

405 Attachment 2

**Township of Upper Deerfield**

**Schedule of District Regulations  
P Public District**

[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330]

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any P District only the following uses are permitted by right:							
(1) Principal uses							
(a) Municipal or county buildings and maintenance yards or similar facilities	2	200	50	50	30	50	60%
(b) Office buildings, maintenance yards, garages and other similar structures or uses to be utilized by a state or federal agency	2	200	50	50	30	50	60%
(c) Public education and cultural institutions	2	200	40	30	30	50	50%
(d) Parks, playgrounds, playfields, public swimming pools, as per § 405-32, and other public recreational facilities and uses	2	150	40	30	30	35	40%
(e) Water, forest and wildlife conservation and uses	1	50	100	100	100	20	10%
(f) Public agricultural or open space experimental or research centers	6	500	100	40	40	50	30%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(g) Professional office centers as per § 405-50	2	200	50	40	40	35	60%
(h) Nursery and preschool facilities as per § 405-46	2	200	50	40	40	35	50%
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) Private nonprofit meeting halls, libraries, theaters, museums and similar uses	3	200	50	40	30	50	60%
(b) Hospitals and sanatoria, convalescent and nursing homes	5	500	100	100	100	50	40%
(c) Auditoriums, arenas and stadiums	5	500	100	100	100	100	70%
(d) Office buildings for nonprofit corporations and associations	2	200	50	50	40	50	50%
(e) Public utility installations as per § 405-51	10	500	100	100	100	100	35%
(f) Private clubs, lodges and social clubs as per § 405-49	5	500	100	100	100	35	50%
(g) Churches and similar places of worship, excluding residences for any purposes	2	200	50	40	30	50	60%
(h) Private agricultural research centers	20	500	100	100	100	50	30%
(i) Parochial and private schools as per § 405-46	5	500	100	100	100	35	60%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
If an intermediate school, high school or an institution of higher learning	10	700	100	100	100	50	60%
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:
(a) Accessory uses and structures customarily incidental to any permitted principal or conditional use	N/A	N/A	*	*	*	20	5%
(b) Signs as per § 405-31	N/A	N/A	N/A	N/A	N/A	N/A	2%
(c) Windmills as per § 405-34	5	N/A	N/A	N/A	N/A	N/A	N/A
(d) Communications facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	N/A	1%
(e) Bus shelters and garden and storage sheds as per § 405-54	N/A	N/A	N/A	N/A	20	15	1%
(f) Temporary use of a mobile home as per § 405-44A(1)	N/A	N/A	30	30	20	25	0%
(g) Outdoor storage as per § 405-29	N/A	N/A	*	*	*	20	2%

**NOTES:**

<sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**

<sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)

<sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.

- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference by the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.

**Schedule of District Regulations  
A Agricultural District**

**[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330; 12-19-1991 by Ord. No. 381; 11-19-2009 by Ord. No. 643; 2-15-2018 by Ord. No. 771; 3-21-2019 by Ord. No. 801; 3-18-2021 by Ord. No. 823]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any A District only the following uses are permitted by right:							
(1) Principal uses							
(a) Parks, playgrounds, playfields or recreational facilities and uses	6	500	100	100	100	35	20%
(b) Conservation areas and uses	6	50	100	100	100	35	10%
(c) Farms, including agricultural use/purpose activities	6	500	50	20	30	50	20%
(d) Commercial stables and riding academies	15	500	100	100	100	50	10%
(e) Kennels and animal hospitals as per § 405-41	5	500	50	50	50	35	20%
(f) Warehousing or storage facilities for farm produce and products (See Note 2.)	2	200	50	25	50	50	50%
(g) Non-farm dwelling	N/A	N/A	40	20	30	35	20%
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) Rural residences as per § 405-53	1	150	50	20	30	35	20%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(b) Home occupations as per § 405-26	N/A	N/A	N/A	20	20	N/A	2%
(c) (Reserved)							
(d) Hunting or gunning clubs as per § 405-49	20	100	100	100	100	35	30%
(e) (Reserved)							
(f) Food processing plants, such as dairies, breweries, canneries and frozen food processing facilities	10	500	100	100	100	50	40%
(h) Agricultural or open space experimental or research centers	20	500	100	100	100	50	40%
(i) Golf courses as per § 405-49	N/A	200	100	100	100	35	20%
(j) Cemeteries and mausoleums	10	500	50	50	50	50	20%
(k) Churches and similar places of worship	3	400	50	30	30	50	20%
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:
(a) Any use or structure customarily incidental to a farm or agriculture, including farm buildings, silos, stables or agricultural employee housing as per § 405-43	N/A	N/A	50	20	30	50	5%
(b) Agricultural use/purpose activities	N/A	N/A	10	10	10	10	5%
(c) Farm residence (1 single-family, detached dwelling) as part of a farm	N/A	N/A	50	20	30	35	20%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(d) In connection with a permitted residential use, accessory uses customarily incidental to residential uses, including garages and swimming pools, as per § 405-32	N/A	N/A	50	20	20	25	5%
(e) Accessory uses or structures customarily incidental to any permitted principal or conditional use	N/A	N/A	*	*	*	*	3%
(f) Bus shelters and garden or storage sheds as per § 405-54	N/A	N/A	N/A	10	10	10	1%
(g) Windmills as per § 405-34	N/A	N/A	100	50	20	120	1%
(h) Communications facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	100	N/A
(i) Roadside stands as per § 405-52	N/A	N/A	20	20	N/A	20	1%
(j) Signs as per § 405-31	N/A	N/A	20	20	N/A	N/A	N/A
(k) Yard sales as per § 405-58	N/A	*	N/A	N/A	N/A	10	0%
(l) Temporary use of a mobile home as per § 405-44	N/A	N/A	30	20	30	25	0%

**NOTES:**

<sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**

<sup>2</sup> This permitted use does not include processing plants and farm buildings or storage facilities which are accessory to an active farm operation and located on said farm.

<sup>3</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)

<sup>4</sup> N/A = Not applicable; however, check chapter text if cited with use.

<sup>5</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.

<sup>6</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.

**Schedule of District Regulations**  
**R-1 Residential District**  
**[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330; 12-17-1992 by Ord. No. 401;**  
**4-1-2004 by Ord. No. 543; 12-4-2008 by Ord. No. 618; 3-18-2021 by Ord. No. 823; 10-7-2021 by Ord. No. 830]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any R-1 District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Public education and cultural institutions	5	500	100	40	50	50	20%
(b) Parks, playgrounds, playfields and other recreational facilities and uses	2	200	50	50	50	35	40%
(c) Conservation areas and uses	5	50	100	100	100	35	10%
(d) Farms, including agricultural use/purpose activities	6	500	10	10	10	35	20%
(e) Churches and similar places of worship	3	400	50	30	30	50	20%
(f) Parochial and private schools as per § 405-46	5	500	100	100	100	35	60%
If an intermediate school, high school or an institution of higher learning	10	700	100	100	100	50	60%
(g) Nursery and preschool facilities as per § 405-46	1	150	50	40	40	35	40%
(h) Single-family, detached dwelling	2	200	50	20	40	35	10%
(i) (Reserved) <sup>6</sup>							

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(j) (Reserved) <sup>7</sup>							
(k) Cluster developments as specified in § 405-38							
[1] On minimum tract size of 50 acres without public sewer, lot size shall be:	1	150	40	20	30	35	25%
[2] On minimum tract size of 50 acres with public sewer, lot size shall be:	3/4	120	30	15	20	35	30%
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) Cemeteries and mausoleums	10	500	50	50	50	50	20%
(b) (Reserved)							
(c) Hospitals, sanitarium and convalescent or nursing homes	5	500	100	100	100	50	30%
(d) Private nonprofit cultural, historical or educational facilities and accessory uses customarily incidental to such uses	2	150	50	40	40	35	30%
(e) (Reserved) <sup>8</sup>							
(f) Home occupations as per § 405-26	N/A	150	50	40	40	N/A	2%
(g) Rooming house, boardinghouse or guesthouse as per § 405-21	1	150	50	30	40	35	40 Additional coverage allowed

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							
(a) Any use or structure customarily incidental to a farm or agriculture, including farm buildings, silos and stables, and agricultural employee housing as per § 405-43	N/A	N/A	N/A	*	40	50	5
(b) Roadside stands as per § 405-52							
(c) Agricultural use/purpose activities	N/A	N/A	N/A	*	*	20	5
(d) Keeping of animals as per § 405-41	N/A	N/A	N/A	N/A	N/A	20	5
(e) In connection with a permitted residential use:							
[1] All residential accessory structures except swimming pools	N/A	N/A	*	10 <sup>9</sup>	10 <sup>9</sup>	25	3.5
[2] Swimming pools, as per § 405-32	N/A	N/A	*	20	20	35	3.5
(f) Farm residence (1 single-family, detached dwelling) as part of an active farm	1	150	50	20	30	35	10
(g) Accessory uses and structures customarily incidental to any other permitted principal use	N/A	N/A	N/A	20	30	35	5
(h) Signs as per § 405-31	N/A	N/A	N/A	20	20	N/A	N/A
(i) Windmills as per § 405-34	N/A	N/A	100	30	40	120	1

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(j) Communication facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	100	N/A
(k) Bus shelters as per § 405-54	N/A	N/A	N/A	20	N/A	15	1
(l) Temporary use of a mobile home as per § 405-44	N/A	N/A	30	20	30	25	0
(m) Yard sales as per § 405-58	N/A	*	N/A	N/A	N/A	10	0

**NOTES:**

- <sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**
- <sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)
- <sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.
- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use whenever cited, such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.
- <sup>6</sup> Former Subsection (1)(i), pertaining to duplex dwellings, was deleted 5-4-1995 by Ord. No. 435.
- <sup>7</sup> Former Subsection (1)(j), pertaining to semidetached dwellings, was deleted 5-4-1995 by Ord. No. 435.
- <sup>8</sup> Former Subsection (2)(e) pertained to former Article IX, Planned Development, which was deleted 6-16-2005 by Ord. No. 559.
- <sup>9</sup> The indicated minimum side yard and rear yard setbacks shall apply to all residential accessory structures 10 feet in height or less. If the height of the accessory building or structure exceeds 10 feet, the required minimum side yard and rear yard setbacks shall be increased, at a minimum, to the height of the accessory building or structure.

**Schedule of District Regulations**  
**R-2 Residential District**  
**[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330; 12-17-1992 by Ord. No. 401;**  
**4-1-2004 by Ord. No. 543; 12-4-2008 by Ord. No. 618; 3-18-2021 by Ord. No. 823; 10-7-2021 by Ord. No. 830]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any R-2 District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Public education and cultural institutions	3	200	100	40	50	40	35%
(b) Parks, playgrounds, playfields and other recreational facilities and uses	22,000 square feet	120	40	20	30	35	25%
(c) Conservation areas and uses	1	50	100	100	100	35	10%
(d) Farms, including agricultural use/purpose activities	6	200	10	10	10	35	20%
(e) Churches and similar places of worship	2	200	50	30	30	50	40%
(f) Single-family, detached dwelling	1.5 <sup>9</sup>	175 <sup>9</sup>	40	20	30	35	20%
(g) (Reserved) <sup>6</sup>							
(h) (Reserved) <sup>7</sup>							
(i) Cluster developments as specified in § 405-38	15,000 square feet	100	30	15	20	35	30%
[1] On minimum tract size of 25 acres with public sewer, lot size shall be:	3/4	120					

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
[2] On minimum tract size of 25 acres without public sewer, lot size shall be:	1	150					
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) (Reserved)							
(b) Home occupations as per § 405-26	N/A	N/A	*	*	*	N/A	2%
(c) Rooming house, boardinghouse or guesthouse as per § 405-21	1	150	50	30	40	35	40%
(d) Roadside stands as per § 405-52	N/A	N/A	N/A	*	*	20	0%
(e) (Reserved) <sup>8</sup>							
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:
(a) Any use or structure customarily incidental to agriculture, including farm buildings, silos and stables, and agricultural employee housing as per § 405-43	N/A	N/A	N/A	*	*	50	5%
(b) Agricultural use purpose activities	N/A	N/A	N/A	*	*	20	5%
(c) Keeping of animals as per § 405-41	N/A	N/A	N/A	N/A	N/A	20	5%
(d) In connection with a permitted residential use:							

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
[1] All residential accessory structures except swimming pools	N/A	N/A	*	10 <sup>10</sup>	10 <sup>10</sup>	25	3.5%
[2] Swimming pools as per § 405-32	N/A	N/A	*	20	20	35	3.5%
(e) Farm residence (1 single-family, detached dwelling) as part of an active farm	22,000 square feet	120	40	20	30	35	20%
(f) Accessory uses and structures customarily incidental to any other permitted principal use	N/A	N/A	N/A	20	30	35	5%
(g) Signs as per § 405-31	N/A	N/A	N/A	20	20	N/A	N/A
(h) Windmills as per § 405-34	N/A	N/A	50	10	40	120	1%
(i) Communication facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	100	N/A
(j) Bus shelters as per § 405-54	N/A	N/A	N/A	20	N/A	15	1%
(k) Temporary use of a mobile home as per § 405-44	N/A	N/A	30	20	30	25	0%
(l) Yard sales as per § 405-58	N/A	*	N/A	N/A	N/A	10	0%

**NOTES:**

<sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**

<sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)

<sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.

- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.
- <sup>6</sup> Former Subsection (1)(g), pertaining to duplex dwellings, was deleted 5-4-1995 by Ord. No. 435.
- <sup>7</sup> Former Subsection (1)(h), pertaining to semidetached dwellings, was deleted 5-4-1995 by Ord. No. 435.
- <sup>8</sup> Former Subsection (2)(e) pertained to former Article IX, Planned Development, which was deleted 6-16-2005 by Ord. No. 559.
- <sup>9</sup> Applicable in all areas where no public sewer is available; where public sewerage is available, the minimum lot size and frontage sizes may be reduced to one acre and 150 feet of road frontage, respectively.
- <sup>10</sup> The indicated minimum side yard and rear yard setbacks shall apply to all residential accessory structures 10 feet in height or less. If the height of the accessory building or structure exceeds 10 feet, the required minimum side yard and rear yard setbacks shall be increased, at a minimum, to the height of the accessory building or structure.

**Schedule of District Regulations**  
**R-3 Residential District**  
**[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330; 12-17-1992 by Ord. No. 401;**  
**4-1-2004 by Ord. No. 543; 6-16-2005 by Ord. No. 558; 3-18-2021 by Ord. No. 823; 10-7-2021 by Ord. No. 830]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any R-3 District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Public education and cultural institutions	2	200	50	25	40	40	40%
(b) Parks, playgrounds, playfields and other recreational facilities and uses	22,000 square feet	120	40	20	30	35	25%
(c) Conservation areas and uses	1	50	100	100	100	35	10%
(d) Churches and similar places of worship	2	200	50	30	30	50	40%
(e) Single-family, detached dwelling (See Note 2.)	1.5 <sup>9</sup>	175 <sup>9</sup>	40	20	30	35	20%
(f) (Reserved) <sup>6</sup>							
(g) (Reserved) <sup>7</sup>							
(h) Garden apartment projects as per § 405-36	20	500	N/A	N/A	N/A	40	50%
(i) Townhouse and multifamily dwelling projects as per § 405-55	10	500	N/A	35	40A	40	40%
(2) The following conditional uses in accordance with § 405-70 are permitted:							

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(a) (Reserved)							
(b) Home occupations as per § 405-26	N/A	N/A	N/A	*	*	N/A	2%
(c) Rooming house, boardinghouse or guesthouse as per § 405-21	1	150	50	30	40	35	40%
(d) Funeral home	1	120	40	30	30	35	50%
(e) (Reserved) <sup>8</sup>							
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:
(a) Agricultural use purpose activities	N/A	N/A	N/A	*	*	20	5%
(b) Keeping of animals as per § 405-41	N/A	N/A	N/A	N/A	N/A	20	5%
(c) In connection with a permitted residential use:							
[1] All residential accessory structures except swimming pools	N/A	N/A	*	10 <sup>10</sup>	10 <sup>10</sup>	25	2%
[2] Swimming pools as per § 405-32	N/A	N/A	*	20	20	35	2%
(d) Accessory uses and structures customarily incidental to any other permitted principal use	N/A	N/A	N/A	20	30	35	5%
(e) Signs as per § 405-31	N/A	N/A	N/A	20	20	N/A	N/A
(f) Windmills as per § 405-34	N/A	N/A	50	10	40	120	1%
(g) Communications facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	100	N/A

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(h) Bus shelters as per § 405-54	N/A	N/A	N/A	20	N/A	15	1%
(i) Temporary use of a mobile home as per § 405-44	N/A	N/A	30	20	30	25	0%
(j) Yard sales as per § 405-58	N/A	*	N/A	N/A	N/A	10	0%

**NOTES:**

- <sup>1</sup> Direct access to an arterial roadway, as classified in the Township’s adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. [Amended 1-19-1996 by Ord. No. 449]
- <sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)
- <sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.
- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.
- <sup>6</sup> Former Subsection (1)(f), pertaining to duplex dwellings, was deleted 5-4-1995 by Ord. No. 435.
- <sup>7</sup> Former Subsection (1)(g), pertaining to semidetached dwellings, was deleted 5-4-1995 by Ord. No. 435.
- <sup>8</sup> Former Subsection (2)(e) pertained to former Article IX, Planned Development, which was deleted 6-16-2005 by Ord. No. 559.
- <sup>9</sup> Applicable in all areas where no public sewer is available; where public sewerage is available, the minimum lot size and frontage sizes may be reduced to one acre and 150 feet of road frontage, respectively.
- <sup>10</sup> The indicated minimum side yard and rear yard setbacks shall apply to all residential accessory structures 10 feet in height or less. If the height of the accessory building or structure exceeds 10 feet, the required minimum side yard and rear yard setbacks shall be increased, at a minimum, to the height of the accessory building or structure.

**Township of Upper Deerfield**

**Schedule of District Regulations R-3A  
Inclusionary Residential District**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (%/square foot)
In any R-3A Inclusionary Residential District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Townhouse and multifamily dwelling projects as per § 405-55 <sup>2</sup>	10	500	N/A <sup>3</sup>	35	30	40	50%
(b) Municipal use	0.05	30	5	5	5	28	50%
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) Home occupations as per § 405-26	N/A	N/A	N/A	* <sup>4</sup>	*	N/A	6%
(3) Accessory uses, located on the same lot with a permitted principal or conditional use <sup>5</sup> :							Additional coverage allowed:
(a) In connection with a permitted residential use, accessory uses customarily incidental to residential uses, including garages, private community swimming pool as per § 405-32, and garden or storage sheds	N/A	N/A	*	20	20	35	10%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (%/square foot)
(b) Accessory uses and structures customarily incidental to any other permitted principal use	N/A	N/A	N/A	20	30	35	5%
(c) Signs as per § 405-31	N/A	N/A	N/A	20	20	N/A	N/A
(d) Bus shelters as per § 405-54	N/A	N/A	N/A	20	N/A	15	200 sf
(e) Yard sales as per § 405-58	N/A	*	N/A	N/A	N/A	10	N/A

NOTES:

<sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway, which is not classified as an arterial or from adjoining property.

<sup>2</sup> Any residential development shall set aside at least 15% of rental and 20% of for-sale dwellings for occupancy by low- and moderate-income households in accordance with the standards and regulations of Chapter 108, Affordable Housing, of the Code of the Township of Upper Deerfield.

<sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.

<sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.

<sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws

**Schedule of District Regulations  
R-4 Residential District**

**[Added 12-19-1991 by Ord. No. 381; amended 3-18-2021 by Ord. No. 823; 10-7-2021 by Ord. No. 830]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any R-4 District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Parks, playgrounds, playfields and other recreational facilities and uses	5,000	60	20	10	15	20	25%
(b) Single-family, detached dwelling	6,000	60	30	10	15	35	40%
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) (Reserved)							
(b) Home occupations as per § 405-26	N/A	N/A	N/A	*	*	N/A	2%
(c) Nursery/preschool as per § 405-46	6,000	60	30	10	15	35	40%
(d) (Reserved) <sup>6</sup>							
(e) (Reserved) <sup>7</sup>							
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:
(a) In connection with a permitted residential use:							

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
[1] All residential accessory structures except swimming pools	N/A	N/A	*	10 <sup>8</sup>	10 <sup>8</sup>	25	2%
[2] Swimming pools as per § 405-32	N/A	N/A	*	10	15	35	2%
(b) Accessory uses and structures customarily incidental to any other permitted principal use	N/A	N/A	N/A	10	15	35	5%
(c) Signs as per § 405-31	N/A	N/A	N/A	10	10	N/A	N/A
(d) Communication facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	15	N/A
(e) Bus shelters as per § 405-54	N/A	N/A	N/A	10	15	10	1%
(f) Yard sales as per § 405-58	N/A	*	N/A	N/A	N/A	10	0%

**NOTES:**

<sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**

<sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)

<sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.

<sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.

<sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.

<sup>6</sup> Former Subsection (2)(d), pertaining to duplex dwellings, was deleted 5-4-1995 by Ord. No. 435.

<sup>7</sup> Former Subsection (2)(e), pertaining to semidetached dwellings, was deleted 5-4-1995 by Ord. No. 435.

<sup>8</sup> The indicated minimum side yard and rear yard setbacks shall apply to all residential accessory structures 10 feet in height or less. If the height of the accessory building or structure exceeds 10 feet, the required minimum side yard and rear yard setbacks shall be increased, at a minimum, to the height of the accessory building or structure.

**Schedule of District Regulations  
B-1 Business District**

**[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330; 12-19-1991 by Ord. No. 381; 9-1-1994 by Ord. No. 426]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any B-1 District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Public agency or government office buildings	2	200	40	25	30	50	50%
(b) Public education and cultural institutions, including museums and libraries	5	500	40	30	40	50	60%
(c) Private, nonprofit museums or similar cultural facilities	2	200	40	25	30	50	50%
(d) Nonprofit, philanthropic and charitable organization headquarters, offices and similar uses	22,000 square feet	120	40	25	30	35	60%
(e) Clubs, lodges and assembly halls as per § 405-49	1	150	40	30	30	35	50%
(f) Parochial and private schools as per § 405-46	5	500	100	100	100	35	60%
If an intermediate school, high school or an institution of higher learning	10	700	100	100	100	50	60%
(g) Nursery and preschool facilities as per § 405-46	2	200	50	40	30	35	60%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(h) Farm, including agricultural use/purpose activities	6	500	40	50	40	35	30%
(i) Funeral home	1	200	40	25	30	35	50%
(j) Banks and financial institutions	2	200	40	30	20	35	60%
(k) Insurance agent, real estate broker, professional or business offices	1	200	40	25	20	35	70%
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) Public utility and public maintenance facilities as per § 405-51	2	50	50	50	50	50	40%
(b) Parks, playgrounds, playfields and other public recreational facilities	2	200	50	50	50	35	20%
(c) (Reserved) <sup>6</sup>							
(d) Professional office centers as per § 405-50	1	200	40	30	20	35	20%
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:
(a) Any use or structure customarily incidental to a farm or agriculture, including farm buildings, silos, stables and farm offices, but excluding agricultural employee housing	N/A	N/A	N/A	*	*	50	5%
(b) Keeping of animals as per § 405-41	N/A	N/A	N/A	N/A	N/A	20	5%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(c) Agricultural use/purpose activities	N/A	N/A	N/A	*	*	20	5%
(d) A single-family dwelling unit attached to a permitted structure(s) and occupied or reasonably expected to be inhabited by the owner, operator or an employee of the permitted use	N/A	N/A	N/A	*	*	N/A	5%
(e) Accessory uses and structures customarily incidental to any other permitted use, including outdoor storage as per § 405-29	N/A	N/A	N/A	20	30	35	5%
(f) Signs as per § 405-31	N/A	N/A	N/A	20	30	N/A	N/A
(g) Windmills as per § 405-34	N/A	N/A	50	25	30	120	1%
(h) Communications facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	100	N/A
(i) Bus shelters and garden and storage sheds as per § 405-54	N/A	N/A	N/A	N/A	30	10	1%
(j) Temporary use of mobile home as per § 405-44A(1)	N/A	N/A	30	30	30	25	0%

**NOTES:**

- <sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**
- <sup>2</sup> Minimum habitable floor area shall be 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)
- <sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.
- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use whenever cited, such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.
- <sup>6</sup> Former Subsection (2)(c) pertained to former Article IX, Planned Development, which was deleted 6-16-2005 by Ord. No. 559.

**Schedule of District Regulations  
B-2 Business District**

**[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330; 11-1-1990 by Ord. No. 366; 3-15-2001 by Ord. No. 510]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any B-2 District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Public agency or government office buildings	2	200	40	25	30	50	50%
(b) Public cultural institutions, such as museums and libraries	5	500	40	30	30	50	60%
(c) Nonprofit, philanthropic and charitable organization headquarters, offices and similar uses	2	200	30	25	20	35	60%
(d) Clubs, lodges and assembly halls as per § 405-49	1	150	30	30	20	35	80%
(e) Farms, including agricultural use/purpose activities	6	500	30	50	20	35	30%
(f) Banks and financial institutions	2	200	30	25	20	35	70%
(g) Insurance agent, real estate broker, professional or business offices	1	150	30	25	20	35	70%
(h) Stores and shops for the conduct of retail business	1	150	30	25	20	35	70
(h) Personal service shops and minor appliance or office machinery repair shops	1	150	30	25	20	35	70

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(j) Professional office centers as per § 405-50	3	200	40	25	20	35	70%
(k) Repair and service businesses	2	200	30	25	20	35	60%
(l) Restaurants and other prepared food outlets	2	200	30	25	20	35	75%
(m) Theaters, auditoriums, arenas and similar facilities	3	200	30	25	30	50	80%
(n) Indoor commercial recreation, including fitness centers	2	200	50	25	30	35	70%
(o) Motel or hotel as per § 405-45	5	500	50	40	40	50	60%
(p) Bus passenger station and taxi dispatching office	1	200	40	25	30	35	70%
(q) Lumberyards, farm or construction machinery sales and service facilities and sawmills	5	500	50	30	30	50	60%
(r) New and used motor vehicle sales and service	3	200	40	25	30	50	80%
(s) Gasoline service station, repair garage and car washes as per § 405-39	2	200	40	30	30	35	60%
(t) Convenience store with gasoline/fuel dispensing	2	200	40	30	30	35	70%
(2) The following conditional uses in accordance with § 405-70 are permitted:							

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(a) Animal boarding kennels or animal hospitals as per § 405-41	5	500	50	100	100	35	20%
(b) Public utility and public maintenance facilities as per § 405-51	2	50	50	50	50	50	40%
(c) Medical laboratories and research centers	5	500	100	100	100	50	30%
(d) Commercial communications stations and facilities	2	200	50	50	50	50	50%
(e) Planned commercial (shopping centers) as per § 405-47	N/A	N/A	N/A	30	N/A	50	N/A
(f) Wholesale businesses or warehousing facilities	2	200	40	30	30	50	60%
(g) Printing plants or similar facilities	3	200	40	30	30	40	60%
(h) Sale of petroleum, natural or processed gas and chemical supplies or materials	4	500	100	100	100	40	50%
(i) Parks, playgrounds, playfields and other public recreational facilities	2	200	50	50	50	35	20%
(j) (Reserved) <sup>6</sup>							
(k) Industrial parks as per § 405-40	50	200	50	50	50	50	N/A
(l) Bulk storage of materials	15	200	50	50	50	50	50%
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(a) Any use or structure customarily incidental to a farm or agriculture, including farm buildings, silos and stables, but excluding agricultural employee housing	N/A	N/A	N/A	*	*	50	5%
(b) Keeping of animals as per § 405-41	N/A	N/A	N/A	N/A	N/A	20	5%
(c) Agricultural use/purpose activities	N/A	N/A	N/A	*	*	20	5%
(d) A single-family dwelling unit attached to a permitted structure(s) and occupied or reasonably expected to be inhabited by the owner, operator or an employee of the permitted use	N/A	N/A	N/A	*	*	N/A	5%
(e) Accessory uses and structures customarily incidental to any other permitted use, including outdoor storage, as per § 405-29	N/A	N/A	N/A	20	30	35	5%
(f) Sings as per § 405-31	N/A	N/A	N/A	20	30	N/A	N/A
(g) Windmills as per § 405-34	N/A	N/A	50	25	30	120	1%
(h) Communications facilities as per § 405-34	N/A	N/A	N/A	N/A	N/A	100	N/A
(i) Bus shelters and garden and storage sheds as per § 405-54	N/A	N/A	N/A	N/A	30	15	1%
(j) Temporary use of mobile home as per § 405-44A(1)	N/A	N/A	30	30	30	25	0%

**NOTES:**

- <sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**
- <sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)
- <sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.
- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use whenever cited, such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.
- <sup>6</sup> Former Subsection (2)(j) pertained to former Article IX, Planned Development, which was deleted 6-16-2005 by Ord. No. 559.

**Schedule of District Regulations**  
**B-3 Business District**  
**[Added 3-15-2018 by Ord. No. 773; amended 9-16-2021 by Ord. No. 829]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any B-3 District only the following uses are permitted by right:							
(1) Principal uses							
(a) Professional office centers as per § 405-50	3	200	40	25	20	35	70
(b) Banks and financial institutions	2	200	30	25	20	35	70
(c) Professional office buildings and complexes	2	200	30	25	20	35	75
(d) Personal service shops and minor appliance or office machinery repair shops	1	150	30	25	20	35	70
(e) Restaurants and other prepared food outlets, including those permitting the on-premises consumption of alcoholic beverages pursuant to Chapter 114 of the Township Code	2	200	30	25	20	35	75
(f) Theaters, auditoriums, and similar facilities	3	200	30	25	30	50	80
(g) Indoor commercial recreation, including fitness centers	2	200	50	25	30	35	70
(h) Small-scale and medium-scale retail stores, including retail alcoholic beverage sales of off-premises consumption	2	200	30	25	20	35	75

(package goods)								
(i) Health care, medical offices and clinics	2	200	30	25	20	35	75	
(j) The sale of alcoholic beverages for on-premises consumption subject to and in accordance with the terms and conditions of Chapter 114 of the Township Code	2	200	30	25	20	35	75	
(k) The sale of alcoholic beverages for off-premises consumption (package goods) subject to and in accordance with the terms and conditions of Chapter 114 of the Township Code	2	200	30	25	20	35	75	
(2) Conditional uses. The following conditional uses in accordance with § 405-70 are permitted:								
(a) Planned commercial (shopping center) as per § 405-47	§ 405-47	N/A	N/A	30	N/A	35	N/A	
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:								Additional coverage permitted
(a) Signs as per § 405-31	N/A	N/A	N/A	20	30	N/A	0	
(b) Temporary use of mobile home or mobile office as per § 405-44A(1)	N/A	N/A	30	30	30	25	5	
(c) Agricultural use/purpose activities (nonlivestock) as part of a farm	N/A	N/A	N/A	See Note 4	See Note 4	20	5	
(d) Accessory uses and structures customarily incidental to any other	N/A	N/A	N/A	20	30	35	5	

permitted use, including outdoor storage, as per § 405-29							
(e) Essential services as per § 405-23	N/A	N/A	N/A	20	30	35	5
(f) Fences, walls and hedges as per § 405-24	N/A	N/A	N/A	N/A	N/A	N/A	0
(g) Off-street parking as per § 405-27	N/A	N/A	§ 405-27	§ 405-27	§ 405-27	N/A	0
(h) Off-street loading as per § 405-28	N/A	N/A	§ 405-28	§ 405-28	§ 405-28	N/A	0
(i) Indoor storage facilities	N/A	N/A	N/A	N/A	N/A	N/A	0
(j) Wind, solar photovoltaic energy, communication facilities as per § 405-34	N/A	N/A	§ 405-34	§ 405-34	§ 405-34	N/A	5
(k) Beekeeping as per § 405-41B(6)	2	N/A	§ 405-41B(6)	§ 405-41B(6)	§ 405-41B(6)	N/A	0

NOTES:

- <sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property.
- <sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)
- <sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.
- <sup>4</sup> The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use whenever cited, such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.
- <sup>6</sup> Former Subsection (2)(j) pertained to former Article IX, Planned Development, which was deleted 6-16-2005 by Ord. No. 559.

**Schedule of District Regulations**  
**GI General Industry District**  
**[Amended 3-2-1989 by Ord. No. 328; 4-27-1989 by Ord. No. 330; 11-1-1990 by Ord. No. 366;**  
**12-27-2007 by Ord. No. 605; 11-19-2009 by Ord. No. 643]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In any GI District only the following uses are permitted by right:							
(1) Principal uses:							
(a) Public agency or government office buildings	2	200	40	25	30	50	50%
(b) Farms, including agricultural use/purpose activities	6	500	30	50	20	35	30%
(c) Lumberyards, farm or construction machinery sales and service facilities and sawmills	5	500	50	30	30	50	60%
(d) Assembly and fabrication of products from previously prepared materials	4	500	50	50	50	50	75%
(e) Manufacture and processing of cosmetics, candy, food products, beverages, pharmaceuticals and toiletries, except the rendering of fats	4	500	50	50	50	50	75%
(f) Wholesale businesses or warehousing facilities	2	200	40	30	30	50	60%
(g) Trucking terminals, bus stations and garages	2	200	40	30	30	50	70%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(h) Manufacture, assembly and distribution operations for electronic equipment, tools, furniture, vehicles, machinery, appliances, instruments, housing, clothing, household ware, farm implements and equipment and similar products or equipment	5	500	50	50	50	50	75%
(2) The following conditional uses in accordance with § 405-70 (and as indicated) are permitted:							
(a) Public utility and public maintenance facilities as per § 405-51	2	50	50	50	50	50	40%
(b) Commercial communication stations and facilities	2	200	50	50	50	50	50%
(c) Sale of petroleum, natural or processed gas and chemical supplies or materials	4	500	100	100	100	40	50%
(d) Gasoline service station, repair garage and car washes as per § 405-39	2	200	40	30	30	35	60%
(e) Industrial parks as per § 405-40	50	500	50	50	50	50	20%
(f) Bulk storage of dry materials as per § 405-37							
(g) Renewable energy facilities as per § 405-56							

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width <sup>1</sup> (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(3) Accessory uses, located on the same lot with a permitted principal or conditional use:							Additional coverage allowed:
(a) Accessory uses and structures customarily incidental to any other permitted principal use							
(b) Essential services as per § 405-23							
(c) Fences, walls and hedges as per § 405-24							
(d) Off-street parking as per § 405-27							
(e) Off-street loading as per § 405-28							
(f) Outdoor storage as per § 405-29	N/A	N/A	N/A	30	*	35	5%
(g) Signs as per § 405-31	N/A	N/A	N/A	30	*	20	N/A
(h) School bus shelters as per § 405-54	N/A	N/A	N/A	N/A	30	10	1%
(i) Temporary use of mobile home as per § 405-44A(1)	N/A	N/A	30	30	30	25	0%
(j) Water towers, smokestacks, storage tanks and structures for bulk storage and similar facilities	2	N/A	100	50	50	150	20%

**NOTES:**

- <sup>1</sup> Direct access to an arterial roadway, as classified in the Township's adopted Master Plan, shall be prohibited unless the frontage of the property involved is 500 feet or greater. In cases where the frontage is less than 500 feet, any lot shall utilize reverse frontage, a marginal access street or access from an abutting roadway which is not classified as an arterial or from adjoining property. **[Amended 1-19-1996 by Ord. No. 449]**
- <sup>2</sup> Minimum habitable floor area shall be: 900 square feet for a one-story dwelling, 1,200 square feet for a split-level dwelling and 1,500 square feet for a two-story dwelling. (See text for other types of dwellings.)
- <sup>3</sup> N/A = Not applicable; however, check chapter text if cited with use.
- <sup>4</sup> \* = The requirement for this particular use shall be the same as that cited for the permitted use which it is an accessory use thereto. In the case of the minimum percent of coverage for an accessory use, whenever cited such percentage shall be in addition to what was cited above for the permitted use.
- <sup>5</sup> Additional standards and requirements for a given conditional use may be specified by reference of the Planning Board as part of site plan review. All uses must conform to county, state and federal laws.

**Schedule of District Regulations  
Agricultural-Business (Ag-Bus) District  
[Added 11-19-2009 by Ord. No. 643]**

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
In the Ag-Business District only the following uses are permitted by-right:							
(1) Principal uses							
(a) Agriculture	6	500	50	20	30	50	20%
(b) Farm and agricultural use/purpose	6	500	50	20	30	50	20%
(c) Agritourism	6	500	50	20	30	50	20%
(d) Commercial stables and riding academies	10	500	100	100	100	50	40%
(e) Conservation areas and uses	6	50	100	100	100	35	10%
(f) Manufacture and processing of foods (excluding meat) originating from local farms	10	500	100	100	100	50	40%
(g) Agriculture-related research and experimental facilities	10	500	100	100	100	50	40%
(h) Farm machinery sales and services	5	500	50	50	50	35	60%
(i) Agricultural services	5	500	50	50	50	35	60%
(j) Farm labor and management services	5	500	50	50	50	35	60%
(k) Landscape and horticultural services	5	500	50	50	50	35	60%
(l) Distribution of farm supplies	5	500	50	50	50	35	60%

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(m) Distribution of flowers, nursery stock, and florists supplies	5	500	50	50	50	35	60%
(n) Retail nurseries, lawn and garden supply centers	5	500	50	50	50	35	60%
(o) Laboratory facilities for agricultural products and soils testing	5	500	50	50	50	35	60%
(2) The following conditional uses in accordance with § 405-70 are permitted:							
(a) Roadside stands	Refer to § 405-52	Refer to § 405-52	20	20	N/A	20	N/A
(b) Industrial parks as per § 405-40	50	500	50	50	50	50	20%
(c) Bulk storage of dry materials	Refer to § 405-37 and § 405-70	Refer to § 405-37 and § 405-70	Refer to § 405-37 and § 405-70	Refer to § 405-37 and § 405-70	Refer to § 405-37 and § 405-70	Refer to § 405-37 and § 405-70	Refer to § 405-37 and § 405-70
(d) Kennels and animal hospitals as per § 405-41	5	500	50	50	50	35	20
(3) Accessory uses, located on the same lot with a permitted principal or conditional use							
(a) Agricultural employee housing	*	*	*	*	*	*	*
(b) On-site farm office	*	*	*	*	*	*	*
(c) Warehousing and storage facilities for farm equipment, produce and products	*	*	*	*	*	*	*

Permitted Uses Site plan review as per § 405-69A(2) is required of all new and expanded uses	Minimum Lot Sizes		Minimum Yard			Maximum	
	Area (acres)	Width (feet)	Front (feet)	Side (feet)	Rear (feet)	Height (feet)	Lot Coverage (percent)
(d) Off-street parking and loading	*	*	Refer to § 405-27 and § 405-28	Refer to § 405-27 and § 405-28	Refer to § 405-27 and § 405-28		
(e) Signs	*	*	Refer to § 405-31	Refer to § 405-31	Refer to § 405-31	*	*
(f) Essential services	*	*	*	*	*	*	*
(g) Lighting, landscaping, fences and buffers	*	*	Refer to Code	Refer to Code	Refer to Code	*	*
(h) Solid waste and recycling facilities	*	*	Refer to Code	Refer to Code	Refer to Code	*	*
(i) Renewable energy facilities	*	*	Refer to § 405-56	Refer to § 405-56	Refer to § 405-56	*	*

**NOTE:**

\* This requirement shall be the same as that cited for the principal use.