

CHERRY RIDGE TOWSHIP CODE
CHAPTER 108.
ZONING

§108-11 Use Regulations

Use regulations and statements of intent for each District are provided in the Schedule of District Regulations. Permits for principal permitted uses and accessory uses shall be issued as a matter of right provided the standards contained in this Chapter are otherwise met. Conditional uses shall be subject to additional review procedures as specified herein.

Whenever any proposed use is neither specifically permitted nor denied under this Chapter as presently written, the Zoning Officer shall refer the application to the Board of Supervisors which shall determine whether the use shall be permitted or denied based on its similarity to other permitted or denied uses which are specifically identified in this Chapter. The Board shall, if it determines the use is permitted, classify it as either a principal permitted, conditional use, special exception, or accessory use and direct the Zoning Officer to proceed accordingly.

§108-12 Development Standards

The Development Standards which apply to each District include minimum lot sizes, minimum average widths, yard requirements, maximum lot coverage for buildings, and maximum height. These standards vary among Districts and are so depicted in the Schedule of District Regulations which follows. Supplementary regulations (Article IV) may establish additional or differing standards as they apply to specific uses. Also, building height standards shall not apply to farm structures, electronic equipment or any other use which, by its nature, demands heights in excess of those permitted (i.e. well drilling equipment repair building), residential buildings excepted.

§108-13 Schedule of District Regulations

DISTRICT AND INTENT		
RD	R-1	R-2
<p>RURAL DEVELOPMENT The purpose of this district is to provide for residential, industrial and commercial development in areas of the Township which are largely rural in character and to provide compatibility with existing agricultural, residential and rural uses. It is also to provide for retail and service establishments designed to serve both the immediate area and surrounding region and sufficient space in appropriate locations to meet future needs for light manufacturing.</p>	<p>LOW-DENSITY RESIDENTIAL The purpose of this district is to allow the development of one and two family housing appropriate to existing patterns within already developed or developing areas of the Township</p>	<p>RESIDENTIAL - MOBILE HOME PARKS This district is intended to provide areas within the Township for the location of higher density housing including mobile home parks</p>

PRINCIPAL PERMITTED USES		
RD	R-1	R-2
<p>1) Agricultural activities including the raising of crops &</p>	<p>1) Single-family detached dwellings</p>	<p>1) Single-family detached dwellings*</p>

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<p>livestock operations, horticultural & forestry enterprises, but not including poultry farms. (large scale)</p> <p>2) Single-family detached dwellings</p> <p>3) Two-family dwellings</p> <p>4) Mobile homes (individual)</p> <p>5) Greenhouses</p> <p>6) Churches and places of worship</p> <p>7) Retail stores and service establishments</p> <p>8) Indoor theaters</p> <p>9) Public recreation facilities</p> <p>10) Cultural facilities</p> <p>11) Restaurants</p> <p>12) Taverns</p> <p>13) Fraternal clubs</p> <p>14) Specialty shops</p> <p>15) Professional services</p> <p>16) Undertaking services</p> <p>17) Essential services</p> <p>18) All other uses are conditional uses and subject to review procedures for a conditional use including preparation of a development plan</p>	<p>2) Two-family dwellings</p> <p>3) Churches and places of worship</p> <p>4) Mobile homes (individual)</p>	<p>2) Two-family dwellings*</p> <p>3) Mobile homes (individual)*</p> <p>* Note: Must meet R-1 development standards</p>
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ACCESSORY USES		
RD	R-1	R-2
<p>1) Home occupations</p> <p>2) Private swimming pools</p> <p>3) Private garages</p> <p>4) Tool sheds</p> <p>5) Barns</p> <p>6) Private stables</p> <p>7) Electronic reception devices</p> <p>8) Fences</p> <p>9) Other accessory uses common to residential and agricultural uses</p> <p>10) All accessory uses permitted in R-2 districts</p> <p>11) Other accessory uses common to commercial uses</p> <p>12) Accessory buildings common to industrial uses</p>	<p>1) Home occupations</p> <p>2) Private swimming pools</p> <p>3) Private garages</p> <p>4) Tool sheds</p> <p>5) Electronic reception devices</p> <p>6) Fences</p> <p>7) Other accessory uses common to residential uses</p>	<p>1) Home occupations</p> <p>2) Other accessory uses common to residential uses</p>

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CONDITIONAL USES		
RD	R-1	R-2
1) Airports 2) Private recreational facilities 3) Multi-family dwellings 4) Boarding or tourist homes 5) Agricultural service establishments engaged in primarily providing goods and-or services for agricultural use, including farm supplies, feed, farm equipment, fertilizer and kindred products and services 6) Health facilities 7) Campgrounds 8) Service stations 9) Vehicle & equipment sales operations 10) Car washes 11) Hotels & motels 12) Nursing Homes 13) Fast food establishments 14) Shopping center or malls 15) Rooming houses 16) Lumber yards 17) Adult stores 18) Light manufacturing 19) Enclosed storage facilities 20) Warehouses, distribution centers and terminals	1) Boarding or tourist homes 2) Health facilities	1) Multi-family dwellings 2) Mobile home parks 3) Campgrounds 4) Private recreational activities 5) Boarding or tourist homes

SPECIAL EXCEPTIONS		
RD	R-1	R-2
1) Excavating & quarrying 2) Public and semi-public uses 3) Public parks and playgrounds 4) Kennels 5) Commercial stables 6) Public and semi-public uses 7) Junkyards	1) Public and semi-public uses 2) Public parks and playgrounds 3) Professional services 4) Public schools 5) Residential conversions to apartments	1) Public and semi-public uses 2) Public parks and playgrounds

DEVELOPMENT STANDARDS		
RD	R-1	R-2
-Minimum lot size: 1 acre -Minimum lot width: * -Minimum road frontage: * -Minimum front yard: 40 ft from right-of-way or 75 ft from centerline of street, road, or highway, whichever is greater	-Minimum lot size: 1 acre -Minimum lot width: * -Minimum road frontage: * -Minimum front yard: 40 ft from right-of-way or 75 ft from centerline of street,	-Minimum lot size: 4,000 sq ft -Minimum lot width: 40 ft at required building setback line

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<p>-Minimum side/rear yards: 25 ft -Maximum building height: 50 ft -Maximum lot coverage: 30%</p> <p>With off-site water and off-site sewer the following: -Minimum lot size: 30,000 sq ft -Minimum lot width: * -Minimum road frontage: * -Minimum front yard: 35 ft or 70 ft from highway centerline whichever is greater -Minimum side/rear yards: 15 ft -Maximum building height: 50 ft -Maximum lot coverage: 40%</p> <p>*Note: Lot width and minimum road frontage are governed by §93-25 of this Code.</p> <p>For properties served by the Cherry Ridge Sewer Authority Minimum lot size - 10,000 sq ft Minimum lot width - * Minimum road frontage - * Minimum front yard - 25 feet Minimum side/rear yard - 15 feet Maximum building height - 40 feet Maximum lot coverage - 30%</p>	<p>road, or highway, whichever is greater -Minimum side/rear yards: 15 ft -Maximum building height: 40 ft -Maximum lot coverage: 30%</p> <p><u>With off-site water and off-site sewer see RD development standards above.</u></p> <p>*Note: Lot width and minimum road frontage are governed by §93-25 of this Code.</p> <p><u>For properties served by the Cherry Ridge Sewer Authority</u></p> <p>See RD Development Standards above</p>	<p>-Minimum road frontage: 40 ft -Minimum front yard: 20 ft -Minimum side/rear yards: 10 ft -Maximum building height: 50 ft -Maximum lot coverage: 40%</p>
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§108-14 (Reserved)

**ARTICLE IV.
General Provisions**

§108-15 Home Occupations

Home occupations, where permitted, shall be clearly incidental or secondary to the use of the property as a residence and not change the character of or have an exterior effect on the dwelling; and shall not create noise, vibration, glare, odors, fumes or electrical interference beyond the property lines. Motor vehicle and maintenance shops shall not be considered home occupations, but small engine repair, bicycle shops and the like, shall be. Other home occupations permitted shall include professional offices, beauty shops, crafts sales and similar uses. Home occupations shall, however, be limited to the employment, on premises, of not more than two (2) persons, other than immediate family members, at any one time, on-the-road workers operating from the location excluded. An additional off-street parking space shall, also, be provided for each employee. Home occupations shall not occupy more than fifty (50) percent of the total floor area of the dwelling unit including basement and accessory buildings.

§108-16 Accessory Uses or Structures

No detached accessory building or structure, excepting signs, shall be erected in any required front yard or closer than fifteen (15) feet to any property line. An exception shall be provided for fences, which may be located on the property line and may be attached to the primary structure, but shall not exceed a height of eight (8) feet, and shall comply with clear-sight triangle requirements. Below ground swimming pools and others where the water surface is