

**ORDINANCE NO. 2008-381**

**TOWNSHIP OF CRANBERRY  
BUTLER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF CRANBERRY TOWNSHIP, A SECOND CLASS TOWNSHIP  
OF THE COUNTY OF BUTLER, COMMONWEALTH OF PENNSYLVANIA, FOR  
THE PURPOSE OF AMENDING CHAPTER 27 (ZONING) OF THE TOWNSHIP  
CODE OF ORDINANCES.**

**WHEREAS**, the CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION and BOARD OF SUPERVISORS have reviewed the proposed zoning amendment;

**WHEREAS**, the CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION reviewed the Ordinance on July 30, 2007, August 29, 2007, December 28, 2007 and January 14, 2008 and made a recommendation to the BOARD OF SUPERVISORS on January 14, 2008;

**WHEREAS**, the BOARD OF SUPERVISORS held a public hearing on February 28, 2008 as provided by the Cranberry Township Code and the Pennsylvania Municipalities Planning Code at which time testimony was received concerning the amendment;

**WHEREAS**, the BOARD OF SUPERVISORS advertised the Public Hearing and the notice of intent to adopt the proposed amendment on February 4, 2008 and February 11, 2008 as provided by the Cranberry Township Code and the Pennsylvania 2<sup>nd</sup> Class Township Code; and

**WHEREAS**, 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.

**NOW, THEREFORE**, in consideration of the foregoing, it is hereby ordained and enacted by the authority of the Board of Supervisors of the TOWNSHIP:

**SECTION 1.** Article II, Section 27-202 "Definitions" is hereby amended by adding the following:

*Accessory Dwelling unit* – a dwelling unit that is either attached to the principal permitted building or to a permitted accessory building on a lot that serves as a mother-in-law type suite, or a granny-flat type suite.

*Allee* – an arrangement of street trees, whereby a canopy effect is created due to the regular and combined spacing of the trees.

*Build-to line* – the line which defines the placement of the building from the street on which the building fronts, measured from the street right-of-way. The build-to line of the building typically forms the street wall line as shown in Exhibit B to §27-506. On a corner lot, the build-to line is located on each side of a lot abutting a street.

*Civic art* – the vertical infrastructure of a Traditional Neighborhood Development (TND) Overlay District comprised of features such as pavilions, pergolas, benches, sculpture gardens, fountains, monuments, and the like.

*Civic use* – a public or private not for profit use such as a meeting hall, fire station, mail facility, post office, school, church, library, museum or other like type place that is a community facility located within a TND Overlay District.

*Commercial Use* – the use of a building or premises involving the sale of goods or services carried out for profit.

*Common TND open space* – a parcel or parcels of land or an area of water, or a combination of land and water within a TND Overlay District site and designed and intended for the use or enjoyment of residents of the TND Overlay District, not including streets, off-street parking lots, areas set aside for public facilities, and stormwater detention basins unless designed and constructed as a wet basin or a naturalized stormwater management basin as provided in the Township Public and Private Improvements Code. Common open space includes usable common open space and passive open space. The common TND Overlay District open space shall consist of active and passive open space and recreational areas, as well as areas for natural resource conservation, which may include greens, parks, squares, plazas, playgrounds, tot lots, playfields, and the like.

*Context sensitive infill development* – a development within a TND Overlay District on a property of less than forty (40) acres and adjacent to an existing TND or adjacent to a site with an approved TND plan, that is regulated in §27-506.10.

*Corner store* – a small commercial building that is less than 4,000 square feet in gross floor area, in which the sale of retail items including groceries is offered for the convenience of the neighborhood within a one-quarter (1/4) mile walk of most of the homes in a TND Overlay District.

*Enhanced vinyl siding* – Vinyl siding such as beaded siding, textured siding, german lapboard siding, and the like.

*Facade Zone* – the area within which the residential building shall be located, at the build-to line or within four (4) to six (6) feet of the build-to line, depending on which TND applies.

*Farmers/growers market* – a retail establishment at which fruits, vegetables, breads, eggs, milk, cheese, meat, flowers, and the like are sold by persons who typically grow, harvest, or process such items from their farm or agricultural operation.

*Granny Flat* – See Accessory Dwelling Unit.

*Green* – a plaza, square, courtyard, green court, pocket park, tot lot, playground, walkway, promenade, lawn area, or other type of Common TND Open Space in which



features such as pavers, benches, gazebos, pergolas, trellises, planters, plantings, lighting, sculpture, and the like, are installed and maintained, and in which public seating, outdoor dining, and the like, takes place.

*Green court* - A Common TND Open Space amenity that is internal to or along the edge of a block.

*Housing Types* – Any type of dwelling unit within a Traditional Neighborhood Development (TND).

*Live-Work unit* – a commercial use, such as a shop, studio, office, café, deli, personal service establishment, or other place of business in combination with a dwelling unit or units located above such place of business. A person or persons other than the proprietor of the business may occupy a Live-Work Unit. The dwelling should have the appearance of a Townhouse.

*Manual of Written and Graphic Design Guidelines* – a document that provides written and graphic design guidelines for the TND Overlay Districts in accordance with Part 5, §27-506, and Exhibits A and B. Exhibit B is a general Manual, that shall be accompanied by a specific Manual prepared by the Applicant and submitted with the Conditional Use application.

*Medium to large retail* – a building used by one (1) retail owner or tenant with more than 5,000 square feet on the ground floor.

*Naturalized stormwater management basin* – A facility for the temporary storage of stormwater runoff that is landscaped with grasses and native plants and is designed, constructed, and maintained in accordance with recognized Best Management Practice techniques as recommended by the Pennsylvania Department of Environmental Protection.

*Neighborhood center* – the area within a TND where commercial and civic uses are located.

*On-street parking* – parking that is adjoining the curb line of a street, and that is either parallel to or at an angle from the curb line.

*Parking Court* – a surface parking lot or a deck parking lot surrounded on all four (4) sides with buildings and accessed through a portal typically located in a mid-block location.

*Passive Open Space* – an area of land used for informal leisure time activities such as picnicking, nature study, bird watching, and nature photography.

*Porch* – an unenclosed extension of a building no smaller than five (5) feet deep by twelve (12) feet wide.

*Primary façade* – the façade of a building where the front entrance door is located. On a corner lot, there shall be two primary facades, one of which shall be designated with a front entrance door.

*Service lane* – a thoroughfare type, such as a common driveway or alley, which provides access to multi-family and/or non-residential development.

*Shared parking* – off-street parking that two (2) or more landowners or tenants share in accordance with the regulations of Part 5, §27-506, the standards for which are derived from the ULI – Urban Land Institute publication titled “Shared Parking Second Edition”, 2005.

*Smaller scale retail* – a building used by one (1) retail owner or tenant with 5,000 square feet or less on the ground floor.

*Street edge strip* – a tree lawn, or unit paver area, located between the sidewalk and the curb of a street in the TND Overlay Districts as set forth in Exhibit B.

*Street wall* – the wall of a building adjoining a sidewalk at the edge of the street right-of-way; or architectural elements such as walls, piers, pillars, colonnades, porches, and porticoes in lieu of a building wall when a building is set back from the street wall line.

*Streetscape* – the space formed by buildings located close to the street, which is embellished with sidewalks, street trees, street lights, curbs, on-street parking, and cartways. The streetscape is framed by buildings which create the “outdoor room” character of the TND Overlay Districts.

*TND Open Space* – see Common TND Open Space.

*Traditional Neighborhood Development (TND)* – A form of land development within a TND Overlay District in accordance with Part 5, §27-506, and consistent with TND as per Article VII-A of the Pennsylvania Municipalities Planning Code (MPC), wherein a TND is defined as follows: An area of land typically developed for a compatible mixture of residential units for various income levels and non residential commercial and workplace uses, including some structures that provide for a mix of uses within the same building. Residences, shops, offices, workplaces, public buildings and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional Neighborhood Development is relatively compact and oriented toward pedestrian activity. It has an identifiable center and discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets. Generally, there is a hierarchy of streets laid out

with an interconnected network of streets and blocks that provides multiple routes from origins to destinations and is appropriately designed to serve the needs of pedestrians and vehicles equally.

SECTION 2. Article V, "Overlay Districts" is hereby amended by adding Section 27-506.

**§27-506. TND – Traditional Neighborhood Development (TND) Overlay Districts 1, 2, and 3.**

**Profile of TND Districts**

|                                  | TND-1<br>Primarily Residential<br>TND | TND-2<br>Mixed-Use<br>TND | TND-3<br>Town Center<br>TND |
|----------------------------------|---------------------------------------|---------------------------|-----------------------------|
| Dwelling Units<br>Per Gross Acre | 5.5                                   | 10 to 15 (A)              | 15 to 20 (A)                |
| Min. and Max.<br>Commercial Area | 0 to 10% <sup>(B)</sup> maximum       | 5 to 50%                  | 60 to 75%                   |
| Minimum TND<br>Open Space        | 30%                                   | 15%                       | 10%                         |
| Maximum<br>Impervious Surface    | 70%                                   | 85%                       | 90%                         |
| Max. Bldg. Ht.<br>(Stories)      | 3                                     | 4<br>6 <sup>(C)</sup>     | 6                           |
| Max. Bldg. Ht.<br>(Feet)         | 45                                    | 65<br>95 <sup>(D)</sup>   | 95                          |
| Min. Bldg. Ht.<br>(Feet/Stories) | 20' or 2 stories                      | 20' or 2 stories          | 2 stories                   |

Notes:

- (A) Higher Density Permitted Under Bonus Provisions
- (B) The percentage of tract area shall include the acreage for buildings, off-street parking areas, and stormwater management areas, after subtracting the minimum required Common TND Open Space.



- (C) Hotels may be permitted up to six (6) stories.
- (D) See Section 27-506. for complete details.

*1. Intent.* Provisions for the TND Overlay Districts are intended to:

- A. Comply with Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC), Act 247, as amended, in particular, those purposes and objectives listed in Section 701-A of Article VII-A such as: encouraging innovation for mixed-use pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated, mixed-use, pedestrian-oriented neighborhoods; establishing public space; minimizing traffic congestion; and fostering a sense of place and community.
- B. Comply with Exhibit A, Guiding Principles, and Exhibit B, the General Manual of Design Guidelines.
- C. Implement the Comprehensive Plan for Cranberry Township.
- D. Emulate other successful neighborhoods that have features such as mixed housing types, mixed uses (residential and non-residential), attractive streetscapes, parks, centrally located public squares, plazas, civic and public buildings, civic art, recreational facilities, and other features as described and illustrated in Exhibits A and B.
- E. Create opportunities for three (3) distinct TND Overlay Districts including TND-1, TND-2, and TND-3.

*2. Eligibility.*

- A. TNDs shall be Conditional Uses. Any tract to be developed as a TND shall be governed by the Conditional Use review process, including the submission of a Preliminary Land Development Plan concurrent with the Conditional Use application.
- B. Uses within a TND may also be subject to Part 7 Conditional Use, Procedure and Specific Standards. If a Conditional Use is proposed within the TND Conditional Use process, the Applicant may concurrently apply for all Conditional Use approvals.

C. The TND Overlay Districts will be shown on the Cranberry Township Zoning Map, as may be amended from time to time.

D. TND shall comply with Article VII-A of the Pennsylvania Municipalities Planning Code.

E. TND shall comply with this Part 5, §27-506.

F. The minimum tract size shall be forty (40) acres. However, for tracts less than forty (40) acres, Context Sensitive Infill Development may be permitted if such development complies with Exhibits A and B and § 27-506.10.

G. If a tract is less than forty (40) acres, in an area shown on the Cranberry Township Zoning Map for the TND-1 Overlay District, such tract may be eligible for TND if:

- (1) A Concept Plan is submitted to propose TND for several smaller parcels that would cumulatively comprise forty (40) or more acres;
  - (2) The Concept Plan is submitted as a joint plan by the property owners;
  - (3) The properties are linked by an interconnected network of streets;
  - (4) The properties have a common stormwater management system;
- and
- (5) The Concept Plan otherwise complies with the requirements of §27-506 and Exhibits A and B.

H. All Applicants are encouraged to employ green building methods, materials, and technology in the design and construction of buildings and neighborhoods.

(1) Applicants are strongly encouraged to achieve the highest LEED's certification by the U.S. Green Building Council (USGBC) at or above the "Silver" level rating as defined by the Leadership in Energy and Environmental Design (LEED) Green Building Rating System for new construction, and improvements to existing buildings.

(2) Applicants are strongly encouraged to apply for Certification for green neighborhood design under the "LEED-ND: Leadership in Energy and Environmental Design for Neighborhood Development" program.

(3) All Applicants are strongly encouraged to be consistent with the applicable be "green" practices in the "Pennsylvania Standards for Residential Site Development", April 2007, as may be amended from time to time.

3. *Compliance with Applicable Ordinances.*

A. All applicable provisions for Preliminary and Final Land Development Plans in the Cranberry Township Subdivision & Land Development Ordinance shall apply.

B. The Cranberry Township Public and Private Improvements Code (PPIC) shall apply.

C. At the time of application for Conditional Use approval, the Applicant shall submit a Master Plan which shall consist of all of the plans listed in this Section, including a the following plans: Building Plan; Street, Alley and Streetscape Plan; Pedestrian Access Plan; Open Space and Recreational Facilities Plan; Landscape Plan; Parking Plan; Utilities Plan; and Phasing Plan.

D. All Applicants may submit Sketch Plans for all TND Overlay District proposals. As per Section 707-A of the Pennsylvania Municipalities Planning Code, such plans may be informally reviewed as conceptual plans in order to provide an opportunity for the Township to make suggestions and recommendations on the design of the proposed development.

4. *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 TND, integrates with the community, and meets the Design Guidelines.

(b) A description of the project including, but not limited to the name, location, acreage, development attributes/characteristics, uses, gross density, and Common TND Open Space.



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

(1) *Manual of Written & Graphic Design Guidelines.* A specific and detailed Manual of Written and Graphic Design Guidelines as per Section 708-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. Said Manual shall be consistent with the Design Principles for the TND Districts set forth in this Part and Exhibits A and B, 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 TND, the proposed uses and parking, areas of Common TND 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:

(i) 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.

(ii) Architectural elevations for all proposed building types.

(iii) Color sketches and renderings depicting the proposed architectural character and streetscape character of the TND.

(iv) 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 TND 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.

(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 or 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 over a period greater than two (2) years.

(b) In the case of a development proposed to be developed over a period of greater than two (2) years, flexibility of housing density, design and type may be addressed and flexibility in uses and mixed-uses may be addressed to:

1) Permit a variation in each phase from the density, intensity of use, or mixed-use for the entire development.

2) Allow for a greater concentration of density, intensity of land use, or mixed-use within some phase of development.

3) Require that the approval of such greater concentration of density, intensity of land use, or mixed-use be



offset by a smaller concentration in any completed prior phase or by reservation of common open space on the remaining land by a grant of easement or by covenant in favor of the Township; provided, however, the Developer shall establish and maintain a pro-rata share of the minimum required Common TND Open Space, and TND infrastructure (roads, streets, alleys, parking, stormwater, etc.), based on the acreage of each phase of development.

D. *Other Documentation for Final Plan Approval.*

(1) When an Application for Final Land Development Plan is submitted, all information listed under Section C. above shall be submitted in final form.

5. *General Design Standards.*

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

(1) Refer to Exhibit 'A', "Guiding Principles – Traditional Neighborhood Development (TND) Overlay Districts", for overarching design principles.

(2) Refer to Exhibit 'B', a general Manual of Written and Graphic Design Guidelines for the TND Overlay Districts.

(3) The Applicant shall also prepare and submit a detailed and specific Manual of Written and Graphic Design Guidelines 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 Design Principles for the TND Districts set forth in this Part and Exhibit 'A' 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.

(4) The Cranberry Township Public and Private Improvements Code shall apply.

B. *Street and Alley Network.* The success of the fabric of the TND Overlay Districts shall be based in part on an effective and continuous street and alley network,

and interconnectedness within five (5) 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 of 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 seventeen (17) feet in width to provide adequate lanes for two-way travel.

(8) 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 (8) foot deep driveway to allow for vehicles to park parallel to the seventeen (17) foot wide alley; or

(b) With an eighteen (18) foot deep driveway to allow for vehicles to park perpendicular to the seventeen (17) foot wide alley.

(9) One hundred percent (100%) of parking for attached and multi-family 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 eighty percent (80%) of such parking shall be accessed by alleys, side or rear service lanes and/or on-street parking.

(10) At least eighty percent (80%) of the single-family detached dwelling lots shall be accessed by alleys, and any garage not accessed from an alley shall be setback at least twenty (20) feet from the front of the house or rotated so that the garage doors do not face any adjacent streets.

(11) Alleys are not required to have sidewalks.

(12) Easements shall be provided in alleys for access for mail delivery, trash pick-up, utilities and maintenance.

C. *Building Width/Proportion/Height.*

(1) No more than seven (7) attached dwellings or multi-family dwellings shall be built in a row, and such dwellings shall not exceed one hundred eighty-five (185) feet along the primary facades.

(2) *Staggered heights.* No more than two (2) adjoining non-residential buildings shall have the same building height so as to create visual interest. Building heights shall vary by at least two (2) feet for non-residential buildings. In addition, non-residential buildings and townhomes with flat roofs shall have a parapet wall of at least four (4) feet to provide visual interest.

(3) Individual non-residential buildings shall be no wider than forty-eight (48) feet, unless designed with primary facade offsets with one (1) to four (4) foot recess or projection at intervals of twenty to thirty-two (20 to 32) feet.

(4) No principal building shall exceed three (3) stories in height in the TND-1 Overlay District, four (4) stories in height in the TND-2 Overlay District (except for hotels which may be six (6) stories), and six (6) stories in height in the TND-3 Overlay Districts.

(5) Principal buildings shall be a minimum of two (2) stories and/or 20 feet in height in the TND-1 and TND-2 Districts, and shall be a minimum of two (2) stories in the TND-3 Overlay Districts.

D. *Building Location, Street Wall and Build-To Line.* The streetscape character of the TND is formed by buildings located close to the sidewalk (the street wall) 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 TND, 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) The Build-To Line may vary in order to provide variety and diversity in building location relative to the street as follows:

(a) A recess or projection may be up to six (6) feet in the TND-1 Overlay District.

(b) A recess or projection may be up to five (5) feet in the TND-2 Overlay District.

(c) A recess or projection may be up to four (4) feet in the TND-3 Overlay District.

(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 eighty percent (80%) of the total number of single-family detached and duplex dwelling shall have a porch along the primary facade. Unenclosed porches shall measure at least five (5) feet deep and twelve (12) feet wide.

(6) Attached dwellings shall have a portico that measures at least six (6) feet deep and six (6) 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 useable rear yards, in the form of a zero lot line garage.

(9) To create diversity and interest, variations in lot widths of adjacent lots are encouraged.

(10) The first floor elevation of single-family detached and attached dwellings shall be at least 24 inches and no more than 42 inches above the sidewalk grade in order to promote privacy.

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 non-residential development shall be screened as set forth below.

(2) Off-street parking lots shall never 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 multi-family 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 non-residential 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 TND 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 (5) feet in residential areas;
  - (b) fifteen (15) feet in commercial areas in the TND-3 District;
  - (c) fifteen (15) feet in commercial areas with outdoor dining in the TND-1 and TND-2 Districts;
  - (d) six (6) feet in other non-residential 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 five (5) 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, masonry pavers, or approved equal, in accordance with the Public and Private Improvements Code.

#### H. *Street Lights.*

(1) Street lights shall be required along all streets and shall be no higher than sixteen (16) feet, and shall be placed in an alternating or staggered arrangement at an average interval of seventy (70) to one hundred five (105) feet in a uniform pattern to provide safety and convenience.

(2) Street light types, locations, and intensities shall be in character with the pedestrian-oriented TND streetscape, and shall be in accordance with existing lighting requirements, and shall be alternating with street tree locations.

I. *Street Trees and Other Landscaping.* 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.

#### J. *Common TND Open Space.*



(1) Village Greens, Plazas, Square, and Parks shall be provided in TNDs in accordance with §27-506.6, .7 and .8, Exhibit 'B', and the following:

(a) The minimum percentages of Common TND Open Space shall be thirty percent (30%) in TND-1, fifteen percent (15%) in TND-2, and ten percent (10%) in TND-3.

(b) Plazas and Squares shall be in the range of 1,000 to 3,000 square feet or greater in area.

(c) Village Greens and Green Courts shall be in the range of 3,000 to 10,000 square feet or greater in area.

(d) Tot lots and Pocket Parks shall be least 10,000 square feet in area.

(e) Playgrounds shall be at least 10,000 square feet in area.

(f) Neighborhood Parks shall be at least two (2) acres in size.

(g) At least one (1) gazebo or pavilion shall be provided for every forty (40) acres of TND area.

K. *Signage.* The following sign regulations shall apply to nonresidential uses within an approved TND. This section identifies those aspects of signage which are unique to the TND. However, all signage must be applied for and approved in accordance with Part 6., Signs. No signage will be approved through the TND Conditional Use or Land Development process. This section should be read in conjunction with and harmoniously with the signage regulations in the Code of Ordinances.

(1) Each nonresidential establishment shall be permitted a total of thirty-five (35) square feet of signage which may be applied among the following four (4) sign types:

(a) A projecting wall sign or blade sign may be permitted provided that the lower edge of the sign is a minimum of ten (10) feet above grade, but does not extend more than four (4) feet from the building wall and not higher than the first floor or fifteen (15) feet, which is less. A projecting wall sign shall not exceed ten (10) square feet in area.

(b) A flat wall sign may be permitted provided the flat wall sign does not exceed fifteen (15) feet in area and may be mounted on either side of a doorway or between the first and second floors of a multi-story building.

1) An awning sign may be used in lieu of a flat wall sign or in combination provided that awning signs shall maintain a clear height of at least ten (10) feet and maximum of six (6) feet in depth out in front of the building. Material shall be canvas cloth or an equivalent material, but in no case shall shiny or reflective material as well as metal, plastic or glass be permitted. Lettering shall be limited to twelve (12) inches vertically.

(c) A freestanding sign may be permitted provided it does not exceed ten (10) square feet in area and nine (9) feet in height. TND freestanding signs shall be located within twelve (12) feet of the building.

(d) Additional Sign. One sandwich board portable sign may be permitted provided it is displayed only during normal business hours and will be permitted in addition to the total thirty-five (35) square feet permitted per establishment.

1) The sandwich board may be placed on the sidewalk immediately in front of the use, provided a five (5) foot clear pedestrian passage is maintained.

2) The sandwich board sign shall be a maximum of ten (10) square feet.

(2) Backlit and internally illuminated signs are not permitted. Illumination shall be from a concealed indirect source only.

L. *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.

M. *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 (2) adjoin one another:

(1) For the TND-1 Overlay District: 50 feet.

(2) For the TND-2 Overlay District: 15 feet.

(3) For the TND-3 Overlay District: 15 feet

6. *Use, Density, Unit Mix, and Common TND Open Space Regulations for the TND-1 Overlay District.*

A. *Uses.*

- (1) Single-Family Detached Dwellings.
- (2) Duplexes (Single-Family Semi-detached).
- (3) Single-Family Attached Dwellings/Townhouses.
- (4) Apartments/Multi-Family Dwellings.
- (5) Civic use.
- (6) Outdoor recreational facilities.
- (7) Live-Work Units.
- (8) Bed and Breakfast Inn.
- (9) Other commercial uses provided the ground floor area of the building does not exceed 8,000 square feet.

B. *Accessory Uses.*

- (1) Uses and structures which are customarily associated with the permitted principal uses.
- (2) No impact-home-based business.
- (3) An Accessory Dwelling Unit, (Granny Flat or Mother-in-Law Suite), provided that no more than ten percent (10%) of the total number of single-family detached dwellings shall have such accessory dwelling units.

C. The maximum gross density shall not exceed five and one half (5.5) dwelling units per acre, including all dwelling unit types.

D. At least two (2) housing types shall be provided in each TND.

E. *Use Composition.*

- (1) No more than ten percent (10%) of the gross tract area shall be devoted to commercial use after subtracting the minimum required Common TND Open Space. This area shall include the acreage of buildings, off-street parking and stormwater management.



(2) A minimum of thirty percent (30%) of the gross tract area shall be designated and maintained as Common TND Open Space as follows:

(a) A minimum of five percent (5%) of the gross tract area shall be for Greens. Such areas shall not be sloping greater than five percent (5%).

(b) A minimum of ten percent (10%) of the gross tract area shall be for active recreation facilities, such as playfields, play courts, playgrounds, and tot lots, in a neighborhood park.

(c) The balance of the open space areas shall be passive open space areas, and/or natural resource conservation areas and/or Greens.

F. Active Recreational Areas and Greens shall count as part of the required useable recreation space, as per the Cranberry Township Subdivision and Land Development Ordinance.

7. *Use, Density, Unit Mix, and Common TND Open Space Regulations for TND-2 Overlay District.*

A. *Uses.*

- (1) Single-Family Detached Dwellings.
- (2) Duplexes (Single-Family Semi-Detached).
- (3) Single-Family Attached Dwellings/Townhouses.
- (4) Apartments/Multi-Family Dwellings.
- (5) Live-Work Units.
- (6) Daycare Center.
- (7) Retail Use and personal service shops provided that no individual store or shop shall exceed 75,000 square feet on the ground floor, such as:
  - (a) Café; restaurant with any drive-thru facilities located opposite the primary street frontage side of the building; bakery; caterer.
  - (b) Gift shop.
  - (c) Corner store; newsstand.
  - (d) Convenience store with retail sales of automotive fuels and lubricants.
  - (e) Florist; jeweler.
  - (f) Grocery store; farmers/growers market; supermarket.
  - (g) Home improvement store.

- (h) Clothing store.
- (i) Art gallery; art studio; photographic studio; music studio; dance studio.
- (j) Pharmacies located opposite the primary street frontage side of the building, and in compliance with Conditional Use requirements.
- (k) Financial institutions located opposite the primary street frontage side of the building, and in compliance with Conditional Use requirements.
- (l) Personal service shops.
- (8) Office, Professional Office, Medical Office.
- (9) Bed and Breakfast Inn.
- (10) Hotel.
- (11) Civic use.
- (12) Outdoor recreational facilities.
- (13) Place of worship.
- (14) Structural parking.
- (15) Cinema; theatre.
- (16) Bus terminal or other mass transit facility.

B. *Accessory Uses.*

- (1) Uses and structures which are customarily associated with the permitted principal uses.
- (2) No-impact home-based business.

C. The maximum gross density shall not exceed ten (10) dwelling units per acre, unless the base density is increased in accordance with the following sliding scale:

- (1) If three (3) housing types are provided, a credit of one (1) additional dwelling unit per acre shall be achieved above the 10 set forth above.
- (2) If twenty percent (20%) of the gross TND tract area is designated and maintained as Common TND Open Space (five percent (5%) above the minimum required), a credit of one (1) additional dwelling unit per acre shall be achieved above the 10 set forth above.

(3) If more than ten percent (10%) of the total TND site area is devoted to and maintained for commercial use (thereby helping to promote walkability and to minimize off-site vehicular trips), a credit of one (1) additional dwelling unit per acre shall be achieved above the six and one half (6.5) set forth above.

(4) If more than eighty-five percent (85%) of all buildings are accessed from alleys and service drives (thereby minimizing curb cuts, promoting continuous pedestrian movement along sidewalks, and improving streetscape quality), a credit of one (1) additional dwelling unit per acre shall be achieved above the ten (10) set forth above.

(5) If at least three (3) Bus Shelters located at stops on established or confirmed to be established public mass transit routes are provided, a credit of one-half (.5) additional dwelling unit per acre shall be achieved above the ten (10) set forth above.

(6) If a Park and Ride Facility is constructed, a credit of one (1) additional dwelling unit per acre shall be achieved above the ten (10) set forth above.

(7) Regardless of the menu of the six (6) bonus categories set forth above, the maximum gross density with bonuses shall be fifteen (15) dwelling units per acre.

D. At least three (3) housing types shall be provided, wherever the gross tract acreage is forty (40) or more acres.

E. *Use Composition.*

(1) No less than five percent (5%), but no more than sixty percent (60%) of the gross tract area shall be devoted to commercial use. This area shall include acreage for buildings, off-street parking and stormwater management. If there is a mixed-use building, such as commercial on the ground floor and residential use above, only one-half of the ground floor commercial use should be counted. If there is shared parking, only the pro-rata share of the commercial parking space shall be counted.

(2) A minimum of fifteen percent (15%) of the gross tract area shall be designated and maintained as Common TND Open Space as follows:

(a) A minimum of five percent (5%) of the gross tract area shall be for Greens, Plazas or Square. Such areas shall not be sloping greater than five percent (5%).



(b) A minimum of five percent (5%) of the gross tract area shall be for active recreation facilities, such as playfields, play courts, playgrounds, tot lots in a neighborhood park, trails and the like.

(c) The balance of the Common TND Open Space areas shall be passive open space areas, natural resource conservation areas, and/or Greens.

F. Greens and active recreational areas shall count as part of the required useable recreation space, as per the Cranberry Township Subdivision and Land Development Ordinance.

8. *Use, Density, Unit Mix, and Common TND Open Space Regulations for TND-3 Overlay District.*

A. *Uses.*

- (1) Attached Dwellings/Townhouses.
- (2) Apartments/Multi-Family Dwellings.
- (3) Assisted Living Facility/Personal Care Home.
- (4) Live-Work Units.
- (5) Daycare Center.
- (6) Retail Use and personal service shops provided that no individual store or shop shall exceed 75,000 square feet on the ground floor, such as:
  - (a) Café; restaurant; bakery; caterer.
  - (b) Gift shop.
  - (c) Corner store; newsstand.
  - (d) Convenience store with retail sales of automotive fuels and lubricants.
  - (e) Florist; jeweler.
  - (f) Grocery store; farmers/growers market; supermarket.
  - (g) Clothing store.
  - (h) Art gallery; art studio; photographic studio; music studio; dance studio.
  - (i) Pharmacy with any drive-thru facilities located opposite the primary street frontage side of the building, and in compliance with Conditional Use requirements.

(j) Financial institution with any drive-thru facilities located opposite the primary street frontage side of the building, and in compliance with Conditional Use requirements.

(k) Personal service shops.

(7) Office, Professional Office, Medical Office.

(8) Bed and Breakfast Inn.

(9) Hotel.

(10) Cinema; Theatre.

(11) Civic use.

(12) Outdoor recreational facilities.

(13) Place of worship.

(14) Educational use.

(15) Structural parking.

(16) Bus terminal or other mass transit facility.

(17) Night Club.

B. *Accessory Uses.*

(1) Uses and structures which are customarily associated with the permitted uses.

(2) No-impact home-based business.

C. The maximum gross density shall not exceed fifteen (15) dwelling units per acre, unless the base density is increased in accordance with the following sliding scale:

(1) If four (4) housing types are provided, a credit of one (1) additional dwelling unit per acre shall be achieved above the 15 set forth above.

(2) If fifteen percent (15%) of the gross TND tract area is designated and maintained as Common TND Open Space (5% above the minimum required), a credit of one (1) additional dwelling unit per acre shall be achieved above the 15 set forth above.

(3) If more than sixty percent (60%) of the total TND site area is devoted to and maintained for commercial use (thereby helping to promote walkability and to minimize off-site vehicular trips), a credit of one (1) additional

dwelling unit per acre shall be achieved above the fifteen (15) set forth above.

(4) If more than eighty-five percent (85%) of all buildings are accessed from alleys and service drives (thereby minimizing curb cuts, promoting continuous pedestrian movement along sidewalks, and improving streetscape quality, a credit of one (1) additional dwelling unit per acre shall be achieved above the fifteen (15) set forth above.

(5) If at least four (4) Bus Shelters located at stops on established or confirmed to be established public mass transit routes are provided, a credit of one (1) additional dwelling unit per acre shall be achieved above the fifteen (15) set forth above.

(6) The maximum gross density with bonuses shall be twenty (20) dwelling units per acre.

D. At least three (3) housing types shall be provided, whenever the gross tract acreage is forty (40) acres or greater.

E. *Use Composition.*

(1) No less than sixty percent (60%), but no more than seventy-five percent (75%) of the gross tract area shall be devoted to commercial use. This area shall include the acreage for buildings, off-street parking and stormwater management. If there is a mixed-use building, such as commercial on the ground floor and residential use above, only one-half (.5) of the ground floor commercial use should be counted. If there is shared parking, only the pro-rata share of the commercial parking space shall be counted.

(2) A minimum of ten percent (10%) of the gross tract area shall be designated and maintained as Common TND Open Space as follows:

(a) A minimum of five percent (5%) of the gross tract area shall be for Greens, Plazas and/or Squares. Such areas shall not be sloping greater than five percent (5%).

(b) The balance of the Common TND Open Space areas shall be passive open space areas, natural resource conservation areas, and/or Greens.



(3) Greens and active recreational areas shall count as part of the required useable recreation space, as per the Cranberry Township Subdivision & Land Development Ordinance.

9. *Dimensional Regulations for TND Overlay Districts.*

A. The following dimensional regulations shall apply, and be governed by the maximum gross density regulations for each District.

(1) *Build-To Lines.*

(a) All residential dwellings shall have a Build-To Line of six to twelve (6 to 12) feet.

(b) All other non-residential buildings shall have a Build-To Line of twelve to twenty (12 to 20) feet.

(2) *Building Separation Distances.*

(a) All single-family detached residential buildings shall be separated from one another by a minimum distance of six (6) feet.

(b) All attached dwelling buildings and multi-family dwelling buildings shall be separated from one another by a minimum distance of twelve (12) feet.

(c) All non-residential freestanding building groups shall have a minimum separation distance of twenty (20) feet to any other principal freestanding building groups.

(3) *Maximum Impervious Surface Coverage.*

(a) TND-1 District: 70%.

(b) TND-2 District: 85%.

(c) TND-3 District: 90%.

(4) *Building Height.*

(a) Two-stories and/or twenty (20) feet minimum for all principal buildings in TND-1 and TND-2 Overlay Districts; and two (2) stories for all principal buildings in the TND-3 Overlay Districts.

(b) The maximum height for principal buildings in the TND-1 District shall be forty-five (45) feet.

(c) The maximum height for principal buildings in the TND-2 District shall be sixty-five (65) feet, except that a hotel may be ninety-five (95) feet.

(d) The maximum height for principal buildings in the TND-3 District shall be ninety-five (95) feet.

(5) *Minimum Floor Area.*

(a) Each dwelling unit shall have at least 500 square feet of floor area in the TND-3 Overlay District, and 750 square feet in the TND-2 and TND-1 Overlay Districts.

(6) *Maximum Non-Residential Building Footprint.*

(a) A single non-residential building footprint shall not exceed 75,000 square feet in gross floor area on the ground floor in the TND-1, TND-2, and TND-3 Overlay Districts.

10. *Context Sensitive Infill Development.*

A. Development on properties of less than forty (40) acres shall meet all of the requirements of § 27-506., Exhibit 'A' and Exhibit 'B', except as follows:

(1) The following minimum percentages of the gross tract area shall be built and maintained as Common TND Open Space, in the form of Greens and/or Squares as per Exhibit 'B'.

- (a) Two percent (2%) for properties under 10 acres.
- (b) Three percent (3%) for properties from 10 to 14.99 acres.
- (c) Four percent (4%) for properties from 15 to 24.99 acres.
- (d) Five percent (5%) for properties from 25 to 39.99 acres.

(2) For residential development, the number of housing types shall depend on the gross site acreage:

- (a) Zero to twenty (0 to 20) acres requires one (1) housing type.
- (b) Twenty-one to thirty-nine (21 to 39) acres requires two (2) housing types.

(3) One hundred percent (100%) of the buildings may be for non-residential use.

(4) One hundred percent (100%) of the buildings may be for residential use.

B. Any such land shall be adjacent to an existing TND or to a site with Final Land Development Approval for any phase of a proposed TND.

C. Any Context Sensitive Infill Development shall compliment the master plan and design standards of the TND to which it is adjacent.

D. The total Context Sensitive Infill Development adjacent to an existing TND of 40 acres or greater can not exceed the total acreage of the original TND of forty (40) acres or greater.

### 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 6<sup>th</sup> day of March, 2008, BY THE BOARD OF SUPERVISORS of the Township of Cranberry.

ATTEST:

Board of Supervisors of the  
Township of Cranberry

  
\_\_\_\_\_  
Jerry A. Andree, Township Manager/Secretary

  
\_\_\_\_\_  
Richard M. Hadley, Chairman