

ZONING

27 Attachment 2.1

Township of Cranberry

Table of Authorized Principal Uses, Community Character Development (CCD)
Overlay Districts Where Use Is Authorized, and Method of Authorization

[Ord. 2012-430, 8/2/2012, § 15; Ord. 2013-437, 6/6/2013; Ord. 2013-438, 9/5/2013;

Ord. 2016-468, 12/15/2016; Ord. No. 2020-500, 12/10/2020; Ord. No. 2021-504, 9/30/2021; Ord. No. 2022-507, 3/3/2022; Ord. No. 2022-509, 10/6/2022; Ord. No. 2025-522, 3/6/2025]

LEGEND:

R = Use By Right

C = Conditional Use

N = Not Permitted

Principal Use	Overlay District						
	CCD-1	CCD-2	CCD-3	CCD Freedom A	CCD Freedom B	CCD Corridor	CCD Corridor – Freedom Road
Residential Type Uses							
Apartments/multifamily dwellings	R	R	R	R	N	R	R
Continuing care facilities	N	C	N	C	C	C	C
Duplexes (single-family semidetached)	R	R	R	R	R	R	R
Multiple-family dwelling	R	R	R	N	N	N	N
Quad dwellings	R	R	N	R	R	R	R
Single-family attached dwellings/townhouses	R	R	R	R	R	R	R
Single-family detached dwellings	R	R	N	R	R	R	R
Two-family dwelling	R	R	R	R	R	R	R
Nonresidential Type Uses							
Amusement arcade	N	C	C	N	N	C	N
Arenas and convention and/or exposition centers	N	C	C	N	N	C	N
Automotive fueling station	N	C ¹	C ¹	N	N	C ¹	N

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Principal Use	Overlay District						
	CCD-1	CCD-2	CCD-3	CCD Freedom A	CCD Freedom B	CCD Corridor	CCD Corridor – Freedom Road
Automobile wash	N	N	N	N	N	C	N
Bakery sales	R	R	R	N	N	R	R
Bed-and-breakfast inn	R	R	R	R	R	R	R
Commercial and private recreation	N	C	C	C	C	C	N
Indoor recreation and instructional facilities	N	R	R	R	R	R	R
Community center	R	R	R	R	R	R	R
Day-care center	R	R	R	R	R	R	N
Financial institution with a drive-thru	C	C	C	N	N	C	N
Financial institution without a drive-thru	R	R	R	R	N	R	N
Galleries and studios	R	R	R	R	R	R	N
Hotel/motel	N	R	R	N	N	R	N
Laundromat and dry cleaning facility	R	R	R	N	N	R	N
Micro-brewery/distillery/winery	R	R	R	N	N	R	N
Mortuaries/funeral homes	N	N	N	N	C	N	N
Municipal buildings	R	R	R	R	R	R	R
Museum	R	R	R	N	N	R	N
Nightclub	N	C	C	N	N	C	N
No-impact home-based business	R	R	R	R	R	R	R
Nonpublic education institution	N	R	R	N	N	R	N
Off-track betting establishment	N	C	C	N	N	C	N
Office, business or professional	R	R	R	R	R	R	R
Parking facility	N	R	R	R	R	R	N
Personal services	R	R	R	N	R	R	N
Pharmacy	R	R	R	R	N	R	N
Photographic studios, business	R	R	R	N	N	R	N
Photographic studios, personal	R	R	R	N	N	R	N
Public education institution	R	R	R	R	R	R	R

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Principal Use	Overlay District						
	CCD-1	CCD-2	CCD-3	CCD Freedom A	CCD Freedom B	CCD Corridor	CCD Corridor – Freedom Road
Public recreation	R	R	R	N	N	R	N
Radio or television broadcasting studio	N	C	C	N	N	C	N
Recording studio	R	R	R	N	N	R	N
Religious establishment	R	R	R	R	R	R	R
Research and development	N	N	N	N	N	C	N
Restaurant with drive-thru	N	C	C	N	N	C	N
Restaurant	R	R	R	R	N	R	N
Retail, ancillary	R	R	R	N	N	R	N
Retail, food restaurant	R	R	R	N	N	R	N
Retail, small	R	R	R	R	R	R	R
Retail, large	N	C	C	N	N	C	N
Veterinary	R	R	R	R	R	R	R
WCF, tower-based, in the right-of-way	N	N	N	N	N	N	N
WCF, tower-based, out of the right-of-way	N	N	N	N	N	N	N
WCF, small, in the right-of-way	R	R	R	R	R	R	R
WCF, small, out of the right-of-way	R	R	R	R	R	R	R
WCF, non-tower, in the right-of-way	N	N	N	N	N	N	N
WCF, non-tower, out of the right-of-way	R	R	R	R	R	R	R

All other uses not expressly listed in this table are prohibited in all Community Character Development (CCD) Overlay Districts.

NOTES:

¹ Permitted only when permitted in the base zoning district.