ZONING DISTRICT SUMMARY
CHERRYTREE TOWNSHIP ZONING ORDINANCE

As Adopted on March 6, 2006
As Amended on December 3, 2012
As Amended on November 2, 2026

ZONING DISTRICT SUMMARY
CHERRYTREE TOWNSHIP ZONING ORDINANCE

FACTOR	R/A	RR	C/L	S	AP
Permitted Uses	Agricultural uses Single-family detached dwellings Seasonal dwellings Kennels, veterinary facilities, and animal hospital Houses of worship, convent, rectory, parsonage or other incidental structures Bed and breakfast/guest home Cemeteries and necessary incidental structures Essential services Accessory buildings and uses Parks and playgrounds Residential WECS No impact home-based businesses Forestry	Single-family detached dwellings Two-family attached dwellings. Bed and breakfast/guest home. Parks and playgrounds Essential services Accessory buildings and uses No impact home-based businesses Forestry	Multi-family dwellings Professional offices Commercial and service establishments Educational facilities Churches and houses of worship Wood products and woodworking Clubs, lodges and fraternal organizations Parks and playgrounds Essential services Accessory buildings and uses Auto sales Light Industrial Wholesale activities including warehousing facilities and mini-storage units Truck and rail terminals including necessary buildings and activities areas Supply yards including establishments dealing in agricultural materials and supplies and construction contractors' establishments Research laboratories Drive-in stores and shops Forestry Hotels and motels No impact home-based businesses	Existing principal and accessory uses Agriculture and horticulture Water-related uses such as docks, piers, wharves and bridges Passive recreation facilities, including trails, bike paths, open space, and nature walks Accessory buildings and uses Forestry	Runways, taxiways, navigational equipment, aircraft parking areas, administrative offices and other similar facilities associated with a general aviation airport. Hangars Aircraft sales, repair, rebuilding and maintenance, and related facilities Aircraft/flight instructional activities Fixed base operations providing aviation and aircraft services. Storage and sale of aviation fuel, oil and other aviation fluids. Airfreight and air courier services and facilities. Agriculture and horticulture. Accessory buildings and uses Forestry No impact home-based businesses
Special Exceptions (Review by Zoning Hearing Board)	Educational facilities Philanthropic facilities Clubs, lodges and fraternal organizations Day care facilities (child and adult) Mobile home parks. Nursing homes Trailer/recreational vehicle Automobile repair and or body work facility Recreational facilities Commercial WECS Retirement community Personal care homes	Educational facilities Churches and houses of worship Day care facilities (child and adult)	Shopping center or mall Billboards and other off-premises signs Flea market Automobile repair and/or body work facility Gas stations Public or private ambulance service on an arterial highway Industrial parks Industrial planned unit developments Banks and financial institutions Adult entertainment Methadone treatment facilities	None	None
Conditional Uses (Review by Board of Supervisors)	Planing mill and/or sawmill Light industrial uses Junkyards Solid waste disposal/transfer facilities Extractive industries Group Homes	Group homes Personal care homes Multi-family residential development Planned residential development	Group homes Personal care homes Manufacturing not meeting Light industrial uses definition Single-family detached dwellings Solid waste disposal/transfer facilities Data Centers Battery Energy Storage Systems (BESS)	Public memorials and monuments Active recreational facilities	Manufacturing of aviation equipment Manufacturing dependent on nearby air access

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Minimum Area/Bulk	All uses 3 acres or the minimum size over three (3) acres required to meet applicable DEP on-lot sewage disposal requirements, whichever is greater.	Single-family detached dwellings, Group homes, Bed & breakfast/guest home, and Seasonal dwellings - 3 acres or the minimum size over 3 acres required to meet applicable DEP on-lot sewage disposal requirements Two-family attached dwellings – 1 acre for areas with sewer service; 3 acres for areas without sewer or the minimum size over 3 acres required to meet applicable DEP on-lot sewage disposal requirements Mobile home parks – 5 acres All other uses – 3 acres	Shopping center or mall – 30 acres Warehousing and wholesaling – 5 acres Hotels and motels – 3 acres Light industrial uses – 5 acres Data Centers – Premises must be entirely contained within the Commercial District. All other uses – 1 acre for areas with sewer service; 3 acres for areas without sewer or the minimum size over 3 acres required to meet applicable DEP on-lot sewage disposal requirements	10 acres	3 acres; or the minimum needed for an On-Lot Sewage Disposal system as per DEP requirements.
Minimum Lot Width	Single-family detached dwellings, Day care facilities, Group homes, Bed & breakfast/guest home and Seasonal dwellings - 150 feet Agricultural uses – No minimum for farms; 500 feet for packing, treating or storing agricultural uses All other uses – 500 feet	Single-family detached dwellings, Day care facilities and Group homes - 100 feet Two-family attached dwellings – 120 feet Bed and breakfast/guest home, Personal care homes and Day care facilities – 150 feet All other uses – 300 feet	All uses – 150 feet	500 feet	150 feet
Maximum Coverage	20%	25%	30%	10%	25%
Front Setback	Single-family detached dwellings, Day care facilities, Group homes, Bed & breakfast/guest home and Seasonal dwellings – 35 feet Other permitted uses – 50 feet	Single-family detached dwellings, Day care facilities, Two-family attached dwellings, Bed & breakfast/guest home and Group homes – 30 feet All other uses – Fifty (50) feet	50 feet	100 feet	50 feet
Side Setback	Single-family detached dwellings, Group homes, Bed & breakfast/guest home and Seasonal dwellings –15 feet Other permitted uses – 25 feet Accessory use - 10 feet	Single family detached dwellings, group homes, Bed & breakfast/guest home and Seasonal dwellings –15 feet Other permitted uses – 20 feet Accessory use 8 feet	Permitted uses - 20 feet. Accessory use - 8 feet	50 feet	Permitted uses – 20 feet Accessory use – 8 feet

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Rear Setback	Principal use - 35 feet Accessory use - 10 feet	Principal use - 25 feet Accessory use - 8 feet	20 feet	50 feet	20 feet
Maximum Height	Single-family detached dwellings, Group homes, Bed & breakfast/guest home and Seasonal dwellings - 3 stories or 35 feet, whichever is less Agricultural uses: Farm buildings – no maximum; packing, treating and storing agricultural uses – 50 feet. Accessory buildings – 20 feet All other uses – 50 feet for principal building, except for 75 feet for steeples or towers on houses of worship	Single-family detached dwellings, Group homes, Bed & breakfast/guest home and Seasonal dwellings - 3 stories or 35 feet, whichever is less All other uses – 50 feet for principal building except for 75 feet for steeples or towers on houses of worship	Professional, commercial and service uses – thirty-five (35) feet All other uses – Fifty (50) feet	15 feet	25 feet