ORDINANCE NO. 2026 –XXX

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") PART 2 ('DEFINITIONS'), REVISING PART 7 ("EXPRESS STANDARDS AND CRITERIA FOR EACH USE AUTHORIZED BY CONDITIONAL USE PROCEDURE") FOR DRIVE-THRU ESTABLISHMENT; 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 September 28, 2026, and made a recommendation to adopt the proposed amendment to the **BOARD OF SUPERVISORS** on September 28, 2026, and

WHEREAS, the Board of Supervisors held a public hearing on October 29, 2026, 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 October 13, 2026, and October 19, 2026, 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/or adding the following definitions:

DRIVE-THRU ESTABLISHMENT. An establishment, other than a Restaurant, Drive-thru or Retail Food Restaurant, which offers in-car service ~~or take-out service, including, but not limited to,~~ and provides a specialized product or limited type of service. Such establishments may include, but are not limited to, financial institutions, ~~food stores~~ ice cream stands, and ~~restaurants~~ coffee shops, but not including drive-in theaters.

RESTAURANT, DRIVE-THRU. A fast-food restaurant ~~characterized by a limited menu and catering to drive-thru traffic~~ whose principal business consists of on-site preparation and sale of meals, entrées, or other prepared food and includes a drive-thru window for sales.

RETAIL FOOD RESTAURANT. A fixed small retail facility in which food or drink is offered or prepared primarily for retail sales where no consumption takes place inside the establishment. Such facilities may include take-out pizza shops, delicatessen, and ice cream stands. A Retail Food Restaurant shall not include a drive-thru lane, window, bay, or other area designed to serve customers while remaining within a vehicle.

SECTION 2. Chapter 27, Part 7 (Conditional Use, Procedure, and specific standards), Section 705 (Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure) is hereby amended by revising and/or adding the following and renumbering the remaining:

19A. Drive-thru Establishments and Drive-thru Restaurants. Each window, bay or area designed for drive-thru service shall provide five reservoir vehicle stacking spaces per window, bay, or area; such space shall not encroach into any other required aisles or spaces.

A. Drive-thru restaurants shall only be permitted in conjunction with regional shopping centers and community shopping centers and only after a finding of fact by the Planning Advisory Commission that vehicular access to such facility utilizes only the internal circulation network of the center.

B. Drive-thru restaurants shall only be permitted in the SU-1 Zoning District in conjunction with large land development or use centers along Route 228 that have internal traffic circulation utilizing limited signalized access and shall be consistent with the character of the area.

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C. Drive-thru lanes shall be located to the rear of buildings unless the Township determines that drive-thru lanes located on the side of the building will have less impact on adjacent uses, vehicular and pedestrian circulation and safety.

D. Drive-thru lanes shall be screened from view by landscaping, grading treatments, architectural features, or a combination of the above.

E. A drive-thru shall be located so that it does not conflict with pedestrian or vehicular movement.

F. Drive-thru lanes shall be distinctly marked by traffic islands a minimum of five feet in width. A separate circulation drive shall ~~be~~ provide~~d~~ for ~~passage around and~~ escape from the outermost drive-thru service lane. The Township may consider alternative designs when it is demonstrated that the drive-thru is screened from view and that traffic and pedestrian circulation is improved.

G. The canopy shall be architecturally compatible with the principal building.

H. A drive-thru shall have no more than two service lanes ~~and a passage around~~ and escape from the outermost drive-thru service lane, except that a financial institution may have a ~~minimum~~ maximum of three service lanes plus an escape lane.

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Ordained and enacted this ___ day of _____2026, 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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