

TABLE 4.06-A: PERMITTED USES IN RESIDENTIAL DISTRICTS

USE P = Permitted Use PS = Permitted Use with Use-Specific Standards C= Conditional Use	ZONING DISTRICTS						USE-SPECIFIC STANDARDS SEE SUBSECTION
	PR-C	R-RA	R-SF	R-TF	R-MF	R-TR	
AGRICULTURAL USES							
Agriculture – Raising of Crops	P	P	P	P	P	P	
Agriculture – Raising of Livestock	P	P	P	P	P	PS	Section 4.08:A.1
RESIDENTIAL USES							
Adult Family Home or Small Residential Facility	P	P	P	P	P	P	
Adult Group Home or Large Residential Facility				P	P	P	
Dwelling, Multi-Family					P		
Dwelling, Single-Family	P	P	P	P	P	P	
Dwelling, Two-Family				P	P	P	
Institutional Housing					PS	C	Section 4.08:B.2
Mixed Residential Development						PS	Section 4.08:B.3
Park Residential Development	PS						Section 6.08:D
Permanently Sited Manufactured Home	PS	PS	PS	PS	PS	PS	Section 4.08:B.4
BUSINESS USES							
Bed and Breakfast Establishment	C	C	C	C	C	C	Section 4.08:C.7
Day Care Center	C	C	C	C	C	C	Section 4.08:C.11
Type-A Family Day Care Home	C	C	C	C	C	C	
Type-B Family Day Care Home	P	P	P	P	P	P	
PUBLIC AND INSTITUTIONAL USES							
Active Park or Recreation Facility	C	C	C	C	C	C	Section 4.08:E.1
Cemetery	C	C	C	C	C	C	Section 4.08:E.2
Community Garden	PS	PS	PS	PS	PS	PS	Section 4.08:E.3
Educational Facility	C	C	C	C	C	C	Section 4.08:E.4
Hospital						C	Section 4.08:E.5
Institutional Housing					PS	C	Section 4.08:B.2
Passive Park, Recreation Facility, or Open Space	P	P	P	P	P	P	
Public and Government Building or Use	C	C	C	C	C	C	
Religious Place of Worship	C	C	C	C	C	C	Section 4.08:E.6
Religious Place of Worship, Large	C	C	C	C	C	C	Section 4.08:E.6
Telecommunication Tower	C	C	C	C	C	C	Section 4.08:E.7

B. PRINCIPALLY PERMITTED USES IN BUSINESS AND NONRESIDENTIAL DISTRICTS

Table 4.06-B (Permitted Uses in Business and Nonresidential Districts Table) sets forth the principally permitted uses within business and nonresidential zoning districts. The abbreviations used in the table are described in Section 4.06 A 1-5. Permitted uses within Planned Unit Development districts are identified in Article 5: Planned Unit Developments (PUDs).

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
	OSP	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										
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										
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	PS	PS	PS	PS	PS	PS	Section 4.08:E.6
Religious Place of Worship, Large	C	C	C	PS	PS	PS	PS	PS	PS	Section 4.08:E.6
Telecommunication Tower	C	P	P	P	P	P	P	P	P	Section 4.08:E.7
NOTE: [I] See Section 4.08:C. 23 Subarea Map										

TABLE 4.06- C: PERMITTED USES IN THE ROUTE 22 & 3 OVERLAY DISTRICT

USE P = Permitted Use PS = Permitted Use with Use-Specific Standards C = Conditional Use	Overlay District Subarea				USE-SPECIFIC STANDARDS SEE SUBSECTION
	B-South	20-Mile Stand	B-North	T-North	
INDUSTRIAL AND WAREHOUSE USES					
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
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: [I] See Section 4.08:C.24 Route 22 & 3 Overlay District Subarea Maps					

D. INDUSTRIAL AND WAREHOUSE USES

1. Contractor Offices and Storage

- a.** All outdoor storage of equipment, supplies, and materials shall be subject to the outdoor storage requirements of Section 4.08:C.19.
- b.** The following shall apply to contract offices and storage uses in the O-W and G-B Districts:
 - i.** All storage areas shall be located behind the principal building.
 - ii.** The storage of equipment, supplies, and materials shall not occupy more than 50% of the lot.

E. PUBLIC AND INSTITUTIONAL USES

1. Active Park or Recreation Facility

- a.** Active parks and recreational facilities in residential zoning districts shall have primary access along an arterial or collector street as defined in the Warren County Official Thoroughfare Plan.
- b.** In residential zoning districts, a landscape buffer shall be provided along the side and rear lot lines at a height appropriate to the intensity of use as determined by the BZA. The front lot line may be required to include buffering if the BZA makes such a determination based on the adjacent uses.
- c.** In nonresidential districts, buffers shall be provided in accordance with Article 8: Landscaping and Buffering.
- d.** All structures, public swimming pools, and ball fields shall be set back a minimum of 200 feet from any abutting residential lot line, residential district, or recorded subdivision. Areas devoted to a golf course including tee areas and greens shall not be subject to this setback.

2. Cemetery

- a.** Cemeteries shall have primary access on an arterial or collector street as defined in the Warren County Official Thoroughfare Plan.
- b.** In residential zoning districts, a landscape buffer shall be provided along the side and rear lot lines at a height appropriate to the intensity of use as determined by the BZA. The front lot line may be required to include buffering if the BZA makes such a determination based on the adjacent uses.
- c.** All structures, except for grave markers, shall be set back a minimum of 200 feet from any abutting residential lot line, residential district, or recorded subdivision.

3. Community Garden

- a.** The owner of the property shall have an established set of operating rules addressing the governance structure of the garden; hours of operation; maintenance and security requirements and responsibilities; and distribution of garden plots.
- b.** The name and telephone number of the owner and any person designated as the person in-charge of garden coordination along with a copy of the operating rules shall be kept on file with the zoning inspector.
- c.** The site shall be designed and maintained so that water and fertilizer will not drain onto adjacent properties.
- d.** There shall be no retail sales on site, except for produce grown on the site.

- e. No building or structures shall be permitted on the site unless the community garden is accessory to a use (See Section 4.09: Accessory Uses and Structures) in which case, the buildings and structures shall be considered as accessory to the principal use of the lot.
- f. Benches, bike racks, raised/accessible planting beds, picnic tables, seasonal farm stands, garden art, rain barrel systems, and children's play areas may be permitted.
- g. Fences and walls shall be subject to the provisions of Section 8.04: Landscaping Materials and Standards.

4. Educational Facility and Higher Educational Facility

- a. Both educational facilities and higher educational facilities shall be located on a site with a minimum lot area of five acres.
- b. All structures shall be set back a minimum of 200 feet from any abutting residential lot line, residential district, or recorded subdivision.
- c. Natural Landscaping buffer of 50-feet consisting of grass, 5 canopy trees and 10 shrubs per 50 linear feet.

5. Hospital

All buildings shall be set back a minimum of 200 feet from any abutting residential lot line, residential district, or recorded subdivision.

6. Religious Place of Worship and Religious Place of Worship, Large

- a. Natural Landscaping buffer of 50'-feet consisting of grass, 5 canopy trees and 10 shrubs per 50 linear feet.
- b. The vehicular use area, including ingress and egress, shall be located and designed so as to minimize impact on the neighborhood.
- c. Property shall have direct access to a collector or arterial street as defined in the Warren County Throughfare Plan.
- d. Minimum lot size shall be 5 acres for Religious Place of Worship, Large.

7. Telecommunication Tower

a. Purpose

The purpose of this section is to regulate the placement, construction, and modification of telecommunication facilities and their support structures in order to protect the public health, safety, welfare, and morals, while at the same time not unreasonably interfering with the competitiveness in the wireless telecommunications industry in the region.

b. Applicability

This section shall only apply to the review of wireless telecommunication facilities in residential zoning districts pursuant to Section 519.211 of the Ohio Revised Code.

c. Procedure for Telecommunication Towers in Residential Zoning Districts

- i. Any person who plans to construct a telecommunications tower in a residential zoning district shall provide written notice in accordance to Section 519.211 of the Ohio Revised Code.

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
Indoor Food Sales				PS	PS	PS	Yes	No	Inside principal building	4.09:E.11
Keeping of Chickens	PS						No	No	S or R	4.09:E.12
Outdoor Dining Area					PS		Yes	No	F, S, or R	4.09:E.13
Outdoor Wood Furnace	PS						Yes	Yes	S or R	4.09:E.14
Porch or Deck	PS	PS		PS	PS	PS	Yes	No	F, S, or R	4.09:E.15
Private Stable	P						Yes	Yes	S or R	
Private or Public Swimming Pool	PS	PS					Yes	Yes	S or R	4.09:E.16
Restaurant			PS		PS		Yes	No		4.09:E.17
Restaurant, Fast-Food			PS		PS		Yes	No		4.09:E.17
Retail and Service Commercial Use			PS				Yes	No		4.09:E.18
Roadside Stand	PS	PS		PS	PS	PS	No	No	F, S, or R	4.09:E.19
Satellite Dish	PS	PS		PS	PS	PS	Yes	No	F, S, or R [3]	4.09:E.20
Small Wind Energy Conservation System	PS	PS		PS	PS	PS	Yes	Yes	R	4.09:E.21
Solar Panels	PS	PS		PS	PS	PS	See Section 4.09:E.22		On roof of structure or rear yard	4.09:E.22
Tennis Court or Other Game Court	PS	PS		PS	PS	PS	Yes	No	R	4.09:E.23
Tree House, Play Set, or Trampoline	P	P					No	No	R	
Unenclosed Patio	P	P		P	P		No	No	R	
Other Accessory Uses	C	C		PS	PS	PS	See Section 4.09:E.24 Other Accessory Uses			

- b. The setback for the central vertical portion of the antenna structure shall be a minimum of 10 feet from all property lines for structures up to 45 feet in height and shall increase by one foot for every three feet of increased height. All rigid radiating elements of the antenna structure shall be set back a minimum of 10 feet from all property lines.
- c. The construction shall be of such type as may be required by the American National Standards Institute (ANSI), the Electronics Industry Association (EIA), and the township to form a safe and durable structure.

3. Beekeeping

Beekeeping is permitted provided that:

- a. The principal use is a single-family dwelling.
- b. No more than two hives is permitted on lots less than one acre.
- c. A beehive shall be kept no closer than 10 feet to any lot line and no closer than 25 feet to any residential structure on an adjacent lot, or shall comply with the setbacks of the applicable zoning district, whichever is greater.
- d. The front of any beehive shall face away from the property line of the adjoining residential property closest to the beehive.
- e. A solid fence or dense hedge, known as a flyaway barrier, at least five feet in height shall be placed around the beehive. A boundary fence or hedge at least five feet in height may be used to meet this requirement. No such flyway barrier shall be required if all beehives are located at least 25 feet from all property lines and for beehives that are located on porches or balconies at least 10 feet above grade, except if such porch or balcony is located less than five feet from a property line.
- f. No Africanized bees may be kept on a property.
- g. A supply of fresh water shall be maintained in a location readily accessible to all beehives on the property.

4. Community Garden

- a. Community gardens may be allowed as an accessory use when associated with public or institutional principal use (e.g., religious institution or educational facility).
- b. Community gardens shall be subject to the provisions of Section 4.08:E.3. Community Garden.

5. Conference Center, Assembly Hall, or Banquet Facility

Principally permitted uses in the applicable zoning district may include a conference center, assembly hall, or banquet facility as an accessory use provided:

- a. The conference center, assembly hall, or banquet facility is located within the same building as such principal use and occupies no more than 40% of the gross floor area in the principal structure.

6. Drive-Through Facility

The following standards shall apply to businesses that contain a drive-through facility, regardless if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).

a. General Standards

- i. Drive-through facilities are prohibited in the N-B District.

TABLE 7.04-A: MINIMUM OFF-STREET PARKING STANDARDS

USE		REQUIRED NUMBER OF PARKING SPACES
Type-A day care home (7-12 children)		2.0 spaces in addition to that required for the dwelling unit
Type-B day care home (1-6 children)		No additional parking spaces required
Wholesale business		1.0 space per 400 square feet
INDUSTRIAL AND WAREHOUSE USES		
Contractor office and storage use		1.0 space per 200 square feet plus 1.0 space per 5,000 square feet of storage area
Light manufacturing use		1.0 space per 1,000 square feet
Office-warehouse		1.0 space per 300 square feet
Research and development facility or laboratory		1.0 space per 500 square feet
Warehousing, distribution or storage facility		1.0 space per 2,000 square feet
PUBLIC AND INSTITUTIONAL USES		
Active park or recreation facility	Ball field	30.0 spaces per field
	Golf course	8.0 spaces per hole
	Golf driving range	2.0 spaces per tee
	Miniature golf course	2.0 spaces per hole
	Racquetball, handball, pickleball and tennis court	5.0 spaces per court
	Swimming pool (not associated with a residence)	1.0 space per 50 square feet of swimming area including water, lawn, deck, and bathhouse
	Park or playground not otherwise specified	1.0 space per 10,000 square feet of park or playground area
Cemetery		1.0 space per four seats in a chapel or place of assembly
Community garden		No parking spaces required
Educational facility		1.5 spaces per classroom, library, lecture hall, and cafeteria plus 1.0 space per 10 fixed seats of public assembly areas. High schools shall have an additional 1.0 space per 10 students at maximum capacity.
Educational facility, higher		5.0 spaces per each classroom and 1.0 space per 300 square feet of administrative office space
Hospital		1.0 space for every three patient beds plus outpatient clinics, laboratories, pharmacies and other similar uses shall have 4.0 spaces per 1,000 square feet.
Passive park, recreation, and open space		1.0 space per 10,000 square feet of park, recreation, or open space
Public and government building or use		1.0 space per 250 square feet
Religious place of worship		1.0 space per three fixed seats in the main assembly room or 1.0 space per three persons, whichever is greater
Wireless telecommunication tower		1.0 space per provider

C. BICYCLE PARKING SPACES

1. All nonresidential uses shall contain two bicycle parking spaces for each 50 parking spaces provided, or fraction thereof.
2. Bicycle racks or other accommodations to allow locking of bicycles shall be provided and shall be placed within reasonable access to the main entrance.
3. The space shall be at least two feet wide by six feet long in size.
4. The location of bicycle racks should not obstruct access to building entrances.

Commercial Message

Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.

Common Areas

Parcels of land, together with the improvements thereon, the use and enjoyment of which shall be shared by the owners and occupants of the individual building sites within a development.

Common Drive

A driveway shared by multiple buildings, tenants or uses.

Community Garden

A single piece of land that is gardened collectively by a group of people that may include individual garden plots designated for individual gardens. Community gardens may be a principal or accessory use and may include related accessory uses as allowed for in this zoning resolution.

Comprehensive Plan

A long range planning document for Deerfield Township as adopted in December 2008 and as amended from time to time.

Conference Center, Assembly Hall or Banquet Facility

A facility or building available for lease by private parties that may include kitchen facilities for the preparation or catering of food, the sale of alcoholic beverages for on-premises consumption during scheduled events not open to the public, and/or outdoor gardens, decks, or reception facilities.

Construction Dumpster

A container used for the temporary storage of rubbish or materials related to the related construction site or project.

Construction Trailer

A mobile home, trailer, or similar temporary structure that is used as an office or for storage in conjunction with a construction project.

Contractor Offices and Storage

A use where the principal activity is the storage of equipment and materials related to building or landscaping contractors. Such use may also include office space for the business. Such uses are typically related to the construction industry and may include, but are not limited to, plumbing, heating, roofing, interior remodeling, excavating, and landscaping contractors.

County

Warren County, Ohio

County Commissioners

Board of County Commissioners of Warren County, Ohio

Cul-de-Sac

A dead-end street which includes a turnaround space.

Cultivate, Cultivating, or Cultivation

To plant, water, grow, fertilize, till or harvest a plant or crop. Cultivation includes possessing or storing of a plant or crop on a premises where the plant or crop was cultivated until transported to the first point of sale.

Dance Hall or Dance Club

An establishment where members of the public can gather for dancing on a recurring basis, regardless if there is a charge for admission.

Day Care Center

A facility operated for the purpose of providing care, protection, and guidance to individuals during part of a 24-hour day. This term includes nursery schools, preschools, adult day care centers, child day care centers, or other similar uses. Day care center does not include public or private educational facilities or any facility offering care to individuals for a full 24-hour period.

DBH

See "diameter-at-breast height".