

ORDINANCE NO. 2024 – 517

**TOWNSHIP OF CRANBERRY
BUTLER COUNTY, PENNSYLVANIA**

AN ORDINANCE OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA FOR THE PURPOSE OF MAKING CHANGES, CLARIFICATIONS, AND AMENDMENTS TO CHAPTER 27 (“ZONING”) BY REVISING PART 2 (‘DEFINITIONS’) DISTRIBUTION WAREHOUSE CENTER AND WAREHOUSE, REVISING PART 7 (“EXPRESS STANDARDS AND CRITERIA FOR EACH USE AUTHORIZED BY CONDITIONAL USE PROCEDURE”) FOR DISTRIBUTION WAREHOUSE CENTER AND WAREHOUSE; AND REVISING ATTACHMENT 2 (“TABLE OF AUTHORIZED PRINCIPAL USES”) BY REVISING THE TABLE RELATING TO DISTRIBUTION WAREHOUSE CENTER AND WAREHOUSE WHILE PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCES.

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

WHEREAS, the **CRANBERRY TOWNSHIP PLANNING ADVISORY COMMISSION** reviewed the Ordinance on May 28, 2024 and made a recommendation to adopt the proposed amendments to the **BOARD OF SUPERVISORS** on May 28, 2024; and

WHEREAS, the Board of Supervisors held a public hearing on May 30, 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 May 17, 2024 and May 20, 2024 as provided by the Cranberry Township Code of Ordinances and the Pennsylvania 2nd Class Township Code; and

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

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

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Board of Supervisors of the Township of Cranberry, Butler County, Pennsylvania that Chapter 27 - Zoning of the

Cranberry Township Code of Ordinances is amended as follows:

SECTION 1. Chapter 27, Part 2 (Definitions), Section 202 (Definitions) is hereby amended by revising and adding the following definitions:

DISTRIBUTION WAREHOUSE CENTER

~~An establishment primarily engaged in the receipt, storage, and distribution of goods, products, cargo, and materials, including trans shipment by rail or motor vehicle.~~

A facility designed to store products, goods, and/or packages that will be redistributed to wholesalers, retailers, or consumers. Distribution Warehouse Centers may also include “pick-up” services available to the public. Distribution Warehouse Centers also includes “fulfillment centers” and “bulk mail centers”.

WAREHOUSE

~~A structure primarily used for the storage of goods and materials.~~

A facility designed to store raw material or bulk inventory that is typically not “ready-to-sell” directly to retailers or consumers. A Warehouse is typically designed to store inventory for long periods of time beyond 6 months and is not directly accessible to the public.

SECTION 2. 27-705 Express Standards and Criteria for Each Use Authorized by Conditional Use Procedure.

18. Distribution Warehouse Centers.

A. Any distribution warehouse centers that have a building area of 75,000 square feet or more or a gross floor area of 75,000 square feet or more, shall in addition to the provisions of this subsection comply with Subsection .29, Large Land Development or Use Center.

B. Buffer areas shall be provided as follows for any perimeter adjacent to any residential lot:

(1) Landscaping Around the Site Perimeter. A minimum thirty-foot wide perimeter strip shall be provided around the perimeter of the site, except along streets, with four evergreen trees having a height of not less than six feet and six shrubs per 35 linear feet of perimeter. In addition, an elevated earth berm a minimum of three feet higher than the finished elevation of the parking lot shall be provided. Where existing vegetation occurs along the perimeter of the lot line, a forty-foot wide preservation strip having existing mature trees may be substituted.

(2) Any Distribution Warehouse Center that is located contiguous to or abutting any residential or CCD Zoning District shall have a 250-foot continuous buffer setback along such areas. The buffer setback area shall not have roads, driveways, buildings or structures located within it.

C. In addition to any other necessary measures, buffer areas shall be adequate to limit the impacts of sound, vibration, and light to the standards stated in § 27-313 through § 27-320 of this chapter as well as to provide an appropriate visual screen between incompatible land uses.

D. The emissions of dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals, vegetation, or to property, or which can cause any soiling, or staining of persons or property at any point beyond the lot line of the use creating the emission is prohibited.

E. No loud speakers shall be permitted outside any enclosed structures.

F. No materials or waste matter of any kind shall be deposited upon a lot in such form or manner that it may be transported off the lot by natural causes or forces.

G. No materials or other substances that can contaminate wells, watercourses, or potable water supplies shall be deposited on the site.

H. No activities involving the storage, utilization, or manufacture of materials or products which could decompose by detonation shall be permitted except as authorized by the Township. Such materials shall include, but need not be limited to, all primary explosives such as lead oxide and lead sulfate; all high explosives and boosters such as TNT, RDS, tetryl, and ammonium nitrate; propellants and components thereof such as nitrocellulose, black powder, ammonium perchlorate and nitroglycerin; blasting explosives such as dynamite, powdered magnesium, potassium chlorate, potassium permanganates, and potassium nitrate, and nuclear fuels and reactor elements such as uranium 235 and plutonium. A list of such materials shall be provided to the Township Fire Departments.

I. No warehouse or storage building, or part thereof, may be used for a dwelling purpose at any time.

J. All maintenance operations and storage of materials shall be conducted inside a building, except for the storage of materials in accordance with Subsection H.

K. The Supervisors may impose restrictions on access to the facility, storage of vehicles, or materials on the premises, hours of operations and other such matters as they deem necessary to insure that there is no adverse impact upon the functioning of the district, municipal infrastructure (including but not limited to the Township's water and sewer systems, transportation network and the like) or adjacent land uses.

L. Distribution Warehouse Centers shall have direct access and connection to a Major Highway as the sole means of access to and from any site. Additional access points to other roads shall only be allowed after the Board of Supervisors have determined that such connection is needed.

M. Loading docks shall be equipped with dock leveling devices, shelters and seals which minimize sound which stems from the loading process.

53. Warehouse.

A. Warehouse as an accessory use to a principal use on a lot or site shall have a gross floor area of 30,000 square feet or less. Warehouses that have a building area greater than 30,000 square feet or a gross floor area of greater than 30,000 square feet or occupancy greater than 50% of the building area shall comply with the provisions of warehouse as a principal use structure.

B. The warehouse accessory use shall be ancillary to the principal use on the same lot or site as the permitted principal use.

C. Warehouses shall have direct access and connection to Arterial or Commercial Collector streets as the sole means of access to and from any site.

D. Loading docks shall be equipped with dock leveling devices, shelters and seals which minimize sound stemming from the loading process.

E. Buffer areas shall be provided as follows for any perimeter adjacent to any residential lot:

(1) Landscaping Around the Site Perimeter. A minimum thirty-foot wide perimeter strip shall be provided around the perimeter of the site, except along streets, with four evergreen trees having a height of not less than six feet and six shrubs per 35 linear feet of perimeter. In addition, an elevated earth berm a minimum of three feet higher than the finished elevation of the parking lot shall be provided. Where existing vegetation occurs along the perimeter of the lot line, a forty-foot wide preservation strip having existing mature trees may be substituted.

(2) Any Warehouse that is located contiguous to or abutting any residential or CCD Zoning District shall have a 250-foot continuous buffer setback along such areas. The buffer setback area shall not have roads, driveways, buildings or structures located within it.

F. In addition to any other necessary measures, buffer areas shall be adequate to limit the impacts of sound, vibration, and light to the standards stated in § 27-313 through § 27-320 of this chapter as well as to provide an appropriate visual screen between incompatible land uses.

G. The emissions of dust, dirt, fly ash, fumes, vapors, or gases which can cause any damage to human health, to animals, vegetation, or to property, or which can cause any soiling, or staining of persons or property at any point beyond the lot line of the use creating the emission is prohibited.

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L. No warehouse or storage building, or part thereof, may be used for a dwelling purpose at any time.

M. All maintenance operations and storage of materials shall be conducted inside a building, except for the storage of materials in accordance with Subsection K.

N. The Supervisors may impose restrictions on access to the facility, storage of vehicles, or materials on the premises, hours of operations and other such matters as they deem necessary to insure that there is no adverse impact upon the functioning of the district, municipal infrastructure (including but not limited to the Township's water and sewer systems, transportation network and the like) or adjacent land uses.

SECTION 3. Chapter 27, Attachment 2, (Table of Authorized Principal Uses) is hereby amended by revising the following:

	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Distribution warehouse center	N	N	N	N	N	N	N	C	C	C N	C	C N	C	N
Warehouse	N	N	N	N	N	N	N	R C	R C	N	C	R N	R C	N

SECTION 4. 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 5. 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.

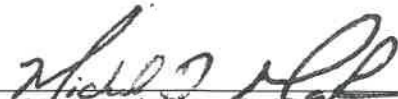
Ordained and enacted this 30th day of May, 2024, by the Board of Supervisors of the Township of Cranberry.

ATTEST:

Board of Supervisors of the
Township of Cranberry



Daniel D. Santoro, Township Manager



Michael D. Manipole, Chairman

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DISTRIBUTION WAREHOUSE CENTER & WAREHOUSE REQUIREMENTS & REGULATIONS.DOC