

LAND DEVELOPMENT

**Deerfield Township Schedule of District Regulations
CM Center Industrial/Business Zoning District**

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	
A. Principal uses:									
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. Light industrial uses as set forth in Note #3 below	3.0	300	300	100	40	40	45%	35%	50
6. Commercial industrial uses, such as but not limited to commercial printing plants farm or construction machinery sales and service, contractor’s offices and storage facilities, administrative and business offices	3.0	300	300	100	40	40	30%	40%	50
7. Kennels and animal hospitals as per § 120-79	5.0	200	300	100	100	100	15%	10%	35
B. Conditional uses are permitted in accordance with § 120-47 and/or as noted below:									
1. Gasoline service station or repair garage and car wash as per § 120-123	1.0	200	200	50	40	40	25%	10%	35
2. Industrial parks as per § 120-124	20.0	500	500	100	100	100	40%	30%	50
3. Professional office center as per § 120-133	5.0	300	300	50	30	40	40%	35%	35
4. Motel or hotel as per § 120-127	3.0	300	300	50	30	40	40%	35%	50
5. Public utility as per § 120-134	—	200	300	50	50	50	40%	10%	50
6. Local wireless communications facility as per § 120-125	1.0	200	200	100	100	100	5%	5%	—
7. General industrial uses, such as but not limited to concrete and plastics manufacturing, mixing or batching plant for concrete, manufacturing of concrete products; lumber, wood, new materials, millwork; fuel storage and distribution facilities; and other similar uses	3.0	300	300	50	50	40	40%	40%	50
8. Commercial-use-related dwelling as per § 120-120	—	200	150	30	30	40	40%	20%	35
C. Accessory uses permitted on the same lot with a principal or conditional use:									
1. Any use or structure customarily incidental to a farm or	—	—	—	50	40	40	10%	10%	35

DEERFIELD CODE

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agriculture or horticulture use									
2. Any use or structure customarily incidental to any permitted principal or conditional use	—	—	—	—	—	—	—	5%	35
3. Use of a mobile home as per § 120-127	—	—	—	50	20	20	—	—	—
4. Windmills, energy conservation devices and private communication facilities as per § 120-140	—	—	—	—	—	—	—	—	—
5. Off-street loading as per § 120-112 and off-street parking as per § 120-81	—	—	—	—	20	—	—	—	—
6. Outdoor storage as per § 120-114	—	—	—	50	40	40	5%	5%	—
7. Signs as per § 120-115	—	—	—	—	—	—	—	—	—
8. Keeping of animals as per § 120-111	—	—	—	—	—	—	—	—	—

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. Light industrial uses include, but are not limited to glass and ceramic manufacturing, wood and paper products manufacturing, clothing and material manufacturing; rope and yarn manufacturing, electronics, fabrication of metal products, manufacturing of business machines and other light machinery or parts, machinery rebuilding and servicing; truck terminals; wholesale, warehouse storage and distribution facilities, biological, chemical, electronic and pharmaceutical laboratories, scientific laboratories devoted to research, design and experimentation, and printing operations.
4. Specifically prohibited uses within the CM Center Industrial/Business District are chemical, petroleum, dye manufacturing, refineries, slaughter houses, meat packing plants, the manufacture, storage or distribution of explosives, rendering plants, or waste incinerators.
5. All structures shall be located not less than 200 feet from the center line of any stream as per § 120-116.
6. The owner of a single-family dwelling within this zone that constitutes a preexisting, nonconforming use may receive a permit to expand same without a variance pursuant to N.J.S.A. 40:55D-70(d) provided all bulk requirements are met by the proposed expansion. **[Added 4-18-2007 by Ord. No. 2007-4; amended 6-18-2008 by Ord. No. 2008-4]**