

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

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standard
<p><b>RRC Recreational River Corridor District:</b> This district is intended to complement designation of the Upper Delaware River as a National Scenic and Recreational River and to help implement the River Management Plan to which the Town is a party.</p>	<p>One-family dwellings Two-family dwellings Agricultural uses Equestrian uses Hunting clubs Public and semi-public Uses</p> <p><b>Permitted Use with Planning Board Approval</b> Bait and tackle shops Essential services Home occupations Hotels, motels and resorts Membership clubs Nursery schools Places of worship Residential conversions River-related recreational facilities</p>	<p>Camps and campgrounds Cemeteries Social halls</p> <p>See Section 5.10 for additional standards applicable in District</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>Minimum average Lot width/depth: 200 feet</p> <p>Minimum yards: Front 50 feet Side 50 feet Rear 150 feet</p> <p>Minimum setback from River 150 feet Maximum bldg. height 35 feet Min. floor area (§ 3.6): 1,000 sq.ft. Maximum bldg. coverage 20% Minimum lot area: 2 acres</p> <p>* A minimum of 150 feet River frontage is required</p>
<p><b>NR Neighborhood Residential District:</b> This district is intended to provide for commercial and mixed-use development within key neighborhoods and at relatively high density for the purpose of meeting the needs of residents for goods and services.</p>	<p>One-family dwellings Two-family dwellings Public and semi-public uses</p> <p><b>Permitted Uses with Planning Board Approval</b> Convenience stores without gasoline Home occupations Hotels, motels and resorts Nursery schools Places of worship Residential conversions River-related recreation</p>	<p>Cemeteries Parking lot without principle use Social halls</p>	<p>Garages 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 40% Minimum lot area: ½ Ac.</p> <p>*with/without community wastewater</p>