

EXHIBIT A

Article 4: Zoning Districts and Use Regulations

Section 4.09: Accessory Uses and Structures

Subsection C: Permitted Accessory Uses

TABLE 4.09-A: PERMITTED ACCESSORY USES

USE OR STRUCTURE	ZONING DISTRICTS						ZONING PERMIT REQUIRED	# OF ACCESSORY STRUCTURES	YARDS PERMITTED F = FRONT S = SIDE R = REAR [1]	USE-SPECIFIC STANDARDS SEE SUBSECTION:
	R-RA, R-SF, R-TF, R-TR, & PR-C	R-MF	OS-P	O & O-W	N-B, G-B & B-RD	L-M				
P = PERMITTED		PS= PERMITTED WITH USE-SPECIFIC STANDARDS					C=CONDITIONAL USE		BLANK CELLS = PROHIBITED	
Accessory Retail Sales				PS		PS	Yes	No	Inside principal building	4.09:E.1
Amateur Radio Transmitter or Antenna	PS	PS				PS	Yes	No	R	4.09:E.2
Automated Teller Machine (ATM)				P	P	P	Yes [2]	No	S or R	
Beekeeping	PS						No	No	S or R	4.09:E.3
Community Garden	PS	PS	PS	PS	PS	PS	Yes [2]	No	F, S, or R	4.09:E.4
Conference Center, Assembly Hall, or Banquet Facility					PS		Yes	No	Inside principal building	4.09:E.5
Detached Accessory Building	P	P		P	P	P	Yes	Yes	R	
Drive-Through Facility				PS	PS	PS	Yes [2]	No	S or R	4.09:E.5
Drop-Off Box				PS	PS	PS	No	No	S or R	4.09:E.7
Dumpster		PS		PS	PS	PS	No	No	S or R	4.09:E.8
Electric Vehicle Charging Station	PS	PS	PS	PS	PS	PS	Yes	No	F, S, R, or Inside principal building	4.09:E.9
Home Occupation	PS	PS					Yes	No	Inside principal building	4.09: E.10 E.9
Indoor Food Sales				PS	PS	PS	Yes	No	Inside principal building	4.09: E.11 E.10
Keeping of Chickens	PS						No	No	S or R	4.09: E.12 E.11
Outdoor Dining Area					PS		Yes	No	F, S, or R	4.09: E.13 E.12
Outdoor Wood Furnace	PS						Yes	Yes	S or R	4.09: E.14 E.13
Porch or Deck	PS	PS		PS	PS	PS	Yes	No	F, S, or R	4.09: E.15 E.14
Private Stable	P						Yes	Yes	S or R	
Private or Public Swimming Pool	PS	PS					Yes	Yes	S or R	4.09: E.16 E.15
Restaurant			PS		PS		Yes	No		4.09: E.17 E.16
Restaurant, Fast-Food			PS		PS		Yes	No		4.09:E.17 6
Retail and Service Commercial Use			PS				Yes	No		4.09:E.18 7
Roadside Stand	PS	PS		PS	PS	PS	No	No	F, S, or R	4.09: E.19 E.16
Satellite Dish	PS	PS		PS	PS	PS	Yes	No	F, S, or R [3]	4.09: E.20 E.19
Small Wind Energy Conservation System	PS	PS		PS	PS	PS	Yes	Yes	R	4.09: E.21 E.20
Solar Panels	PS	PS		PS	PS	PS	See Section 4.09:E.22 Section 4.09:E.22 4.09:E.22 Section 4.09:E.21		On roof of structure or rear yard	4.09: E.22 E.21
Tennis Court or Other Game Court	PS	PS		PS	PS	PS	Yes	No	R	4.09: E.22 E.23
Tree House, Play Set, or Trampoline	P	P					No	No	R	
Unenclosed Patio	P	P		P	P		No	No	R	

9. Electric Vehicle (EV) Charging Stations

- a. Level 1 or Level 2 Electric Vehicle (EV) Charging Stations located within a single-family or two-family residential dwelling shall not require a zoning permit. EV Charging Stations not located within single-family or two-family residential dwellings are permitted in accordance with the standards listed below.
- b. EV Charging Stations shall be located at least 30 feet from any buildings located on the property.
- c. EV Charging Stations shall be located at least 30 feet from the property line.
- d. EV Charging Stations shall be prohibited within parking garages.
- e. EV Charging Stations shall be located at least 20 feet from a standard vehicular parking space.
- f. Parking spaces for EV Charging Stations shall be a minimum of 336 SF.
- g. Advertisements, including electronic changeable message boards, shall be prohibited on EV charging stations.
- h. EV Charging station equipment shall not exceed eight (8) feet in height.
- i. Canopies may be erected over EV Charging Stations provided that the edge of a canopy shall be set back a minimum of 35 feet from the right-of-way. Such a canopy shall not exceed 20 feet in height and shall provide a minimum clearance of 14 feet from ground level to the bottom of the canopy ceiling.
- j. Support structures for canopies shall utilize materials to match building materials on the principal structure. The minimum height of natural brick or stone materials shall be eight (8) feet.
- a.k. The EV Charging Station shall comply with the current National Electric Code (NEC) and shall be inspected once a year. Proof of the inspection shall be made available to the Deerfield Township Zoning Inspector and Deerfield Township Fire Rescue.
- l. Vehicle impact protection barriers (guard posts) shall be provided for all charging station equipment.
- m. All above-ground mechanical equipment shall be fully screened with some type of enclosure. The enclosure shall be fully screened using evergreen landscaping or a decorative wall to aesthetically match the principal structure.

9.10. Home Occupation

Home occupations shall be subject to the following conditions in addition to any other applicable use standards of the applicable zoning district:

- a.** A person whose principal employment is outside of the home but who temporarily works out of a home office shall not be considered as operating a home occupation subject to these standards.

Dwelling

A building or portion thereof designed or intended to be used exclusively for residence purposes, but not including a hotel, motel, tent, cabin, trailer or trailer coach, or camper on truck.

Dwelling, Multi-Family

A building or portion thereof designed for or occupied by more than two non-transient families or housekeeping units, living independently of each other, with cooking and sanitary facilities in each dwelling unit. Multi-family dwelling shall include apartment buildings, elderly housing, and buildings where three or more dwellings are attached by common walls or floors within a single structure.

Dwelling, Single-Family

A building designed for or occupied exclusively by one non-transient family or housekeeping unit.

Dwelling, Two-Family

A building designed for or occupied exclusively by two non-transient families or housekeeping units, living independently of each other, with cooking and sanitary facilities in each dwelling unit.

Dwelling Unit

A single unit of one or more rooms providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation but not including a tent, cabin, hotel, motel recreational vehicle, or other temporary or transient structure or facility. A dwelling unit shall not include a mobile home or recreational vehicle, camping equipment, or a manufactured home except for permanently sited manufactured homes that conform to the requirements for such uses.

Easement

Authorization by a property owner for the use by another, for a specified purpose, of any designated part of his or her property.

Educational Facility, Higher

Buildings or structures used to teach students at a level beyond primary schools, elementary schools, middle schools, and high schools. Higher educational facilities shall include, but not be limited to, colleges, vocational schools, universities, training centers and other similar uses.

Educational Institution Facility

Buildings or structures used to teach students. Educational facilities may include primary schools, elementary schools, middle schools, or high schools. Educational facilities shall not include colleges, vocational schools, and other similar uses.

Electric Vehicle (EV) Charging Station

A parking space (publicly or privately used) that is served by battery charging station equipment for the purpose of transferring electrical energy (by conductive or inductive means) to a battery or other energy storage device within an electric vehicle. EV Charging Stations include the following charging levels:

- Level 1 (120-Volt)
- Level 2 (240-Volt)
- Level 3 (400+-Volt)

Electronic Smoking Device

Any device that can be used to deliver aerosolized or vaporized nicotine or any other substance to the person inhaling from the device including an electronic cigarette, electronic cigar, electronic hookah, vaping pen, or electronic pipe.

Entrance Monument

A fence, wall, or sign located at the entrance of a subdivision or development that identifies the name of the subdivision or development.

Excavation

The process of altering the natural grade/elevation by cutting, filling, or moving the earth, or any activity by which soil or rock is cut, dug, quarried, uncovered, removed, displaced, or relocated.