

Fairfield Township Zoning Ordinances of District Regulations, Fairfield Township, October 2012

Zone of District	Permitted Uses	Site Plan Revised	Min. Lot Area (acres)	Min. Lot Width	Min. Lot Frontage	Min. Lot Depth	Min. Front Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Max. Building Coverage	Max. Lot Coverage	Max. Building Height	Vegatative Building Along Side and Rear Yards	Maximum number of access ways per use and frontage	
A. Agriculture	1. Principal Uses:														
	a) Farm for general purposed agriculture. No poultry or other farm animals shall be houses, or manure stored, no area than 100 feet to a street right-of-way of adjacent property line.		5.00	300	100	200	n/a	n/a	n/a	n/a	n/a	n/a	15	n/a	
	b) Municipal, County or State Owned Office or Assembly Building	X	5.00	250	250	500	50	30	30	30%	50%	40	10	2	
	c) Municipal, County or State Owned Parks	X	2.00	200	200	200	n/a	n/a	n/a	n/a	15%	n/a	n/a	2	
	d) Golf Courses (9 holes, 2700 yard miniumu)	X	40.00	1000	400	500	75	30	30	n/a	5%	n/a	25	2	
	e) Signle Family Detached Dwelling (new public road).	X	6.00	400	400	300	50	30	30	5%	10%	30	n/a	1	
	f) Single Family Detached Dwelling (new public road) (Cluder Development Required for all properties over 50 acres. galledon for parcels under 50 acres) also, shall be in accordance with 13-3-3.	X	2.50	250	250	300	50	25	25	10%	20%	35	n/a	1	
	g) Single Family Detached Dewlling (Existing public road)		2.50	250	250	300	50	25	25	10%	20%	35	n/a	1	
	h) Municipal School District, County or State Owned Educational Facility	X	15.00	500	500	500	100	50	50	30%	50%	40	10	2	
	2. Accessory Uses (Farm):														
	a) Road side stand 500 sf max.	X					25	25	25	n/a	n/a	15	n/a	n/a	
	b) Farm equipment storage building, 10,000 sf max.	X					100	50	50	n/a	n/a	30	n/a	n/a	
	c) Accesorry farm structure. 500 of max.	X					100	50	50	n/a	n/a	20	n/a	n/a	
	3. Accessory Uses (Parks):														
	a) Shelter, public toilets and food sales buildings	X					75	50	50	6%	n/a	25	n/a	n/a	
	b) Off street parking lot	X					15	15	15	n/a	n/a	n/a	n/a	n/a	
	4. Accessory Uses (Gold Course):														
	a) Clubhouses 15,000 sf max.	X					100	75	75	n/a	n/a	30	n/a	n/a	
	b) Maintenance/storage building 7,500 sf max.	X					150	100	100	n/a	n/a	30	n/a	n/a	
	c) Course restroom/ snack shack 500 of max.	X					100	50	50	n/a	n/a	20	n/a	n/a	
	d) Off street parking lot						15	15	15	n/a	n/a	n/a	n/a	n/a	
	5. Accessory Uses (single familt detached)														
	a) Garage of carpet 500 sf max.						40	15	15	n/a	n/a	15	n/a	n/a	
	b) Storage buildings 250 sf max						40	15	15	n/a	n/a	12	n/a	n/a	
	c) Dog kennel 150 sf max						50	15	15	n/a	n/a	10	n/a	n/a	
5. Accessory Uses (office and assembly):															

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R-2 Residential	1. Principal Uses:													
	a) Single family detached dwelling		1.00	150	100	200	40	<u>20</u>	<u>20</u>	15%	20%	35	n/a	1
	b) Farms for general purpose agriculture (no animals)		2.50	200	150	300	n/a	<u>n/a</u>	<u>n/a</u>	n/a	n/a	n/a	n/a	2
	c) Municipal buildings and parks	X	1.50	150	100	200	n/a	<u>n/a</u>	<u>n/a</u>	n/a	45%	40	10	2
	d) <u>Religious houses of worship</u>	X	2.00	200	150	200	40	<u>20</u>	<u>20</u>	25%	65%	40	10	2
	2. Accessory Uses (single family detached)													
	a) Garage or carport 500 sf max						35	<u>15</u>	<u>15</u>	n/a	n/a	15	n/a	
	b) Storage buildings 200 sf max.						40	<u>10</u>	<u>10</u>	n/a	n/a	12	n/a	
	c) Dog kennel 100 sf max.						50	<u>10</u>	<u>10</u>	n/a	n/a	10	n/a	
	3. Accessory Uses (Farm):													
	a) Farm equipment/storage building, 4000 sf max.	X					50	<u>30</u>	<u>30</u>	n/a	n/a	25	n/a	n/a
	b) Accessory farm structure, 1,500 sf max.	X					50	<u>30</u>	<u>30</u>	n/a	n/a	25	n/a	n/a
	4. Accessory Uses (Parks):													
	a) Shelter, public toilets, and food sales buildings	X					35	<u>10</u>	<u>10</u>	15%	n/a	20	n/a	n/a
	b) Off street parking lot	X					25			n/a		n/a	n/a	n/a
	5. Accessory Uses (churches):													
	a) Rectory, Pastor occupied only (2,000 sf min.)	X					40	<u>20</u>	<u>20</u>	n/a		n/a	n/a	
b) Off street parking lot	X					10	20	20	n/a		18	n/a		

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R-3 Residential	1. Principal Uses:														
	a) single family detached dwelling		35,000 sf	100	50	200	40	25	25	40%	50%	35	n/a		
	b) Municipal buildings and parks	X	1.00	100	100	200	40	25	25	n/a	15%	n/a	10		
	c) churches, Houses of worship	X	1.50	100	100	200	50	25	25	45%	65%	40			
	2. Accessory Uses (single family detached)														
	a) Garage or carport 500 sf max.						40	15	15	n/a	n/a	18			
	b) Storage buildings 200 sf max.						50	10	10	n/a	n/a	12			
	c) Dog kennel 100 sf max.						50	15	15	n/a	n/a	10			
	3. Accessory Uses (Parks):														
	a) Shelter, public toilets and food sales buildings	X					25	15	15	5%	n/a	20	10		
	b) Off street parking lot	X								10%	n/a	n/a	10		
	4. Accessory Uses (churches):														
	a) Rectory, Pastor occupied only (2,000 sf min.)	X					40	15	15	5%		35	5		
	b) off street parking lot	X								15%		n/a	10		

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PBI Planned Business Unit Industrial	a) Retail Business and Service Establishments	X	1.00	100	100	200	50	25	25	30%	60%	35	10	1	
	B) Minor appliances and office machine repair shops	X	1.00	100	100	200	50	25	25	30%	60%	35	10	1	
	c) Professional Offices and Clerks	X	1.30	100	100	200	50	25	25	30%	60%	35	10	1	
	d) Insurances and Financial Institutions	X	1.50	100	100	200	50	25	25	30%	60%	35	10	1	
		X	3.50	150	100	200	50	25	25	50%	65%	75	10	1	
	f) Restaurants, including drive through fast food establishment	X	3.00	200	200	200	50	25	25	75%	65%	75	25		
	g) Motor vehicle Inspection Station New and Used Automotive sales	X	2.50	150	100	200	50	25	25	50%	35%	35	10		
	h) Home occupations only in association with permitted single family detached dwellings	X	1.00	75	50	100	40	20	20	35%	50%	35	5		
	i) Single family homes existing at the time of the adoption of this section may continue to exist until each time, as they are converted for commercial use or are vacated for more than six months as of 11/01/2012)	X	1.00	75	50	100	40	20	20	20%	40%	25	n/a		
	j) Municipal use and other governmental offices, public parks, library, community theater.	X	1.00	100	100	200	40	25	25	n/a	15%	n/a	10		
	k) Child care center, school houses of worship, hospitals.	X	2.50	150	100	200	50	25	25	50%	65%	35	10		
	l) Hote and motel	X	2.50	150	100	200	50	25	25	50%	65%	35	10		
	2. Permitted accessory uses are as follows:														
		a) Maintenance, utility and storage facilities incidental in the businesses of the principal use, provided that they are in fully enclosed building (600 sf max)	X					60	15	15	n/a	n/a	15	5	
		b) Residential business accessory building (750 sf max)	X					50	15	15	n/a	n/a	20	5	
	c) Off street parking and loading	X					25	15	15	n/a	n/a		10		
	d) Restaurant or cafeteria primarily for supplying meals to employees and guests of the principal use.	X					60	15	15	n/a	n/a	18	5		
	e) In-service training schools for employees	X					60	15	15	n/a	n/a	18	5		
	f) Custodial living quarters associated with the maintenance or the principal use.	X					60	15	15	n/a	n/a	18	5		
	g) Assembly halls for meetings incidental to the business of the principal use.	X					60	15	15	n/a	n/a	18	5		
	h) Water and wastewater storage facilities.						50	25	25	n/a	n/a	50	15		
3. Conditional Uses are permitted as follows:															
	a) Industrial parks (12 acres Min.)	X	2.00	200	200	200	50	25	40	40%	70%	45	25	2	
	b) Warehouses and wholesale storage including but not limited to the storage and processing of farm produce. (also size 13-7 Sec 11)	X	5.00	400	400	600	100	50	50	30%	60%	45	25	2	
	c) Light industrial, manufacturing or proceedings, provided the proposed industrial process meets the performance requirements listed in 613-7.8 does not have one (7) or more smoke stacks and does not have inherent perishables which are noxious, injurious, offensive, or hazardous to the health, safety, or general welfare of the community.	X	5.00	400	400	500	100	50	30	20%	60%	45	25	2	