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 Amended by Ordinance # 1 of 2021, passed August 2, 2021

TABLE OF CONTENTS

ARTICLE/Major Subsections

I	GENERAL PROVISIONS ** 1.00 Short Title	1 1
	1.00 Short The 1.01 Ordaining Clause	1
	1.02 Purpose	1
	1.03 Interpretation	2
	1.04 Severability	$\frac{2}{3}$
	1.05 Repealer	3
II	COMMUNITY DEVELOPMENT OBJECTIVES	4
	2.00 Community Development Objectives	4
III	DEFINITIONS	6
	3.00 Application and Interpretation	6
	3.01 Definition of Terms	6
IV	ZONING DISTRICTS	28
	4.00 Establishment and Description of Districts	28
	4.01 Residential/Agricultural District – R/A District	28
	4.02 Rural Residential Overlay District – RR District	31
	4.03 Commercial/Light Industrial Overlay District – C/L District	33
	4.04 Airport Overlay District – AP District	35
	4.05 Conservation Overlay District – S District	36
	4.06 Zoning Map	37
	4.07 Interpretation of Zoning District Boundaries	37
	4.08 Application of District Regulations	38
	4.09 Use Regulations and Dimensional Requirements	38
V	SPECIAL AND SUPPLEMENTARY REGULATIONS	39
	5.00 Intent	39
	5.01 Public Utility Corporation Exemption	39
	5.02 Environmental Performance Standards	39
	5.03 Building Height Exceptions	40
	5.04 Building Setback Exceptions	40
	5.05 Required Yard Exceptions	40
	5.06 Obstructions	41
	5.07 Flood Plain Management	41
	5.08 Travel Trailer/Rec. Vehicle Occupancy and Storage Reqmnts	. 41
	5.09 Planned Residential Development	41
	5.10 Adult Entertainment Establishments	42
	5.11 Agriculture	43
	5.12 Automobile Repair or Body Work Facility	43
	5.13 Broadcast Transmission Facilities	43
	5.14 Clubs, Lodges and Fraternal Organizations	45
	5.15 Group Homes	45

	5.16 Home Occupations		46
	5.17 Junkyards		46
	5.18 Kennels		47
	5.19 Manufacturing		48
	5.20 Mobile Home Parks		48
	5.21 Motels		49
	5.22 Municipal Buildings and Uses		49
	5.23 Sanitary Disposal and Transfer Stations		49
	5.24 Sign Regulations		50
	5.25 Screening Requirements		53
	5.26 Swimming Pools		56
	5.27 Driveways and Parking		57
	5.28 Travel Trailer/Recreational Vehicle Parks		58
	5.29 Airport Hazards		58
	5.30 Special Accessory Use – Outdoor Furnace		59
	5.31 Wind Energy Conversion Systems		59
	5.32 Solar Energy Systems – Legislative Intent and Authority		63
	5.33 Solar Energy Law – Purpose		63
	5.34 Accessory Solar Energy Systems (ASES)		64
	5.35 Principal Solar Energy Systems (ASES)		68
	5.36 Inspections and Fees For Both ASES and PSES		81
VI	ADMINISTRATION AND ENFORCEMENT PROCEDURES	1	82
V I	6.00 Zoning Officer	•	82 82
	6.01 Administration and Administrative Procedures		83
	6.02 Enforcement		86
	6.03 Zoning Hearing Board		87
	6.04 Functions of the Board of Supervisors		94
	6.05 Procedures for Hearings		96
	6.06 Schedule of Fees, Charges and Expenses		97
	6.07 Non-Conforming Lots, Uses, Structures and Buildings		98
	0.07 Non-Comorning Lots, Oses, Structures and Bundings		70
VII	AMENDMENTS		101
	7.00 Amendments		101
	7.01 Procedure for Landowner Curative Amendments		102
	7.02 Procedure for Municipal Curative Amendments		103
	7.03 Advertising Requirements		104
	7.04 Incorporation		104
VIII	MISCELLANEOUS PROVISIONS	**	105
	8.00 Reviews and Appeals		105
	8.01 Remedies		105
	8.02 Severability		105
	8.03 Repeal of Conflicting Ordinances		105
	8.04 Effective Date		105
	8.05 Official Zoning Map		105

ZONING DISTRICT SUMMARY ZONING MAP APPENDICES

** Refer to the actual ordinances/amendments that were passed for accurate/specific "General Provisions" and "Miscellaneous Provisions"