

LAND DEVELOPMENT

**Deerfield Township Schedule of District Regulations  
C-1 Center Business 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. Retail business and service activities (See Note #3.)	1.0	200	150	30	20	20	40%	20%	35
2. Business, professional and financial offices including banks	1.0	200	150	30	20	20	40%	20%	35
3. Philanthropic and eleemosynary uses	2.0	200	150	40	30	30	40%	20%	35
4. Public utility as per § 120-134	—	150	150	30	20	30	20%	40%	50
5. Agriculture or horticultural use	None	—	200	50	40	40	15%	5%	35
6. Conservation areas and uses	1.0	—	150	20	30	40	15%	10%	35
7. Parks, playgrounds, playfields or recreational facilities and uses	1.0	150	150	20	20	20	15%	5%	35
8. Funeral home	2.0	200	200	40	30	30	25%	35%	35
9. Day-care center or nursery school	1.0	150	150	50	30	40	30%	15%	35
10. Studio or workshop as per § 120-139	1.0	150	150	30	20	30	30%	30%	35
<b>B. Conditional uses are permitted in accordance with § 120-47 and/or as noted below:</b>									
1. Motor vehicle sales and heavy or farm equipment sales and service	2.0	200	200	30	30	30	30%	45%	35
2. Motel or hotel as per § 120-127	2.0	250	200	40	30	30	30%	35%	50
3. Commercial-use-related dwelling as per § 120-120	—	—	—	40	30	30	—	5%	35
4. Gasoline service station and/or repair garage or car wash as per § 120-123	1.0	100	100	20	20	30	20%	45%	35
5. Kennel or animal hospital as per § 120-111	5.0	200	200	50	50	50	25%	35%	35
6. Neighborhood or commercial planned commercial center as per § 120-129	—	300	300	30	30	40	35%	35%	35
7. Professional office center as per § 120-133	3.0	300	300	30	30	40	40%	30%	35
8. Place of worship	2.0	200	200	50	40	40	35%	25%	35
9. Local wireless communications facilities as per	1.0	—	—	—	—	—	—	—	100

DEERFIELD CODE

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§ 120-125									
10. Industrial park as per § 120-124	20.0	300	300	50	50	50	35%	35%	40
<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 or B	—	—	—	—	—	—	—	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 § 120-112 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	—	—	—	—

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.

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### NOTES (Cont'd)

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. All structures shall be setback a minimum of 200 feet from any stream center line as per § 120-116.