

BILL NO. 2025-01
ORDINANCE NO. 2025-TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PENNSYLVANIA

AN ORDINANCE OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA FOR THE PURPOSE OF AMENDING CHAPTER 27 (“ZONING”), CHAPTER 6 (“SIGNS”) BY AND PROVIDES 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 March 31, 2025 and made a recommendation of approval of the proposed amendment to the **BOARD OF SUPERVISORS** on March 31, 2025; and

WHEREAS, the Board of Supervisors held a public hearing on April 24, 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 April 4, 2025 and April 11, 2025 and 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, Section 608 – Specific Regulations is amended by revising the following:

§ 27-608. Specific Regulations. [Ord. 2017-478, 12/14/2017; as amended by Ord. No. 2019-490, 7/25/2019; and by Ord. No. 2021-502, 6/24/2021]

1. Residential Signs.

A. Allowed Signs.

- (1) Residential development identification signs are allowed wherever a residential development is located.
- (2) No commercial signage shall be allowed on any residential structure.

B. Residential Development Identification Signs.

(1) Type.

- (a) All such signs shall be of the monument sign type, as seen in Drawing Z-25 found in 27 Attachment 9.

(2) Number.

- (a) Two single-sided signs are allowed at each entrance on an arterial or collector street.

(3) Materials.

- (a) The monument must have brick, stone, or decorative masonry construction on the base, sides, and top.
- (b) The sign components, consisting of the monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
- (c) There shall be no gap between the bottom of the monument structure and grade level.

(4) Location and Setback from Property Line.

- (a) The sign shall be set back a minimum of 10 feet from the front, rear, and side yards.
- (b) Signs are not allowed at connecting streets between developments.
- (c) Signs are permitted to be closer than 10 feet from a setback when they are part of an approved street-wall fence pursuant to the Street Enhancement Overlay (SEO) Design Manual
 - 1) Signage may only be installed in the right-of-way of residential developments when part of a private right-of-way, part of required street-wall fencing pursuant to the Street Enhancement Overlay (SEO) Design Manual and does not create a line of sight or public safety issue.

(5) Maximum Sign Area.

- (a) The sign shall not exceed 25 square feet.

(6) Maximum Height.

- (a) The sign height shall not exceed eight feet.

(7) Type of Illumination.

- (a) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

(8) Removal.

- (a) Signs that are no longer in use must be removed. If official notice is provided, removal must occur within 30 days.
- (b) Signs that are in disrepair shall be repaired. If official notice is

provided, repairs must occur within 30 days, or sign shall be removed.

2. Nonresidential Signs. Nonresidential uses shall be allowed signage in conformance with this section.

A. Freestanding Monument Signs. Freestanding monument signs are allowed for the following building and development types:

1. One- and/or two-tenant buildings.
 2. Three- or more tenant buildings.
 3. Hotel or motel.
 4. CCD signage.
 5. Nonresidential development identification signs.
- (1) Nonresidential Development Identification Sign.
- (a) Permanent Nonresidential Development Identification Signs.
 - 1) Type.
 - a) Such signs may be freestanding monument signs or be building mounted as shown in images Z-48 and Z-49 found in 27 Attachment 9.
 - b) Such signs are intended to announce a development name as a form of "way-finding."
 - 2) Number.
 - a) There shall not be more than two nonresidential development identification signs for any one development site.
 - b) A second sign is allowed where a development site abuts a second street (public or private). Each sign shall be oriented to the abutting street.
 - 3) Materials.
 - a) Signs shall be made of a durable material.
 - 4) Location and Setback from Property Line.
 - a) Signs shall be located only upon the development site that they represent.
 - b) Signs shall be located a minimum of 10 feet from any public or private street right-of-way or property line.
 - c) Signs may be placed on buildings within the development; however, they shall be placed independent of other building-mounted signs for the tenants of any such building.
 - d) Signs are permitted to be closer than 10 feet from a setback when they are part of an approved street-wall fence pursuant to the Street Enhancement Overlay (SEO) Design Manual and does not create a line of sight or public safety issue.
 - 5) Maximum Sign Area.
 - a) Fifty square feet (any one sign).
 - b) Monument signs may be double-sided.
 - 6) Maximum Height.
 - a) Twelve feet for a monument sign.

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- b) Building-mounted signs shall be placed on a building in accordance with all applicable sign height requirements specified in this Code.
 - 7) Type of Illumination.
 - a) Ground directed, sign-directed, internally illuminated and halo-style lighting are allowed. No direct source of light shall be visible from any street.
 - (2) One- and/or Two-Tenant Buildings.
 - (a) Type.
 - 1) All such signs shall be of the monument sign type, as seen in Drawing Z-26 found in 27 Attachment 9.
 - (b) Number.
 - 1) Only one monument sign identifying the one- and/or two-tenant building may be erected on lands occupied by a one- and/or two-tenant building along a street adjoining such lands from which street access is provided to said lands.
 - (c) Materials.
 - 1) The monument must have a brick, stone, or decorative masonry base.
 - 2) The sign components, consisting of the monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
 - 3) There shall be no gap between the bottom of the monument structure and grade level.
 - (d) Location and Setback from Property Line.
 - 1) The sign shall be set back a minimum of 10 feet from any public or private street right-of-way or property line.
 - 2) Signs are permitted to be closer than 10 feet from a setback when they are part of an approved street-wall fence pursuant to the Street Enhancement Overlay (SEO) Design Manual and does not create a line of sight or public safety issue.
 - (e) Maximum Sign Area.
 - 1) One-tenant buildings shall be allowed 50 square feet.
 - 2) Two-tenant buildings shall be allowed 50 square feet per tenant.
 - (f) Maximum Height.
 - 1) The sign height shall not exceed eight feet.
 - (g) Type of Illumination.
 - 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
 - (h) Removal.
 - 1) Signs that are no longer in use must be removed within 30 days of official notice.
 - 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
 - (i) Unique Characteristics.
 - 1) Maximum Length. The maximum length of such sign area shall not

- exceed 16 feet six inches.
- (3) Three-or more tenant buildings, or master-planned developments with shared facilities such as access and parking.
- (a) Type.
- 1) All such signs shall be of the monument sign type, as seen in Drawing Z-27 found in 27 Attachment 9.
- (b) Number.
- 1) Only one monument sign identifying the multiple-tenant building and/or individual business within the multiple-tenant building may be erected on lands occupied by a multiple-tenant building along the street adjoining such lands from which street access is provided to said lands.
 - 2) A second monument sign shall be allowed if the multiple-tenant building has street frontage along more than one street, provided that the street affords direct access to such land.
- (c) Materials.
- 1) The monument must have a brick, stone, or decorative masonry base.
 - 2) The sign components, consisting of the monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
 - 3) There shall be no gap between the bottom of the monument structure and grade level.
- (d) Setback from Property Line.
- 1) The sign shall be set back a minimum of 10 feet from any public or private street right-of-way or property line.
 - 2) Signs are permitted to be closer than 10 feet from a setback when they are part of an approved street-wall fence pursuant to the Street Enhancement Overlay (SEO) Design Manual and does not create a line of sight or public safety issue.
- (e) Maximum Sign Area. The square foot area of all freestanding signs in multiple tenant buildings shall be allowed as follows:
- 1) Zero square feet to 100,000 square feet: maximum 100 square feet of sign area.
 - 2) One hundred thousand one square feet to 300,000 square feet: maximum 150 square feet of sign area.
 - 3) Over 300,000 square feet: maximum 300 square feet of sign area.
- (f) Maximum Height.
- 1) Zero square feet to 100,000 square feet: The sign height shall not exceed 10 feet.
 - 2) One hundred thousand one square feet to 300,000 square feet: The sign height shall not exceed 15 feet.
 - 3) Over 300,000 square feet: The sign height shall not exceed 20 feet.
- (g) Type of Illumination.
- 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.

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- (h) Removal.
 - 1) Signs that are no longer in use must be removed within 30 days of official notice.
 - 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
 - (i) Unique Characteristics.
 - 1) Maximum Length. The maximum length of such sign area shall not exceed 16 feet six inches.
 - (4) Hotel or Motel. The following regulations shall apply to hotel or motel signs:
 - (a) Type.
 - 1) All such signs shall be of the monument sign type, as seen in Drawing Z-28 found in 27 Attachment 9.
 - (b) Number.
 - 1) Only one monument sign identifying the hotel or motel may be erected on lands occupied by a hotel or motel along the street adjoining such lands from which street access is provided to said lands.
 - 2) A second monument sign shall be allowed if the hotel or motel has street frontage along more than one street, provided that the street frontage affords direct vehicular access to such land.
 - (c) Materials.
 - 1) The monument must have brick, stone, or decorative masonry construction.
 - 2) The sign components, consisting of the monument structure and sign area must be one cohesive unit, with no gaps between the sign and the base.
 - 3) There shall be no gap between the bottom of the monument structure and grade level.
 - (d) Location and Setback from Property Line.
 - 1) The sign shall be set back a minimum of 10 feet from the front, rear, and side yards.
 - 2) Signs are permitted to be closer than 10 feet from a setback when they are part of an approved street-wall fence pursuant to the Street Enhancement Overlay (SEO) Design Manual and does not create a line of sight or public safety issue.
 - (e) Maximum Sign Area.
 - 1) The sign shall not exceed 100 square feet.
 - (f) Maximum Height.
 - 1) The sign height shall not exceed 10 feet.
 - (g) Type of Illumination.
 - 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
 - (h) Removal.
 - 1) Signs that are no longer in use must be removed within 30 days of official notice.

- 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (i) Unique Characteristics.
 - 1) Maximum Length. The maximum length of such sign area shall not exceed 16 feet six inches.
- (5) CCD Signage. (Developments within CCD Districts are limited to the following signage.) The following freestanding sign regulations shall apply to nonresidential uses within an approved CCD.
 - (a) Type.
 - 1) All such signs shall be of the freestanding monument sign type.
 - (b) Number.
 - 1) One portable sign, as seen in Drawing Z-23 found in 27 Attachment 9, per tenant; and
 - 2) Only one monument sign, as seen in Drawing Z-29 found in 27 Attachment 9, identifying the multiple-tenant building and/or individual business within the multiple-tenant building may be erected on lands occupied by a multiple-tenant building along the street adjoining such lands from which street access is provided to said lands; and
 - 3) A second monument sign shall be allowed if the multiple-tenant building has street frontage along more than one street, provided that the street affords direct access to such land.
 - (c) Materials.
 - 1) Signs shall be made of a durable material.
 - 2) The monument sign must have brick, stone, or decorative masonry construction on the base, sides, and top.
 - 3) The sign components, consisting of the freestanding monument structure and sign area, must be one cohesive unit, with no gaps between the sign and the base.
 - 4) There shall be no gap between the bottom of the freestanding monument structure and grade level.
 - (d) Location and Setback from Property Line.
 - 1) The portable sign may be placed on the sidewalk immediately in front of the use, provided a five-foot-clear pedestrian passage is maintained, and the sign is located within 10 feet of the building facade.
 - 2) The monument sign shall be set back a minimum of 10 feet from any public or private street right-of-way or property line.
 - a) Signs are permitted to be closer than 10 feet from a setback when they are part of an approved street-wall fence pursuant to the Street Enhancement Overlay (SEO) Design Manual, included in the land development approval, and does not create a line of sight or public safety issue.
 - (e) Maximum Sign Area.
 - 1) The sandwich board sign shall be a maximum of 10 square feet and

- shall resemble the shape and construction shown in Drawing Z-23 found in 27 Attachment 9.
- 2) The square foot area of all monument signs in multiple-tenant buildings shall be allowed as follows:
 - a) Zero square feet to 100,000 square feet: maximum 100 square feet of sign area.
 - b) One hundred thousand one square feet to 300,000 square feet: maximum 150 square feet of sign area.
 - c) Over 300,000 square feet: maximum 300 square feet of sign area.
 - (f) Maximum Freestanding Monument Sign Height.
 - 1) Zero square feet to 100,000 square feet: The sign height shall not exceed 10 feet.
 - 2) One hundred thousand one square feet to 300,000 square feet: The sign height shall not exceed 15 feet.
 - 3) Over 300,000 square feet: The sign height shall not exceed 20 feet.
 - (g) Type of Illumination.
 - 1) Illumination of such signs shall be in accordance with § 27-607.3 of this chapter.
 - (h) Removal.
 - 1) Signs that are no longer in use must be removed within 30 days of official notice.
 - 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
 - (i) Unique Characteristics.
 - 1) One portable sign may be allowed, provided it is displayed only during normal business hours.
 - 2) Maximum Length. The maximum length of the freestanding monument sign area shall not exceed 16 feet six inches.
- B. Building-Mounted Signs. Building-mounted signs are allowed in the following types of developments:
1. One- and/or ~~two-~~ multi-tenant buildings.
 - ~~2. Three-or more-tenant buildings.~~
 - ~~3.~~2. Hotel or motel.
 - ~~4.~~3. CCD signage.
 4. Retail/big box.
- (1) One- and/or ~~Two-~~ Multi-Tenant Buildings.
 - (a) Type.
 - 1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-30 found in 27 Attachment 9.
 - (b) Number.
 - 1) No ~~two-more than one~~ signs for a single tenant shall face any one direction.

- (c) Materials.
- 1) Signs shall be made of a durable material.
- (d) Maximum Sign Area.
- 1) The square footage of building-mounted signage ~~for one and/or two-tenant buildings~~ shall be allowed as follows. All sign size allowances are per tenant.
 - a) **One to 4,999 square feet of gross tenant space area: 240 square feet of building mounted signage. No individual sign shall exceed one square foot of area per linear foot of the tenant space's frontage, with a maximum allowable size of 120 square feet per sign.**
 - b) **One Five-thousand to 24,999 square feet of gross tenant space area: 240 square feet of building-mounted signage. No one sign shall be larger than 120 square feet.**
 - c) **Twenty-five thousand to 49,999 square feet of gross tenant space area: 400 square feet of building-mounted signage. No one sign shall be larger than 200 square feet.**
 - d) **Fifty thousand to 79,999 square feet of gross tenant space area: 500 square feet of building-mounted signage. No one sign shall be larger than 250 square feet.**
 - e) **Eighty thousand square feet of gross tenant space area or more: 600 square feet of building-mounted signage. No one sign shall be larger than 300 square feet.**
- (e) Type of Illumination.
- 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
- (f) Removal.
- 1) Signs that are no longer in use must be removed within 30 days of official notice.
 - 2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.

~~Three or More Tenant Buildings and Master Planned Developments with Shared Facilities Such as Access and Parking. The following regulations shall apply to multiple tenant buildings, consisting of three or more tenants in a single building and master planned developments with shared facilities such as access and parking:~~

~~(g) Type.~~

- ~~1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-31 found in 27 Attachment 9.~~

~~(h) Number.~~

- ~~1) Individual businesses within a three or more tenant building shall be allowed one building signs in accordance with the provisions of this section.~~
- ~~2) A second building sign shall be allowed for any individual business within a three or more tenant building, provided that it can meet one~~

~~of the following criteria and all other provisions of this section:~~

- ~~a) The ground floor area of such individual business within the three or more tenant building is in excess of 30,000 square feet.~~
- ~~b) Such individual business is located on an outparcel and is a freestanding structure.~~
- ~~3) No two signs for a single tenant shall face any one direction.~~
- ~~(i) Materials.~~
 - ~~1) Signs shall be made of a durable material.~~
- ~~(j) Maximum Sign Area.~~
 - ~~1) No building sign for an individual business within a three or more tenant building shall have an area that exceeds one square foot per each linear front foot of that portion of the building occupied by the individual business, but in no event shall such area exceed 120 square feet.~~
- ~~(k) Type of Illumination.~~
 - ~~1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.~~
- ~~(l) Removal.~~
 - ~~1) Signs that are no longer in use must be removed within 30 days of~~
 - ~~2) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.~~
- (2) Hotel or Motel. The following regulations shall apply to hotel or motel signs:
 - (a) Type.
 - 1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-32 found in 27 Attachment 9.
 - (b) Number.
 - 1) Only one building-mounted sign identifying the hotel or motel shall be allowed in accordance with the provisions of this section.
 - 2) A second building-mounted sign shall be allowed, provided that it can meet the following criteria and all other provisions of this section.
 - a) The gross floor area of such hotel or motel is in excess of 30,000 square feet.
 - b) No two signs shall face any one direction.
 - (c) Maximum Sign Area.
 - 1) No building sign for a hotel or motel shall have an area that exceeds 4.5% of the structure wall upon which it is mounted. In no event shall such sign area exceed 200 square feet.
 - (d) Type of Illumination.
 - 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
 - (e) Removal.
 - 1) Signs that are no longer in use must be removed within 30 days of official notice.
 - 2) Signs that are in disrepair shall be repaired within 30 days of official

notice, or shall be removed.

- (3) CCD Signage. (Developments within CCD Districts are limited to the following signage.) The following sign regulations shall apply to nonresidential uses within an approved CCD.
- (a) Type.
 - 1) Signs shall be of the building-mounted sign type.
 - (b) Number.
 - 1) One blade sign, as seen in Drawing Z-33 found in 27 Attachment 9; and
 - 2) One wall sign per building facade, not to exceed three total signs, as seen in Drawing Z-34 found in 27 Attachment 9; and
 - 3) One projecting wall or awning/canopy sign per tenant, as seen in Drawing Z-35 found in 27 Attachment 9.
 - (c) Materials.
 - 1) Signs shall be made of a durable material.
 - (d) Location and Setback from Property Line.
 - 1) Building-mounted signage must be located on the tenant's facade.
 - (e) Maximum Sign Area.
 - 1) No building sign for a CCD business shall have an area that exceeds 0.75 square foot per each linear foot of that portion of the building occupied by the individual business, but in no event shall such area exceed 90 square feet.
 - 2) A projecting wall sign shall not exceed 20 square feet in area.
 - (f) Maximum Sign Height.
 - 1) A projecting wall sign may be allowed, provided that the lower edge of the sign is a minimum of 10 feet above grade, but does not extend more than six feet from the building wall and not higher than the first floor or 15 feet, whichever is less.
 - (g) Type of Illumination.
 - 1) Illumination of such signs shall be in accordance with § 27-607.3 of this chapter.
- (4) Retail/ big box.
- (a) Type.
 - 1) All such signs shall be of the building-mounted sign type, as seen in Drawing Z-30 found in 27 Attachment 9.
 - (b) Number.
 - 1) No more than one sign for a single tenant shall face any one direction.
 - (c) Materials.
 - 1) Signs shall be made of a durable material.
 - (d) Maximum Sign Area.
 - 1) The square footage of building-mounted signage retail/big box tenants shall be allowed as follows. All sign size allowances are per tenant.

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- a) Fifty thousand to 79,999 square feet of gross tenant space area: 500 square feet of building-mounted signage. No one sign shall be larger than 250 square feet.
 - b) Eighty thousand square feet of gross tenant space area or more: 600 square feet of building-mounted signage. No one sign shall be larger than 300 square feet.
 - 2) Where additional principal uses occupy subleased space within the primary occupancy, they shall be permitted to install additional signage as follows. All sign size allowances are per tenant.
 - a) One to 4,999 square feet of gross tenant space area: No individual sign shall exceed one square foot of area per linear foot of the tenant space's frontage, with a maximum allowable size of 120 square feet per sign.
 - (e) Secondary Signs. Secondary signs, also referred to as accessory use signs, are intended for larger establishments with smaller accessory uses within. These signs shall be permitted for retail/big box locations containing a gross floor area of at least 50,000SF. Such signs shall be limited to signs identifying uses which are an accessory component of the primary retail business, such as but not limited to a pharmacy, garden center or eating establishment accessory to a supermarket or "big box" retail establishment, or other use similarly accessory to the primary retail business, and shall be subject to the following requirements:
 - 1) One secondary sign for each accessory use to the establishment shall be permitted on each building wall of the business that faces a public street, main driveway, or parking area for patrons of the establishment, provided that there shall be no more than a total of three such signs for all accessory uses on any one wall for the establishment nor more than a total of four secondary signs for all walls of the establishment.
 - 2) The area of each such secondary sign shall not exceed 100 square feet.
 - (f) Type of Illumination.
 - 1) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
 - (g) Removal.
 - 1) Signs that are no longer in use must be removed within 30 days of official notice.
 - 2) Signs that are in disrepair shall be repaired within 30 days of official notice or shall be removed.
- C. Electronic Message Center Signs. All electronic message center signs shall meet the following requirements:
- (1) Type.
 - (a) All such signs shall be of the monument sign type, as seen in Drawing Z-36 found in 27 Attachment 9.
 - (2) Number.

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- (a) One Sign Per Property. An electronic message center sign is allowed in lieu of a freestanding monument sign.
 - (b) No electronic message center sign shall be allowed on any property that has an existing or proposed manual or mechanical changeable-copy sign.
 - (c) An electronic message center sign with faces back-to-back shall be treated as one sign, provided said sign faces are parallel or are adjoined on one end and have a separation of no more than three feet on the opposite end.
- (3) Materials.
- (a) Signs shall be made of a durable material.
- (4) Location and Setback from Property Line.
- (a) Only allowed in a commercial zoning district on a property that is immediately adjacent to the public right-of-way of the following roads:
 - 1) Route 19, between the intersection of Glen Eden Road/North Boundary Road and the Township's southern border with Marshall Township. **[Amended by Ord. No. 2022-505, 1/27/2022]**
 - 2) Route 228, between the intersection of Route 228/Franklin Road and Route 228/Route 19/Freedom Road.
 - 3) Freedom Road, between the intersection of Freedom Road/Route 19/Route 228 and the Pennsylvania Turnpike.
 - (b) Except that manual or mechanical changeable-copy signs for municipal facilities, public education facilities, and religious establishments may be located in any zoning district.
- (5) Maximum Sign Area.
- (a) May occupy no more than a contiguous 50% of the actual copy and graphic area. ~~of a monument sign, up to a maximum of 50 contiguous square feet.~~
- (6) Type of Illumination.
- (a) Illumination of such sign shall be in accordance with § 27-607.3 of this chapter.
- (7) Removal.
- (a) Signs that are no longer in use must be removed within 30 days of official notice.
 - (b) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
- (8) Unique Characteristics.
- (a) All drawings, messages, and graphics displayed must be static. Animation and video displays are prohibited.
 - (b) Each individual message or display may be displayed for no shorter than 15 consecutive seconds.
 - (c) Flashing signs are prohibited.
 - (d) The transition from one static display to another must be instantaneous without any special effects, including, but not limited to, flashing, spinning, revolving transition methods, scrolling from left to right or top to bottom, slot machine, splice, mesh, radar, kaleidoscope, spin, or any other animated transition.
 - (e) The entire sign display area must be black or blank for a period of three

- seconds between each message.
- (f) The drawings and messages displayed must be complete in themselves, without continuation in content to the next drawing or message or to any other sign.
 - (g) The displays must be equipped with a means to immediately discontinue the display if it malfunctions.
 - (h) The sign shall not have movement, or the appearance or optical illusion of movement or varying light intensity, of any part of the sign structure, design or pictorial segment of the sign.
 - (i) Must have a mechanism that automatically adjusts the illuminative brightness of the display.
 - (j) No sign shall be brighter than 5,000 nits between sunrise and sunset and 250 nits between sunset and sunrise, measured according to recognized industry standards for brightness measurement.
 - (k) The intensity of the sign light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare.
 - (l) The brightness of a sign may not interfere with nearby traffic control devices.
 - (m) The use of streaming video or full-motion video on any sign is prohibited.
- D. Manual or Mechanical Changeable-Copy Signs. All manual or mechanical changeable-copy signs shall meet the following requirements:
- (1) Type.
 - (a) All such signs shall be of the monument sign type, as seen in Drawing Z-37 found in 27 Attachment 9.
 - (2) Number.
 - (a) One Sign Per Property. A manual or mechanical changeable-copy is allowed in lieu of a freestanding monument sign.
 - (b) No manual or mechanical changeable-copy sign shall be allowed on any property that has an existing or proposed electronic message center sign.
 - (c) A manual or mechanical changeable-copy sign with faces back-to-back shall be treated as one sign, provided said sign faces are parallel or are adjoined on one end and have a separation of no more than three feet on the opposite end.
 - (3) Materials.
 - (a) Signs shall be made of a durable material.
 - (4) Location and Setback from Property Line.
 - (a) Only allowed in a commercial zoning district on a property that is immediately adjacent to the public right-of-way of the following roads:
 - 1) Route 19, between the intersection of Route 19/Rowan Road/Ogle View Road and the Township's southern border with Marshall Township.
 - 2) Route 228, between the intersection of Route 228/Franklin Road and Route 228/Route 19/Freedom Road.
 - 3) Freedom Road, between the intersection of Freedom Road/Route 19/ Route 228 and the Pennsylvania Turnpike.

- (b) Except that manual or mechanical changeable-copy signs for public education facilities and religious establishments may be located in any commercial zoning district.
 - (5) Maximum Sign Area.
 - (a) May occupy no more than a contiguous 50% of the actual copy and graphic area of a monument sign, up to a maximum of 50 contiguous square feet.
 - (6) Type of Illumination.
 - (a) Illumination of such signs shall be in accordance with § 27-607.3 of this chapter.
 - (7) Removal.
 - (a) Signs that are no longer in use must be removed within 30 days of official notice.
 - (b) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
 - (8) Unique Characteristics.
 - (a) The sign shall not have movement, or the appearance or optical illusion of movement or varying light intensity, of any part of the sign structure, design, or pictorial segment of the sign.
- E. Billboards; Relationship to General Provisions. Billboards shall be subject to the requirements of § 27-606, General Provisions; however, where there is any conflict with the provisions of this section, the provisions of Subsection 1 shall govern.
- (1) Type.
 - (a) All such signs shall be of freestanding sign type, as seen in Drawing Z-38 found in 27 Attachment 9.
 - (2) Number.
 - (a) One per lot.
 - (3) Materials.
 - (a) Signs shall be made of a durable material.
 - (4) Location and Setback from Property Line.
 - (a) Billboards shall be located within 75 feet of the right-of-way of the Pennsylvania Turnpike (1-76) and 1-79 in zoning districts where authorized.
 - (b) Yard Requirements:
 - 1) Front yard: 50 feet.
 - 2) Other yard abutting a residential zoning district or use: 100 feet.
 - 3) Other yard abutting all other zoning districts: 25 feet.
 - (c) Separation Between Billboards:
 - 1) No billboard shall be located within 3,000 feet in any direction of any other existing or proposed billboard.
 - (5) Maximum Sign Area.
 - (a) Per Billboard. The area of a billboard shall not exceed 376 square feet with only single-face signs allowed.
 - (b) Per Lot or Site. If a lot or site has an existing or proposed billboard located thereon, and the square footage of such sign is equal to or in excess of the maximum allowable in accordance with above, then the lot or site shall not

- be allowed any additional signage of any type, whether freestanding or building.
- (6) Maximum Height.
 - (a) The height of a billboard shall not exceed 35 feet to the top of the sign.
 - (7) Type of Illumination.
 - (a) Illumination of billboards shall be by external illumination only, but no direct ray of light shall extend beyond the face of the sign.
 - (8) Removal.
 - (a) Signs that are no longer in use must be removed within 30 days of official notice.
 - (b) Signs that are in disrepair shall be repaired within 30 days of official notice, or shall be removed.
 - (9) Unique Characteristics.
 - (a) Design. All billboards shall be attached to the ground by a single vertical metal or concrete post, pillar, pole, or column.
 - (b) Minimum Lot Area: 6,000 square feet.
 - (c) Minimum Lot Width: 60 feet.
 - (d) Owner Identification: All billboards shall be identified on the structure with the name and address of the owner of such sign.

SECTION 2. Chapter 27, Part 6 (Signs), Section 609 “Definitions” is hereby amended by adding the following.

RETAIL/BIG BOX – Retail/mercantile occupancies exceeding a gross floor area of 50,000 SF.

Sign, Secondary—Refers to any sign that is not a principal identification sign. These signs typically advertise an accessory use to the business such as “Pharmacy,” “Tire Center,” “Bakery,” “Garden Center,” and other similar uses located within or on the premises of the retail/big box use. These signs do not include additional principal uses of subleased space within the primary occupancy.

SECTION 3. 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 4. 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 _____, 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

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