

## Town of Deerpark - Zoning Law – Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standard					
<b>HM-U Hamlet Mixed-Use District:</b> This district is intended to provide areas for moderate to high density residential development and compatible commercial and industrial uses.	One-family dwellings Two-family dwellings Agricultural uses Equestrian uses Public and semi-public uses Small engine machine repair and sales  <b>Permitted Uses with Planning Board Approval</b> Bed and breakfast facilities Building contractor yards Building supply/lumber yards Business services and trade shops Business/professional offices Camps and campgrounds Commercial greenhouses Conference centers Continuing care facility Essential services Funeral homes Health care, rehabilitative and medical facilities Home occupations Hotels, motels and resorts Light manufacturing Manufactured home parks Multi-family dwellings Nursery schools Personal service shops Places of worship Restaurants Retail stores and shopping centers Saw and planing mills Self-storage warehouses Trucking business Vehicle and equipment sales Vehicle service establishments Wholesale establishments	Animal hospitals, kennels and veterinary offices Cemeteries Extractive uses Indoor/outdoor recreation facilities Nursing and senior care facilities Parking lot without principle use Planned residential developments Social halls Shooting ranges and skeet facilities Telecommunication facilities Trucking Business Vehicle junkyard wrecking	Garages Home-energy generation devices Parking areas Private stables Private swimming pools Signs Storage sheds Other activities or structures customarily accessory to permitted principal or special uses Other activities or structures without principle uses for farm, recreation, and construction storage	Development Standard					
				A*	B*	C*	D*		
				Minimum average lot width/depth	100/100 FT	100/150 FT	125/200 FT	200/200 Ft	
				Front yard	35 ft	35 ft	35 ft	35 ft	
				Rear yard	35 ft	35 ft	35 ft	35 ft	
				Side yard	20 ft	20 ft	35 ft	35 ft	
				Max. build height	75 ft+	75 ft+	75 ft+	75 ft+	
				Min. floor area	1000 ft	1000 ft	1000 ft	1000 ft	
				Max bldg coverage	40%	40%	40%	40%	
				Max. impervious coverage	70%	70%	70%	70%	
Min. lot area	10,000 SF	15,000 SF	25,000 SF	40,000 SF					

\*A. Public Water and Sewer

\*B. Public Sewer Only

\*C. Shared Sewer Only

\*D. No Water and Sewer

+ Subject to Fire Department capabilities