

**ORDINANCE NO. 2014 - 442**

**TOWNSHIP OF CRANBERRY  
BUTLER COUNTY, PENNSYLVANIA**

**AN ORDINANCE OF THE TOWNSHIP OF CRANBERRY, BUTLER COUNTY, PENNSYLVANIA, AMENDING CHAPTER 27, ZONING, OF THE CRANBERRY TOWNSHIP CODE OF ORDINANCES BY AMENDING SECTION 27-605, SIGNS, SPECIFIC REGULATIONS TO ADD AND REVISE REQUIREMENTS FOR 1 AND/OR 2 TENANT COMMERCIAL BUILDINGS PERTAINING TO SIGNS, ADDING ADDITIONAL ENUMERATED PURPOSES OF THE SIGN ORDINANCE, ADDING REGULATIONS FOR AND PROVIDING FOR SEVERABILITY AND REPEAL OF ALL PRIOR INCONSISTENT ORDINANCES.**

**WHEREAS,** the Board of Supervisors held a public hearing on February 26, 2014, as provided by the Cranberry Township Code 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 on February 11, 2014 and February 18, 2014 and advertised the notice of intent to adopt the proposed amendment on February 11 and 18, 2014 as provided by the Cranberry Township Code and the Pennsylvania 2<sup>nd</sup> Class Township code; and

**WHEREAS,** the Board of Supervisors finds it necessary to provide additional and revised requirements for signage for 1 and/or 2 tenant commercial buildings so that signs will be proportionate to the size of building and/or tenant space that is proposed; and

**WHEREAS,** the proposed amendment is part of the Township's comprehensive and balanced system of sign control that accommodates the need for a well-maintained, safe and attractive environment within the Township and the need for effective communications including business identification.

**WHEREAS** the proposed sign regulations promote the health, safety, general welfare, and morals of the Township by regulating signs that are intended to provide reasonable communication to the public to eliminate potential hazards to motorists and pedestrians, safeguard and enhance private investment and property values, control public nuisances, preserve and improve the appearance of the Township to create an attractive environment for business and residential growth, eliminate excessive and confusing sign displays, and encourage the design and installation of signs that are integrated with and harmonious to the Township's character and surrounding environment;

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; and

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 Part 6, Signs, Section 27-605, Specific Regulations, is hereby amended by adding the following:

**§ 27-605. Specific Regulations.**

13. Building Signs for 1 and/or 2 Tenant Commercial Buildings

A. Building Mounted Signs.

(1). Maximum sign area. The square footage of building mounted signage for 1 and/or 2 tenant buildings shall be allowed as follows. All sign size allowances are per tenant:

(a) 80,000 square feet of gross building or tenant space area or more – 600 square feet of building mounted signage

- (1) No one sign shall be larger than 300 square feet
- (2) No two signs shall face any one direction

(b) 79,999 to 50,000 square feet of gross building or tenant space area – 500 square feet of building mounted signage

- (1) No one sign shall be larger than 250 square feet
- (2) No two signs shall face any one direction

(c) 49,999 to 25,000 square feet of gross building or tenant space area – 400 square feet of building mounted signage

- (1) No one sign shall be larger than 200 square feet.
- (2) No two signs shall face any one direction

(d) 24,999 to 1 square feet of gross building or tenant space area – 200 square feet of building mounted signage

- (1) No one sign shall be larger than 120 square feet.
- (2) No two signs shall face any one direction

**SECTION 2.** Part 6, Signs, Section 27-605, Specific Regulations, is hereby amended by adding the following:

**§ 27-605. Specific Regulations.**

**14. Freestanding Sign Requirements for 2 Tenant Buildings.**

**A. Freestanding Signs.**

**(1). Maximum sign area. The square footage of freestanding signage for 2 tenant buildings shall be allowed as follows.**

**(a) 100 square feet total for both tenants.**

**SECTION 3.** Attachment 4 – is hereby amended by adding/deleting/revising the following:

**Township of Cranberry**

**Table of Authorized Accessory Signs, Zoning Districts Where Authorized, and Method of Authorization**

**LEGEND:**

P = Permitted without Zoning Approval

R = Permitted with Zoning Approval

N = Not Permitted

Type of Sign	R-1 and R-2 Residential Uses	R-3	R-1, R-2, and R-3 Nonresidential Uses	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	MU	TLI
<b>Freestanding</b>													
Residential	P	P	N	N	N	N	P	N	N	N	N	P	N
All other	N	N	R	R	R	R	R	R	R	R	R	R	R
Directional/incidental	N	P	P	P	P	P	P	P	P	P	P	P	P
Residential development	R	R	N	N	N	N	R	N	N	N	N	R	N

identification													
Nonresidential subdivision identification	N	N	N	N	N	R	R	R	R	R	R	R	R
<b>Building</b>													
Canopy	N	N	N	R	R	R	R	R	R	R	R	R	R
Directional/incidental	N	P	P	P	P	P	P	P	P	P	P	P	P
Residential	P	P	N	N	N	N	P	N	N	N	N	P	N
Roof integral	N	N	N	N	R	R	R	R	R	R	R	R	R
Suspended	N	N	P	P	P	P	P	P	P	P	P	P	P
Wall	N	N	R	R	R	R	R	R	R	R	R	R	R
Window	N	N	N	P	P	P	P	P	P	P	P	P	P
Projecting	N	N	N	R	R	R	R	N	N	N	R	R	N

**SECTION 4.**

**Attachment 5** – is hereby amended by adding/deleting/revising the following:

*27 Attachment 5*

**Township of Cranberry**

**Formula for Determining Maximum Total Sign Area  
per Lot or Site by Zoning District**

Formula	R-1, R-2, and R-3		C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	I-H	PIC	MU	TLI
	Residential Uses	Non-residential Uses*											
Fixed-amount – maximum total sign area in square feet	24	100	150	200	200	200	200	200	200	200	200	150	200
Percentage of ground floor area of principal building(s)	N/A	4%	5%	6%	6%	6%	6%	6%	6%	6%	6%	5%	6%
Square feet of signage per linear foot of front lot line along public street	N/A	1.0	1.0	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5

**SECTION 5.**

**Attachment 6** – is hereby amended by adding/deleting/revising the following: (See end of amendment)

**SECTION 6.**

**Attachment 7** – is hereby amended by adding/deleting/revising the following:

**Township of Cranberry**

**Table of Types of Illumination, Zoning Districts Where Authorized,  
and Method of Authorization**

**LEGEND:**

P = Permitted without Zoning Approval

R = Permitted with Zoning Approval

N = Not Permitted

Type of Sign-Requirement	R-1, R-2, and R-3		C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	I-H	PIC	MU	TLI
	Residential Uses	Nonresidential Uses*											
Illumination internal	N	R	N	R	R	R	R	R	R	R	R	R	R
Illumination external	R	R	R	R	R	R	R	R	R	R	R	R	R
Illumination exposed bulbs or visible neon tubes	N	N	N	N	N	N	N	N	N	N	N	N	N

**SECTION 7. 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 8. Repealer.**

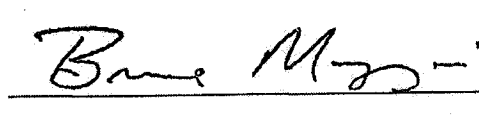
Any ordinance, chapter, section, subsection, paragraph, sentence or phrase of any ordinance conflicting with the provisions of this ordinance shall and the same is hereby repealed to the extent of such conflict.

Ordained and enacted this 6th day of March, 2014, 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



Bruce Mazzoni, Chairman

Township of Cranberry

Table of Sign Requirements by Sign Type and by Zoning District

Type of Sign-Requirement	R-1, R-2, and R-3, RMU		C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	I-H	PIC	MU	TLI
	Residential Uses	Non residential Uses*											
<b>Freestanding</b>													
<b>Residential Development Identification</b>													
Maximum number per entrance on an arterial or collector street and not at a connecting street between developments	2	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	1	N/A
Maximum area in square feet	24	N/A	N/A	N/A	N/A	24	N/A	N/A	N/A	N/A	N/A	24	N/A
Maximum height in feet	6	N/A	N/A	N/A	N/A	8	N/A	N/A	N/A	N/A	N/A	8	N/A
Minimum front, side, and rear yards in feet	5	N/A	N/A	N/A	N/A	10	N/A	N/A	N/A	N/A	N/A	10	N/A
<b>Nonresidential Subdivision Identification</b>													
Maximum number per entrance on an arterial or collector street and not at a connecting street between developments	N/A	N/A	1	1	1	1	1	1	1	1	1	1	1

Maximum area in square feet	N/A	N/A	50	50	50	50	50	50	50	50	50	50	50	50	50
Maximum height in feet	N/A	N/A	6	8	8	8	8	8	8	8	8	8	8	8	8
Minimum front, side, and rear yards in feet	N/A	N/A	10	10	10	10	10	10	10	10	10	10	10	10	10
<b>Other Freestanding</b>															
Maximum number per lot or site	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Maximum area	6 sq. ft.	The lesser of 40 sq. ft. or 1 sq. ft. x .5 x the linear	The lesser of 50 sq. ft. or 1 sq. ft. x the linear feet of front lot line along a public street												
Maximum height in feet (monument signs only)	6	6	8	8	8	8	8	8	8	8	8	8	8	8	8
Maximum length in feet	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Minimum front, side, and rear yards in feet	5	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Type of Sign-Requirement	R-1, R-2, and R-3, RMU		C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	I-H	PIC	MU	TLI		
	Residential Uses	Nonresidential Uses*													
<b>Building</b>															
<b>Canopy</b>															
Maximum number per principal building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1



Maximum area as a percent of vertical surface of canopy	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
Maximum height in feet	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Minimum vertical clearance (ft)	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
<b>Residential</b>																									
Maximum number per lot or site	1	N/A	N/A	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum area in square feet	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum height in feet	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
<b>Suspended</b>																									
Maximum number per building entrance	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Maximum area in square feet	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Maximum height in feet	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Minimum vertical clearance (ft)	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9
<b>Window</b>																									
Maximum area as percentage of total window area	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
<b>Other Building and Roof Integral</b>																									
Maximum number of roof	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2

Integral signs per building	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Maximum area as percent of wall area to which sign is attached or of which sign is a part	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
<b>Projecting Sign</b>															
Maximum number per individual business	N/A	N/A	1	1	1	1	1	N/A	N/A	N/A	N/A	N/A	1	1	1
Maximum area in square feet	N/A	N/A	30	30	30	30	N/A	N/A	N/A	N/A	N/A	N/A	30	30	30
Minimum vertical clearance (feet)	N/A	N/A	9	9	9	9	N/A	N/A	N/A	N/A	N/A	N/A	9	9	9
Maximum projecting from building (feet)	N/A	N/A	5	5	5	5	N/A	N/A	N/A	N/A	N/A	N/A	5	5	5
Type of Sign-Requirement	R-1, R-2, and R-3, RMU	Residential Uses	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	I-H	PIC	MU	TLI		
Maximum distance from curb line (feet)	N/A	N/A	5	5	5	5	N/A	N/A	N/A	N/A	N/A	5	5	5	5
Maximum height (feet)	N/A	N/A	20 feet or 12 inches below bottom of second story window; whichever is less	20 feet or 12 inches below the bottom of second story window; whichever is less	20 feet or 12 inches below the bottom of second story window; whichever is less	20 feet or 12 inches below the bottom of second story window; whichever is less	N/A	N/A	N/A	N/A	N/A	20 feet or 12 inches below the bottom of second story window; whichever is less	20 feet or 12 inches below the bottom of second story window; whichever is less	20 feet or 12 inches below the bottom of second story window; whichever is less	20 feet or 12 inches below the bottom of second story window; whichever is less
<b>Directional Incidental</b>															
Maximum number of directional incidental signs per lot or site entrance drive/traffic aisle	N/A	N/A	2	2	2	2	2	2	2	2	2	2	2	2	2

**NOTES:**

\*Such uses may include, but need not be limited to, churches, schools, government buildings, cemeteries, hospitals, commercial and private recreation facilities, nurseries, but not including home occupations.

I:BOARDS COMMISSIONS AND COMMITTEESBOARD OF SUPERVISORSORDINANCES2014-442 ZONING ORD. AMENDMENT SIGNS - BILL 2014-04.DOC