

Fairfield Township – §450 – Attachment 2 Schedule of District Regulations

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

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

Fairfield Township – §450 – Attachment 2 Schedule of District Regulations

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

Zone or District	Permitted Uses	Site Plan	Min. Lot Area	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	Vegetative Building Along Side and Rear Yards	Max. Number of Accessways per Use and Frontage
FP Floodplain (See § 450-17 for details.)	1. Principal Uses:													
	a) Pasture, grazing land, or agriculture ³													
	b) Game farm, fish hatchery ³	X												
	c) Hunting and fishing reserve ³	X												
	d) Wildlife sanctuary, woodland preserve or arboretum ³	X												
	e) Open areas needed to meet yard and area requirements for any permitted uses in this and other districts													
	f) Restorative agriculture													
	2. Accessory uses ³													
	a) Accessory farm structure ³													
SDO Storage & Distribution Overlay	1. Conditionally Permitted Uses: a) Warehousing and distribution facilities	X	10.0	250	250	300	150	100	100	35%	50%	45	50	2

Notes

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