

Exhibit A



Deerfield Township Zoning Resolution

Effective

August 5, 2011
Resolution # 2011-026

Amended

December 1, 2016
Resolution # 2016-63

April 21, 2017
Resolution # 2017-23

June 16, 2017
Resolution # 2017-32

April 19, 2019
Resolution # 2019-18

November 15, 2019
Resolution # 2019-65

July 17, 2020
Resolution # 2020-30

February 15, 2024
Resolution # 2024-1

[September 5, 2025](#)
[Resolution # 2025-_____](#)

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4. Junk, Inoperable, or Unlicensed Vehicles

No junk, inoperable, unlicensed, or unregistered vehicle shall be located on any property, except when stored within a completely enclosed building or when such storage is permitted as a principal use in the applicable zoning district.

5. Furniture and Appliances

No furniture or appliance intended for indoor use may be stored outside, unless it is in a completely enclosed porch or patio room. The exception to this standard shall be when such furniture is on sale and is stored outdoors under a tent during a temporary sales event, permitted in accordance with [Section 4.08:C.17](#)~~Section 4.08:C.17~~~~Section 4.08:C.17~~. (Use-Specific Standards; Outdoor Sales and Display).

Section 4.03: Establishment of Zoning Districts

For the purposes stated above, the unincorporated territory of Deerfield Township is hereby divided into the zoning districts established in Table 4.03-A (Zoning Districts).

TABLE 4.03-A: ZONING DISTRICTS	
DISTRICT DESIGNATION	DISTRICT NAME
RESIDENTIAL DISTRICTS	
PR-C	Park Residential Conservation District
R-RA	Rural Residential Agriculture District
R-SF	Residential Single-Family District
R-TF	Residential Two-Family District
R-MF	Residential Multi-Family District
R-TR	Residential Transitional District
Business & Non Residential Districts	
OS-P	Open Space & Parks District
O	Office District
O-W	Office Warehouse District
N-B	Neighborhood Business District
G-B	General Business District
B-RD	Business Redevelopment District
L-M	Light Manufacturing District
Overlay Districts	
PUD	See Article 5: Planned Unit Developments (PUDs)
Route 22 & 3 Overlay District 22/3-Q	Route 22 & 3 Overlay District See Section 4.05(O)

Section 4.04: Official Zoning Map

- A.** The boundaries of the zoning districts are shown upon the official zoning map of the township, which map and all notations thereon are incorporated herein and are made a part of this zoning resolution. The zoning map and all notations, references, and other matters shown thereon constitute a part of this zoning resolution and have the same force and effect as if fully described or illustrated herein. The official zoning map shall remain on file with the Deerfield Township Planning & Zoning Department.

N. PUD PLANNED UNIT DEVELOPMENT DISTRICT

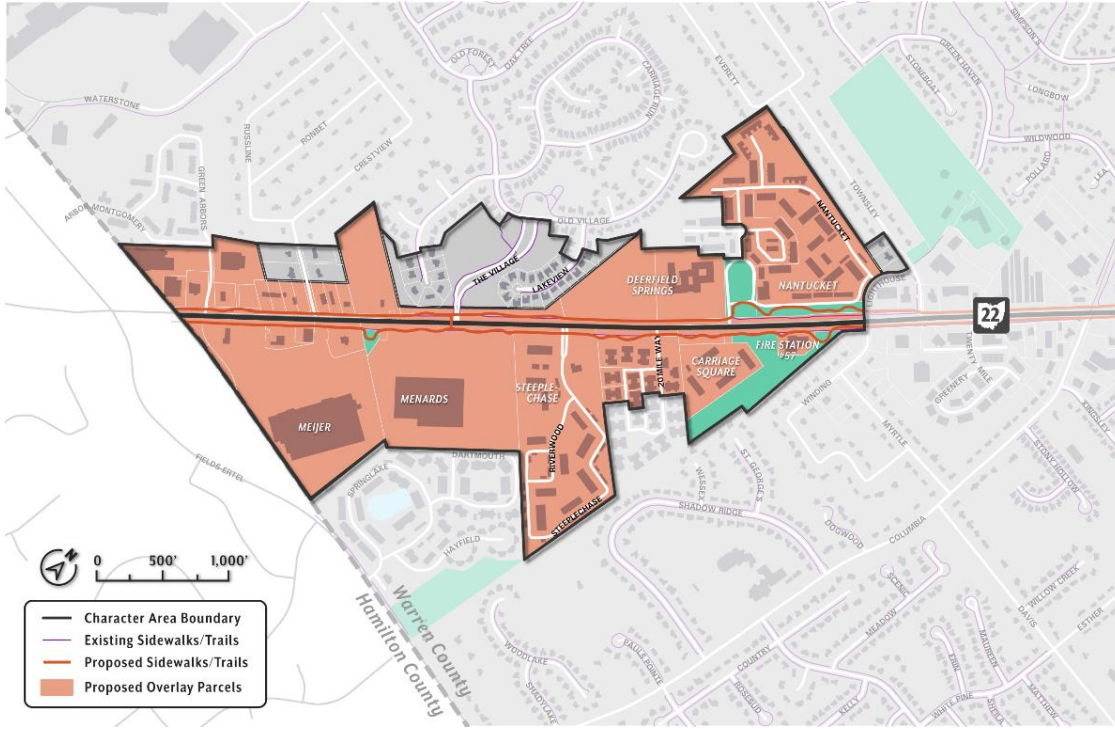
The PUD Planned Unit Development District is developed under the provisions of Section 519.021 of the Ohio Revised Code (Planned Unit Development Regulations) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in the planning and design of development while also promoting the public health, safety, and morals. The PUD provisions are intended to provide permissive, voluntary, and alternative zoning procedures for well planned developments in harmony with the public health, safety, morals and general welfare in any zoning district, except the OS-P district, provided for otherwise in this zoning resolution. These regulations are designed to provide flexibility to use sites efficiently, to encourage sustainable design, and to create innovative projects with many amenities. It is expected that PUD projects will demonstrate design excellence that cannot be achieved by the base zoning district.

O. 22/3-O ROUTE 22 & 3 OVERLAY DISTRICT

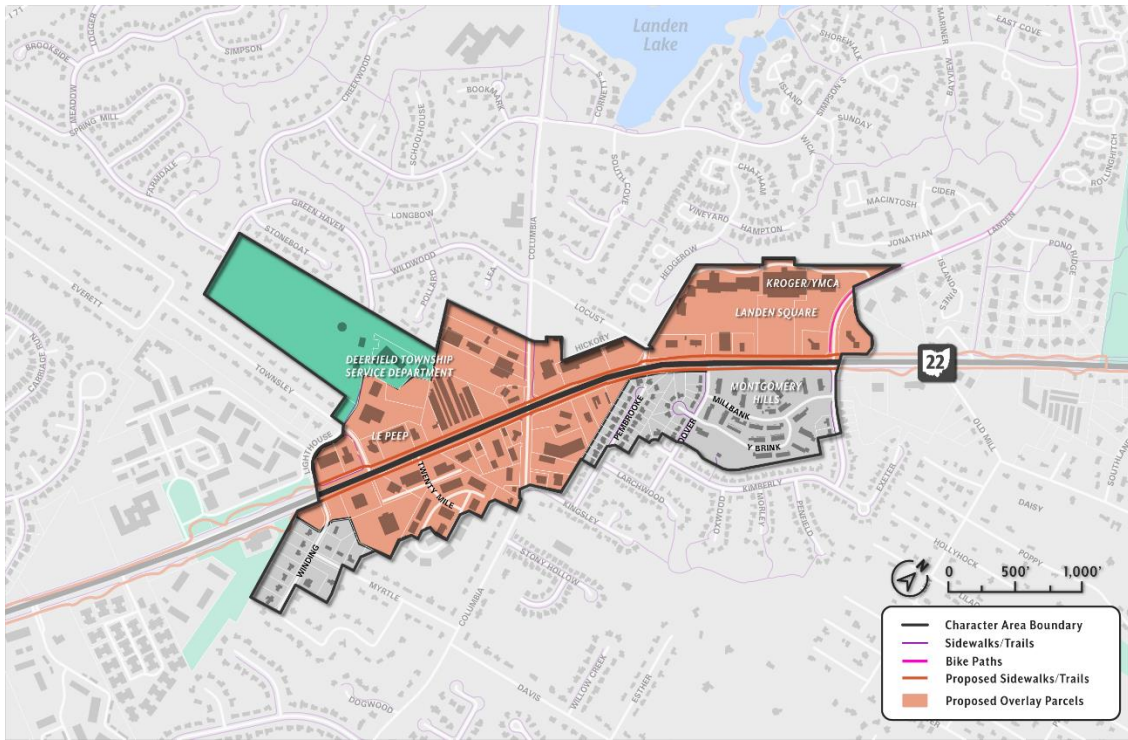
It is the purpose of the 22/3-O Route 22 & 3 Overlay District to encourage the appropriate development, redevelopment, and investment of the corridor with the goals, objectives, and recommendations of the Route 22 & 3 Corridor Plan and the Deerfield Township Comprehensive Plan. The Route 22 & 3 Overlay provisions provide supplemental regulations or standards pertaining to specific geographic features or land uses that further the health, safety, and morals of the township. Whenever there is a conflict between the regulations of a base zoning district, any PUD standards or approvals, and those of the overlay district, the regulations of the Route 22 & 3 Overlay (as set forth in the most recent version of the Deerfield Township Route 22 & 3 Plan) shall supersede.

All Focus Areas listed in the Route 22 & 3 Corridor Plan, as adopted by the Board of Trustees on April 15, 2025, shall be included as Focus Area Overlay Districts on the effective date of this resolution. The Focus areas include the following four Subareas: Business South (B-South), Twenty-Mile Stand, Business North (B-North), and Transitional North (T-North). The Board of Township Trustees may, from time to time, modify, delete, or create overlay districts as defined and containing the characteristics in accordance with the following procedures set forth in the Ohio Revised Code and the Deerfield Township Zoning Resolution.

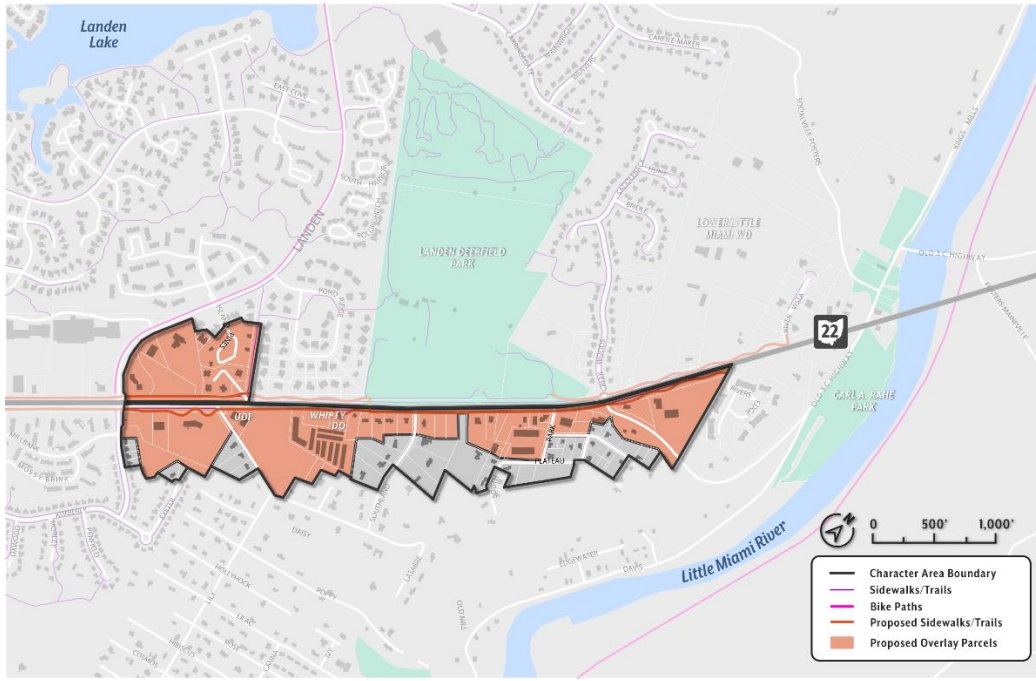
1. Business South



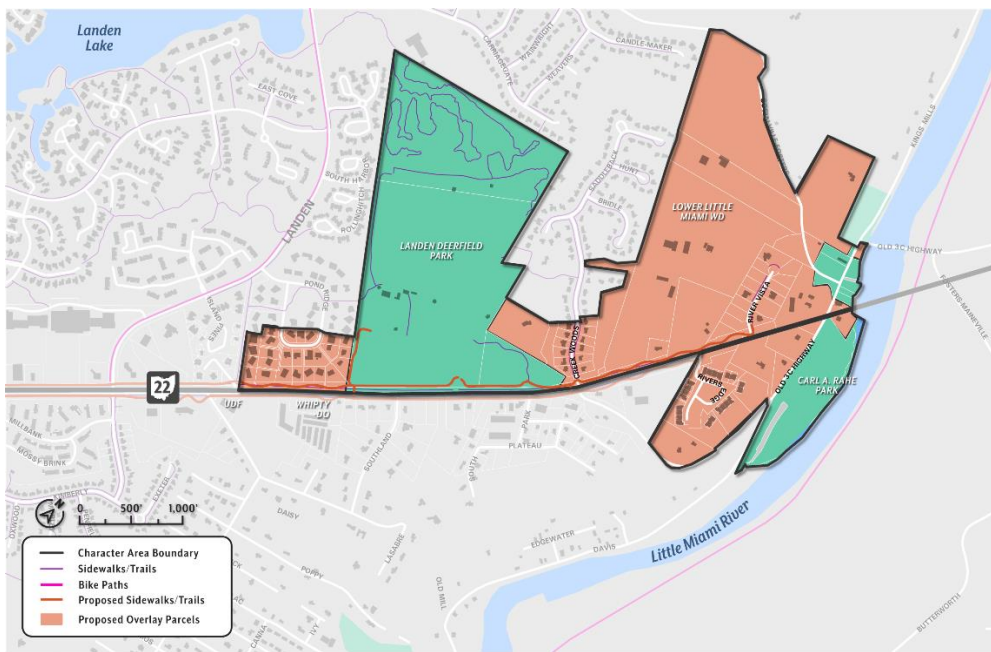
2. Twenty Mile Stand



3. Business North



4. Transitional North



Article 4: Zoning Districts and Use Regulations

Section 4.06: Principally Permitted Uses

Subsection B: Principally Permitted Uses in Business and Nonresidential Districts

USE P = Permitted Use PS = Permitted Use with Use-Specific Standards C = Conditional Use	ZONING DISTRICTS									USE-SPECIFIC STANDARDS SEE SUBSECTION
	OS-P	O	O-W	N-B	G-B	B-RD [I] Subarea A	B-RD [I] Subarea B	B-RD [I] Subarea C	L-M	
BUSINESS USES										
Automotive Washing Facility				C	C		P			
Bar or Tavern				PS	PS	C	PS	PS		Section 4.08:C.6
Billiard Parlor					C					Section 4.08:C.6
Brewpub		C	C	P	P	P	P	P	P	Section 4.08:C.8
Call Center		P	P		C				P	
CBD Establishments					PS					Section 4.08:C.9
Check Cashing Establishment										
Club, Lodge or Other Social Meeting Place		C	C	P	P			C		Section 4.08:C.10
Commercial Greenhouse					P	P			P	
Conference Center, Assembly Hall, or Banquet Facility		P	P	P	P	P	P	P	P	Section 4.08:C.11
Day Care Center		C	C	C	P	PS	PS	PS	PS	Section 4.08:C. 11 12
Financial Institution		P	P	P	P	P	P	P	P	
Funeral Home		C	C	P	P	P	P	P	PS	Section 4.08:C. 12 13
Hookah Lounge										
Hotel or Motel			C		P	P	P			
Indoor Recreation or Entertainment Facility				C	P	C	C	C	P	Section 4.08:C.14
Internet Café		C	C		C					
Internet Sweepstakes Establishment										
Kennel			PS	PS	PS				PS	Section 4.08:C.15
Lumber Yard									P	
Live Sex Act Business										
Marijuana Business										
Medical and Dental Center or Outpatient Clinic		P	P	P	P	P	P	P	C	
Microbrewery		C	C	P	P	P	P	P		
Mixed Use				PS	PS	PS	PS	PS		Section 4.08:C.16
Night Club					C	C	P	P		
Office		P	P	P	P	P	P	P	P	
Outdoor Commercial Recreation or Entertainment Facility				C	P	C	C	C	C	Section 4.08:C.17
Outdoor Sales and Display					PS	PS	PS	PS		Section 4.08:C.18
Outdoor Storage					C				C	Section 4.08:C.19
Pawn Shop										
Pay-day Loan Agency										
Restaurant	PS	C	C	P	P	P	P	P		Section 4.08:C.20
Restaurant, Fast-Food	PS			C	P	P	P	P		Section 4.08:C.20
Retail and Service Commercial Use				P	P	P	P	P		Section 4.08:C.21
Self-Storage Facility or Mini-Warehouse					C					Section 4.08:C.22
Tattoo/Piercing Parlor or Studio					P					
Truck, Trailer, or Farm Implement Sales and Service					P					
Wholesale Business					P	P	P		C	
Vape or Smoke Shop										
INDUSTRIAL AND WAREHOUSE USES										

Article 4: Zoning Districts and Use Regulations

Section 4.06: Principally Permitted Uses

Subsection B: Principally Permitted Uses in Business and Nonresidential Districts

TABLE 4.06-B: PERMITTED USES IN BUSINESS AND NONRESIDENTIAL DISTRICTS

USE P = Permitted Use PS = Permitted Use with Use-Specific Standards C = Conditional Use	ZONING DISTRICTS									USE-SPECIFIC STANDARDS SEE SUBSECTION
	OS-P	O	O-W	N-B	G-B	B-RD [1] Subarea A	B-RD [1] Subarea B	B-RD [1] Subarea C	L-M	
INDUSTRIAL AND WAREHOUSE USES										
Brewery					P	P	P	P	P	
Contractor Offices and Storage			C		C					Section 4.08:D.1
Light Manufacturing									P	
Office-Warehouse			P						P	
Research and Development Facility or Laboratory		P	P		P	P	P	P	P	
Warehousing, Distribution or Storage Facility			P		P				P	
PUBLIC AND INSTITUTIONAL USES										
Active Park or Recreation Facility	PS	C	C	PS	PS	PS	PS	PS	PS	Section 4.08:E.1
Cemetery		C	C	PS	PS					Section 4.08:E.2
Community Garden	PS	PS	PS	PS	PS	PS	PS	PS	PS	Section 4.08:E.3
Educational Facility		C	C	PS	PS	PS	PS	PS	PS	Section 4.08:E.4
Educational Facility, Higher		PS	PS		PS					Section 4.08:E.4
Institutional Housing		C		PS	PS	C	C	C		Section 4.08:B.2
Passive Park, Recreation Facility, or Open Space	P	P	P	P	P	P	P	P	P	
Public and Government Building or Use	C	P	P	P	P	P	P	P	P	
Religious Place of Worship	C	C	C							Section 4.08:E.6
Religious Place of Worship, Large	C	C	C							Section 4.08:E.6
Telecommunication Tower	C	P	P	P	P	P	P	P	P	Section 4.08:E.7
NOTE: [1] See Section 4.08.C. 24-23 Subarea Map										

C. PRINCIPALLY PERMITTED USES IN THE ROUTE 22 & 3 OVERLAY DISTRICT

Table 4.06-C (Permitted Uses in the Route 22 & 3 Overlay District Table) sets forth the principally permitted uses within the Route 22 & 3 Overlay District. The abbreviations used in the table are described in Section 4.06 A 1-5.

TABLE 4.06- C: PERMITTED USES IN THE ROUTE 22 & 3 OVERLAY DISTRICT					
USE	Overlay District Subarea				USE-SPECIFIC STANDARDS
P = Permitted Use PS = Permitted Use with Use-Specific Standards C = Conditional Use	B-South	20-Mile Stand	B-North	T-North	SEE SUBSECTION
RESIDENTIAL USES					
Adult Family Home or Small Residential Facility	P	P	P	P	
Adult Group Home or Large Residential Facility	P		P	P	
Dwelling, Multi-Family				P	Section 4.08:B.2
Dwelling, Single-Family	P	P	P	P	
Dwelling, Two-Family		P		P	
Institutional Housing	P		P	P	Section 4.08:B.23
Mixed Residential Development	PS	PS		PS	Section 4.08:B.34
Park Residential Development	PS	PS	PS	PS	Section 4.08:DB5
Permanently Sited Manufactured Home	PS	PS	PS	PS	Section 4.08:B.46
BUSINESS USES					
Adult Establishment					Section 4.08:C.1
Animal Hospital or Veterinary Clinic	PS	PS	PS		Section 4.08:C.2
Automotive Fuel Sales	PS				Section 4.08:C.3 and Overlay District
Automotive Repair	PS				Section 4.08:C.4 and Overlay District
Automotive Sales or Rental					Section 4.08:C.5 and Overlay District
Automotive Service	PS				Section 4.08:C.4 and Overlay District
Automotive Washing Facility	PS				Overlay District
Bar or Tavern	PS	PS	PS		Section 4.08:C.6
Billiard Parlor	C	C	C		Section 4.08:C.6
Brewpub	P	P	P		Section 4.08:C.8
Call Center	C	C	C		
CBD Establishments					Section 4.08:C.9
Check Cashing Establishments					
Club, Lodge or Other Social Meeting Place	P	P	P	P	Section 4.08:C.10
Commercial Greenhouse	P		P		
Conference Center, Assembly Hall, or Banquet Facility	P	P	P	P	Section 4.08:C.11
Day Care Center	P	P	P		Section 4.08:C.12

Article 4: Zoning Districts and Use Regulations

Section 4.06: Principally Permitted Uses

Subsection C: Principally Permitted Uses in the Route 22 & 3 Overlay District

Financial Institution	P	P	P		
Funeral Home	P	P	P		Section 4.08:C.13
Hookah Lounge					
Hotel or Motel	P	P	P		
Indoor Recreation or Entertainment Facility	P	P	P		Section 4.08:C.14
Internet Café					
Internet Sweepstakes Establishment					
Kennel	PS	PS	PS		Section 4.08:C.15
Lumber Yard					
Live Sex Act Business					
Marijuana Business					
Medical and Dental Center or Outpatient Clinic	P	P	P		
Microbrewery	P	P	P		
Mixed Use	PS	PS	PS		Section 4.08:C.16
Night Club					
Office	P	P	P		
Outdoor Commercial Recreation or Entertainment Facility	P	P	P		Section 4.08:C.17
Outdoor Sales and Display	PS	PS	PS		Section 4.08:C.18
Outdoor Storage					Section 4.08:C.19
Pawn Shop					
Pay-Day Loan Agency					
Restaurant	P	P	P		Section 4.08:C.20
Restaurant, Fast-Food	P	P	P		Section 4.08:C.20
Retail and Service Commercial Use	P	P	P		Section 4.08:C.21
Self-Storage Facility or Mini-Warehouse					Section 4.08:C.22
Tattoo/Piercing Parlor or Studio					
Truck, Trailer, or Farm Implement Sales and Service					
Wholesale Business	P		P		
Vape or Smoke Shop					
INDUSTRIAL AND WAREHOUSE USES					
Brewery	P	P	P		
Contractor Offices and Storage					
Light Manufacturing			P		
Office-Warehouse			P		
Research and Development Facility or Laboratory	P	P	P		
Warehousing, Distribution or Storage Facility					
PUBLIC AND INSTITUTIONAL USES					
Active Park or Recreation Facility	PS	PS	PS	PS	Section 4.08:E.1
Cemetery	PS	PS	PS	PS	Section 4.08:E.2

Article 4: Zoning Districts and Use Regulations

Section 4.06: Principally Permitted Uses

Subsection C: Principally Permitted Uses in the Route 22 & 3 Overlay District

Community Garden	PS	PS	PS	PS	Section 4.08:E.3
Educational Facility	PS	PS	PS	PS	Section 4.08:E.4
Educational Facility, Higher	PS	PS	PS	PS	Section 4.08:E.4
Institutional Housing	PS			PS	Section 4.08:B.2
Passive Park, Recreation Facility, or Open Space	P	P	P	P	
Public and Government Building or Use	P	P	P	P	
Religious Place of Worship	PS	PS	PS	PS	Section 4.08:E.6
Religious Place of Worship, Large	PS	PS	PS	PS	Section 4.08:E.6
Telecommunication Tower	P	P	P	P	Section 4.08:E.7
NOTE: [1] See Section 4.08:C.24 Route 22 & 3 Overlay District Subarea Maps					

B. RESIDENTIAL USES

1. General Residential Use Standards

In the Route 22 & 3 Overlay District, residential uses shall only be permitted if they are principally permitted in the underlying zoning district, ~~or~~ as part of a PUD, and the Route 22 & 3 Overlay District.

1.2. Dwelling, Multi-Family

Multi-family dwellings shall only be permitted in the G-B and B-RD (Subarea B) Districts when the dwelling units are developed within a mixed use building (See [Section 4.08:C.16](#)~~Section 4.08:C.16~~~~Section 4.08:C.16~~).

2.3. Institutional Housing

- a.** Institutional housing shall have direct ingress and egress from an arterial or collector street as defined in the Warren County Official Thoroughfare Plan and shall not use a local residential street as the principal access route.
- b.** A landscaped buffer of not less than 10 feet in width shall be provided along the side and rear lot lines. The buffer shall include nursery-grade evergreen trees of at least six feet in height planted not more than 10 feet apart, on center, or any alternative buffer of equal quality that is approved by the township.
- c.** Except as otherwise required by this zoning resolution, all buildings shall be set back a minimum of 100 feet from any abutting residential lot line, residential district, or recorded subdivision.
- d.** All of these uses shall have a minimum lot area of five acres.

3.4. Mixed Residential Development

a. Purpose

Mixed residential developments are permitted in the R-TR District in order to encourage flexible and creative development in support of the purpose of this zoning district. The provisions of this section are designed to support the mixture of dwelling unit types, preservation of open space, interconnectivity, and the protection of natural resources.

b. Minimum Development Requirements

- i. Mixed residential developments are permitted where the subject parcel contains a minimum of five contiguous acres, not separated by a road or other right-of-way, prior to development.
- ii. Any lawful ownership arrangement including, but not limited to, fee simple lots and condominiums, is permitted within a mixed residential development.
- iii. The arrangement of dwelling units shall comply with all development standards contained within the applicable zoning district and any other applicable provisions of this zoning resolution.

c. Permitted Uses

- i. The following principal uses are permitted in mixed residential developments:
 - A) Agriculture as regulated in Section 3.02: Agricultural Exemption;
 - B) Single-Family Dwellings;
 - C) Two-Family Dwellings; and
 - D) Multi-Family Dwellings.
- ii. Those accessory uses permitted within the applicable zoning district shall also be permitted in mixed residential developments.

d. Permitted Number of Dwelling Units

The maximum number of dwelling units permitted in a mixed residential development shall be calculated by multiplying the total acreage of the development site minus any roads, rights-of-way, road or street easements, pre-existing conservation easements or floodways that exist at the time of application by 3.75 (e.g., a 100 acre property, pre-subdivision, could be developed with 375 dwelling units).

e. Open Space Requirements

- i. All mixed residential developments shall include a minimum of 30% open space.
- ii. The composition, protection, ownership and maintenance of open space in a mixed residential development shall comply with the open space standards of Section 6.04: [Open Space](#)~~Open Space~~.

f. Development Standards

i. Lot Area and Lot Width Requirements

All principally permitted uses in a mixed residential development shall be required to be located on an individual lot that meets the minimum lot area and lot width requirement established below.

4.5. Park Residential Development**a. Purpose**

Park residential developments are permitted in the PR-C District in order to encourage protection of open space and parks while maintaining the character and density of single-family dwellings. The provisions of this section are designed to allow planned single-family neighborhood development utilizing the principles of conservation design.

b. Minimum Development Requirements

- i. Park residential developments are permitted where the subject parcel contains a minimum of 10 contiguous acres, not separated by a road or other right-of-way, prior to development.
- ii. Any lawful ownership arrangement including, but not limited to, fee simple lots and condominiums, is permitted within a park residential development.
- iii. The arrangement of dwelling units shall comply with all development standards contained within the applicable zoning district and any other applicable provisions of this zoning resolution.

c. Permitted Uses

- i. The following principal uses are permitted in park residential developments:
 - A) Agriculture as regulated in Section 3.02: Agricultural Exemption; and
 - B) Single-Family Dwellings.
- ii. Those accessory uses permitted within the applicable zoning district shall also be permitted in park residential developments.

d. Permitted Number of Dwelling Units

The maximum number of dwelling units permitted in a park residential development shall be calculated by multiplying the total acreage of the development site minus any roads, rights-of-way, road or street easements, pre-existing conservation easements or floodways that exist at the time of application by 3.25 (e.g., a 100 acre property, pre-subdivision, could be developed with 325 dwelling units).

e. Open Space Requirements

- i. All park residential developments shall include a minimum of 40% open space.
- ii. The design, protection, ownership, and maintenance of open space in a park residential development shall comply with the open space standards of Section 6.04: ~~Open Space~~~~Open Space~~~~Open Space~~.
- iii. Stormwater Management facilities shall not be included in the open space calculation unless they are designed as retention ponds with a fountain feature and meet the requirements of active recreation in Section 6.04:C.2.
- iv. A minimum of 20% of the required open space shall be located on a portion of the property that is developable. This shall exclude areas including but not limited to land over 20% slope, flood-plain and wetland areas, areas permanently inundated by water, and areas protected by the Ohio Department of Natural Resources.

- C) For lots with a rear yard abutting the open space, the minimum rear yard setback shall be 20 feet.
- D) There shall be a minimum separation of 40 feet between the rear of any two single-family dwellings.
- E) There shall be a minimum separation of 60 feet between the rear of any two two-family dwelling and/or multi-family dwelling or between the rear of a single-family dwelling and any two-family dwelling and/or multi-family dwelling.
- F) The minimum separation between the sides of two principal buildings (side yards) in the proposed development shall be 10 feet.
- G) Freestanding accessory buildings or structures shall be located in the rear yard only. Accessory buildings or structures shall not be located closer than five feet from any side or rear lot line.

iii. Maximum Height Regulations

- A) The maximum height of all single-family dwellings shall be 35 feet, or two stories, whichever is less.
- B) The maximum height of accessory structures shall be 20 feet.

iv. Circulation

- A) All lots shall be required to have access to a public road.
- B) Cul-de-sacs or other dead end streets should be avoided unless necessitated by the presence of natural features, or other site constraints.
- C) Street length and width should be minimized to the maximum extent feasible to reduce the paved area and to maintain a rural street cross section without curbs and gutters.
- D) Sidewalks shall be required on both sides of the street and shall be constructed in accordance with the Warren County Subdivision Regulations.

g. Review of Park Residential Developments

- i. Park residential developments are subject to a map amendment to the PR-C District and shall follow the review procedures in Section 3.07.
- ii. [Once the property has officially been rezoned to PR-C, Park residential developments shall be reviewed in the same manner as mixed residential developments in accordance with Section 4.08:B.4.g.](#)

5.6. Permanently Sited Manufactured Home

Permanently sited manufactured homes shall meet the following requirements:

- a. The structure shall be affixed to a permanent foundation and be connected to appropriate facilities;
- b. The structure, excluding any addition, shall have a width of at least 22 feet at one point, a length of at least 22 feet at one point, and a total living area, excluding garages, porches, or attachments, of at least 900 square feet;
- c. The structure shall have a minimum 3:12 residential roof pitch, conventional residential siding, and a six inch minimum eave overhang, including appropriate guttering;
- d. The structure shall be manufactured after January 1, 1995; and

- j. Live Sex Act Businesses are prohibited in all zoning districts.

2. Animal Hospital/Veterinary Clinics

- a. All soundproofed structures shall be set back a minimum of 50 feet from any abutting residential lot line, residential district, or recorded subdivision.
- b. All non-soundproofed structures shall be set back a minimum of 100 feet from any abutting residential lot line, residential district, or recorded subdivision.
- c. If the animal hospital or veterinary clinic includes a kennel use for the temporary boarding of animals for purposes other than medical or dental treatment, such use shall also be subject to the standards set out in Section 4.08:C.14. Kennel.

3. Automotive Fuel Sales

- a. Canopies may be erected over fuel pump islands provided that the edge of a canopy shall be set back a minimum of 35 feet from the right-of-way. Such 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.
- b. 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 feet.
- ~~b.c.~~ In the Route 22 & 3 Overlay District, any lot containing Automotive Fuel Sales shall be located at least 1,000 feet from any lot containing another Automotive Fuel Sales. Distances shall be measured in a straight line from the nearest wall of the proposed automotive fuel sales business to the property line of the potentially restrictive structure

4. Automotive Repair and Automotive Service

- a. Automotive service or automotive repair shall be performed and conducted inside of the building.
- b. In the Route 22 & 3 Overlay District, any lot containing Automotive Repair or Automotive Service, shall be located at least 1,000 feet from any lot containing another Automotive Repair or Automotive Service. Distances shall be measured in a straight line from the nearest wall of the proposed automotive repair and automotive service business to the property line of the potentially restrictive structure.

5. Automotive Sales and Rental

Automotive sales or rental uses are subject to the following standards:

- a. There shall be a minimum lot area of two acres.
- b. A principal structure shall be located on the lot.
- c. Headlights shall be 100% screened from public streets and adjacent property, unless the adjacent use is an automotive sales or rental use.
- d. Landscaping required by Section 8.07: Landscaping and Screening of Vehicular Use Areas shall only be required for the parking spaces necessary to meet the minimum off-street parking standards of Section 7.04: Off-Street Parking Requirements. Vehicular use area landscaping shall comply with the requirements of Section 8.07: Landscaping and Screening of Vehicular Use Areas, except as modified below:
 - i. The township may approve the substitution of shrubs for required trees at a ratio of five shrubs per required tree.

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 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	

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										
Other Accessory Uses	C	C		PS	PS	PS	See Section 4.09:E.24	Section 4.09:E.24	Section 4.09:E.23	Other Accessory Uses
	NOTES: [1] For the purposes of the placement of accessory uses or structures on a corner lot, the side yard located opposite of the front door of the structure shall be considered the rear yard; and for through lots, the front yard located to the rear of the structure shall be considered the rear yard. [2] ATMs and drive-through facilities shall be permitted in the stated zoning district when they are accessory and attached to the building containing the principal use. The zoning permit approval may be part of the zoning permit application for the principal use. [3] Satellite dishes should be located in the side or rear yard to the maximum extent feasible. However, these regulations shall not prohibit the location of a satellite dish in the front yard.									

9. Electric Vehicle (EV) Charging Stations

- a. Electric Vehicle (EV) Charging Stations located on single-family residential properties shall not require a zoning permit. EV Charging Stations not located on single-family residential properties are permitted in accordance with the standards listed below.
- b. EV Charging Stations shall be located at least 30 feet from any building(s) 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 any 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.

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.
- b.** Home occupations shall be clearly incidental and subordinate to the use of the property for residential purposes and shall be completely conducted within the dwelling.
- c.** No more than the 25% of the gross floor area of any dwelling shall be utilized for a home occupation.

- d.** The external appearance and/or use of the structure or lot in which the home occupation is conducted shall not be altered to indicate the presence of the home occupation.
- e.** There shall be no outside storage of any kind related to the home occupation and only commodities made on the premises may be sold on the premises. No display of the products shall be visible from the street.
- f.** No expansion of existing off-street parking shall be permitted. Furthermore, no additional parking burden, due to the home occupation, shall be created.
- g.** No equipment, process, materials, or chemicals which create offensive noises, vibration, smoke, dust, odor, heat, glare, x-rays, radiation, or electrical disturbances shall be utilized in the home occupation.
- h.** Not more than one person, who is not a resident of the premises, may participate in the home occupation as an employee or volunteer.
- i.** No more than one home occupation shall be permitted within any single dwelling unit.
- j.** Delivery of any materials necessary for a home occupation shall be limited to automobiles, light duty trucks (e.g., typical FedEx or UPS home delivery vans and trucks) or vans. Deliveries by heavy trucks shall be limited to two times per week.
- k.** No building or structure shall be used to operate a business, store equipment used for a business, or serve as a location where multiple employees meet or park prior to going to work off-site.
- l.** Hours of operation for a home occupation that entails client visits or incoming deliveries is restricted to no earlier than 8:00 a.m. and no later than 8:00 p.m. each day of the week.
- m.** No sign, other than one non-illuminated nameplate, two square feet in area and mounted flat on the front face of the dwelling or on a driveway lamppost, shall be erected or maintained on the premises.
- n.** In those instances when the zoning inspector denies an application, or if the zoning inspector is uncertain of the appropriateness of a proposed home occupation, the matter may be appealed or taken to the BZA for interpretation.
- o.** The following are examples of permitted home occupations:
 - i.** Clerical and other similar business services;
 - ii.** Instruction in music, dance or other type of teaching that does not require an expansion in parking;
 - iii.** The office of a professional accountant, attorney, broker, consultant, insurance agent, realtor, architect, engineer, sales representative, and similar office oriented occupations;
 - iv.** Artists, sculptors, photographers, and other providers of home crafts;
 - v.** Barber shop/beauty salon with a maximum of one chair;
 - vi.** A licensed massage therapist who provides massage therapy for a maximum of one client at any given time; or
 - vii.** Any similar use as determined by the zoning inspector.

10.11. Indoor Food Sales

Indoor food sales occurring as an accessory use shall comply with the following standards:

- a.** The square footage used by the accessory use, including preparation, sales, and storage, but not including dining, shall not exceed 20% of the total floor area of the principal use.
- b.** Entrance to the food sales area shall be via the principal use it serves and shall not have dedicated off-street parking areas or signage.

11.12. Keeping of Chickens

The keeping of up to four chickens is permitted provided that:

- a. The principal use is a single-family dwelling;
- b. No person shall keep any rooster;
- c. No person shall slaughter any chickens for commercial sales;
- d. The chickens shall be provided with a covered enclosure for protection from the elements;
- e. Chickens must always be confined within a fenced area of the yard at all times; and
- f. A covered enclosure or fenced area shall be located no closer than 25 feet to any residential structure on an adjacent lot, and shall be setback at least 5' from any property line.

12.13. Outdoor Dining Area

- a. Outdoor dining areas in a public right-of-way shall be prohibited.
- b. Outdoor dining areas on a private property shall be regulated as follows:
 - i. An outdoor dining area may be allowed as an accessory use to a restaurant with an indoor eating area on the same site; provided, the outdoor dining area shall not replace any off-street parking, loading, or landscaping areas as may be required by this resolution.
 - ii. If no grade separation is provided between vehicular traffic and the outdoor dining area, permanent railings or fencing shall be provided around the dining area. If the outdoor dining area is adjacent to a street or area that is closed to vehicular traffic, no railing or fencing shall be required.
 - iii. Umbrellas, or other protective elements, that shelter diners from the elements shall be secured so as not to create a hazard.
 - iv. Enclosing an outdoor dining area either by a permanent roof or to expand the existing structure shall meet all the requirements of a building within the applicable zoning district and shall require the issuance of a zoning certificate.
 - v. There shall be no use of electronics (e.g., televisions, radios, or speakers) in the outdoor dining areas that generate noise.
- c. The location of outdoor dining areas is subject to review by the township to ensure that access to the building and pedestrian walkways are not obstructed.

13.14. Outdoor Wood Furnaces

Outdoor wood furnaces shall only be permitted as an accessory use on lots with a minimum lot area of five acres.

a. Setbacks

Outdoor wood furnaces shall be set back:

- i. A minimum of 100 feet from all lot lines;
- ii. A minimum of 200 feet from the boundaries of all recorded subdivisions with lots less than five acres in size; and
- iii. A minimum of 200 feet from all residential dwellings not located on the property where the outdoor wood furnace will be situated.

b. Permitted and Prohibited Fuels

- i. Fuel burned in any new or existing outdoor wood furnace shall be only natural untreated wood, wood pellets, corn products, biomass pellets, or other listed fuels specifically permitted by the manufacturer's instructions such as fuel oil, natural gas, or propane backup.
- ii. The following fuels are strictly prohibited in new or existing outdoor wood furnaces:
 - A) Wood that has been painted, varnished or coated with similar material and/or has been pressure-treated with preservatives and contains resins or glues as in plywood or other composite wood products.
 - B) Rubbish or garbage, including but not limited to food wastes, food packaging, or food wraps.
 - C) Any plastic materials, including but not limited to nylon, PVC, ABS, polystyrene or urethane foam, and synthetic fabrics, plastic films and plastic containers.
 - D) Rubber, including tires or other synthetic rubber-like products.
 - E) Any other items not specifically allowed by the manufacturer or this section.

c. Nonconforming Use

Outdoor wood furnaces that were installed prior to the effective date of this amendment shall be permitted to continue. However, if the existing outdoor wood furnace does not meet the standards of this section, the outdoor wood furnace shall be considered a nonconforming use subject to the nonconforming use provisions of this zoning resolution (See Article 10: Nonconformities).

14.15. Porch or Deck

- a. Porches or decks that are enclosed (with screening or other materials), have a roof, or that are physically attached to the principal structure shall meet the setback requirements for principal buildings in the applicable zoning district. See Section 6.01: Site Development Standards.
- b. Unenclosed porches and decks may encroach into required setbacks in accordance with Section 4.09: Accessory Uses and Structures.

15.16. Private Swimming Pool or Public Swimming Pool

- a. The swimming pool shall be set back 10 feet from the required side lot line and rear lot line. This setback shall be measured from the edge of the pool water.
- b. The swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall shall not be less than four feet in height and maintained in good condition with a self-closing, self-latching gate that can be locked. Above grade pool walls may be counted toward the height of the required fence.
- c. Any swimming pool for the use of occupants of multi-family dwellings containing over three apartments or those that are accessory to a nonresidential use shall meet the structural and sanitary requirements of the Ohio Department of Health.
- d. The swimming pool shall be intended and used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
- e. Outdoor public swimming pools shall be set back a minimum of 50 feet from interior lots within the development and 150 feet from any lot outside of the development as measured from the edge of the water.

16.17. Restaurant & Restaurant, Fast Food

Principal uses in the applicable zoning district may include a restaurant and/or restaurant, fast food as an accessory use provided:

- a. Restaurant and/or restaurant, fast food may be located in the same building as the principal use or as a standalone building when the use is an accessory to an Outdoor Commercial or Entertainment Facility.
- b. When restaurant and/or restaurant, fast food is an accessory use to an Indoor Recreation or Entertainment Facility, it shall be located within the same building as such principal use and occupy no more than 30% of the gross floor area in the principal structure. (The 30% maximum is inclusive of any percentages dedicated towards retail and service commercial uses listed in Section 4.09:E.17)
- c. Drive-thru windows and/or lanes shall be prohibited within the OS-P District.

17.18. Retail and Service Commercial Use

Principal uses in the applicable zoning district may include a retail and service commercial use as an accessory use provided:

- a. Retail and service commercial uses may be located in the same building as the principal use or as a standalone building when the use is an accessory to an Outdoor Commercial or Entertainment Facility.
- b. When retail and service commercial use is an accessory use to an Indoor Commercial or Entertainment Facility, it shall be located within the same building as such principal use and occupy no more than 30% of the gross floor area in the principal structure. (The 30% maximum is inclusive of any percentages dedicated towards restaurant & restaurant, fast food uses listed in Section 4.09:E.16)
- c. The following retail and service commercial uses shall be prohibited in the OS-P District:
 - i. Dry Cleaning;
 - ii. Laundromats;
 - iii. Electrical appliance repair/and servicing; and
 - iv. Similar uses as determined by the zoning inspector which may be considered too intense for a park setting.

18.19. Roadside Stand

- a. A roadside stand shall only be permitted where 50% or more of the gross income received from the stand is derived from produce raised on farms owned or operated by the market operator in a normal crop year.
- b. The structure shall not exceed 800 square feet.
- c. The structure and any related parking areas shall be set back 60 feet from all lot lines.
- d. That one ground-mounted sign may be permitted provided it does not exceed 12 square feet in sign area, six feet in height, and only external illumination is used.

19.20. Satellite Dish

- a. Satellite dishes that are one meter in diameter or less shall be subject to the following standards:
 - i. To the maximum extent feasible, such dishes should be located to the side or rear of a structure. However, the township shall not have the authority to prevent the location of these smaller satellite dishes in the front yard.
 - ii. Such dishes shall not require a zoning permit.

- b. Satellite dishes that exceed one meter in diameter shall be subject to the following standards:
 - i. Satellite dishes may be erected or installed on the ground of any property.
 - ii. Roof mounting of dishes is only permitted in the O, O-W, G-B, and L-M Districts.
 - iii. Ground-mounted satellite dishes shall be set back a minimum five feet from all lot lines.
 - iv. Satellite dishes shall be prohibited in the front yards of any property on which it is located.
 - v. Installation of a these satellite dishes shall require a zoning permit.
 - vi. The maximum height of the satellite dish shall be 15 feet as measured from the average grade.
 - vii. The maximum diameter of the satellite dish shall be 12 feet.

20.21. Small Wind Energy System

- a. Small wind energy systems that are attached to a roof or structure are permitted provided that the measurement from the average grade to the tip of the blade of the system does not exceed the maximum height of buildings permitted in the applicable zoning district.
- b. Stand-alone small wind energy systems may be permitted on lots with a minimum lot area of one acre. The pole or supporting structure shall be set back a minimum of 50 feet from any lot line.
- c. The maximum height shall be 75 feet measured from the average grade to the highest point on the blade.
- d. The height and location of a stand-alone small wind energy system shall be such that if the system were to collapse it would fall within the boundaries of the subject lot.

21.22. Solar Panels

- a. Roof-mounted solar panels that are visible from a public right-of-way shall be flush-mounted to the roof or may be elevated on one side of the panel to a distance that does not exceed six inches as measured from the roof surface to the top of the panel.
- b. Roof-mounted solar panels that are not visible from a public right-of-way shall not be elevated from the roof surface more than two feet.
- c. Roof-mounted solar panels shall not count toward the maximum number of accessory structures permitted on the property and shall not require a zoning permit.
- d. Freestanding solar panels shall be limited to a maximum height of five feet and shall be located in the rear yard. Such freestanding solar panels shall count toward the maximum number of accessory structures permitted on the property and shall require a zoning permit.

22.23. Tennis Court or Other Game Court

Tennis courts or other game courts shall be set back five feet from all lot lines.

23.24. Other Accessory Uses

- a. Other accessory uses in a residential zoning district shall be subject to a conditional use review (See Section 3.08: Appeals, Variances, and Conditional Uses).
- b. Other accessory uses in a nonresidential zoning district may be permitted by the zoning inspector if they are customarily found in conjunction with and required for the full utilization and economic viability of the principal business use. The zoning inspector shall have the authority to determine that a proposed accessory use (not otherwise defined in Table 4.09-A (Permitted Accessory Uses)) shall be subject to conditional use review (See Section 3.08: Appeals, Variances, and Conditional Uses).

TABLE 6.01-A: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

	MINIMUM REQUIRED:			MINIMUM SETBACKS:			MAXIMUM BUILDING HEIGHT (FEET)	MINIMUM DWELLING UNIT SIZE (SQUARE FEET)
	LOT AREA [1] (SQUARE FEET)	LOT WIDTH (FEET)	STREET FRONTAGE [2] (FEET)	FRONT YARD (FEET)	SIDE YARD [3] (FEET)	REAR YARD (FEET)		
RURAL RESIDENTIAL- AGRICULTURE								
Single Family Dwellings	217,800	180	180	50	20/50	60	35	960
All Other Principally Permitted Uses	217,800	200	200	50	20/50	60	35	n/a
RESIDENTIAL SINGLE-FAMILY DISTRICT (R-SF)								
Single-Family Dwellings	14,000	80	80	50	5/20	35	35	960
Park Residential Development	See Section 4.08:B.5 Section 4.08:B.5 Section 4.08:B.4							
All Other Principally Permitted Uses	43,560	200	200	50	5/20	35	35	n/a
RESIDENTIAL TWO-FAMILY DISTRICT (R-TF)								
Single-Family Dwellings	10,000	60	60	35	5/14	30	35	720
Two-Family Dwellings	12,500	60	60	35	5/14	30	35	600
All Other Principally Permitted Uses	43,560	200	200	35	5/14	30	35	n/a
RESIDENTIAL MULTI-FAMILY DISTRICT (R-MF)								
Single-Family Dwellings	5,000	50	50	35	5/14	30	35	720
Two-Family Dwellings	12,500	60	60	35	5/14	30	35	600
Multi-Family Dwellings	10,000 + 2,500 for each dwelling over one	60	60	35	5/14 [4]	30 [5]	45	400
All Other Principally Permitted Uses	43,560	200	200	35	5	30	35	n/a
RESIDENTIAL TRANSITIONAL DISTRICT (R-TR)								
Single-Family Dwellings	12,000	70	70	35 [5]	5/14	30	35	960
Two-Family Dwellings	24,000	70	70	35 [5]	5/14	30	35	960
Mixed Residential Development	See Section 4.08:B.4 Section 4.08:B.4 Section 4.08:B.3							
All Other Principally Permitted Uses	43,560	200	200	35 [5]	5/14	30	35	n/a

NOTES:

[1] The Warren County Combined Health District may require larger lot areas where a centralized sanitary sewer system is not available and an on-site septic system or other alternative wastewater treatment system is required for development.

[2] For lots that have street frontage on a cul-de-sac or on a curved street, the minimum required street frontage shall be half the street frontage required in this table for the applicable zoning district. Panhandle lots shall be subject to the requirements of Section 6.01: Site Development Standards.

[3] The smaller number under the side yard setback requirement is the minimum side yard setback required from any one side lot line. The larger number under the side yard setback requirement is the minimum aggregate side yard setback required for both side yard setbacks (e.g., in the R-SF, you may have a five foot yard setback on one side provided the other side yard setback is 15 feet to have an aggregate side yard setback of 20 feet).

[4] If the building height exceeds 35 feet, then the minimum side yard shall be increased to 10 feet and the minimum rear yard shall be increased to 40 feet.

[5] For lots that have a front lot line along a stub street or stub street extension from an adjacent residential subdivision that is zoned R-SF, the minimum front yard setback shall be the same as required in the R-SF District. Any garage façade shall be setback a minimum of 45 feet.

2. Maximum Permitted Density

- a.** In the PR-C District, see section 4.08:B.4.d Permitted Number of Dwelling Units.

Table 6.01-B: Site Development Standards for Nonresidential Zoning Districts

DISTRICT	FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)		MINIMUM REAR YARD SETBACK (FEET)		MAXIMUM BUILDING HEIGHT (FEET)	MAXIMUM IMPERVIOUS SURFACE COVERAGE	RIPARIAN SETBACK (EACH SIDE) (FEET)
		ADJACENT TO A NONRESIDENTIAL DISTRICT	ADJACENT TO A RESIDENTIAL DISTRICT (FEET)	ADJACENT TO A NONRESIDENTIAL DISTRICT (FEET)	ADJACENT TO A RESIDENTIAL DISTRICT (FEET)			
Open Space & Parks (OS-P)	50 [2]	10	30	10	30	35	60%	50
Office District (O)	35	10	10	35	35	None [1]	70%	50
Office-Warehouse District (O-W)	50 [2]	0	100	0	100	None [1]	70%	50
Neighborhood Business District (N-B)	50 [2]	10	10	10	30	35	70%	50
General Business District (G-B)	50 [2]	0	30	0	30	None [1]	70%	50
Business Redevelopment District (B-RD)	50 [2]	0	30	0	30	45	70%	50
Limited Manufacturing District (L-M)	50	0	100	0	100	None [1]	80%	50

NOTES:

[1] All the required setbacks shall be increased by one additional foot for each foot in height of building or structure over 45 feet.

[2] The front yard setback may be reduced if parking is provided to the side and/or rear of the building in accordance with Section 7.04:F.1.i

E. SITE DEVELOPMENT STANDARDS IN THE ROUTE 22 & 3 OVERLAY DISTRICT

I. Table 6.01-C (Site Development Standards for the Route 22 & 3 Overlay District) establishes the minimum site development standards for uses within the Route 22 & 3 Overlay District.

Table 6.01- C: Site Development Standards for Route 22 & 3 Overlay District

DISTRICT	FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)		MINIMUM REAR YARD SETBACK (FEET)		MAXIMUM BUILDING HEIGHT (FEET)	ADJACENT TO RESIDENTIAL ZONING DISTRICT	MAXIMUM IMPERVIOUS SURFACE COVERAGE
		ADJACENT TO A NONRESIDENTIAL DISTRICT	ADJACENT TO A RESIDENTIAL DISTRICT (FEET)	ADJACENT TO A NONRESIDENTIAL DISTRICT (FEET)	ADJACENT TO A RESIDENTIAL DISTRICT (FEET)			
Business South (B-South)	20 [2]	0	30	10	35	60	35	60% [3]
Twenty-Mile Stand	0	0	30	10	35	35 [1]	35	60%[3]

Table 6.01- C: Site Development Standards for Route 22 & 3 Overlay District

DISTRICT	FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)		MINIMUM REAR YARD SETBACK (FEET)		MAXIMUM BUILDING HEIGHT (FEET)	ADJACENT TO RESIDENTIAL ZONING DISTRICT	MAXIMUM IMPERVIOUS SURFACE COVERAGE
		ADJACENT TO A NONRESIDENTIAL DISTRICT	ADJACENT TO A RESIDENTIAL DISTRICT (FEET)	ADJACENT TO A NONRESIDENTIAL DISTRICT (FEET)	ADJACENT TO A RESIDENTIAL DISTRICT (FEET)			
Business North (B-North)	20 [2]	0	30	10	35	35 [1]	35	60%[3]
Transitional North (T-North)	50	10	30	10	35	35	35	60%[3]

NOTES:

[1] All the required setbacks shall be increased by one additional foot for each foot in height of building or structure over 45 feet.

[2] The front yard setback may be reduced to zero feet if parking is provided to the side and/or rear of the building.

[3] All non-residential uses greater than one (1) acre shall devote a minimum of 5% of land to active park and recreational uses consistent with Section 6.04 (D)(2) of the Zoning Resolution.

E.F. TRAFFIC SAFETY VISIBILITY TRIANGLE

Development proposed adjacent to any public or private street, or alley intersection, in every district shall be designed to provide a clear visibility area for pedestrian and traffic safety.

1. A traffic safety visibility triangle area, which may include private property and/or public right-of-way, is a triangle area defined by measuring 30 feet from the intersection of the extension of the front and side street curb lines (or the right-of-way lines where there is no curb) and connecting the lines across the property. See Figure 6.01-J.

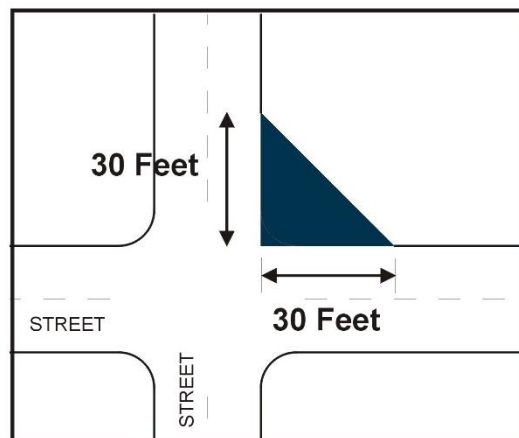


Figure 6.01-J: Traffic safety visibility triangle for intersecting streets.

2. For intersections of streets and driveways, the traffic safety visibility area shall be created by measuring 25 feet from the edge of the driveway along the street and 20 feet along the driveway, perpendicular from the street. See Figure 6.01-K.

2. The placement of light poles within raised curb planter areas or landscaped islands is encouraged, but conflicts with parking lot trees that can obscure the lighting shall be avoided through alternative lighting locations.
3. For statues, monuments, fountains, flags, or other objects for which it may not be possible to reliably and consistently illuminate with full cutoff lighting, upward lighting may be used only in the form of spotlights which confine the illumination to the object of interest.
4. The use of search lights, laser lighting, or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited.

I. MEASUREMENT

1. Light levels shall be measured in footcandles with a direct reading, portable light meter. Readings shall be taken only after the cell has been exposed long enough to take a constant reading.
2. Measurements shall be taken at the property line, along a horizontal plane at a height of three and one-half (3.5) feet above the ground.

Section 6.03: Architectural Design Guidelines and Standards

A. PURPOSE

The purpose of this section is to encourage development that contributes to Deerfield Township's aesthetic values, reflecting the community's physical character, and adding to it in appropriate ways. The architectural design of nonresidential development determines much of the character and attractiveness along the major thoroughfares through the township. These standards require: a basic level of architectural variety; compatible scale and mass to surrounding development; and mitigation of negative impacts. For the purposes of this section, the zoning inspector shall be authorized to review and make decisions on architectural standards as provided for in Section 519.171 of the Ohio Revised Code.

B. APPLICABILITY

The development standards of this chapter shall apply to new property development and any ~~collective~~ substantial expansion of existing structures, except for individual single family dwellings and two family dwellings (duplexes) and parking lots of five spaces or smaller. Substantial expansion of existing structures shall be defined based on the criteria established below in Table 6.03-A (Substantial Expansion):

TABLE 6.03-A: SUBSTANTIAL EXPANSION		
WHEN EXISTING STRUCTURE IS....	A SUBSTANTIAL EXPANSION IS...	IN THE B-RD ZONING DISTRICT
0 - 1,000 Square Feet	50% or Greater	30% or Greater
1,001 – 10,000 Square Feet	40% or Greater	15% or Greater
10,001 – 25,000 Square Feet	30% or Greater	10% or Greater
25,001 – 50,000 Square Feet	20% or Greater	5% or Greater
50,001 Square Feet or larger	10% or Greater	5% or Greater

C. ARCHITECTURAL GUIDELINES

The following design guidelines shall apply to all development in the OS-P, O, O-W, N-B, G-B, B-RD, ~~and L-M, and the 22/3-O Route 22 & 3 Overlay~~ Districts, including PUDs in these districts.

- b.** Buildings or tenant spaces that occupy 40,000 square feet or more of gross floor area should dedicate a minimum of 25% of the length of the front façade to windows or transparent entrances.
- c.** Outparcel structures should dedicate a minimum of 35% of the length of the front façade to windows or transparent entrances.
- d.** Offices and other noncommercial structures should dedicate a minimum of 25% of the length of the front façade to windows or transparent entrances.
- e.** In the B-RD District, commercial structures shall dedicate a minimum of 40% of the length of the front façade to windows or transparent entrances. A minimum of 20% of the length of any secondary façades which are visible from public rights-of-way shall be dedicated to windows or transparent entrances.

D. ARCHITECTURAL STANDARDS

The following design standards shall apply to all development in the OS-P, O, O-W, N-B, G-B, B-RD, ~~and~~ L-M, and 22/3-O Districts, including PUDs in these districts.

1. Building Orientation

- a.** Single-building developments shall be oriented so that the primary façade treatment faces the street from which the building derives its street address.
 - i.** For lots that face two non-intersecting streets, the primary façade shall face the street with the higher vehicle capacity.
 - ii.** For corner lots, the building orientation may face the street intersection.
- b.** Larger multi-building developments should be configured in a manner that breaks the site into a series of smaller “blocks” defined by on-site streets, vehicle access ways, pedestrian walkways, or other circulation routes.
- c.** Doors and other entrances may be on any side of the building and do not have to be located on the primary façade.

2. Façade Consistency

- a.** The expansion of an existing structure shall maintain the average setback of the existing primary façade with no more than a 10-foot variation unless the expansion occurs at the corner or edge of the primary building.

c. Roof Line Changes

- i. Roofline changes shall include changes in roof planes or changes in the top of a parapet wall, such as extending the top of pilasters above the top of the parapet wall.
- ii. When roofline changes are included on a façade that incorporates wall offsets or material or color changes, roof line changes shall be vertically aligned with the corresponding wall offset or material or color changes. See Figure 6.03-F.



Figure 6.03-F: Roofline changes.

4. Multi-Sided Architecture

- a. Although the front façade of a building is expected to be the focal point in terms of the level of architectural character and features, all sides of buildings that are visible from a public roadway or adjacent building, not subject to applicable buffering requirements, shall incorporate architectural detailing that is consistent with the front façade.
- b. All outparcel structure facades should include a similar level of architectural detail and treatment consistent with the front façade.

5. Architectural Materials in the Route 22 & 3 Overlay District

- a. In addition to the architectural standards outlined in Section 6.03, all buildings shall use at least 2 different materials of brick, jumbo brick, stone, wood, or cultured stone combined with 40% windows or transparent entrances on the front facade and 20% on the secondary facade. The use of EIFS material is prohibited.
- b. Bright and neon colors, including such colors being incorporated on signage, shall be prohibited.

5.6. Roofs

a. Flat Roofs

All roof types are permitted except that where any non-architectural roofing materials (e.g., tar and paper) are utilized, such roofing shall be concealed with parapet walls that have 3-dimensional cornice treatments or similar screening methods. See Figure 6.03-G.

- c. The proposed alternative results in benefits to the community that is equivalent to or better than compliance with the subject design standard.

Section 6.04: Open Space

A. PURPOSE

The purpose of this section is to establish the types of land that are appropriate for open space areas, and to regulate the manner in which open space areas are preserved and maintained.

B. APPLICABILITY

The provisions of this section shall apply to open space areas in the following developments:

1. Mixed Residential Development.
2. Park Residential Development.
3. Planned Unit Development.

C. OPEN SPACE REQUIREMENTS

1. Types of Land to Be Preserved

- a. The following types of land shall be required to be preserved in its natural state as part of the minimum open space requirement for each development type:
 - i. Stream corridor setback areas (both sides) as established below based on the drainage area of the stream. The drainage area shall be determined by the Warren County Soil and Water Conservation District and the setbacks shall be measured from the centerline of the stream.
 - A) 50 feet for streams with a drainage area of up to 320 acres.
 - B) 75 feet for streams with a drainage area between 320 acres and 20 square miles.
 - C) 100 feet for streams with a drainage area between 20 square miles and 300 square miles.
 - D) 300 feet for streams and rivers with a drainage area over 300 square miles (e.g., Little Miami River).
 - ii. Floodways and the 100-year flood plain as determined by FEMA.
- b. The following types of land are encouraged, but not required, to be preserved in a natural state as part of the minimum open space requirement for each development type:
 - i. Mature woodlands and existing vegetation;
 - ii. Intermittent streams;
 - iii. Wetlands as determined by the U.S. Fish and Wildlife Service; and
 - iv. Areas with slope or other unique natural and/or geological features.

2. Minimum Percentage Devoted to Active Recreation

- a. A minimum of 25% of the required open space for each development type shall be improved for active park and recreational uses or facilities including but not limited to: benches or other seating areas; pedestrian scaled lighting; gazebos or other decorative structures; fountains or other water features; play structures for children; gardens or seasonal planting areas; pools; athletic fields; courts; and clubhouses used primarily for recreational purposes (equipment or structures for such uses shall be indicated on the site plan).
- b. These active recreation areas shall be located in areas with the least impact on natural amenities and resources.

- c.** These areas should also be of a useable size and shape for the intended purpose with a minimum width of 20 feet in any one dimension.

e.d.

3. Minimum percentage devoted to active Recreation in the Route 22 & 3 Overlay District

- a.** All non-residential uses greater than one (1) acre shall devote a minimum of 5% of land to active park and recreational uses or facilities, consistent with Section 6.04 (D)(2) of the Zoning Resolution.
- b.** A minimum of 35% of the required open space for each non-residential development type shall be improved for active park and recreational uses or facilities including but not limited to: benches or other seating areas; pedestrian-scaled lighting; gazebos or other decorative structures; fountains or other water features; play structures for children; gardens or seasonal planting areas

3.4. All other areas designated for open spaces shall be improved for active park and recreational uses or preserved in its natural state unless otherwise permitted as follows:

- a.** They are designated to be utilized for farming when authorized in a conservation easement (See Section 6.04:D.3) or in a homeowners association's covenants and restrictions recorded with the Warren County Recorder's Office; or
- b.** They are designated to be utilized for stormwater management facilities. Easements shall be required to enable the maintenance of these facilities; or
- c.** Disturbance of the open space is required for the construction of improvements and infrastructure or for mitigation efforts that may be required by FEMA, the Army Corps of Engineers, or other county or federal agencies.

4.5. Reclamation of Disturbed Open Space

Any area designated as required open space that is to be preserved in its natural state but is disturbed during construction shall be landscaped with vegetation similar to that which existed prior to construction.

- a.** The following areas shall not count toward the minimum open space requirements:

 - i.** Private and public roads, and associated rights-of-way;
 - ii.** Public or private parking areas, access ways, and driveways related to any residential use;
 - iii.** Required setbacks between buildings and parking areas;
 - iv.** Required setbacks between buildings and streets;
 - v.** Required minimum spacing between buildings and parking areas;
 - vi.** Private yards, including front, rear and side yards;
 - vii.** Above-ground buildings, pipes, apparatus, and other equipment for community or individual septic or sewage disposal systems; or
 - viii.** Dry stormwater detention basins or facilities unless they are located within an open space area preserved under Section 6.04:C.1.
- b.** In the case of phased developments, open space shall be provided in a proportional manner with a developed area (e.g., if a 60 acre site is to be developed in two phases of 30 acres each, nine acres of open space, or 30% of the first phase, shall be provided with the first phase of development).

Article 8: Landscaping and Buffering

Section 8.01: Purpose

The purpose of this article is to:

- A. Promote and protect the interest of the public convenience, comfort, prosperity, or general welfare in accordance with Article I: General Provisions of this resolution by providing for the planting and maintenance of trees, shrubs, and other plants within the township.
- B. Require buffering between non-compatible land uses and to protect, preserve and promote the character and value of surrounding neighborhoods, to promote the public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature, and artificial light glare by providing for the installation and maintenance of buffer areas in accordance with the standards and requirements of this article.
- C. Require reasonable landscaping that is economically beneficial in attracting new residents, visitors, and businesses to the community. This article will enhance this via proper location and quantities of planting and landscaping. This article also will promote the preservation and replacement of trees and significant vegetation removed during the development of land.

Section 8.02: Applicability

- A. For the purposes of this article, the zoning inspector shall be authorized to review and make decisions on landscaping plans as provided for in Section 519.171 of the Ohio Revised Code.
- B. This section shall apply to new property development and any **collective** substantial expansion of existing structures, except for individual single-family dwellings, two-family dwellings and parking lots of five spaces or smaller. Substantial expansion of existing structures shall be defined based on the criteria established below in Table 8.02-A (Substantial Expansion):

TABLE 8.02-A: SUBSTANTIAL EXPANSION		
WHEN EXISTING STRUCTURE IS....	A SUBSTANTIAL EXPANSION IS...	IN THE BRD ZONING DISTRICT
0 - 1,000 Square Feet	50% or Greater	30% or Greater
1,001 – 10,000 Square Feet	40% or Greater	15% or Greater
10,001 – 25,000 Square Feet	30% or Greater	10% or Greater
25,001 – 50,000 Square Feet	20% or Greater	5% or Greater
50,001 Square Feet or larger	10% or Greater	5% or Greater

- C. For expansion of structures or parking areas, the landscaping, buffering, and screening requirements shall apply to any new or expanded parking or vehicular use areas.
- D. For the expansion of structures that will decrease the setback between the structure and a residential zoning district, the buffering and screening standards of this article shall apply.
- E. Where there is a change in use that is more intense than the pre-existing use, the buffering and screening standards of this article shall apply.
- F. In addition to the Landscaping requirements of Article 8, within the Route 22 & 3 Overlay District, the following landscaping requirements shall apply to new property development and any substantial expansion of existing structures, except for individual single-family dwellings, two-family dwellings and parking lots of five spaces or smaller. Substantial expansion of existing structures shall be defined based on the criteria established in Table 8.02-A (Substantial Expansion):

1. Existing or new grass swales shall contain additional landscaping to improve stormwater runoff quantity and quality.
2. For every one (1) existing tree removed from the property, two (2) trees shall be installed on the property. The additional trees as part of this requirement shall not count towards required landscaping in Article 8 of the Zoning Resolution. The new trees shall be consistent with Section 8.04 (D)(2)(c)(i).

Section 8.03: Landscaping and Buffer Plan

A. LANDSCAPING AND BUFFER PLAN REQUIREMENT

1. Any property to which this article applies shall illustrate all proposed landscaping and buffer, including the proposed landscaping material, on a site plan or on a separate buffer plan as part of the application for a zoning permit.
2. All plans shall include a table listing the existing plant material that will be retained and all proposed plant materials within the landscaping and buffer areas. This shall include the common and botanical names, sizes and other remarks as appropriate to describe the landscaping material selection.
3. Details shall be provided showing the proper planting of trees, shrubs, and ground cover within the landscaping and buffer areas.
4. The plans shall include any proposed irrigation plan.

B. APPROVAL OF BUFFER PLAN

Criteria for the approval of a buffer plan shall be as follows:

1. No zoning permit shall be issued without approval of a landscaping and buffer plan.
2. No zoning permit shall be issued unless the following criteria are fully satisfied with regard to the approved landscape plan:
 - a. Such plan has been fully implemented on the site; or
 - b. Such plan, because of seasonal conditions, cannot be implemented immediately, but has been guaranteed by a postponed improvement agreement between the developer and the township in a form acceptable to the township legal counsel and secured by a letter of credit, cash escrow or other instrument acceptable to the township legal counsel in an amount equal to the cost of such installation plus a 10% allowance for administrative costs, inflation and potential damage to existing vegetation or improvements.
3. Failure to implement the buffer plan within 12 months of the issuance of a zoning permit shall be deemed a violation of this resolution.
4. The township may seek professional advice from a landscape architect or licensed nurseryman in the review of the submitted plans. The cost of such consultation may be passed on to the applicant.

Section 8.04: Landscaping Materials and Standards

A. RESPONSIBILITY FOR INSTALLATION OF LANDSCAPING MATERIALS

The buffer area requirements shall be provided by the person in charge of or in control of developing the property, whether as owner, lessee, tenant, occupant or otherwise.

4. No construction shall be permitted within a required buffer other than a wall, fence, or mound, or a driveway in the front yard connecting a parking area on the lot to a street or to a parking area on an abutting lot. A driveway in the side yard that connects a paving area on the lot to the street shall not encroach into the buffer area.
5. Subsurface constructions are permitted provided the required buffer is placed above said subsurface constructions and further provided no part of a subsurface construction protrudes above the ground surface.

Section 8.06: Screening Requirements

A. INTENT AND APPLICABILITY

In addition to the buffer requirements and interior landscaping requirements, screening shall be required to conceal specific areas of high visual or auditory impact or hazardous areas from both on-site and off-site views. Such areas shall be screened at all times, unless otherwise specified, regardless of adjacent uses, districts, or other proximate landscaping material.

B. ITEMS TO BE SCREENED

The following areas shall be screened in accordance with this section:

1. Large waste receptacles (dumpsters) and refuse collection points (including cardboard recycling containers), but not including drop-off boxes for use by the public (see Section 4.09:E.7 Drop-Off Box);
2. Loading and service areas, including any areas where tractor-trailers will be stored;
3. Outdoor storage areas (including storage tanks) not subject to the outdoor storage requirements of [Section 4.08:C.19](#) ~~Section 4.08:C.19~~ ~~Section 4.08:C.19~~ Outdoor Storage; and
4. Mechanical equipment and utility meters not located on, and screened by, the building or structure.

C. GENERAL PROVISIONS

1. Where vegetative and/or topographic conditions that provide a natural screening and buffer exist prior to development of the properties in question, every effort shall be made to retain such conditions. In such cases, additional screening may not be required, provided that provision is made for maintenance of such condition to the satisfaction of the township.
2. Required screening areas shall be provided by the owner and/or developer as a condition of development. All required screening (including the planting of trees and other vegetation) shall be maintained by the property owner. Failure to maintain the required screening areas to accomplish their intended purpose shall constitute a violation of this resolution under Article 11: Enforcement and Penalties.
3. Areas to be set aside as screening areas shall be identified on the plans required for zoning permit review. It shall be unlawful to occupy any premises unless the required screening has been installed in accordance with the requirements as provided herein.

D. SCREENING REQUIREMENTS

1. All screening shall be approved during the zoning permit review.
2. All items to be screened shall be shielded from view from public roads and adjoining property.
3. All items to be screened shall be provided with a visual screen consisting of fences, walls, mounds or plant materials or a combination thereof. The screening shall be at least one foot higher than the item to be screened but not less than six feet in height, but shall not exceed 10 feet in height, and shall extend along three sides of the service area.

5. The landscaped islands should be designed, to the maximum extent feasible, to accommodate stormwater runoff. The use of porous pavement and/or specially designed brick or block is encouraged to increase on-site water detention for plant material and ground water supplies and to reduce problems associated with runoff.

B. PERIMETER LANDSCAPING REQUIREMENTS

All surface vehicular use areas designed for five or more parking spaces shall be screened in accordance with this subsection.

1. Perimeter Adjacent to Property Line

Vehicular use areas shall maintain a minimum perimeter planting strip along adjacent private property lines with an average width of eight feet unless the vehicular use area is adjacent to or a continuation of a vehicular use area on an adjacent property.

- a. Along adjacent properties the minimum planting strip width may be reduced to five feet through the provision of an ornamental metal fence or masonry wall constructed in accordance with the following:
 - i. The wall or fence shall have a minimum height of 3 feet and a maximum height of 6 feet;
 - ii. A masonry wall shall have a minimum opacity of 75% of the entire wall surface along any single lot line;
 - iii. The wall or fence shall be supplemented with 30-inch-high evergreen shrubs planted between the fence or wall and the lot line a minimum of three feet on center.

2. Perimeter Adjacent to Right-of-way

- a. Vehicular use areas shall maintain a minimum planting strip adjacent to public rights-of-way with an average width of 18 feet as measured from the outer edge of the vehicular use area to the right-of-way. The perimeter planting strip may include paved paths or sidewalks to meet the requirements of ~~Section 7.05:Section 7.05:Section 7.05: Mobility and Sidewalks~~~~Mobility and Sidewalks~~~~Mobility and Sidewalks~~. The paved portion of this perimeter area shall not exceed 10 feet in width. See Figure 8.07-D.
- b. Within the Transitional North (T-North) overlay district, vehicular use areas shall maintain a minimum planting strip adjacent to public rights-of-way with an average width of 30 feet as measured from the outer edge of the vehicular use area to the right-of-way. The perimeter planting strip may include paved paths or sidewalks to meet the requirements of Section 7.05: Mobility and Sidewalks. The perimeter planting strip shall comply with the requirements of Section 8.07 (B) (3-7).

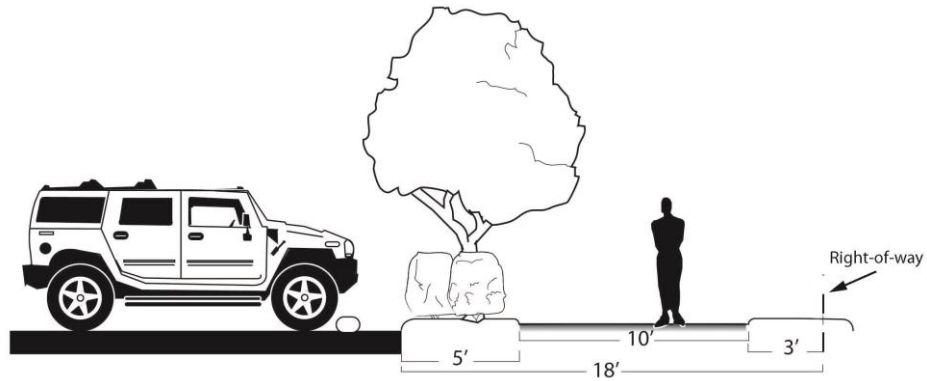


Figure 8.07-D: Perimeter landscaping.

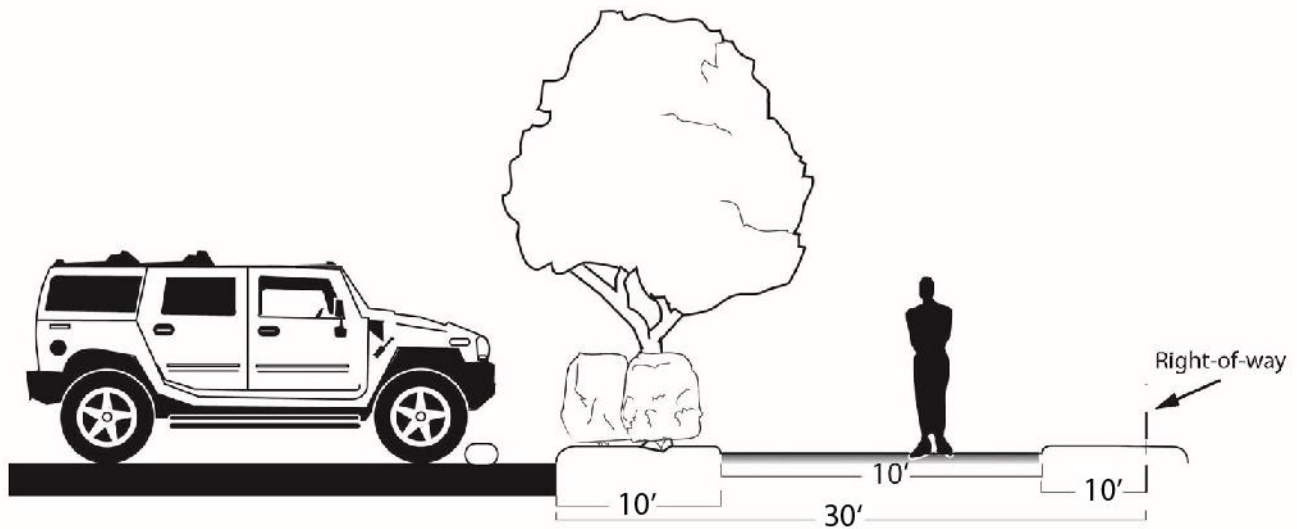


Figure 8.07-E: Perimeter landscaping in the Transitional North Route 22 & 3 Overlay District

Building, Nonconforming

A building that lawfully occupied a lot at the effective date of this resolution, or amendments thereto, and that does not currently conform to the regulations of the applicable zoning district.

Building or Structure, Nonconforming

Any building or structure that does not meet the limitations on building size and location on a lot, for the district in which such building is located, for the use to which such building is being put to use.

Building, Principal

The building containing the main or principal uses on the lot.

Building Trades

Businesses related to the construction of buildings including, but not limited to, carpentry, electrical, plumbing, and heating/air conditioning, and the like.

BZA

See “Board of Zoning Appeals.”

Call Center

A building or part of a building engaged primarily in service transactions electronically, by telephone or other communication medium where customer and other communications are handled by an organization, and may include such establishments as credit card information centers, virtual banking services, on-line services and telephone solicitation services.

Cannabidiol (CBD)

Cannabidiol compound, containing a delta-9 tetrahydrocannabinol concentration of not more than three-tenths per cent, derived from hemp.

Canopy

A free standing permanent roof-like shelter not attached to or requiring support from an adjacent structure.

CBD

See “Cannabidiol.”

CBD Establishment

A retail establishment having 30% or greater of its merchandise and/or retail display space dedicated to the sale of CBD Products and/or Hemp Products. The retail operation does not include cultivation and/or processing of hemp.

CBD Product

See “Hemp Product.”

Cemetery

Land used for the burial of the human dead and dedicated for cemetery purposes, including columbaria, crematories, mausoleums and mortuaries, if operated in connection with and within the boundaries of such cemetery.

Check-Cashing Establishment

An establishment that, for compensation, engages in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification does not include a state or federally chartered bank, savings association, credit union, or industrial loan company. Further, this classification does not include establishments selling consumer goods, including consumables, where the cashing of checks or money orders is incidental to the main purpose of the business.

Club, Lodge, or Other Social Meeting Places

A building and/or facilities owned or operated by a corporation, association, person, or persons for social, educational or recreational purposes but not primarily for profit or to render a service which is customarily carried on as a business.

Commercial Greenhouse

A glassed or translucent enclosure used for the cultivation and protection of plants that are in turn sold to retail or wholesale customers and which is not related to an on-premises agricultural use that is otherwise exempt from these regulations.

Deck

A projecting non-enclosed portion of a house located at a height of less than eight feet above the ground. Decks may be covered or uncovered by a canopy or awning.

Density

See “density, gross” and/or “density, net”. Unless otherwise specified in this resolution, density shall mean net density as defined in “density, net.”

Density, Gross

The total number of dwelling units divided by the gross area of a site (including streets, rights-of-way, open space set-aside, and/or other public dedications).

Density, Net

The total number of dwelling units divided by the gross area of the site minus any land used for streets, easements, rights-of-way, open space set-asides, and/or other public dedications.

Detached Accessory Building

A detached accessory building is a “building” that is clearly accessory and incidental to the principal use of the lot. Detached accessory buildings may include, but are not limited to, detached garages, storage sheds, and utility sheds.

Development

Any manmade change to improved or unimproved land, including but not limited to the construction of buildings or other structure, mining, dredging, filling, grading, paving, excavation, or drilling.

Development Plan

A plan for the development and use of a specific parcel or tract of real estate, illustrated by a plat showing the boundaries of such parcel or tract; the location, size, height, and use of all structures; all vehicular and pedestrian ways and parking areas; all sewer and water mains, fire hydrants (both public and private); and all landscaped and recreational areas to be erected and maintained thereon; and further explained by such specifications, conditions and limitations as may be imprinted on the plat, or contained in the amendment or supplement to the zoning resolution, incorporating the development plan as an integral part of the zoning regulations applicable to that particular tract of land.

Diameter-at-Breast Height (DBH)

DBH is used to measure the caliper of a tree trunk at the specific height of 4.5 feet above the ground.

District

See “zoning district.”

District, Business and Nonresidential

Any property or portion thereof located within the unincorporated area of Deerfield Township that has been established as an OS-P, O, O-W, N-B, G-B, B-RD, or L-M zoning district according to the terms set forth in this zoning resolution.

District, Overlay

Any property or portion thereof located within the unincorporated area of Deerfield Township that has been established as a 22/3-O zoning district according to the terms set forth in this zoning resolution. Also see “district, planned unit development.”

District, Planned Unit Development

Any property or portion thereof located within the unincorporated area of Deerfield Township that has been established as a Planned Unit Development (PUD) zoning district according to the terms set forth in this zoning resolution.

District, Residential

Residential district means any property or portion thereof located within the unincorporated area of Deerfield Township that has been established as a PR-C, R-RA, R-SF, R-TF, R-MF, or R-TR zoning district according to the terms set forth in this zoning resolution.

Drive-Through Facility

Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions.

Driveway

A private way, other than a street or alley, that provides access to one lot of record for the use of vehicles and pedestrians unless approval has been granted for a shared driveway in which case, the driveway may serve multiple uses.

Drop-Off Box

A small collection facility where recyclable materials are purchased or accepted from the public. Typical uses include neighborhood recycling stations and thrift store collection boxes or dumpsters.

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.

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.

Expansion

An increase in the size of an existing structure or use, including physical size of the land, building, parking, or other improvements or structures.

Façade

The exterior wall of a building parallel to the frontage line or the street that fronts the parcel on which the building is located. Facades may be on the front, side, or rear elevation of the building regardless of whether the building side faces a street.

Family

A person living alone, or two or more persons customarily living together as a single housekeeping unit and using common cooking facilities as distinguished from a group occupying a hotel, club, boarding or lodging house, motel, sorority house, fraternity house or group home.

Fence

An artificial barrier or divider constructed to prevent escape or intrusion, to mark a boundary, or to enclose an area.

Financial Institution

Any building, property or activity of which the principal use or purpose of which is the provision of financial services including but not limited to banks, credit unions, savings and loan institutions, mortgage companies and facilities for automated teller machines (ATMs). [Not including pawn shops, check cashing establishments, or pay-day loan agency.](#)

Flag

Any fabric or other flexible material attached to or designed to be flown from a flagpole or similar device.

Flood Plain

Any water course covering a one hundred (100) year frequency flood as determined by the United States Army Corps of Engineers.

Footcandle

A unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candle.

Footprint

The area of a building measured from the exterior surface of the exterior walls at grade level.

Frontage, Building

The length of an enclosed building facing a public or private street. See Figure 12.02-A.

Lot, Panhandle

A lot also known as a 'flag lot' which utilizes a narrow strip of land to provide access to, or legal frontage on, a public street. See [Figure Figure-12.02-B](#).

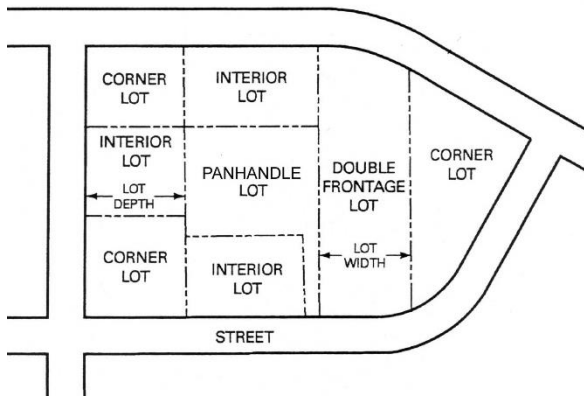


Figure 12.02-B: Illustration of lot configurations and types

Lot Width

The horizontal distance between the side lot lines measured at the two points where the building line, or setback line, intersects the side lot lines. When the minimum setback line is not perpendicular to the side lot lines, lot width shall be measured at the midpoint of the minimum setback line. See [Figure Figure-12.02-B](#).

Lumber Yard

An outdoor facility where there are retail sales of lumber and other building materials.

Maintenance, Sign

The cleaning, painting, repair or replacement of defective parts of a sign in a manner that does not alter the basic copy, design or structure of the sign.

Manufactured Home

A building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the federal construction and safety standards established by the Secretary of Housing and Urban Development. Pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 Stat. 700, 42 U.S.C.A. 5401, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable federal construction and safety standards.

Manufactured Home, Permanently Sited

A "manufactured home" that meets the requirements for a permanently sited manufactured home in [Section 4.08:B.6Section 4.08:B.6Section 4.08:B.5](#).

Manufacturing, Light

The assembling, altering, fabricating, finishing, processing or the treatment or storage of a product within a fully enclosed building and which does not utilize hazardous or dangerous chemicals or processes.

Marijuana Business

Any business, laboratory or other enterprise that cultivates, processes, distributes or sells marijuana or any derivative of marijuana

Maximum Extent Feasible

No feasible or practical alternative exists, as determined by the zoning inspector, and all possible efforts to comply with the standards or regulation or minimize potential harmful or adverse impacts have been undertaken by an applicant. Economic considerations may be taken into account but shall not be the overriding factor determining "maximum extent feasible."

Medical and Dental Center or Outpatient Clinic

A building or facility used for the care, diagnosis, and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room nor kept overnight on the premises.

Pawn Shop

An establishment that engages, in whole or in part, in the business of loaning money on the security of pledges of personal property, deposits or conditional sales of personal property, or the purchase or sale of personal property.

Pay-day Loan Agency

An establishment providing loans to individuals in exchange for personal checks as collateral.

Pedestrian Way

A path or sidewalk used for non-motorized transportation, and may include use by bicycles.

Person

An individual, corporation, association, firm, partnership or similarly defined interest.

Planned Unit Development

A development that is planned for a single use, or to integrate a variety of uses with collateral uses, in which lot area, setback lines, yard areas, and building types may be varied and modified to achieve particular design objectives and make provision for open spaces, common areas, utilities, public improvements, and collateral uses.

Plat

A map or other scale drawing of a lot, or other parcel of ground, showing shape and dimensions.

Porch

A covered, but non-enclosed, portion of a house, excluding a carport.

Premises

A parcel of land with its appurtenances and buildings which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

Private Stable

Any building, incidental to a residential principal use, that shelters equine for the exclusive use of the occupants of the premises.

Public and Government Building or Use

A building or land used and/or controlled exclusively for governmental or public purposes by any department or branch of government including township, state, county, or other recognized public entity. Such use may include, but is not limited to, township offices, public works, libraries, post offices, and other uses not defined separately within this article. Government and public use shall not include schools or other educational facilities as defined elsewhere in this zoning resolution.

Public Hearing

A meeting open to the public advertised in advance in the local printed media, or as otherwise required by statute, concerning proposed resolutions, amendments or other official township business which require public participation and input.

Quorum

The minimum number of board members that must be present in order to conduct official business or take official action.

Residential Facility

A home or facility, as defined and regulated in Section 5123.19 of the ORC, in which a mentally retarded or developmentally disabled person resides, except the home of a relative or legal guardian in which a mentally retarded or developmentally disabled person resides, a respite care home certified under Section 5126.05 of the Ohio Revised Code, a county home or district home operated pursuant to Chapter 5155 of the Ohio Revised Code, or a dwelling in which the only mentally retarded or developmentally disabled residents are in an independent living arrangement or are being provided supported living. See also “Adult Family Home” and “Adult Group Home.”

Residential Facility, Large

A residential facility where there is supervision in a family setting of nine to 16 persons.

Residential Facility, Small

A residential facility where there is supervision in a family setting of six to eight persons.

Restaurant

An establishment with table service whose principal business is the selling of unpackaged food and beverages to the customer in a ready to consume state, in individual servings, or in non-disposable containers, provided that no drive-through window is permitted.

Restaurant, Fast Food

An establishment whose principal business is the sale of prepared food or rapidly prepared food, in disposable containers and without table service, directly to the consumer in a ready to consume state.

Retail and Service Commercial Use

Uses including, but not limited to, groceries and other food stores, coffee shops, soda fountains, internet café, ice cream parlors, drug stores, barber shops, beauty salons, bakeries, dry cleaning, laundromats, tailoring, shoe repair shop, electrical appliance repair/servicing, and the like.

Right-of-way

Land dedicated to or owned by the public for use as a roadway, walk or other way.

Riparian Setback

The area set back from the ordinary high water mark on each bank of a stream to protect the riparian area and stream from impacts of development, and streamside residents from impacts of flooding and land loss through erosion.

Roadside Stand

The use of any land or a structure for the sale of produce in accordance with the provisions of [Section 4.09:E.15](#)~~Section 4.09:E.15~~~~Section 4.09:E.14~~.

Roof Line

The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

Satellite Dish

A dish-like antenna used, or intended to be used, to transmit or receive satellite transmissions.

Screen or Screening

A visual shield between uses accomplished by the use of mounds, landscaping, walls or other aesthetic means.

Seasonal Agricultural Sales

The temporary sale of agricultural products such as fruits, vegetables, and juices where such facilities may sell agricultural products not grown on site. Seasonal sales, including the sale of such items as Christmas trees, pumpkins, seasonal produce, and similar agricultural products.

Self-Storage Facility or Mini-Warehouse

A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-storage of personal property.