

Town of Deerpark - Zoning Law – Schedule of District Regulations

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standard								
				Development Standard								
				A*	B*	C*	D*					
I-1 Industrial District: This district is intended for industrial and like uses which are of large scale or involve intense activity which could generate more substantial impacts on surrounding properties than would be the case in the IB District or HM-U District.	None Permitted Uses with Planning Board Approval Building contractor yards Building supply/lumber yards Business services Business/professional offices Essential services Industrial parks Light manufacturing with outside storage areas Vehicle junkyard and wrecking Wholesale establishments	Adult uses (see § 5.14) Extractive uses Parking lots without principle use Telecommunication facilities	Bulk storage Garages Parking areas 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	Minimum average lot width/ depth Front yard Rear yard Side yard Max. build height Min. floor area Max bldg coverage Max. impervious coverage Min. lot area	100/100 FT	100/150 FT	125/200 FT	200/200 Ft	35 ft 35 ft 15 ft 75 ft** 600 ft 40% 70% 10,000 SF	35 ft 35 ft 15 ft 75 ft** 600 ft 40% 70% 15,000 SF	35 ft 35 ft 15 ft 75 ft** 600 ft 40% 70% 25,000 SF	35 ft 35 ft 15 ft 75 ft** 600 ft 40% 70% 40,000 SF
**Subject to Fire Department capabilities												

- *A. Public Water and Sewer
- *B. Public Sewer Only
- *C. Shared Sewer Only
- *D. No Water and Sewer