

Town of Deerpark - Zoning Law – Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standard																																																		
<p>RR Rural Residential District: This district is intended to protect the rural character of that portion of Deerpark which is subject to natural limitations or in public or semi-public use as open space and to provide for wildlife, recreation, forestry, and conservation uses in general.</p>	<p>One-family dwellings Two-family dwellings Agricultural uses Equestrian uses Hunting clubs Public and semi-public uses</p> <p>Permitted Uses with Planning Board Approval Bait and tackle shops Bed and breakfast facilities Camps and campgrounds Commercial greenhouses Essential services Funeral homes Home occupations Hotels, motels and resorts Nursery schools Places of worship Residential conversions Saw and planing mills</p>	<p>Animal hospitals, kennels and veterinary offices Cemeteries Extractive uses Planned residential developments Shooting ranges and clay targets Social halls Telecommunication facilities</p>	<p>Garages Home-energy generation devices Parking areas Private swimming pools Private stables 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</p>	<p>Development Standard</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">A*</th> <th style="text-align: center;">B*</th> <th style="text-align: center;">C*</th> <th style="text-align: center;">D*</th> </tr> </thead> <tbody> <tr> <td>Minimum average lot width/depth</td> <td style="text-align: center;">100/100 FT</td> <td style="text-align: center;">100/150 FT</td> <td style="text-align: center;">125/200 FT</td> <td style="text-align: center;">200/200 Ft</td> </tr> <tr> <td>Front yard</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> <tr> <td>Rear yard</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">50 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> <tr> <td>Side yard</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> <tr> <td>Max. build height</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> <td style="text-align: center;">35 ft</td> </tr> <tr> <td>Min. floor area</td> <td style="text-align: center;">1000 ft</td> <td style="text-align: center;">1000 ft</td> <td style="text-align: center;">1000 ft</td> <td style="text-align: center;">1000 ft</td> </tr> <tr> <td>Max bldg coverage</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">20%</td> <td style="text-align: center;">40%</td> <td style="text-align: center;">40%</td> </tr> <tr> <td>Max. impervious coverage</td> <td style="text-align: center;">70%</td> <td style="text-align: center;">70%</td> <td style="text-align: center;">70%</td> <td style="text-align: center;">70%</td> </tr> <tr> <td>Min. lot area</td> <td style="text-align: center;">10,000 SF</td> <td style="text-align: center;">15,000 SF</td> <td style="text-align: center;">25,000 SF</td> <td style="text-align: center;">1 AC</td> </tr> </tbody> </table>		A*	B*	C*	D*	Minimum average lot width/depth	100/100 FT	100/150 FT	125/200 FT	200/200 Ft	Front yard	50 ft	50 ft	35 ft	35 ft	Rear yard	50 ft	50 ft	35 ft	35 ft	Side yard	35 ft	35 ft	35 ft	35 ft	Max. build height	35 ft	35 ft	35 ft	35 ft	Min. floor area	1000 ft	1000 ft	1000 ft	1000 ft	Max bldg coverage	20%	20%	40%	40%	Max. impervious coverage	70%	70%	70%	70%	Min. lot area	10,000 SF	15,000 SF	25,000 SF	1 AC
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<p>RS Residential Settlement District: This district is intended to protect the integrity of single-family residential areas of the Town from commercial and industrial intrusions that could cause a decline in the quality of life within these generally single-purpose sections of the Town.</p>	<p>One-family dwellings Public and semi-public uses Agricultural uses Equestrian uses</p> <p>Permitted Uses with Planning Board Approval Bed and breakfast facilities Essential services Home occupations</p>		<p>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</p>	<p>Minimum average Lot width/depth: 200 feet</p> <p>Minimum yards: Front 50 feet Side 35 feet Rear 50 feet</p> <p>Maximum bldg. height 35 feet Min. floor area (§ 3.6): 1,000 sq. ft. Maximum bldg. coverage 20% Minimum lot area: 1 Ac.</p>																																																		

*A. Public Water and Sewer

*B. Public Sewer Only

*C. Shared Sewer Only

*D. No Water and Sewer