

# **CHERRYTREE TOWNSHIP**

**VENANGO COUNTY, PENNSYLVANIA**

## **ZONING ORDINANCE**

Ordinance # 1 of 2006, adopted March 6, 2006  
and as:  
Amended by Ordinance # 2 of 2012, passed  
December 3, 2012

## TABLE OF CONTENTS

<b>ARTICLE/Major Subsections</b>	<b>PAGE</b>
<b>I GENERAL PROVISIONS</b>	<b>1</b>
<b>II COMMUNITY DEVELOPMENT OBJECTIVES</b>	<b>4</b>
<b>III DEFINITIONS</b>	<b>6</b>
<b>IV ZONING DISTRICTS</b>	<b>23</b>
Residential/Agricultural District	23
Rural Residential Overlay District	26
Commercial/Light Industrial Overlay District	28
Airport Overlay District	30
Conservation Overlay District	31
Zoning Map	32
Interpretation of District Boundaries	32
Application of District Regulations	33
Use Regulations and Dimensional Requirements	33
<b>V SPECIAL AND SUPPLEMENTARY REGULATIONS</b>	<b>34</b>
Public Utility Corporation Exemption	34
Environmental Performance Standards	34
Building Height Exceptions	35
Building Setback Exceptions	35
Required Yard Exceptions	35
Obstructions	36
Floodplain Management	36
Travel Trailer/Recreational Vehicle Occupancy and Storage Requirements	36
Planned Residential Development	36
Adult Entertainment Establishments	37
Agriculture	38
Automobile Repair or Body Work Facility	38
Broadcast Transmission Facilities	38
Clubs, Lodges and Fraternal Organizations	40
Group Homes	40
Home Occupations	41
Junkyards	41
Kennels	42
Manufacturing Permit	43
Mobile Home Parks	43
Motels	44
Municipal Buildings and Uses	44
Sanitary Disposal and Transfer Stations	44
Sign Regulations	45
Screening Requirements	48

<b>ARTICLE/Major Subsections</b>	<b>PAGE</b>
Swimming Pools	51
Driveways and Parking	52
Travel Trailer/Recreational Vehicle Parks	53
Airport Hazards	53
Special Accessory Use – Outdoor Furnace	54
Wind Energy Conversion System	54
<b>VI ADMINISTRATION AND ENFORCEMENT PROCEDURES</b>	<b>58</b>
Zoning Officer	58
Administration and Administrative Procedures	59
Enforcement	62
Zoning Hearing Board	63
Functions of the Board of Supervisors	70
Procedures for Hearings	72
Schedule of Fees, Charges and Expenses	73
Non-conforming Lots, Uses, Structures and Buildings	74
<b>VII AMENDMENTS</b>	<b>77</b>
Amendments	77
Procedure for Landowner Curative Amendments	78
Procedure for Municipal Curative Amendments	79
Advertising Requirements	80
Incorporation	80
<b>VIII MISCELLANEOUS PROVISIONS</b>	<b>81</b>
<b>APPENDIX</b>	
Zoning District Summary	83
Zoning Map	87

