

ZONING AND DEVELOPMENT

405 Attachment 4

Township of Upper Deerfield

**Recommended Land Use, Area and Bulk Regulations Upper Deerfield Redevelopment Area
ECO – Industrial Zoning District
[Added 11-19-2009 by Ord. No. 643]**

Use	Site Plan Approval (subject to public water/sewer)		Conditional Uses Permitted (subject to § 405-70 and as indicated)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Principal Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)
	Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings (feet)			Accessory Buildings (feet)			Stories	Feet	Stories	Feet	
								Front	Side	Rear	Front	Side	Rear					
Eco-Industrial	Printing plants and similar uses Assembly and fabrication of products from previously prepared materials Manufacturing and processing of cosmetics, candy, food, beverages, pharmaceuticals and toiletries, except the rendering of fats Wholesale businesses Warehouse facilities Manufacture, assembly and distribution of electronic equipment, tools, furniture, vehicles, machinery, appliances, instruments, housing, clothing, house wares, farm implements and equipment, and similar products or equipment Commercial composting facilities	Farm facilities including agricultural use/purpose activities Water towers, storage tanks and structures for bulk storage Essential services as per § 405-23 Fences, walls and hedges as per § 405-24 Off-street parking as per § 405-27 Off-street loading as per § 405-28 Outdoor storage as per § 405-29 Signs as per § 405-31 Wind and solar energy facilities, communication facilities per § 405-34 Bikeways as per § 405-63A(2) Child-care center Cold storage facilities	Bulk storage of dry materials as per § 405-37 Industrial parks as per § 405-40 Public utility and public maintenance facilities as per § 405-51 Renewable energy facilities as per § 405-56	10 acres	2 acres	250	100	75	40 (each)	50	95	20 (each)	20	2 1/2	35	1 1/2	15	65%
			Sale of petroleum, natural or processed gas and chemical supplies or materials	3 acres	3 acres	150	250	75	45	50	100	30	30	2 1/2	35	1 1/2	15	50%

NOTES:

1. Full landscape plan must be submitted.
2. Existing trees must be preserved on site that is not covered by buildings, pavements or sidewalks.
3. Buffer areas as per § 405-63A(4).
4. One monument entrance sign for the entire development not to exceed 36 square feet and no higher than six feet.
5. Such sign must be constructed of durable materials and not raised on poles; decorative materials must be used for structure.
6. One wall-mounted sign not to exceed 55 square feet or 3% of building facade, whichever is less.
7. Trash enclosures shall be integrated into the architectural design of the building.

Building Setbacks – All Zones.

Unless a greater setback is required by the schedules in this exhibit, all buildings shall be set back a minimum distance from the abutting street line(s) based on the Functional Classification of the street as follows:

Functional Classification	Setback (feet)
Local	10
Collector	25
Arterial	50

UPPER DEERFIELD CODE

**Recommended Land Use, Area and Bulk Regulations Upper Deerfield Redevelopment Area
ECO – Agricultural Zoning District
[Added 11-19-2009 by Ord. No. 643]**

Use	Site Plan Approval (subject to public water/sewer)		Conditional Uses Permitted (subject to § 405-70 and as indicated)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Principal Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)
	Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings (feet)			Accessory Buildings (feet)			Stories	Feet	Stories	Feet	
								Front	Side	Rear	Front	Side	Rear					
Eco-Agricultural	Farms, including agricultural use/purpose activities that utilize state of the art facilities. Organic farming facilities Hydroponics Agritourism Commercial stables, riding academies Manufacture and processing of foods Agricultural research and experimental facilities Farm machinery sales, service Agricultural services Farm labor and management services Landscape and horticultural services Distribution of farm supplies, flowers, nursery stock, and florists' supplies Retail nurseries, lawn and garden supply centers Laboratory facilities for agricultural products and soils testing	Water towers, storage tanks and structures for bulk storage Conservation areas Bikeways as per § 405-63A(2) Essential services as per § 405-23 Fences, walls and hedges as per § 405-24 Off-street parking as per § 405-27 Off-street loading as per § 405-28 Outdoor storage as per § 405-29 Signs as per § 405-31 Wind and solar energy facilities, and communication facilities per § 405-34 Agricultural employee housing On-site farm office Warehousing and storage facilities for farm equipment, produce and products On-site lighting, landscaping, fences and buffers Solid waste and recycling facilities	Bulk storage of dry materials as per § 405-37 Industrial parks as per § 405-40 Public utility and public maintenance facilities as per § 405-51 Roadside stands as per § 405-52 Kennels and animal hospitals as per § 405-41	5 acres	5 acres	400	400	40	30	50	75	25	40	2 1/2	35	1 1/2	15	40%

NOTES:

1. Full landscape plan submission required.
2. Buffer areas as per § 405-63A(4).
3. A visual barrier between eco-agriculture and residential uses must be provided, such plantings shall incorporate three rows spaced 15 feet apart with trees planted eight feet on center.
4. One wall-mounted sign not to exceed 40 square feet.
5. No freestanding signs permitted.
6. Trash enclosures shall be integrated into the architectural design of the building.

Building Setbacks – All Zones.

Unless a greater setback is required by the schedules in this exhibit, all buildings shall be set back a minimum distance from the abutting street line(s) based on the Functional Classification of the street as follows:

Functional Classification	Setback (feet)
Local	10
Collector	25
Arterial	50

ZONING AND DEVELOPMENT

**Recommended Land Use, Area and Bulk Regulations Upper Deerfield Redevelopment Area
Town Center/Commercial Zoning District
[Added 11-19-2009 by Ord. No. 643; amended 2-15-2018 by Ord. No. 771; 9-16-2021 by Ord. No. 829]**

Use	Site Plan Approval (subject to public water/sewer)		Conditional Uses Permitted (subject to § 405-70 and as indicated)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Principal Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)
	Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings (feet)			Accessory Buildings (feet)			Stories	Feet	Stories	Feet	
								Front	Side	Rear	Front	Side	Rear					
Commercial	Town Center that includes a mix of permitted principal uses	Public agency or government office buildings	Large-scale retail stores per § 405-59	10 acres	0.50 acres (detached)	100	150	20	10	30	35	5	5	2 ½	35	1 ½	15	60%
	Small-scale and medium-scale retail stores, including retail alcoholic beverage sales of off premise consumption (package goods)	Parks, playgrounds, playfields and other public recreational facilities		Any development of a retail structure greater than 35,000 square feet shall be required to provide attached/interconnected retail space along the "Main Street" of the Town Center at 1,000 square feet for every 10,000 square feet over the 35,000 square foot threshold	2,000 square feet (attached – minimum of three district uses)	20	75	0	0	25	NA	NA	NA	2 ½	35	NA	NA	90%
	Personal services Indoor recreation, fitness centers, health clubs Health care facilities Banks and financial services Restaurants, including those permitting the on-premises consumption of alcoholic beverage pursuant to Chapter 114 of the Township Code Professional offices 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 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	Essential services as per § 405-23 Fences, walls hedges per § 405-24 Off-street parking as per § 405-27 Off-street loading as per § 405-28 Signs as per § 405-31 Roof-mounted solar panels, communication facilities § 405-34 Bikeways as per § 405-63A(2) Child-care center Sidewalk cafe		NA	NA	0.50 acres	100	150	25	10	25	35	5	5	2 ½	35	1 ½	15
Entertainment District Overlay	Cinema	NA	Sidewalk café	5 acres	0.50 acres (detached)	100	150	20	10	25	35	5	5	2 ½	35	1 ½	15	60%
	Playhouse Miniature golf					2,000 square feet (attached – minimum of three district uses)	20	75	0	0	25	NA	NA	NA	2 ½	35	NA	NA

UPPER DEERFIELD CODE

Institutional	Community/corporate center (meeting hall)	NA	NA	2 acres	5,000	100	50	20	10	10	NA	NA	NA	2 ½	35	NA	NA	25%
	Cultural facilities	NA	NA	2 acres	35,000	85	75	50	15	20	NA	NA	NA	2 ½	35	NA	NA	40%

NOTES:

1. One monument entrance sign for the entire development not to exceed 50 square feet and no higher than six feet.
2. Such sign must be constructed of durable materials and not raised on poles; decorative materials must be used for structure.
3. One wall-mounted sign not to exceed 45 square feet or 3% of building facade, whichever is less.
4. On-street parking is permitted subject to an appropriate plan utilizing Smart Growth Design.

Building Setbacks – All Zones.

Unless a greater setback is required by the schedules in this exhibit, all buildings shall be set back a minimum distance from the abutting street line(s) based on the Functional Classification of the street as follows:

Functional Classification	Setback (feet)
Local	10
Collector	25
Arterial	50

ZONING AND DEVELOPMENT

**Recommended Land Use, Area and Bulk Regulations Upper Deerfield Redevelopment Area
Business Park Zoning District
[Added 11-19-2009 by Ord. No. 643; amended 12-30-2021 by Ord. No. 832]**

Use	Principal Uses (Subject to site plan approval, public water and sewer)	Minimum Lot Dimensions			Minimum Yard Setbacks ¹						Maximum Height		Maximum Impervious Coverage
		Area (acres)	Width (feet)	Depth (feet)	Principal Building			Accessory Building			Principal Building (feet)	Accessory Building (feet)	
					Front (feet)	Side (feet)	Rear (feet)	Front (feet)	Side (feet)	Rear (feet)			
	Community/corporate center (meeting hall) Assisted living facility Professional offices Research facilities Indoor recreation facilities Health clubs Health services Medical offices/clinics Senior care facilities Banks and financial institutions	2	200	200	50	25	30	NA	20	20	35	15	80%
	Warehouse and distribution facility Light manufacturing Corporate office	5	200	300	50	25 50 ²	25 50 ²	NA	25	25	40	20	75%
	Warehouse and distribution facility	20	500	500	150	60	80	NA	50	50	60	25	70%

NOTES:

¹ For properties having two or more road frontages, the highest functional classification roadway shall be deemed the frontage for the property subject to front yard setback. All other road frontages shall be subject to either side or rear yard setback requirements.

² Minimum setback required when adjoining property is used or zoned for residential purposes.

Permitted Accessory Uses:

- Small-scale retail store, personal services, child care, restaurant/cafeteria/coffee shop, recreational facility including gym/health and/or wellness center, provided the gross floor area of the small-scale retail store and/or personal service does not exceed 10% of the gross floor area of the principal building.
- Essential services as per § 405-23.
- Fences, walls and hedges as per § 405-24.
- Off-street parking as per § 405-27.
- Off-street loading as per § 405-28.
- Signs as per § 405-31.
- Wind, solar energy facilities, communication facilities per § 405-34.
- Bikeways as per § 405-62A(2).
- Accessory structures and uses customarily incidental to a permitted use.

Permitted Conditional Uses (subject to § 405-70 and as indicated below):

- Private schools as per § 405-46.
- Professional office centers as per § 405-50.
- Public utility and public maintenance facilities as per § 405-51.

UPPER DEERFIELD CODE

Building Setbacks — All Zones:

Unless a greater setback is required by the above schedule, all buildings shall be set back a minimum distance from the abutting street(s) based on the functional classification of the street(s) as follows:

Functional Classification	Setback (feet)
Local	10
Collector	25
Arterial	50

ZONING AND DEVELOPMENT

**Recommended Land Use, Area and Bulk Regulations Upper Deerfield Redevelopment Area
Neighborhood Commercial Zoning District
[Added 11-19-2009 by Ord. No. 643]**

Use	Site Plan Approval (subject to public water/sewer)		Conditional Uses Permitted (subject to § 405-70 and as indicated)	Minimum Development Area	Minimum Lot Dimensions for Individual Uses			Minimum Yard Setbacks						Maximum Height of Principal Buildings		Maximum Height of Accessory Buildings		Maximum Impervious Coverage of Lot (percent)
	Principal Uses	Accessory Uses			Area	Width (feet)	Depth (feet)	Principal Buildings (feet)			Accessory Buildings (feet)			Stories	Feet	Stories	Feet	
								Front	Side	Rear	Front	Side	Rear					
Commercial	Small-scale retail stores	Essential services as per § 405-23	Public utility and public maintenance facilities as per § 405-51	1 acre	0.50 acres (detached)	100	150	25	10	25	35	5	5	2 1/2	35	1 1/2	15	60%
	Personal services Restaurants/cafes, dry cleaners, banks, and others as specifically permitted by the Redevelopment Authority Public agency or government office building	Fences, walls and hedges as per § 405-24 Off-street parking as per § 405-27 Off-street loading as per § 405-28 Outdoor storage as per § 405-29 Signs as per § 405-31 Roof-mounted solar energy facilities, and communication facilities as per § 405-34 Bikeways as per § 405-63A(2)		2,000 square feet (attached – minimum of three distinct uses)	20	75	0	0	25	NA	NA	NA	2 1/2	5	NA	NA	90%	

NOTES:

1. Trees must be preserved on site in areas not covered by buildings, pavements or sidewalks.
2. Buffer areas as per § 405-63A(4).

Building Setbacks – All Zones.

Unless a greater setback is required by the schedules in this exhibit, all buildings shall be set back a minimum distance from the abutting street line(s) based on the Functional Classification of the street as follows:

Functional Classification	Setback (feet)
Local	10
Collector	25
Arterial	50