted in front of the front building facade for any 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.
- (i) Driveway length. To discourage vehicles from overhanging onto sidewalks, all driveways for residential units (front-loaded and rear-loaded) shall be equal to or greater than 18 feet in length. Residential driveways cannot be shorter than 18 feet in length. If this requirement conflicts with any bulk and area requirements or design requirements as outlined in Chapter 27 zoning, then the Township shall determine the appropriate design requirement.

C. Townhome Design.

- (1) No more than six dwelling units shall be attached in a row.
 - (2) Construct 50% of townhome rows within a PRD in accordance with any combination of the requirements listed below and the "Single-Family Attached Dwellings: Parking," contained in the General Manual of Written and Graphic Design Guidelines, Exhibit B.
 - (a) Requirement 1: Front load with no more than two points of access along a street with parking field behind streetscape enhancements.
 - (b) Requirement 2: Front load with no more than two points of access along a street with the parking field behind the units.
 - (c) Requirement 3: Use on-street parking and rear alley access with parking directly off of the alley.
4. Limited Neighborhood Commercial Use Regulations.
 - A. Location. Limited neighborhood commercial uses shall be grouped together adjacent to an arterial or collector street located within the planned residential development and be provided with shared off-street parking, signage, and landscaping in accordance with provisions provided herein.
 - B. Maximum Percent of Site Area. Maximum percentages of planned residential development site area for limited neighborhood commercial uses permitted within a planned residential development are as follows:
 - (1) R-2, R-3 and RMU Districts: 25%.
 - (2) SU-1 and C-3 District: 50%.
 - C. Maximum Gross Floor Area.
 - (1) For a single limited neighborhood commercial use: 4,000 square feet of gross floor area.
 - (2) For a single building: 16,000 square feet of gross floor area.
 - D. Maximum Impervious Surface. On any portion of the planned residential development dedicated to limited neighborhood commercial uses, no combination of structures and impervious surfaces, including asphalt or concrete paved areas for parking, access, driveways, pedestrian access walkways and rock-lined stormwater detention facilities, shall exceed 70% of the site area dedicated to limited neighborhood commercial uses.
5. PRD Perimeter Setback and Buffer. **[Amended by Ord. No. 2023-512, 8/3/2023]**
 - A. All PRDs shall provide a minimum fifty-foot perimeter setback and landscape buffer. Where environmentally sensitive features exist (i.e., waterways, steep topography, etc.) the buffer shall be augmented to include the sensitive features that are to be protected.
 - (1) An additional fifty-foot perimeter setback shall be required when a proposed PRD development abuts an existing residential use and/or residential lots with no existing buffering as required by this section.
 - (2) No paving and/or structures are permitted in the additional fifty-foot perimeter

setback. All other permitted uses, stormwater improvements, and earthwork shall be permitted within the additional fifty-foot setback.

- B. 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 connect to adjacent developments.
 - (1) The site perimeter buffer shall include a mixed pattern of one deciduous canopy tree and three shrubs per 50 linear feet and two evergreen trees per 50 linear feet in a naturalized planting pattern.
 - (2) Perimeter plantings shall include a majority of native species.
 - (3) No grading or earthwork is permitted within the required perimeter setback and buffer areas.
 - (4) A perimeter setback and buffer is required along property lines of a development site that parallels existing roadways.
 - C. No stormwater basins shall be located in the perimeter setback and buffer.
 - D. Woodland Preservation Within the Perimeter Buffer. Not more than 50% of existing mature woodlands within a perimeter buffer shall be removed in conjunction with a PRD development.
 - (1) Preserved woodlands within perimeter buffer yards shall maintain existing specimen trees and other areas of mature vegetation.
 - (2) Where existing stand of trees 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.
 - (3) 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.
 - (4) Applicants seeking a preservation strip shall provide an existing tree assessment that identifies the type and size of all canopy and evergreen trees within the preservation strip.
 - E. The PRD perimeter buffer, when required, supersedes the site perimeter buffer requirements of § 22-612 of the Subdivision and Land Development Ordinance.
6. (Reserved)
7. Common Open Space. Common open space shall be provided for and shall be designed to provide recreation open space in accordance with the Subdivision and Land Development Ordinance [Chapter 22]. For planned residential developments, the following additional provisions shall apply:
- A. Elements. Common open space shall include the following:
 - (1) Usable Common Open Space. Usable common open space shall be designed to

provide recreation open space in accordance with the Subdivision and Land Development Ordinance [Chapter 22].

(2) Passive Common Open Space.

(a) Planned residential developments shall have passive common open space according to the following chart:

- 1) R-1 Zoning District: 30% open space.
- 2) R-2 Zoning District: 25% open space.
- 3) R-3 Zoning District: 20%.
- 4) SU-1 and C-3 Zoning Districts: 15% open space.

(b) Not less than the above-listed percentage of the site area of the planned residential development shall be allocated to and shall remain passive common open space in perpetuity. Common open space shall be deed-restricted or placed within a trust or conservancy, to prohibit future subdivision or development, except for agricultural, passive recreational, equestrian and existing cemetery uses, which may be permitted with the approval of the Supervisors. Common open spaces shall be used for social, passive recreational and/or natural environment preservation purposes. The common open space shall typically include all or part of the following resources:

- 1) Mature woodlands.
- 2) Historic, archaeological, or cultural features listed, or eligible to be listed, on the National Register of Historic Places.
- 3) Wetlands.
- 4) Identified floodplain area.
- 5) Slopes exceeding 25%.

B. General Locational and Design Standards.

- (1) Planned residential developments shall be designed around the common open space with areas being placed in undivided preserve. Such areas shall be directly accessible to the largest practicable number of lots within the development. Safe and convenient pedestrian access to the open space shall be provided for all lots not adjoining the open space areas.
- (2) A perimeter buffer yard of a minimum of 50 feet in width shall be provided. Such buffer yard may be used for agricultural purposes or wood lots upon approval by the Supervisors. No stormwater detention basins shall be located within the fifty-foot perimeter buffer yard.
- (3) Common open space, particularly perimeter buffer yards, containing existing attractive or unique natural features, such as streams, creeks, ponds, woodlands, specimen trees and other areas of mature vegetation worthy of preservation, may be left unimproved and in a natural state. As a general principle, the preservation

of undeveloped open space in its natural state or as existing farms is encouraged. A developer may make certain improvements, such as the cutting of trails for walking or jogging, and the provision of picnic areas.

- (4) No streets, emergency access roads, driveways or existing utility rights-of-way, easements, or improvements shall be within the acreage designated for the minimum common open space as required above, except as required as part of the approved common open space.
- (5) The common open space shall generally abut existing or potential open space land on adjacent parcels and shall be designed as part of larger contiguous and integrated greenway systems, as per the policies of the Cranberry Township Recreation Study.

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 sixth day of February, 2025, 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

Bruce W. Hezlep, Chairman
Board of Supervisors