The Cranberry Township TND Ordinance features the following innovations of the Form-Based Code:

• Context-Sensitive Design Standards;
• Street Sections for Five (5) Street Types;
• Streetscape Design & Detailing Standards;
• Building Type Design & Detailing Standards; and
• Green Infrastructure Design Standards.

The TND Ordinance was adopted March 6, 2008.
The Cranberry Township TND Ordinance utilized Multi-Family Building Type Precedents for design inspiration from several neighborhoods in the Pittsburgh area including such places as:

- Squirrel Hill;
- South Side;
- Beaver;
- Mt. Lebanon;
- Butler; and
- Sewickley.

These neighborhoods are considered models for Best Practices of TND’s.
The Cranberry Township TND Ordinance utilized Two-Story Commercial Building-Type Precedents for store types such as:

- Hardware Stores;
- Clothing Stores;
- Drug Stores;
- Banks; and
- Live-Work Units

The Two-Story Building Types provide better scale and stature along the Streetscape of TND Streets.