

ZONING

27 Attachment 2

Township of Cranberry

Table of Authorized Principal Uses, Zoning Districts
Where Use Is Authorized, and Method of Authorization

[Ord. 2006-366, 3/2/2006, § 6; Ord. 2008-387, 6/5/2008, § 4; Ord. 2009-395, 11/5/2009, § 2;
Ord. 2010-403, 10/7/2003; Ord. 2010-397, 6/24/2010, § 3; Ord. 2010-406, 10/7/2010, § 2; Ord. 2011-411,
3/3/2011, § 12; Ord. 2011-422, 11/3/2011, § 4; Ord. 2012-430, 8/2/2012, § 9; Ord. 2012-431, 8/2/2012, § 21;
Ord. 2013-437, 6/6/2013; Ord. 2013-438, 9/5/2013; Ord. 2014-448, 10/2/2014; Ord. 2015-455, 6/4/2015; Ord.
2015-457, 9/3/2015; Ord. 2015-460, 12/3/2015; Ord. 2016-462, 3/31/2016; Ord. 2016-464, 6/30/2016; Ord.
2016-466, 8/25/2016; Ord. 2016-468, 12/15/2016; Ord. 2017-470, 6/1/2017; Ord. 2018-479, 2/1/2018; Ord. No.
2018-480, 3/1/2018; Ord. No. 2018-485, 11/1/2018; Ord. No. 2019-488, 4/4/2019; Ord. No. 2020-500, 12/10/2020; Ord. No. 2021-504, 9/30/2021;
Ord. No. 2022-505, 1/27/2022; Ord. No. 2022-507, 3/3/2022; Ord. No. 2022-508, 3/31/2022; Ord. No. 2022-509, 10/6/2022; Ord. No. 2024-517,
5/30/2024; Ord. No. 2025-522, 3/6/2025; Ord. No. 2025-523, 3/6/2025; Ord. No. 2025-526, 4/24/2025]

LEGEND:

- R = By Right
- C = Conditional Use
- PRD = Planned Residential Development
- S = Special Exception
- N = Not Permitted

Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Agricultural Type Uses														
Agricultural activities	R	R	R	N	R	R	R	R	R	R	C	R	R	R
Cemetery/crematorium	C	N	C	N	N	N	N	C	C	N	N	N	N	N
Forestry activities	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Riding academy	R	C	N	N	N	N	N	N	N	N	N	N	N	N

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Greenhouses/nurseries wholesale	C	C	C	N	C	R	R	R	R	N	N	R	N	N
Residential Type Uses														
Community center	R	R	R	N	N	N	N	R	N	N	N	N	N	R
Continuing care facilities	N	N	PRD	N	N	N	N	C	C	N	N	N	N	N
Group home	C	C	C	N	N	N	N	C	C	N	N	N	N	N
Mobile home park	N	N	C	N	N	N	N	N	N	N	N	N	N	N
Multiple-family dwelling	N	N	C	N	N	N	C	C	N	N	N	N	N	C
Quad dwelling	PRD	PRD	PRD	PRD	N	N	N	N	N	N	N	N	N	N
Rehabilitation facility or halfway house	N	N	C	N	N	N	N	C	C	N	N	N	N	N
Senior facilities	N	N	PRD	N	N	N	N	C	C	N	N	C	N	N
Single-family dwellings, detached	R, PRD	R, PRD	R, PRD	R, PRD	N	N	N	N	N	N	N	N	N	N
Single-family semidetached dwelling	N	PRD	PRD	R, PRD	N	N	N	PRD	N	N	N	N	N	N
Two-family dwelling	N	PRD	PRD	PRD	N	N	N	PRD	N	N	N	N	N	N
Townhouse or row dwelling	N	N	PRD	PRD	N	N	N	PRD	N	N	N	N	N	N
Nonresidential Type Uses														
Adult daily living center	N	N	C	N	C	C	C	C	C	C	C	C	N	C
Amusement arcade	N	N	N	N	N	C	C	C	C	N	N	C	C	C
Amusement park	N	N	N	N	N	N	N	C	C	N	N	N	C	N
Arenas and convention and/or exposition centers	N	N	N	N	N	N	C	N	C	N	N	N	N	N

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Auto salvage/junkyard	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Automobile detail	N	N	N	N	N	C	N	C	C	N	N	N	C	N
Automobile repair	N	N	N	N	N	C	C	C	C	N	C	C	C	N
Automobile auction	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Automobile wash	N	N	N	N	N	C	C	C	N	N	C	R	C	N
Automotive fueling station	N	N	N	N	N	C	C	C	C	N	N	C	C	C
Bakery sales (See retail uses also.)	N	N	N	N	R	R	R	R	R	N	N	R	N	R
Bed-and-breakfast	C	C	R	N	N	N	N	R	N	N	N	R	N	N
Billboard	Please see Part 6, Signs, § 27-602, Authorized Uses													
Book and video store (See retail uses also.)	N	N	N	N	N	N	R	R	R	N	N	R	N	R
Building materials sales and storage (excluding asphalt or concrete mixing)	N	N	N	N	N	N	R	R	R	N	C	R	R	N
Bulk fuel storage	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Camping facility	N	N	N	N	N	N	N	C	C	N	C	N	N	N
Commercial, limited neighborhood	N	PRD	PRD	N	N	N	PRD	PRD	N	N	N	N	N	N
Commercial and private recreation	N	N	N	N	C	C	C	C	C	N	C	C	C	C
Indoor recreation and instructional facilities	N	N	N	N	R ¹	R	R	R	R	R	R	R	R	R
Commercial motor vehicle repair	N	N	N	N	N	N	N	C	C	N	C	C	C	N

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Composting facility	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Concrete or asphalt batch plant	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Contractor's yard and storage of heavy equipment and building materials for owner's use	N	N	N	N	N	N	N	C	C	N	C	C	C	N
Controlled substance dispensation facility	N	N	N	N	N	N	N	C	N	N	C	N	C	N
Data center	N	N	N	N	N	N	N	N	N	N	N	N	C	N
Day-care center (See also ancillary and limited neighborhood commercial.)	N	N	C	N	C	C	C	C	C	C	C	C	N	C
Distribution warehouse center	N	N	N	N	N	N	N	C	C	N	C	N	C	N
Drive-through establishment	N	N	N	N	N	N	C	C	C	N	C	C	N	C
Dry cleaning plant serving more than one outlet	N	N	N	N	N	N	N	N	C	N	C	N	N	N
Nonpublic educational institution	C	C	C	N	N	C	C	C, PRD	C	C	C	C	C	C
Public educational institution	R	R	R	N	R	R	R	R	R	R	C	R	R	R
Emergency services, private	N	N	N	N	N	R	R	R	R	R	C	R	R	R
Event center	N	N	N	N	N	N	C	C	C	C	N	C	C	C

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Extrication of minerals	C	C	C	N	C	C	C	C	C	C	C	C	C	C
Financial institution with or without drive-through facilities	N	N	N	N	C	C	C	C	C	C	C	C	C	C
Food processing and packing plant	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Fuel generation plant	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Gas resources development	N	N	N	N	N	N	C	C	N	N	C	C	C	N
Golf course, public and private and/or country club	PRD, C	PRD, C	PRD, C	N	N	N	C	C	C	C	C	C	N	N
Greenhouse and nursery retail (See retail uses also.)	N	N	N	N	N	R	R	R	R	N	C	R	N	N
Heavy equipment sales, rental, and service (See retail uses also.)	N	N	N	N	N	N	C	C	C	N	C	C	C	N
Hospitals	N	N	N	N	N	N	C	C	C	C	C	C	C	C
Hotel/motel	N	N	N	N	N	C	C	C	C	C	C	C	C	C
Correctional facilities	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Indoor and/or outdoor shooting range	N	N	N	N	N	N	C	N	N	N	C	N	C	N
Kennels	N	N	N	N	C	N	C	C	C	C	C	C	C	C
Landfill/incinerator	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Large land development or use center	N	N	N	N	N	N	C	C	C	C	C	C	C	C

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Laundromat and dry cleaning facility (for individual use) (See also ancillary and limited neighborhood commercial.)	N	N	N	N	R	R	R	R	R	N	N	R	R	R
Laundromat and dry cleaning facilities with drive-through facilities	N	N	N	N	C	C	C	C	C	N	N	C	C	N
Machine and repair shop	N	N	N	N	N	N	N	N	N	N	C	R	R	N
Manufacturing, light	N	N	N	N	N	N	N	C	C	N	C	C	C	N
Manufacturing, heavy	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Mini-warehouse	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Manufactured home sales and service	N	N	N	N	N	N	N	N	N	N	C	C	N	N
Micro-brewery/distillery/winery	N	N	N	N	R	R	R	R	R	R	R	R	R	R
Mortuaries/funeral homes	N	N	N	N	N	R	N	R	R	N	N	N	N	C
Motor vehicle and manufactured home storage lots	N	N	N	N	N	N	N	N	N	N	C	C	N	R
Municipal buildings	R	R	R	N	R	R	R	R	R	R	C	R	R	N
Museum/art gallery	N	N	N	N	N	R	R	R	R	N	N	R	N	R
Nightclub	N	N	N	N	N	C	C	C	C	N	N	C	N	R
No-impact home-based business	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Office/personal services	N	N	N	N	R	R	R	R	R	R	R	R	R	R

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Off-track betting establishment	N	N	N	N	N	N	C	C	N	N	C	N	N	N
Parking facility	N	N	N	N	N	C	C	C	C	C	C	C	C	R
Pharmacy and sales of medical marijuana (See retail uses also.)	N	N	N	N	R	R	R	R	R	N	N	R	N	R
Photographic studios, business	N	N	N	N	N	C	R	C	R	R	N	R	N	R
Photographic studios, personal	N	N	N	N	R	R	R	R	R	R	N	R	N	R
Printing and publishing	N	N	N	N	N	N	N	R	R	N	C	R	R	N
Public recreation	R	R	R	N	R	R	R	R	R	R	C	R	R	R
Public utility facilities	C	C	C	N	C	C	C	C	C	C	C	C	C	C
Racetrack, horse, dog, auto, motorcycle, harness	N	N	N	N	N	N	N	C	N	N	C	N	N	N
Radio or television broadcasting studio	N	N	N	N	N	N	C	C	C	C	C	C	C	C
Recording studio	N	N	N	N	N	R	R	R	R	R	C	R	R	R
Recycling collection facility, large	N	N	N	N	N	N	N	N	C	N	C	N	N	N
Recycling collection facility, small	N	N	N	N	R	R	R	R	R	R	C	R	R	R
Religious establishment	C	C	C	N	C	C	C	C	C	C	C	C	C	C
Research and development	N	N	N	N	N	N	R	R	R	R	C	R	R	R
Restaurant, drive-through	N	N	N	N	N	N	C	C	N	N	N	C	N	N
Restaurant	N	N	N	N	N ²	R	R	R	R	R	C	R	C	R

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
Retail, ancillary	N	N	N	N	N	R	R	R	R	R	C	R	R	R
Retail, food restaurant	N	N	N	N	R	R	R	R	R	N	N	R	N	R
Retail, large	N	N	N	N	C	C	C	C	C	N	N	C	N	C
Retail, small	N	N	N	N	R	R	R	R	R	N	N	R	N	R
Sexually oriented business	N	N	N	N	N	N	N	N	C	N	N	N	N	N
Shopping center, community	N	N	N	N	N	N	C	N	N	N	N	C	N	C
Shopping center neighborhood	N	N	N	N	C	C	C	C	C	N	N	C	N	C
Shopping center, regional	N	N	N	N	N	N	C	N	N	N	N	N	N	N
Solar-energy facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Transportation service	N	N	N	N	N	C	C	C	C	N	C	C	C	N
Truck terminal	N	N	N	N	N	N	N	N	N	N	C	N	N	N
Vehicle sales, rental, and service	N	N	N	N	N	C	N	N	N	N	N	C	C	N
Veterinary	N	N	N	N	R	R	R	R	R	R	R	R	R	R
Warehouse	N	N	N	N	N	N	N	C	C	N	C	N	C	N
Waste transfer facility	N	N	N	N	N	N	N	N	C	N	C	N	N	N
Wind-energy facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C
WCF, tower-based, in the right-of-way	N	N	N	N	N	N	N	N	N	N	N	N	N	N
WCF, tower-based, out of the right-of-way	N	N	N	N	N	N	N	C	C	N	C	C	C	C
WCF, small, in the right-of-way	R	R	R	R	R	R	R	R	R	R	R	R	R	R

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Principal Uses	Zoning Districts													
	R-1	R-2	R-3	RMU	C-1	C-2	C-3	SU-1	SP-1	BPK	I-L	PIC	TLI	MU
WCF, small, out of the right-of-way	N	N	N	N	R	R	R	R	R	R	R	R	R	R
WCF, non-tower, in the right-of-way	N	N	N	N	N	N	N	N	N	N	N	N	N	N
WCF, non-tower, out of the right-of-way	N	N	N	N	R	R	R	R	R	R	R	R	R	R

NOTES:

¹ Indoor recreation and instructional facilities in the C-1 Zoning District shall be limited to a maximum of 10,000 square feet of GFA.

² Restaurants in the C-1 Zoning District shall be limited to a maximum of 3,000 square feet of GFA and shall only be authorized as part of a neighborhood shopping center.

COMMUNITY CHARACTER DEVELOPMENTS: See 27 Attachment 2.1, Table of Authorized Principal Uses, Community Character Development (CCD) Overlay Districts Where Use Is Authorized, and Method of Authorization, for authorized uses in the CCD Overlay Districts.