

LAND DEVELOPMENT

**Deerfield Township Schedule of District Regulations  
R-3 High-Density Residential 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	2.0	200	200	50	40	40	15%	10%	35
4. Parks, playgrounds, playfields or recreational facilities and uses	1.0	150	150	50	40	40	15%	5%	35
5. Place of worship	2.0	200	200	50	40	40	35%	25%	35
6. Single-family, detached dwelling without public sanitary sewer	1.0	200	200	50	40	40	40%	20%	35
7. Single-family, detached dwelling with public sanitary sewer 12,000 square feet	—	100	100	40	20	30	50%	20%	35
8. Duplex or semidetached dwelling as per § 120-121 with public sanitary sewer	0.5	120	150	30	20	30	50%	20%	35
<b>B. Conditional uses are permitted in accordance with § 120-47 and/or as noted below:</b>									
1. Philanthropic and eleemosynary uses not fronting on a minor street	2.0	200	200	50	40	40	40%	20%	35
2. Conversion of a dwelling as per § 120-106	1.0	200	150	40	20	30	50%	20%	35
3. Public utility as per § 120-134	—	150	150	30	20	30	10%	50%	50
4. Roadside stand or artisan’s display as per § 120-136	—	50	—	40	30	—	5%	10%	35
5. Cluster development as per § 120-119 with public sanitary sewer	10.0	300	300	50	40	40	40%	20%	35
6. Day-care center or nursery school	1.0	150	150	50	30	40	30%	15%	35
7. Funeral home	2.0	200	200	50	40	40	35%	25%	35
8. Multifamily or townhouse development as per § 120-128	5.0	250	200	30	30	30	40%	20%	35

DEERFIELD CODE

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<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 § 120-126	—	—	—	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 setback a minimum of 200 feet from any stream center line as per § 120-116.