

**ORDINANCE NO. 2024-515**

TOWNSHIP OF CRANBERRY  
BUTLER COUNTY, PENNSYLVANIA

**AN ORDINANCE OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA FOR THE PURPOSE OF MAKING CHANGES, CLARIFICATIONS, AND AMENDMENTS TO CHAPTER 27 (“ZONING”) BY ADDING A NEW SUBSECTION 3 TO PART 1, SECTION 105 “APPLICATION OF REQUIREMENTS OF THIS CHAPTER”, REVISING SECTIONS 202 “DEFINITIONS”, SECTION 325 “SOLAR ENERGY SYSTEM ACCESSORY USE”, SECTION 326 “WIND ENERGY SYSTEM ACCESSORY USE”, PART 7, SECTION 705 “EXPRESS STANDARDS AND CRITERIA FOR EACH USE AUTHORIZED BY CONDITIONAL USE PROCEDURE”, “ATTACHMENT 2 – TABLE OF AUTHORIZED PRINCIPAL USES, ZONING DISTRICTS”, “ATTACHMENT 3 – TABLE OF AUTHORIZED ACCESSORY USES, ZONING DISTRICTS”, AND PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCES.**

**WHEREAS**, the Township has determined that amendments to the Township’s Zoning Ordinance are necessary in order to promote the general health, welfare, and safety of the community as regards definitions and designation of certain conditional uses and other permitted uses of property within particular zoning within the Township; and

**WHEREAS**, the **CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION** reviewed the Ordinance on March 25, 2024 and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS**; and

**WHEREAS**, the Board of Supervisors held a public hearing on April 25, 2024 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 8, 2024 and April 15, 2024 as provided by the Cranberry Township Code of Ordinances and the Pennsylvania 2<sup>nd</sup> Class Township Code; and

**WHEREAS**, in the judgment of the **BOARD OF SUPERVISORS**, such an amendment to the Zoning Ordinance of the Township of Cranberry, Butler County, Pennsylvania is consistent with the overall Comprehensive Plan adopted by the Township.

**WHEREAS**, revisions in this document will appear as follows: ~~struck-out~~ for items removed and underlined for items added.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of the Township of Cranberry, Butler County, Pennsylvania that Chapter 27 - Zoning of the Cranberry Township Code of Ordinances is amended as follows:

**SECTION 1.** Chapter 27, 27-105, “Application of Requirements of this Chapter” is hereby amended by adding the following:

3. All Municipal properties shall be exempt from the Ordinance provisions herein. Permits and approval as required by other laws remain in effect.

**SECTION 2.** Chapter 27, 27-202, (Part 2 Definitions). is hereby amended by amending/adding the following:

**SOLAR ENERGY** – Radiant energy (direct, diffuse and/or reflective) received from the sun.

**SOLAR COLLECTION SYSTEM** – A solar cell, module, array or other solar energy device, and its associated solar related equipment, the primary purpose of which is to provide for the collection, inversion, storage and/or distribution of solar energy for electricity generation, space heating, space cooling or water heating.

**SOLAR ENERGY FACILITY (PRINCIPAL USE)** – An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Solar Energy Facilities consist of one or more ground-mounted solar energy devices, solar related equipment, and other associated infrastructure required for the production, storage, or transmission of electricity.

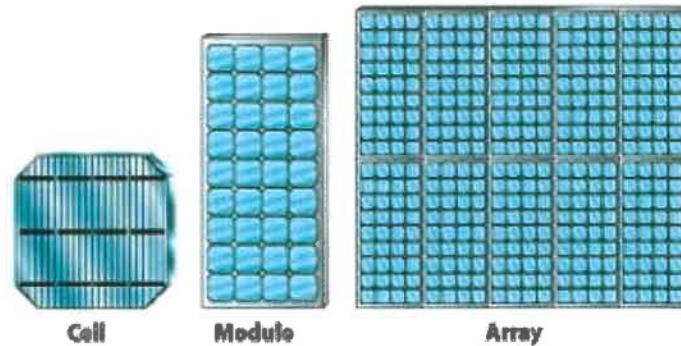
**SOLAR ENERGY SYSTEM (ACCESSORY USE)** – An area of land or other area used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. Solar Energy Systems are located on the power beneficiary’s parcel, are primarily intended to offset part or all of the beneficiary’s electricity consumption and are accessory to the principal land use of the property. Solar Energy Systems may be building-mounted or ground-mounted.

**SOLAR RELATED EQUIPMENT** - Items including a solar photovoltaic cell, module (or panel), or array, or solar hot air or water collector device panels, lines, pumps, batteries, mounting brackets, framing and possibly foundations or other structures used for or intended to be used for collection of solar energy.

1. **SOLAR CELL:** The smallest basic solar electric device which generates electricity when exposed to light.



2. SOLAR MODULE (OR PANEL): A grouping of solar cells with the purpose of collecting solar energy.
3. SOLAR ARRAY: A grouping of multiple solar modules with the purpose of collecting solar energy.



WIND ENERGY – Kinetic energy inherent to the movement of air in the atmosphere.

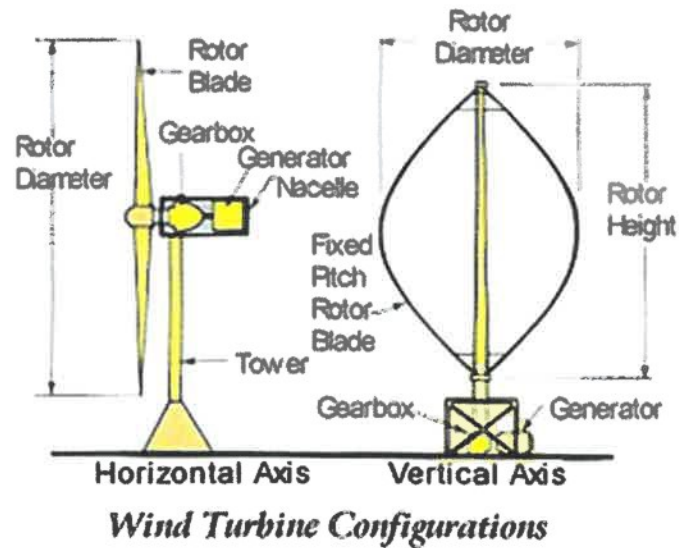
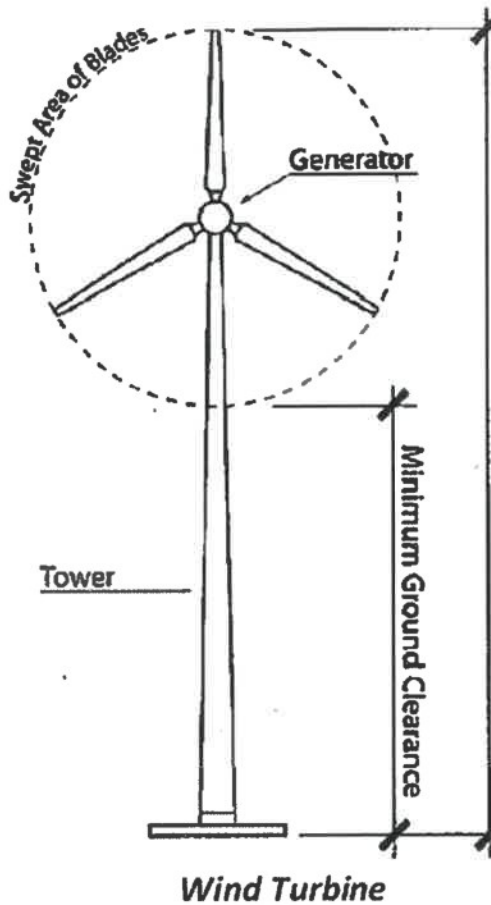
WIND ENERGY CONVERSION SYSTEM – A wind turbine or other device, the primary purpose of which is to convert wind energy into electrical or mechanical energy.

WIND ENERGY FACILITY (PRINCIPAL USE) – An area of land or other area used for a wind energy conversion system principally used to capture wind energy, convert it to electrical energy and supply electrical power primarily for off-site use. They consist of one or more wind turbines and other accessory structures and buildings, including substations, meteorological towers, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

WIND ENERGY SYSTEM (ACCESSORY USE) – An area of land or other area used for a wind energy conversion system principally used to capture wind energy, convert it to electrical energy and supply electrical power primarily for on-site use. Wind Energy Systems are located on the power beneficiary's premises, are primarily intended to offset part or all of the beneficiary's electricity consumption and are accessory to the principal land use of the property.

WIND TURBINE – A wind energy conversion system that converts wind energy into electricity through the use of a wind turbine generator, and includes the nacelle, rotor, tower, and pad transformer, if any.

WIND TURBINE AREA – a ground area measured rectilinearly bounded by a vertical line tangent to the swept area of the blades and the furthest front and rear extent of the rotor.



**SECTION 3.** Section 27-325 “Solar Energy Facility as Accessory Use” of the Cranberry Township Zoning Ordinance is hereby repealed in its entirety and replaced with a new Section 27-325 entitled and provided for as follows:

~~§ 27-325 Solar Energy Facility as Accessory Use.~~

~~{Added by Ord. No. 2010-397, 6/24/2010, § 2; as amended by Ord. No. 2023-510, 6/1/2023}~~

- ~~1. Township zoning approval is required for the construction of any solar energy facility that is an accessory use on any site or lot.~~
- ~~A. The zoning permit application shall indicate the location of the proposed facility and shall identify where on the site or building that the solar equipment is to be placed.~~
- ~~2. The applicant shall demonstrate through project planning and proposed mitigation that a proposed facility's impacts will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection,~~



~~facility design or appearance, buffering, and screening of ground-mounted electrical and control equipment.~~

- ~~3. Where the installation of the facility constitutes a land development, all provisions of applicable ordinances shall be met.~~
- ~~4. Noise from any solar energy facility shall not exceed 15 decibels at the lot line, unless all affected adjacent property owners shall have executed a nondisturbance easement, covenant, or consent which has been recorded in the office of the Recorder of Deeds of Butler County. Methods for measuring and reporting acoustic emissions from the facility shall be equal to or exceed the minimum standards for precision described in AWEA Standard 2.1—1989, titled "Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier."~~
- ~~5. Construction of any solar energy facility shall comply with all applicable rules, laws and regulations of the United States Federal Aviation Administration. Documentation of compliance shall be provided to the Township.~~
- ~~6. To the extent applicable, all solar energy facilities shall comply with the Pennsylvania Uniform Construction Code and the regulations adopted by the Pennsylvania Department of Labor and Industry.~~
- ~~7. All electrical components of solar energy facilities shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.~~
- ~~8. Solar energy facilities shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.~~
- ~~9. Solar energy facilities shall not display advertising, except for reasonable identification of the facility manufacturer.~~
- ~~10. Transmission and power lines shall be placed underground or out of sight.~~
- ~~11. Where installed on the roof of a building or structure, solar energy facilities shall be installed in accordance with the applicable adopted building code(s).~~
- ~~12. No solar energy facility or facilities may exceed 30% of any total lot or site area, not including installations for roof/building mounted single family residential uses.~~
- ~~13. Solar energy facilities shall meet the accessory structure setbacks that may apply in the zoning district within which the facility is constructed, and, where no such setback is specified, the facility shall be no closer than 10 feet to any property line.~~
- ~~14. No facility shall be attached to a tree or any other natural object or structure not intended to support such a facility, except that facilities may be appropriately attached to buildings~~

~~capable of accommodating them.~~

### 27-325, Solar Energy System (Accessory Use)

1. Township zoning approval and a building permit is required for the construction of any solar energy system.
- A. The building permit application shall indicate the location of the proposed system and shall identify where on the ground or building that the solar equipment is to be placed.
2. The applicant shall demonstrate through project planning and proposed mitigation that the proposed system's impact will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection, system design or appearance, buffering, and screening of ground-mounted electrical and control equipment.
3. Where the installation of the system constitutes a land development, all provisions of applicable ordinances shall be met.
4. Construction of any solar energy system shall comply with all applicable rules, laws and regulations of the United States Federal Aviation Administration. Documentation of compliance shall be provided to the Township.
5. To the extent applicable, all solar energy systems shall comply with the Pennsylvania Uniform Construction Code and the regulations adopted by the Pennsylvania Department of Labor and Industry.
6. All electrical components of solar energy systems shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.
7. Solar energy systems shall not be artificially illuminated, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety or for safety reasons.
8. Solar energy systems shall not display advertising, except for reasonable identification of the system manufacturer.
9. All on-site utility, transmission lines, and plumbing shall be placed underground to the extent feasible.
10. All potential on-site energy storage infrastructure and equipment must be commensurate with the scale of energy production and the Applicant must demonstrate such with their application.

### 11. Building-Mounted Solar Energy Systems:



- A. A roof-mounted or wall-mounted solar energy system may be located on a principal or accessory building.
- B. Any solar energy system mounted on roofs or walls of any building shall be subject to the maximum height regulations specified for principal and accessory buildings, respective to the structure it is mounted on, within each of the underlying zoning districts.
- C. Roof-mounted solar panels shall not extend beyond any portion of the roof edge.

11. Ground-Mounted Solar Energy Systems:

- A. Ground-mounted solar energy systems shall comply with the maximum lot coverage requirements of the zoning district in which the system is constructed. Additionally, in residential zoned districts, ground-mounted solar energy systems shall not exceed 5% of the lot area. The surface area of the arrays of a ground mounted solar energy system, regardless of the mounted angle of any solar panels, shall be considered impervious and calculated in the lot coverage of the lot on which the system is located.
- B. Solar energy systems shall meet the accessory structure setbacks that may apply in the zoning district within which the system is constructed, and, where no such setback is specified, the system shall be no closer than 10 feet to any property line. When ground-mounted solar energy systems are accessory to a non-residential use adjoining any residential district or use they shall be set back a minimum of 100 feet from the lot line adjoining the residential district or use.
- C. Ground-mounted solar energy systems shall not exceed 10 feet in height above the ground elevation surrounding the system.

12. No solar equipment or system shall be attached to a tree, or any other natural object or structure not intended to support such a system.

**SECTION 4.** Section 27-326 “Wind Energy Facility as Accessory Use” of the Cranberry Township Zoning Ordinance is hereby repealed in its entirety and replaced with a new Section 27-326 entitled and provided for as follows:

**~~§ 27-326 Wind Energy Facility as Accessory Use.~~**  
**~~{Added by Ord. 2010-397, 6/24/2010, § 2}~~**

- ~~1. Township zoning approval is required prior to the construction of any wind energy facility on any site or lot.~~
- ~~A. The zoning permit application shall indicate the location of the proposed facility.~~
- ~~2. The applicant shall demonstrate through project planning and proposed mitigation that a proposed facility's impacts will be minimized for surrounding properties and the~~

~~community. This may include, but not be limited to, information regarding site selection, facility design or appearance, buffering, and screening of ground-mounted electrical and control equipment.~~

- ~~3.—Where the installation of the facility constitutes a land development, all provisions of applicable ordinances shall be met.~~
- ~~4.—Noise from any wind energy facility shall not exceed 15 decibels at the lot line, unless all affected adjacent property owners shall have executed a nondisturbance easement, covenant, or consent which has been recorded in the office of the Recorder of Deeds of Butler County. Methods for measuring and reporting acoustic emissions from the facility shall be equal to or exceed the minimum standards for precision described in AWEA Standard 2.1—1989, titled "Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier."~~
- ~~5.—Construction of any wind energy facility shall comply with all rules, laws and regulations of the United States Federal Aviation Administration. Documentation of compliance shall be provided to the Township.~~
- ~~6.—To the extent applicable, all wind energy facilities shall comply with the Pennsylvania Uniform Construction Code and the regulations adopted by the Pennsylvania Department of Labor and Industry.~~
- ~~7.—All electrical components of wind energy facilities shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.~~
- ~~8.—Wind energy facilities shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.~~
- ~~9.—Wind energy facilities shall not display advertising, except for reasonable identification of the facility manufacturer.~~
- ~~10.—Transmission and power lines shall be placed underground or out of sight.~~
- ~~11.—Setbacks:~~
  - ~~A.—From buildings: 1.1 times the height of the wind energy facility at its tallest point, measured from the bottom of the facility base to the highest reach of any movable or immobile part; except where the facility is mounted to a building, the setback shall not be required between the facility and the building to which it is attached.~~
  - ~~B.—From property lines: 1.1 times the height of the wind energy facility at its tallest point, measured from the bottom of the facility base to the highest reach of any movable or immobile part.~~



- ~~C. From public roads: 1.1 times the height of the wind energy facility at its tallest point, measured from the bottom of the facility base to the highest reach of any movable or immobile part.~~
- ~~D. Each vertically oriented wind energy facility mounted on a building shall be separated from any other wind energy facility by 1.1 times the height of the facility, measured from the point at which the facility is mounted to the building, to the highest reach of any movable or immobile part of the facility.~~
- ~~E. Any wind energy facility that is an accessory structure shall meet the applicable accessory structure setbacks that may apply in the zoning district within which the facility is constructed; and where no such setback is specified, the facility shall be no closer than 10 feet to any property line or the distance set forth above, whichever is greater.~~
- ~~12. Maximum height: where the facility is an independent structure and not mounted to a building, 50 feet maximum height in residential zoning districts and 120 feet maximum height in commercial districts, measured from ground level to the tip of the wind energy facility's blade fully extended perpendicular to the ground plane. Where the facility is mounted to a building, the maximum height shall be 10 feet higher than the tallest point on the building.~~
- ~~13. Minimum vertical clearance between ground level and the lowest movable component of the wind energy facility when at its lowest point: 15 feet.~~
- ~~14. The color shall be a neutral and nonreflective tone, such as white, off white, or gray. The facility coloring shall be solid, and any alphabetical or numerical characters shall be representative of the facility manufacturer only and shall comprise no more than five square feet.~~

### 27-326, Wind Energy System (Accessory Use)

1. Township zoning approval and a building permit is required prior to the construction of any wind energy system.

A. The building permit application shall indicate the location of the proposed system.

2. The applicant shall demonstrate through project planning and proposed mitigation that a proposed system's impacts will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection, system design or appearance, buffering, and screening of ground-mounted electrical and control equipment.

3. Where the installation of the system constitutes a land development, all provisions of applicable ordinances shall be met.

4. Construction of any wind energy system shall comply with all rules, laws and regulations of the United States Federal Aviation Administration. Documentation of compliance shall be provided to the Township.

5. To the extent applicable, all wind energy systems shall comply with the Pennsylvania Uniform Construction Code and the regulations adopted by the Pennsylvania Department of Labor and Industry.

6. All electrical components of wind energy systems shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.

7. Wind energy systems shall not be artificially illuminated, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.

8. Wind energy systems shall not display advertising, except for reasonable identification of the facility manufacturer.

9. All on-site utility and transmission lines shall be placed underground to the extent feasible.

10. Setbacks.

A. From buildings: 1.1 times the height of the wind energy system at its tallest point, measured from the bottom of the facility base to the highest reach of any movable or immobile part; except where the system is mounted to a building, the setback shall not be required between the system and the building to which it is attached.

B. From property lines: 1.1 times the height of the wind energy system at its tallest point, measured from the bottom of the system base to the highest reach of any movable or immobile part.

C. From public roads: 1.1 times the height of the wind energy system at its tallest point, measured from the bottom of the system base to the highest reach of any movable or immobile part.

D. Each vertically oriented wind energy system mounted on a building shall be separated from any other wind energy system by 1.1 times the height of the system, measured from the point at which the system is mounted to the building, to the highest reach of any movable or immobile part of the system.

E. All wind energy systems shall meet the applicable accessory structure setbacks that may apply in the zoning district within which the system is constructed.



11. Maximum height: 50 feet maximum height in all zoning districts, with height of a turbine being measured from ground level to the tip of the blade fully extended perpendicular to the ground plane.

12. Minimum vertical clearance of a turbine is 15 feet, being measured between ground level and the lowest movable component when at its lowest point.

13. The color shall be a neutral and nonreflective tone, such as white, off-white, or gray. The system coloring shall be solid, and any alphabetical or numerical characters shall be representative of the system manufacturer only and shall comprise no more than five square feet.

14. Ground-mounted wind energy systems shall comply with the maximum lot coverage requirements of the zoning district in which the system is constructed. Additionally, in residential zoned districts, ground-mounted wind energy systems shall not exceed 5% of the lot area. The wind turbine area shall be considered impervious and calculated in the lot coverage of the lot on which the system is located.

**SECTION 5.** Section 27-705.55 “Solar Energy Facility, Principal Use” of the Cranberry Township Zoning Ordinance is hereby repealed in its entirety and replaced with a new section 27-705.55 entitled and provided for as follows:

~~55. Solar Energy Facility, Principal Use. [Added by Ord. 2010-397, 6/24/2010, § 4]~~

~~A. The applicant shall demonstrate through project planning and proposed mitigation that a proposed facility's visual impacts will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection, facility design or appearance, buffering, and screening of ground-mounted electrical and control equipment.~~

~~B. Where the installation of the facility constitutes a land development, all provisions of applicable ordinances shall be met.~~

~~C. Noise from any facility shall not exceed 50 decibels at the lot line adjacent to any lot in a nonresidential zoning district and 15 decibels at the lot line adjacent to any lot in a residential zoning district, unless the adjacent property owner shall have executed a nondisturbance easement, covenant, or consent which has been recorded in the office of the Recorder of Deeds of Butler County. The decibel measurement shall be taken at the exterior of any occupied structure on any property other than that occupied by the facility. Methods for measuring and reporting acoustic emissions from the facility shall be equal to or exceed the minimum standards for precision described in AWEA Standard 2.1—1989, titled "Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier."~~

~~D. Construction of any facility shall comply with all rules, laws and regulations of the United States Federal Aviation Administration. Documentation of compliance shall be provided to~~

the Township.

- ~~E. To the extent applicable, all facilities shall comply with the Pennsylvania Uniform Construction Code and the regulations adopted by the Pennsylvania Department of Labor and Industry.~~
- ~~F. All electrical components of facilities shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.~~
- ~~G. Facilities shall not be artificially lighted, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.~~
- ~~H. Facilities shall not display advertising, except for reasonable identification of the facility manufacturer.~~
- ~~I. Transmission and power lines shall be placed underground or out of sight.~~
- ~~J. The following project information shall be submitted to the Township for every proposed solar energy facility:
  - ~~(1) Project narrative including the following: an overview of the project, project location, the approximate generating capacity, the number, representative types and heights of facilities to be constructed, including their generating capacity, dimensions, and respective manufacturers, and description of any ancillary facilities to the solar energy system.~~
  - ~~(2) An affidavit or similar evidence of agreement between the property owner and the solar energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of a solar energy facility.~~
  - ~~(3) Identification of the properties on which the proposed facility will be located and the properties adjacent to the proposed location.~~
  - ~~(4) A site plan showing the planned location of each proposed solar energy facility, property lines, setback lines, access roads and the location of any ancillary structures, including equipment, cabling, buildings, structures, transmission lines, and substations.~~
  - ~~(5) A viewshed impact analysis illustrating views of the proposed facility from multiple angles.~~
  - ~~(6) A design certification by a certified engineer consisting of the proposed foundation design and analysis of soil conditions.~~~~
- ~~K. Solar energy facilities shall not exceed a maximum height of 15 feet, measured from ground level to the tallest point on the facility.~~
- ~~L. Preliminary and final land development approval is required for the construction of any~~



~~solar energy facility when it is the principal use on a site or lot.~~

~~M. All solar energy facilities and any associated accessory equipment shall comply with all area, dimensional, and yard setbacks for the zoning district in which the facility is located, as well as any other zoning provisions that apply, including buffering and landscaping.~~

~~(1) Required landscape buffering may be modified so that tall tree species may be replaced with lower growing tree species where the required tree species may interfere with the functioning of the solar energy facility, only where the required landscape buffer is adjacent to property where nonresidential uses are permitted.~~

~~N. Secure perimeter fencing shall be installed around the solar energy facility. The fencing shall not be constructed within any required landscape buffer or setback. The fencing shall be chain link construction with rubberized coating in neutral earth tone colors such as black or brown.~~

#### 55. Solar Energy Facility (Principal Use).

A. The applicant shall demonstrate through project planning and proposed mitigation that a proposed facility's visual impacts will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection, system design or appearance, buffering, and screening of ground-mounted electrical and control equipment.

B. A solar energy facility shall be considered a land development and is subject to the requirements of Chapter 22 Subdivision and Land Development Ordinance in addition to all applicable zoning requirements outlined in this chapter.

C. The solar energy facility layout, design and installation shall conform to applicable industry standards, such as those of the American National Standards Institute (ANSI), Underwriters Laboratories (UL), the American Society for Testing and Materials (ASTM), Institute of Electrical and Electronics Engineers (IEEE), Solar Rating and Certification Corporation (SRCC), Electrical Testing Laboratory (ETL), Florida Solar Energy Center (FSEC) or other similar certifying organizations, and shall comply with the PA Uniform Construction Code as enforced by Cranberry Township and with all other applicable fire and life safety requirements. The manufacturer specifications for the key components of the system shall be submitted as part of the application.

D. The solar energy facility shall comply with all pertinent local, state, and federal regulations that govern the installation of grid-scale solar energy facilities, and the Applicant must obtain any relevant permits from those authorities.

E. All electrical components of facilities shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.



- F. The solar energy facility shall not be artificially illuminated except to the extent required for safety or applicable federal, state, or local authority.
- G. No portion of the solar energy facility shall contain or be used to display advertising. The manufacturer's name and equipment information or indication of ownership shall be allowed on any equipment of the solar energy facility provided they comply with Township sign regulations.
- H. Noise from any facility shall not exceed 50 decibels at the lot line adjacent to any lot in a nonresidential zoning district and 15 decibels at the lot line adjacent to any lot in a residential zoning district.
- I. All on-site utility and transmission lines shall be placed underground to the extent feasible.
- J. The following project information shall be submitted to the Township for every proposed solar energy facility.
  - (1) Project narrative including the following: an overview of the project, project location, the approximate generating capacity, the number of arrays, representative visual renderings and heights of facilities to be constructed, dimensions, and respective manufacturers, and description of any solar related equipment or structures ancillary to the solar energy facility.
  - (2) An affidavit or similar evidence of agreement between the property owner and the solar energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of a solar energy facility.
  - (3) Written confirmation that the public utility company to which the solar energy facility will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection.
  - (4) Identification of the properties on which the proposed facility will be located and the properties adjacent to the proposed location.
  - (5) A site plan showing the planned location of each proposed solar energy facility, property lines, setback lines, access roads and the location of any ancillary structures, including equipment, cabling, buildings, structures, transmission lines, and substations.
  - (6) A viewshed impact analysis illustrating views of the proposed facility from multiple angles.
    - (a) All solar energy facilities shall be placed such that concentrated solar radiation or glare does not project onto nearby structures or roadways.
    - (b) The Applicant has the burden of proving that any glare produced does not have significant adverse impact on neighboring or adjacent uses either through siting or mitigation.



(7) A soil analysis report of the proposed solar energy facility site, prepared by a certified engineer.

K. The arrays of Solar energy facilities shall not exceed a maximum height of 10 feet, measured from ground level to the tallest point on the system. Any ancillary structures of the facility shall comply with principal maximum height regulations.

L. Landscaping. All solar energy facilities shall be screened and buffered in accordance with the following standards:

(1) Landscape buffering, to the extent practical, shall be installed around the entire perimeter of the solar energy facility installation, except where Township staff determines that the retention of existing trees within the vegetative buffering area may constitute the required vegetative buffer or where the Township determines that the solar array cannot be viewed from a public roadway or residential building.

(2) Landscape buffering shall be installed along the exterior side of the fencing.

(3) All buffering shall be installed in accordance with Chapter 22 Subdivision and Land Development Ordinance.

(4) Required landscape buffering may be modified so that tall tree species may be replaced with lower-growing tree species where the required tree species may interfere with the functioning of the solar energy facility, only where the required landscape buffer is adjacent to property where nonresidential uses are permitted.

M. Secure perimeter fencing, that is a minimum of 8 feet high, shall be installed around the solar energy facility. The fencing shall not be constructed within any required landscape buffer or setback. The fencing shall be chain link construction with rubberized coating in neutral earth tone colors such as black or brown.

N. Decommissioning.

(1) The solar energy facility owner is required to notify the Township immediately upon cessation or abandonment of the operation. The solar energy facility shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) continuous months.

(2) The solar energy facility owner shall then have twelve (12) months in which to dismantle and remove the solar energy facility including all solar related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. If the owner fails to dismantle and/or remove the solar energy facility within the established timeframes, the municipality may complete the decommissioning at the owner's expense.

(3) At the time of issuance of the permit for the construction of the solar energy facility, the owner shall provide financial security in the form and amount acceptable to the Township to secure the expense of dismantling and removing said solar energy facility and restoration of the land to its original condition, including forestry plantings of the same type/variety and density as the original.

O. Access

(1) At a minimum, a 25' wide access road must be provided from a state or township roadway into the site.

(2) At a minimum, a 20' wide cartway shall be provided between the solar arrays to allow access for maintenance vehicles and emergency management vehicles including fire apparatus. Cartway width is the distance between the bottom edge of a solar panel to the top edge of the solar panel directly across from it.

(3) Access to the solar energy facility shall comply with the municipal access requirements in the Subdivision and Land Development Ordinance.

P. The minimum lot size required for a solar energy facility shall be 20 acres.

Q. The maximum impervious lot coverage of a solar energy facility is 40%. The following components of a solar energy facility shall be considered impervious coverage and calculated as part of the impervious coverage limitations:

(1) Surface area of the arrays, regardless of the mounted angle of any panels.

(2) All structures ancillary to the arrays, including structures for solar related equipment or transmission.

(3) Gravel or paved access roads servicing the solar energy facility.

R. All components of solar energy facilities, including the security fencing, shall be no closer than 100 feet to any property line, unless the proposed solar energy facility is adjacent to a residential use or lot, in which case all components of the solar energy facility, including the security fencing, shall be no closer than 150 feet to the property line with the residential use or lot.

S. No solar equipment or system shall be attached to a tree, or any other natural object or structure not intended to support such a facility.

T. The solar energy facility owner and/or operator shall maintain a phone number and identify a person responsible for the public to contact with inquiries and complaints throughout the life of the project and provide this number and name to the Township. The solar energy facility owner and/or operator shall make reasonable efforts to respond to the public's



inquiries and complaints.

U. All stormwater runoff associated with a solar energy facility shall be managed in accordance with applicable local and state requirements.

**SECTION 6.** Section 27-705.56 “Wind Energy Facility, Principal Use” of the Cranberry Township Zoning Ordinance is hereby repealed in its entirety and replaced with a new section 27-705.56 entitled and provided for as follows:

~~56.—Wind Energy Facility, Principal Use. [Added by Ord. 2010-397, 6/24/2010, § 4]~~

~~A.—The applicant shall demonstrate through project planning and proposed mitigation that a proposed facility's visual impacts will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection, facility design or appearance, buffering, and screening of ground-mounted electrical and control equipment.~~

~~B.—Where the installation of the facility constitutes a land development, all provisions of applicable ordinances shall be met.~~

~~C.—Noise from any facility shall not exceed 50 decibels at the lot line adjacent to any lot in a nonresidential zoning district and 15 decibels at the lot line adjacent to any lot in a residential zoning district, unless the adjacent property owner shall have executed a nondisturbance easement, covenant, or consent which has been recorded in the office of the Recorder of Deeds of Butler County. The decibel measurement shall be taken at the exterior of any occupied structure on any property other than that occupied by the facility. Methods for measuring and reporting acoustic emissions from the facility shall be equal to or exceed the minimum standards for precision described in AWEA Standard 2.1—1989, titled "Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier."~~

~~D.—Construction of any facility shall comply with all rules, laws and regulations of the United States Federal Aviation Administration. Documentation of compliance shall be provided to the Township.~~

~~E.—To the extent applicable, all facilities shall comply with the Pennsylvania Uniform Construction Code and the regulations adopted by the Pennsylvania Department of Labor and Industry.~~

~~F.—All electrical components of facilities shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.~~

~~G.—Facilities shall not be artificially illuminated, except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.~~

- ~~H. Facilities shall not display advertising, except for reasonable identification of the facility manufacturer.~~
- ~~I. Transmission and power lines shall be placed underground or out of sight.~~
- ~~J. A wind energy facility shall be permitted as the principal use only on lots five acres or greater.~~
- ~~K. Preliminary and final land development approval is required for the construction of any wind energy facility when it is the principal use on a site or lot.~~
- ~~L. Setbacks:~~
- ~~(1) All setbacks are to be measured from the center of any wind energy facility base to the nearest point on the foundation of a building or property line.~~
- ~~(2) From off-premise buildings: 1.5 times the height of the wind energy facility at its tallest point.~~
- ~~(3) From property lines: 1.1 times the height of the wind energy facility at its tallest point.~~
- ~~(4) From public roads: 1.1 times the height of the wind energy facility at its tallest point.~~
- ~~M. The maximum height of any wind energy facility shall not exceed 120 feet, measured from ground level to the tallest point of the facility, measured to the tip of a blade fully extended perpendicular to the ground plane.~~
- ~~N. Any individual wind energy facility shall be separated from any other wind energy facility by a minimum of 1.1 times the height of the facility, measured from the tips of the blades when the blades are parallel to the ground level.~~
- ~~O. No moving parts of the wind energy facility shall extend over parking areas, driveways, roads, or sidewalks, except accessways necessary to service the facility.~~
- ~~P. The color shall be a neutral tone, such as white, off-white, or gray. The facility coloring shall be solid and any alphabetical or numeric characters shall be representative of the facility manufacturer only and shall comprise no more than five square feet.~~
- ~~Q. The following project information shall be submitted to the Township for every proposed wind energy facility:~~
- ~~(1) Project narrative including the following: an overview of the project, project location, the approximate generating capacity, the number, representative types and heights of wind facilities to be constructed, including their generating capacity, dimensions, and respective manufacturers, and description of any ancillary facilities to the wind energy system.~~



~~(2) An affidavit or similar evidence of agreement between the property owner and the wind-energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of a wind-energy facility.~~

~~(3) Identification of the properties on which the proposed facility will be located and the properties adjacent to the proposed location.~~

~~(4) A site plan showing the planned location of each proposed wind-energy facility, property lines, setback lines, access roads and the location of any ancillary structures, including equipment, cabling, buildings, structures, transmission lines, and substations.~~

~~(5) A viewshed impact analysis, illustrating views of the proposed facility from multiple angles.~~

~~(6) A design certification by a certified engineer consisting of the proposed foundation design and analysis of soil conditions.~~

~~R. Decommissioning funds shall be posted and maintained with the Township, in an amount equal to 125% of the estimated decommissioning costs, for as long as the facility exists, regardless of change of ownership of the facility or property on which it sits. Decommissioning shall include removal of wind turbines, buildings, cabling, electrical components, roads, foundations, and any other associated facilities.~~

~~(1) An independent and certified professional engineer shall estimate the total cost of decommissioning without regard to salvage value of the equipment.~~

~~(2) Decommissioning funds shall be posted and maintained with a bonding company, provided that the bonding company is authorized to conduct such businesses within the commonwealth and approved by the Township and shall be in a form acceptable to the Township.~~

~~(3) If the wind-energy system remains unused for a period of 12 consecutive months, the owner, operator, or property owner shall, at its expense, complete decommissioning of the system within six months. The wind-energy system will be presumed to be at the end of its useful life if no electricity is generated for a continuous period of 24 months.~~

~~(4) If the facility owner, operator, or property owner shall fail to appropriately complete decommissioning, the Township may take such action as is necessary to complete the decommissioning. The entry into and submission of evidence of a participating landowner agreement to the Township shall constitute agreement and consent of the parties to the agreement, their respective heirs, successors, and assigns, that the Township may take such action as necessary to implement the decommissioning.~~

~~S. There shall be no components attached to or integral to the facility, such as ladders or steps, that facilitates unauthorized access to the structure.~~



~~T. All access doors to wind energy facilities and electrical equipment shall be located or fenced, as appropriate, to prevent entry by unauthorized persons.~~

56. Wind Energy Facility (Principal Use).

- A. The applicant shall demonstrate through project planning and proposed mitigation that a proposed facility's visual impacts will be minimized for surrounding properties and the community. This may include, but not be limited to, information regarding site selection, system design or appearance, buffering, and screening of ground-mounted electrical and control equipment. Additionally, the applicant shall demonstrate that wind pattern changes resulting from the facility will not create negative impacts to the surrounding community.
- B. A wind energy facility shall be considered a land development and is subject to the requirements of Chapter 22 Subdivision and Land Development Ordinance in addition to all applicable zoning requirements outlined in this chapter.
- C. The wind energy facility layout, design and installation shall conform to applicable industry standards, and shall comply with the PA Uniform Construction Code as enforced by Cranberry Township and with all other applicable fire and life safety requirements. The manufacturer specifications for the key components of the system shall be submitted as part of the application.
- D. The wind energy facility shall comply with all pertinent local, state, and federal regulations that govern the installation of grid-scale wind energy facilities, and the Applicant must obtain any relevant permits from those authorities.
- E. All electrical components of facilities shall conform to relevant and applicable local, state and national codes, and relevant and applicable international standards.
- F. Construction of any facility shall comply with all rules, laws and regulations of the United States Federal Aviation Administration. Documentation of compliance shall be provided to the Township, and the wind energy facility shall not be artificially illuminated except to the extent required by the Federal Aviation Administration or other applicable authority that regulates air safety.
- G. No portion of the wind energy facility shall contain or be used to display advertising. The manufacturer's name and equipment information or indication of ownership shall be allowed on any equipment of the wind energy facility provided they comply with Township sign regulations.
- H. Noise from any facility shall not exceed 50 decibels at the lot line adjacent to any lot in a nonresidential zoning district and 15 decibels at the lot line adjacent to any lot in a residential zoning district, unless the adjacent property owner shall have executed a non-disturbance easement, covenant, or consent which has been recorded in the office of the



Recorder of Deeds of Butler County. The decibel measurement shall be taken at the exterior of any occupied structure on any property other than that occupied by the facility. Methods for measuring and reporting acoustic emissions from the facility shall be equal to or exceed the minimum standards for precision described in AWEA Standard 2.1 — 1989, titled "Procedures for the Measurement and Reporting of Acoustic Emissions from Wind Turbine Generation Systems Volume I: First Tier."

- I. All on-site utility and transmission lines shall be placed underground to the extent feasible.
- J. The following project information shall be submitted to the Township for every proposed wind energy facility.
  - (1) Project narrative including the following: an overview of the project, project location, the approximate generating capacity, the number of turbines, representative visual renderings and heights of facilities to be constructed, dimensions, and respective manufacturers, and description of any wind related equipment or structures ancillary to the wind energy facility.
  - (2) An affidavit or similar evidence of agreement between the property owner and the wind energy facility owner or operator demonstrating permission to apply for necessary permits for construction and operation of a wind energy facility.
  - (3) Written confirmation that the public utility company to which the wind energy facility will be connected has been informed of the customer's intent to install a grid connected system and approved of such connection.
  - (4) Identification of the properties on which the proposed facility will be located and the properties adjacent to the proposed location.
  - (5) A site plan showing the planned location of each proposed wind energy facility, property lines, setback lines, access roads and the location of any ancillary structures, including equipment, cabling, buildings, structures, transmission lines, and substations.
  - (6) A viewshed impact analysis illustrating views of the proposed facility from multiple angles.
  - (7) A soil analysis report of the proposed wind energy facility site, prepared by a certified engineer.
- K. The maximum height of any wind energy facility shall not exceed the maximum height requirement of the zoning district it is located within; however, no single wind energy facility shall exceed 75 feet in any instance, with height being measured from ground level to the tallest point of the system, measured to the tip of a blade fully extended perpendicular to the ground plane
- L. Landscaping. All wind energy facilities shall be screened and buffered in accordance with the following standards:



- (1) Landscape buffering, to the extent practical, shall be installed around the entire perimeter of the wind energy facility installation, except where Township staff determines that the retention of existing trees within the vegetative buffering area may constitute the required vegetative buffer.
  - (2) Landscape buffering shall be installed along the exterior side of the fencing.
  - (3) All buffering shall be installed in accordance with Chapter 22 Subdivision and Land Development Ordinance.
  - (4) Required landscape buffering may be modified so that tall tree species may be replaced with lower-growing tree species where the required tree species may interfere with the functioning of the wind energy facility, only where the required landscape buffer is adjacent to property where nonresidential uses are permitted.
- M. Secure perimeter fencing, that is a minimum of 8 feet high, shall be installed around the wind energy facility. The fencing shall not be constructed within any required landscape buffer or setback. The fencing shall be chain link construction with rubberized coating in neutral earth tone colors such as black or brown.

#### N. Decommissioning.

- (1) The wind energy facility owner is required to notify the Township immediately upon cessation or abandonment of the operation. The wind energy facility shall be presumed to be discontinued or abandoned if no electricity is generated by such system for a period of twelve (12) continuous months.
- (2) The wind energy facility owner shall then have twelve (12) months in which to dismantle and remove the wind energy facility including all related equipment or appurtenances related thereto, including but not limited to buildings, cabling, electrical components, roads, foundations and other associated facilities from the property. If the owner fails to dismantle and/or remove the wind energy facility within the established timeframes, the municipality may complete the decommissioning at the owner's expense.
- (3) At the time of issuance of the permit for the construction of the wind energy facility, the owner shall provide financial security in the form and amount acceptable to the Township to secure the expense of dismantling and removing said wind energy facility and restoration of the land to its original condition, including forestry plantings of the same type/variety and density as the original.

#### O. Access

- (1) At a minimum, a 25' wide access road must be provided from a state or township roadway into the site.



- (2) At a minimum, a 20' wide cartway shall be provided between the wind turbines to allow access for maintenance vehicles and emergency management vehicles including fire apparatus and emergency vehicles.
- (3) Access to the wind energy facility shall comply with the municipal access requirements in the Subdivision and Land Development Ordinance.
- P. The minimum lot size required for a wind energy facility shall be 20 acres.
- Q. The maximum impervious lot coverage of a wind energy facility is 40%. The following components of a wind energy facility shall be considered impervious coverage and calculated as part of the impervious coverage limitations:
- (1) Wind turbine area.
- (2) All structures ancillary to the turbines, including structures for related equipment or transmission.
- (3) Gravel or paved access roads servicing the wind energy facility.
- R. All components of wind energy facilities, including the security fencing, shall be no closer than 100 feet to any property line, unless the proposed wind energy facility is adjacent to a residential use or lot, in which case all components of the wind energy facility, including the security fencing, shall be no closer than 200 feet to the property line with the residential use or lot.
- S. Any individual wind turbine shall be separated from any other wind turbine by a minimum of 1.1 times the height of the turbine, measured from the tips of the blades when the blades are parallel to the ground level.
- T. No moving parts of the wind energy facility shall extend over parking areas, driveways, roads, or sidewalks, except accessways necessary to service the system.
- U. The color shall be a neutral tone, such as white, off-white, or gray. The system coloring shall be solid, and any alphabetical or numeric characters shall be representative of the system manufacturer only and shall comprise no more than five square feet.
- V. No wind energy equipment or system shall be attached to a tree or any other natural object or structure not intended to support such a facility.
- W. The wind energy facility owner and/or operator shall maintain a phone number and identify a person responsible for the public to contact with inquiries and complaints throughout the life of the project and provide this number and name to the Township. The wind energy facility owner and/or operator shall make reasonable efforts to respond to the public's inquiries and complaints.

X. All stormwater runoff associated with a wind energy facility shall be managed in accordance with applicable local and state requirements.

**SECTION 7.** Chapter 27, Attachment 2, (Table of Authorized Principal Uses) is hereby amended by deleting the following and replacing with new authorized Principal Uses:

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>RMU</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>SU-1</b>	<b>SP-1</b>	<b>BPK</b>	<b>I-L</b>	<b>PIC</b>	<b>TLI</b>	<b>MU</b>
<del>Solar energy facility</del>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>
<del>Wind energy facility</del>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>

	<u><b>R-1</b></u>	<u><b>R-2</b></u>	<u><b>R-3</b></u>	<u><b>RMU</b></u>	<u><b>C-1</b></u>	<u><b>C-2</b></u>	<u><b>C-3</b></u>	<u><b>SU-1</b></u>	<u><b>SP-1</b></u>	<u><b>BPK</b></u>	<u><b>I-L</b></u>	<u><b>PIC</b></u>	<u><b>TLI</b></u>	<u><b>MU</b></u>
<u>Solar Energy Facility (Principal use)</u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>C</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>C</b></u>	<u><b>N</b></u>	<u><b>C</b></u>	<u><b>N</b></u>
<u>Wind Energy Facility (Principal use)</u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>C</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>N</b></u>	<u><b>C</b></u>	<u><b>N</b></u>	<u><b>C</b></u>	<u><b>N</b></u>

**SECTION 8.** Chapter 27, Attachment 3, (Table of Authorized Accessory Uses) is hereby amended by deleting the following and replacing with new Authorized Accessory Uses:

	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>RMU</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>SU-1</b>	<b>SP-1</b>	<b>BPK</b>	<b>I-L</b>	<b>PIC</b>	<b>TLI</b>	<b>MU</b>
<del>Solar energy facility</del>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>
<del>Wind energy facility</del>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>	<b>R</b>

	<u><b>R-1</b></u>	<u><b>R-2</b></u>	<u><b>R-3</b></u>	<u><b>RMU</b></u>	<u><b>C-1</b></u>	<u><b>C-2</b></u>	<u><b>C-3</b></u>	<u><b>SU-1</b></u>	<u><b>SP-1</b></u>	<u><b>BPK</b></u>	<u><b>I-L</b></u>	<u><b>PIC</b></u>	<u><b>TLI</b></u>	<u><b>MU</b></u>
<u>Solar Energy System (Accessory use)</u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>	<u><b>R</b></u>



<u>Wind Energy System (Accessory use)</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>
---	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------

**SECTION 9. 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.

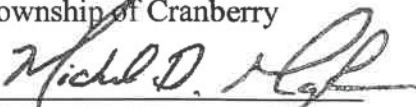
**SECTION 10. Repealer.**

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 2<sup>nd</sup> day of May, 2024, BY THE BOARD OF SUPERVISORS of the Township of Cranberry.

ATTEST:

  
 Daniel D. Santoro,  
 Township Manager/Secretary

Board of Supervisors of the  
 Township of Cranberry  
  
 Michael D. Manipole, Chairman