

LAND DEVELOPMENT

**Deerfield Township Schedule of District Regulations  
A Agriculture Zoning District  
[Amended 4-20-2011 by Ord. No. 2011-5]**

Permitted Uses Site plan review as per § 120-42 required for all new and expanded uses. See “NOTES” at end of schedule.	Minimum Lot			Minimum Yard Setbacks			Maximum Lot Coverage		Maximum Height (feet)
	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building	Other	
<b>A. Principal uses:</b>									
1. Farm	6.0	200	200	50	40	40	15%	10%	50
2. Agriculture or horticultural use	None	—	200	50	40	40	15%	5%	50
3. Conservation areas and uses	5.0	200	300	50	40	40	15%	10%	35
4. Parks, playgrounds, playfields or recreational facilities and uses	2.0	200	200	50	40	40	15%	5%	35
5. Commercial stables and riding academies	15.0	300	400	100	100	100	15%	10%	50
6. Place of worship.	3.0	200	300	50	40	40	25%	15%	35
7. Kennels and animal hospitals as per § 120-111	5.0	200	300	100	100	100	15%	10%	35
8. Single-family, detached dwelling	3.0	200	300	50	50	40	15%	10%	35
<b>B. Conditional uses are permitted in accordance with § 120-47 and/or as noted below:</b>									
1. Rural residence as per § 120-137	1.0	200	200	50	40	40	25%	10%	35
2. Agriculture open space cluster as per § 120-118	40/30	500	—	50	40	40	35%	15%	35
3. Farming business as per § 120-122	—	—	—	50	40	40	10%	10%	50
4. Conversion of dwelling as per § 120-106	2.0	200	300	50	40	40	—	5%	35
5. Forestry as per § 120-109	6.0	—	—	—	—	—	—	—	—
6. Public utility as per § 120-134	—	200	300	50	50	50	40%	10%	50
7. Resource extraction as per § 120-135	20.0	200	400	200	200	200	20%	10%	50
8. Roadside stand or artisan’s display as per § 120- 136	—	50	—	40	50	—	5%	10%	35
9. Golf course	150.0	500	500	200	200	200	5%	10%	35
10. Hunting or gunning club	20.0	100	300	100	100	100	10%	10%	35
11. Local wireless communications facility as per § 120-125	1.0	200	200	100	100	100	5%	5%	—
12. Mobile home park as per § 120-126	30.0	1,000	500	200	200	200	40%	10%	35

DEERFIELD CODE

**Deerfield Township Schedule of District Regulations  
A Agriculture Zoning District  
[Amended 4-20-2011 by Ord. No. 2011-5]**

Permitted Uses Site plan review as per § 120-42 required for all new and expanded uses. See “NOTES” at end of schedule.	Minimum Lot			Minimum Yard Setbacks			Maximum Lot Coverage		Maximum Height (feet)
	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building	Other	
<b>C. Accessory uses permitted on the same lot with a principal or conditional use:</b>									
1. Any use or structure customarily incidental to a farm or agriculture or horticulture use	—	—	—	50	40	40	10%	10%	35
2. Any use or structure customarily incidental to a residential use, including garages, shed, and swimming pools as per § 120-117	—	—	—	50	10	10	5%	5%	35
3. Any use or structure customarily incidental to any permitted principal or conditional use	—	—	—	—	—	—	—	5%	35
4. Home occupation as per § 120-110A	—	—	—	—	—	—	—	5%	35
5. Studio or workshop as per § 120-139	—	—	—	50	40	40	5%	5%	35
6. Use of a mobile home as per § 120-126A and B	—	—	—	50	20	20	—	—	—
7. Windmills, energy conservation devices and private communication facilities as per § 120-140	—	—	—	—	—	—	—	—	—
8. Off-street loading as per § 120-112 and off-street parking as per § 120-113	—	—	—	—	20	—	—	—	—
9. Outdoor storage as per § 120-114	—	—	—	50	40	40	5%	5%	—
10. Signs as per § 120-115	—	—	—	—	—	—	—	—	—
11. Yard sales as per § 120-141	—	—	—	20	20	—	—	—	—

NOTES:

1. The keeping of animals shall be in accordance with the provisions of § 120-111. No animal shall be housed or manure stored closer than 100 feet to any property line.
2. If not shown in the above schedule or within the relevant chapter text cited, all minimum and maximum dimensions related to any use shall be determined by the Land Use Board.
3. All structures shall be located not less than 200 feet to the centerline of any stream as per § 120-116.