

ZONING

450 Attachment 2

Township of Fairfield

Schedule of District Regulations
[Amended 11-13-2002 by Ord. No. 504-2002; 5-20-2003 by Ord. No. 512-2003;
12-18-2012 by Ord. No. 16-2012; 12-18-2012 by Ord. No. 17-2012; 10-16-2024 by Ord. No. 9-2024]

Zone or District	Permitted Uses	Site Plan	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Lot Frontage (feet)	Min. Lot Depth (feet)	Min. Front Yard Setback (feet)	Min. Side Yard Setback (feet)	Min. Rear Yard Setback (feet)	Max. Building Coverage	Max. Lot Coverage	Max. Building Height (feet)	Vegetative Building Along Side and Rear Yards (feet)	Max. Number of Accessways per Use and Frontage
A Agriculture	1. Principal Uses:													
	a) Farm for general purpose agriculture. No poultry or other farm animals shall be housed, or manure stored, nearer than 100 feet to a street right-of-way or adjacent property line		5.00	300	100	200	n/a	n/a	n/a	n/a	n/a	n/a	15	n/a
	b) Municipal, county or state owned office or assembly building	X	5.00	250	250	500	50	30	30	30%	50%	40	10	2
	c) Municipal, county or state owned parks	X	2.00	200	200	200	n/a	n/a	n/a	n/a	15%	n/a	n/a	2
	d) Golf courses (9 holes, 2,700 yard minimum)	X	40.00	1,000	400	500	75	30	30	n/a	5%	n/a	25	2
	e) Single-family detached dwelling (new public road)	X	6.00	400	400	300	50	30	30	5%	10%	30	n/a	1
	f) Single-family detached dwelling (new public road) cluster development (required for all parcels over 50 acres, optional for parcels under 50 acres) also shall be in accordance with § 450-25	X	2.50	250	250	300	50	25	25	10%	20%	35	n/a	1
	g) Single-family detached dwelling (existing public road)		2.50	250	250	300	50	25	25	10%	20%	35	n/a	1
	h) Municipal school district, county or state owned educational facility	X	15.00	500	500	500	100	50	50	30%	50%	40	10	2
	2. Accessory Uses (Farm):													
	a) Farm market	X					25	25	25	n/a	n/a	15	n/a	n/a
	b) Farm equipment/storage building, 10,000 square feet maximum	X					100	50	50	n/a	n/a	30	n/a	n/a
	c) Accessory farm structure, 5,000 square feet maximum	X					100	50	50	n/a	n/a	30	n/a	n/a
	d) Renewable energy facilities ¹													
	e) Commercial solar energy operations ²													
	f) Agritourism or Agritainment	X					25	25	25			15		
	3. Accessory Uses (Parks):													
	a) Shelter, public toilets and food sales buildings	X					75	50	50	6%	n/a	25	n/a	n/a
	b) Off-street parking lot	X					15	15	15	n/a	n/a	n/a	n/a	n/a
	4. Accessory Uses (Golf Course):													
	a) Clubhouses 15,000 square feet maximum	X					100	75	75	n/a	n/a	30	n/a	n/a
	b) Maintenance/storage building 7,500 square feet maximum	X					150	100	100	n/a	n/a	30	n/a	n/a
	c) Course restroom/snack shack 500 square feet maximum	X					100	50	50	n/a	n/a	20	n/a	n/a
	d) Off-street parking lot						15	15	15	n/a	n/a	n/a	n/a	n/a
	5. Accessory Uses (Single-Family Detached)													

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Zone or District	Permitted Uses	Site Plan	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Lot Frontage (feet)	Min. Lot Depth (feet)	Min. Front Yard Setback (feet)	Min. Side Yard Setback (feet)	Min. Rear Yard Setback (feet)	Max. Building Coverage	Max. Lot Coverage	Max. Building Height (feet)	Vegetative Building Along Side and Rear Yards (feet)	Max. Number of Accessways per Use and Frontage
	a) Garage or carport 500 square feet maximum						40	15	15	n/a	n/a	15	n/a	n/a
	b) Storage buildings 250 square feet maximum						40	15	15	n/a	n/a	12	n/a	n/a
	c) Dog kennel 150 square feet maximum						50	15	15	n/a	n/a	10	n/a	n/a
	6. Accessory Uses (Office and Assembly):													
	a) Off-street parking lot													
	b) Storage building 200 square feet maximum													
R-1 Residential	1. Principal Uses:													
	a) Single-family detached dwelling		1.50	200	150	300	50	25	25	15%	20%	35	n/a	1
	b) Farms for general purposes agriculture (no animals)		2.50	200	150	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2
	c) Municipal, county or state owned office buildings	X	2.00	200	150	300	50	35	35	40%	65%	40	10	2
	d) Municipal, county or state owned parks	X	2.00	200	150	200	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2
	e) Municipal school district owned educational uses	X	5.00	150	100	200	75	50	50	50%	65%	40	10	2
	f) Houses of worship	X	2.00	200	150	200	50	30	30	35%	45%	40	10	
	2. Accessory Uses (Single-Family Detached)													
	a) Garage or carport 500 square feet maximum						50	15	15	n/a	n/a	18	n/a	n/a
	b) Storage buildings 200 square feet maximum						50	10	10	n/a	n/a	12	n/a	n/a
	c) Dog kennel 100 square feet maximum						50	10	10	n/a	n/a	10	n/a	n/a
	d) Renewable energy facilities ¹													
	3. Accessory Uses (Farm):													
	a) Farm equipment/storage building, 5,000 square feet maximum	X					75	40	40	n/a	n/a	25	n/a	n/a
	b) Accessory farm structure, 2,000 square feet maximum	X					75	40	40	n/a	n/a	25	n/a	n/a
	c) Agritourism, Agritainment or Farm market	X					25	25	25			15		
	4. Accessory Uses (Parks):													
	a) Shelter, public toilets and food sales buildings	X					50	50	50	5%	n/a	20	n/a	n/a
	b) Off-street parking lot	X									5%	n/a	n/a	n/a
	5. Accessory Uses (Office and Assembly)													
	a) Off-street parking lot	X										n/a	n/a	
	b) Storage building 200 square feet maximum	X										18	n/a	
	6. Accessory Uses (Churches):													
	a) Rectory, pastor occupied only (2,000 square feet minimum)	X												
	b) Off-street parking lot	X												
R-2 Residential	1. Principal Uses:													
	a) Single-family detached dwelling		1.00	150	100	200	40	20	20	15%	20%	35	n/a	1
	b) Farms for general purpose agriculture (no animals)		2.50	200	150	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2
	c) Municipal buildings and parks	X	1.50	150	100	200	n/a	n/a	n/a	n/a	45%	40	10	2
	d) Houses of worship	X	2.00	200	150	200	40	20	20	25%	65%	40	10	2
	2. Accessory Uses (Single-Family Detached)													
	a) Garage or carport 500 square feet maximum						35	15	15	n/a	n/a	15	n/a	
	b) Storage buildings 200 square feet maximum						40	10	10	n/a	n/a	12	n/a	
	c) Dog kennel 100 square feet maximum						50	10	10	n/a	n/a	10	n/a	

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Zone or District	Permitted Uses	Site Plan	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Lot Frontage (feet)	Min. Lot Depth (feet)	Min. Front Yard Setback (feet)	Min. Side Yard Setback (feet)	Min. Rear Yard Setback (feet)	Max. Building Coverage	Max. Lot Coverage	Max. Building Height (feet)	Vegetative Building Along Side and Rear Yards (feet)	Max. Number of Accessways per Use and Frontage
	d) Renewable energy facilities ¹													
	3. Accessory Uses (Farm):													
	a) Farm equipment/storage building, 4,000 square feet maximum	X					50	30	30	n/a	n/a	25	n/a	n/a
	b) Accessory farm structure, 1,500 square feet maximum	X					50	30	30	n/a	n/a	25	n/a	n/a
	c) Agritourism or Agritainment or Farm market	X					25	25	25			15		
	4. Accessory Uses (Parks):													
	a) Shelter, public toilets, and food sales buildings	X					35	10	10	15%	n/a	20	n/a	n/a
	b) Off-street parking lot	X					25			n/a		n/a	n/a	n/a
	5. Accessory Uses (Churches):													
	a) Rectory, pastor occupied only (2,000 square feet minimum)	X					40	20	20	n/a	n/a	n/a		
	b) Off-street parking lot	X					10	20	20	n/a		18	n/a	
A Agriculture	1. Principal Uses:													
	a) Farm for general purpose agriculture. No poultry or other farm animals shall be housed, or manure stored, nearer than 100 feet to a street right-of-way or adjacent property line		5.00	300	100	200	n/a	n/a	n/a	n/a	n/a	n/a	15	n/a
	b) Municipal, county or state owned office or assembly building	X	5.00	250	250	500	50	30	30	30%	50%	40	10	2
	c) Municipal, county or state owned parks	X	2.00	200	200	200	n/a	n/a	n/a	n/a	15%	n/a	n/a	2
	d) Golf courses (9 holes, 2,700 yard minimum)	X	40.00	1,000	400	500	75	30	30	n/a	5%	n/a	25	2
	e) Single-family detached dwelling (new public road)	X	6.00	400	400	300	50	30	30	5%	10%	30	n/a	1
	f) Single-family detached dwelling (new public road) cluster development (required for all parcels over 50 acres, optional for parcels under 50 acres) also shall be in accordance with § 450-25	X	2.50	250	250	300	50	25	25	10%	20%	35	n/a	1
	g) Single-family detached dwelling (existing public road)		2.50	250	250	300	50	25	25	10%	20%	35	n/a	1
	h) Municipal school district, county or state owned educational facility	X	15.00	500	500	500	100	50	50	30%	50%	40	10	2
	2. Accessory Uses (Farm):													
	a) Farm market	X					25	25	25	n/a	n/a	15	n/a	n/a
	b) Farm equipment/storage building, 10,000 square feet maximum	X					100	50	50	n/a	n/a	30	n/a	n/a
	c) Accessory farm structure, 5,000 square feet maximum	X					100	50	50	n/a	n/a	30	n/a	n/a
	d) Renewable energy facilities ¹													
	e) Commercial solar energy operations ²													
	f) Agritourism or Agritainment	X					25	25	25			15		
	3. Accessory Uses (Parks):													
	a) Shelter, public toilets and food sales buildings	X					75	50	50	6%	n/a	25	n/a	n/a
	b) Off-street parking lot	X					15	15	15	n/a	n/a	n/a	n/a	n/a
	4. Accessory Uses (Golf Course):													
	a) Clubhouses 15,000 square feet maximum	X					100	75	75	n/a	n/a	30	n/a	n/a
	b) Maintenance/storage building 7,500 square feet maximum	X					150	100	100	n/a	n/a	30	n/a	n/a

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Zone or District	Permitted Uses	Site Plan	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Lot Frontage (feet)	Min. Lot Depth (feet)	Min. Front Yard Setback (feet)	Min. Side Yard Setback (feet)	Min. Rear Yard Setback (feet)	Max. Building Coverage	Max. Lot Coverage	Max. Building Height (feet)	Vegetative Building Along Side and Rear Yards (feet)	Max. Number of Accessways per Use and Frontage
	c) Course restroom/snack shack 500 square feet maximum	X					100	50	50	n/a	n/a	20	n/a	n/a
	d) Off-street parking lot						15	15	15	n/a	n/a	n/a	n/a	n/a
	5. Accessory Uses (Single-Family Detached)													
	a) Garage or carport 500 square feet maximum						40	15	15	n/a	n/a	15	n/a	n/a
	b) Storage buildings 250 square feet maximum						40	15	15	n/a	n/a	12	n/a	n/a
	c) Dog kennel 150 square feet maximum						50	15	15	n/a	n/a	10	n/a	n/a
	6. Accessory Uses (Office and Assembly):													
	a) Off-street parking lot													
	b) Storage building 200 square feet maximum													
R-1 Residential	1. Principal Uses:													
	a) Single-family detached dwelling		1.50	200	150	300	50	25	25	15%	20%	35	n/a	1
	b) Farms for general purposes agriculture (no animals)		2.50	200	150	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2
	c) Municipal, county or state owned office buildings	X	2.00	200	150	300	50	35	35	40%	65%	40	10	2
	d) Municipal, county or state owned parks	X	2.00	200	150	200	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2
	e) Municipal school district owned educational uses	X	5.00	150	100	200	75	50	50	50%	65%	40	10	2
	f) Houses of worship	X	2.00	200	150	200	50	30	30	35%	45%	40	10	
	2. Accessory Uses (Single-Family Detached)													
	a) Garage or carport 500 square feet maximum						50	15	15	n/a	n/a	18	n/a	n/a
	b) Storage buildings 200 square feet maximum						50	10	10	n/a	n/a	12	n/a	n/a
	c) Dog kennel 100 square feet maximum						50	10	10	n/a	n/a	10	n/a	n/a
	d) Renewable energy facilities ¹													
	3. Accessory Uses (Farm):													
	a) Farm equipment/storage building, 5,000 square feet maximum	X					75	40	40	n/a	n/a	25	n/a	n/a
	b) Accessory farm structure, 2,000 square feet maximum	X					75	40	40	n/a	n/a	25	n/a	n/a
	c) Agritourism, Agritainment or Farm market	X					25	25	25			15		
	4. Accessory Uses (Parks):													
	a) Shelter, public toilets and food sales buildings	X					50	50	50	5%	n/a	20	n/a	n/a
	b) Off-street parking lot	X									5%	n/a	n/a	n/a
	5. Accessory Uses (Office and Assembly)													
	a) Off-street parking lot	X										n/a	n/a	
	b) Storage building 200 square feet maximum	X										18	n/a	
	6. Accessory Uses (Churches):													
	a) Rectory, pastor occupied only (2,000 square feet minimum)	X												
	b) Off-street parking lot	X												
R-2 Residential	1. Principal Uses:													
	a) Single-family detached dwelling		1.00	150	100	200	40	20	20	15%	20%	35	n/a	1
	b) Farms for general purpose agriculture (no animals)		2.50	200	150	300	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2
	c) Municipal buildings and parks	X	1.50	150	100	200	n/a	n/a	n/a	n/a	45%	40	10	2
	d) Houses of worship	X	2.00	200	150	200	40	20	20	25%	65%	40	10	2
	2. Accessory Uses (Single-Family Detached)													

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Zone or District	Permitted Uses	Site Plan	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Lot Frontage (feet)	Min. Lot Depth (feet)	Min. Front Yard Setback (feet)	Min. Side Yard Setback (feet)	Min. Rear Yard Setback (feet)	Max. Building Coverage	Max. Lot Coverage	Max. Building Height (feet)	Vegetative Building Along Side and Rear Yards (feet)	Max. Number of Accessways per Use and Frontage
	a) Garage or carport 500 square feet maximum						35	15	15	n/a	n/a	15	n/a	
	b) Storage buildings 200 square feet maximum						40	10	10	n/a	n/a	12	n/a	
	c) Dog kennel 100 square feet maximum						50	10	10	n/a	n/a	10	n/a	
	d) Renewable energy facilities ¹													
	3. Accessory Uses (Farm):													
	a) Farm equipment/storage building, 4,000 square feet maximum	X					50	30	30	n/a	n/a	25	n/a	n/a
	b) Accessory farm structure, 1,500 square feet maximum	X					50	30	30	n/a	n/a	25	n/a	n/a
	c) Agritourism or Agritainment or Farm market	X					25	25	25			15		
	4. Accessory Uses (Parks):													
	a) Shelter, public toilets, and food sales buildings	X						35	10	10	15%	n/a	20	n/a
	b) Off-street parking lot	X					25			n/a		n/a	n/a	n/a
	5. Accessory Uses (Churches):													
	a) Rectory, pastor occupied only (2,000 square feet minimum)	X					40	20	20	n/a	n/a	n/a		
	b) Off-street parking lot	X					10	20	20	n/a		18	n/a	
R-3 Residential	1. Principal Uses:													
	a) Single-family detached dwelling		0.804	100	50	200	40	25	25	40%	50%	35	n/a	
	b) Municipal buildings and parks	X	1.00	100	100	200	40	25	25	n/a	15%	n/a	10	
	c) Houses of worship	X	1.50	100	100	200	50	25	25	45%	65%	40		
	2. Accessory Uses (Single-Family Detached)													
	a) Garage or carport 500 square feet maximum						40	15	15	n/a	n/a	18		
	b) Storage buildings 200 square feet maximum						50	10	10	n/a	n/a	12		
	c) Dog kennel 100 square feet maximum						50	15	15	n/a	n/a	10		
	d) Renewable energy facilities ¹													
	3. Accessory Uses (Parks):													
	a) Shelter, public toilets and food sales buildings	X					25	15	15	5%	n/a	20	10	
	b) Off-street parking lot	X								10%	n/a	n/a	10	
	4. Accessory Uses (Churches):													
	a) Rectory, pastor occupied only (2,000 square feet minimum)	X					40	15	15	5%		35	5	
	b) Off-street parking lot	X								15%		n/a	10	
PBI Planned Business Unit Industrial	1. Principal Uses:													
	a) Retail business and service establishments	X	1.00	100	100	200	50	25	25	30%	60%	35	10	1
	b) Minor appliances and office machine repair shops	X	1.00	100	100	200	50	25	25	30%	60%	35	10	1
	c) Professional offices and clinics	X	1.30	100	100	200	50	25	25	30%	60%	35	10	1
	d) Insurance and financial institutions	X	1.50	100	100	200	50	25	25	30%	60%	35	10	1
	e) Restaurants including drive through fast food establishments	X	3.00	200	200	200	50	25		50%	65%	75	10	1
	f) Motor vehicle inspection station, new and used automotive sales	X	2.50	150	100	200	50	25	25	75%	65%	75	25	

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	g) Home occupations only in association with permitted single-family detached dwellings	X	1.00	75	50	100	40	20	25	50%	35%	35	10	
	h) Single-family homes existing at the time of the adoption of § 450-16 may continue to exist until such time as they are converted for commercial use or are vacated for more than 6 months (as of 11-1-2012)	X	1.00	75	50	100	40	20	20	35%	50%	35	5	
	i) Municipal use and other governmental offices, public parks, library, community theater	X	1.00	100	100	200	40	25	20	20%	40%	25	n/a	
	j) Child-care centers, schools, houses of worship, hospitals	X	2.50	150	100	200	50	25	25	n/a	15%	n/a	10	
	k) Hotels and motels	X	2.50	150	100	200	50	25	25	50%	65%	35	10	
	2. Permitted Accessory Uses Are as Follows:								25	50%	65%	35	10	
	a) Maintenance, utility, and storage facilities incidental in the business of the principal use, provided that they are in fully enclosed buildings (500 square feet maximum)	X					60	15						
	b) Residential business accessory building (750 square feet maximum)	X					50	15	15	n/a	n/a	15	5	
	c) Off-street parking and loading	X					25	15	15	n/a	n/a	20	5	
	d) Restaurant or cafeteria primarily for supplying meals to employees and guests of the principal use	X					60	15	15	n/a	n/a		10	
	e) In-service training schools for employees	X					60	15	15	n/a	n/a	18	5	
	f) Custodial living quarters associated with the maintenance or the principal use	X					60	15	15	n/a	n/a	18	5	
	g) Assembly halls for meetings incidental to the business of the principal use	X					60	15	15	n/a	n/a	18	5	
	h) Water and wastewater storage facilities	X					50	25	15	n/a	n/a	18	5	
	i) Renewable energy facilities ¹													
	3. Conditional Uses Are Permitted as Follows:													
	a) Industrial parks (12 acre minimum)	X	2.00	200	200	200	50	25						
	b) Warehouse and wholesale storage including but not limited to the storage and processing of farm products [also see § 450-16.E(2)]	X	5.00	400	400	600	100	50	40	40%	70%	45	25	2
	c) Light industrial, manufacturing or processing provided the proposed industrial process meets the performance requirements listed in § 450-16A, does not have one or more smoke stacks and does not have inherent characteristics which are noxious, injurious, offensive, or hazardous to the health, safety, or general welfare of the community	X	5.00	400	400	500	100	50	50	30%	60%	45	25	2
	f) Cannabis business uses ⁴	X												
I Industrial	1. Principal Uses:													

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	a) Uses permitted in the PBI zone plus glass and ceramic manufacturing, wood and paper products, concrete, and plastic manufacturing, rope and yarn manufacturing, mixing or batching plant for concrete manufacturing, concrete products, lumber, wood, new building materials, millwork, fuel, coal or oil, storage yards and distribution facilities, and the manufacturing and fabrication of machinery and metal products	X	5.00	250	200	300	75	40		40%	55%	45	20	2
	b) Public utility maintenance buildings and storage equipment yards	X	2.00	150	100	200	50	40	40	40%	65%	45	20	2
	c) Farms		5.00	250	200	300	50	40	40	n/a	50%	45	n/a	2
	2. Accessory Uses:								40					
	a) Storage buildings (750 square feet maximum)	X												
	b) Off-street parking and loading	X												
	c) Water and waste storage facilities	X												
	d) Farm buildings per agricultural zone													
	e) Commercial solar energy operations ²													
	f) Renewable energy facilities ¹													
	3. Conditional Uses are Permitted as Follows:													
	a) Cannabis Business Uses ⁴	X												
M Marine Resort	1. Principal Uses:													
	a) Marinas	X	2.00	150	100	200	25	15		45%	60%	30	5	2
	b) Boat building and repair yards	X	1.50	150	100	200	25	15	15	45%	60%	30	5	1
	c) Boat sales and service	X	1.50	150	100	200	25	15	15	45%	60%	25	5	1
	d) Marine supply store	X	1.00	100	100	200	25	15	15	50%	65%	25	5	1
	e) Bait and tackle shops	X	1.00	100	100	200	25	15	15	45%	65%	25	5	1
	f) Municipal buildings and parks	X	1.00	100	100	200	25	15	15	40%	60%	25	5	1
	2. Accessory Uses:								15					
	a) Bulkheads, piers and berths	X					n/a	n/a						
	b) Storage lockers for boat apparatus (500 square feet maximum)	X					30	5	n/a		n/a	18	5	
	c) Shelters and public toilets	X					25	10	5	5%	n/a	20	5	
	d) Off-street parking and boat storage yard	X					10	5	10	15%	n/a	20	5	
	e) Renewable energy facilities ¹													
PL Public Lands	1. Principal Uses:								5					
	a) Publicly owned property													
	2. Accessory Uses:													
	a) Public shelters, public toilets													
FP Floodplain (See § 450-17 for details.)	1. Principal Uses:													
	a) Pasture, grazing land, or agriculture ³													

FAIRFIELD CODE

Zone or District	Permitted Uses	Site Plan	Min. Lot Area (acres)	Min. Lot Width (feet)	Min. Lot Frontage (feet)	Min. Lot Depth (feet)	Min. Front Yard Setback (feet)	Min. Side Yard Setback (feet)	Min. Rear Yard Setback (feet)	Max. Building Coverage	Max. Lot Coverage	Max. Building Height (feet)	Vegetative Building Along Side and Rear Yards (feet)	Max. Number of Accessways per Use and Frontage
	b) Game farm, fish hatchery ³	X												
	c) Hunting and fishing reserve ³	X												
	d) Wildlife sanctuary, woodland preserve or arboretum ³	X												
	e) Open areas needed to meet yard and area requirements for any permitted uses in this and other districts													
	f) Restorative agriculture													
	2. Accessory uses ³													
	a) Accessory farm structure ³													
SDO Storage & Distribution Overlay	1. Conditionally Permitted Uses: a) Warehousing and distribution facilities	X	10.0	250	250	300	150	100	100	35%	50%	45	50	2

Notes:

- 1. In accordance with § 450-28B and C.
- 2. In accordance with § 450-28B and D.
- 3. In accordance with § 450-18.2.
- 4. In accordance with § 450-28.2.