

LAND DEVELOPMENT

**Deerfield Township Schedule of District Regulations  
PHB Planned Highway Business Zoning District  
[Amended 4-20-2011 by Ord. No. 2011-5]**

Permitted Uses Site plan review as per §§ 120-42 and 12.133 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. Automotive sales, heavy, recreational, marine or farm equipment sales, department, general merchandise, furniture, appliance, lumberyards and building material supplies, personal storage facility or similar retail sales aimed at a regional market	3.0	300	300	50	40	40	30%	45%	50
2. Recreational and entertainment facilities or complexes (See Note #4.)	2.0	300	300	50	40	40	30%	45%	50
3. Motel or hotel as per § 120-127	3.0	300	300	40	30	30	30%	35%	50
4. Retail business and service activities (See Note #3.)	2.0	300	200	30	20	20	40%	20%	35
5. Business, professional and financial offices including banks	2.0	300	200	30	20	20	40%	20%	35
6. Philanthropic and eleemosynary uses	2.0	300	200	40	30	30	40%	20%	35
7. Public utility as per § 120-134	—	300	150	30	20	30	20%	40%	50
8. Agriculture or horticultural use	None	—	100	50	40	40	15%	5%	35
9. Conservation areas and uses	1.0	—	100	20	30	40	15%	10%	35
10. Parks, playgrounds, playfields or recreational facilities and uses	1.0	—	100	20	20	20	15%	5%	35
11. Funeral home	2.0	300	200	40	30	30	25%	35%	35
12. Day-care center or nursery school	1.5	300	200	50	30	40	30%	15%	35
13. Studio or workshop as per § 120-139	1.5	300	200	30	20	30	30%	30%	35
<b>B. Conditional uses are permitted in accordance with § 120-47 and/or as noted below:</b>									
1. Animal hospital as per § 120-111	—	300	200	100	50	50	30%	30%	35
2. Commercial-use-related dwelling as per § 120-120	—	—	—	40	30	30	—	5%	35
3. Gasoline service station and/or repair garage or car wash as per § 120-123	1.5	300	100	20	20	30	20%	45%	35

DEERFIELD CODE

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	Area (acres)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear (feet)	Building	Other	
4. Planned commercial center as per § 120-129	—	300	300	30	30	40	35%	35%	35
5. Professional office center as per § 120-133	3.0	300	300	30	30	40	40%	30%	35
6. Place of worship	2.0	300	200	50	40	40	35%	25%	35
7. Local wireless communications facilities as per § 120-125	1.0	—	—	—	—	—	—	—	100
8. Commercial home occupation as per § 120-110B	1.0	—	—	—	20	30	—	—	35
9. Industrial park as per § 120-124	20.0	300	300	50	50	50	35%	35%	50
<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 permitted 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. Use of a mobile home as per § 120-126	—	—	—	50	20	20	—	—	—
6. Windmills, energy conservation devices and private communication facilities as per § 120-140	—	—	—	—	—	—	—	—	—
7. Off-street loading as per § 120-11.9 and off-street parking as per § 120-113	—	—	—	—	20	—	—	—	—
8. Outdoor storage as per § 120-114	—	—	—	50	40	40	5%	5%	—
9. Roadside stand or artisan’s display as per § 120-136	—	50	—	30	30	—	5%	10%	35
10. Signs as per § 120-115	—	—	—	—	—	—	—	—	—
11. Yard sales as per § 120-141	—	—	—	20	20	—	—	—	—

## LAND DEVELOPMENT

### 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. For purposes of this zoning district, retail sales and service establishments included, but not necessarily limited to food, drug, hardware, clothing, alcoholic beverage, sporting goods and equipment, household items, newspaper and periodicals, hair or beauty salons, laundries and cleaners, and similar shops or stores, convenience and eating and drinking establishments, and similar retail or service establishments.
4. Recreational and entertainment centers or facilities shall include, but not be limited to movie theaters, sporting and fitness centers, bowling alleys, ice-and roller-skating rinks, swimming pools, indoor and outdoor theaters, and similar uses.
5. Whenever a permitted principal or conditional use is part of or within a larger development, the land area required said specific use may be reduced to accordingly where deemed appropriate by the Land Use Board. An example of this reduction, would be a day-care center within a planned commercial development or a gas station as a pad site. Minimum lot size be reduced below one acre.
6. All structure shall be setback a minimum of 200 feet from the centerline of any stream as per § 120-116.