

Town of Deerpark - Zoning Law – Schedule of District Regulations

District Intent	Principal Permitted Uses with Planning Board Approval	Special Uses	Accessory Uses	Development Standard				
				A*	B*	C*	D*	
IB Interchange Business District: This district is intended to provide for the general development of business at significant highway interchange areas and attracting business from within both the region and the Town.	Animal Hospitals and veterinary offices	Billboards	Bulk storage	Minimum average lot width/depth	100/100 FT	100/150 FT	125/200 FT	200/200 Ft
	Building supply/lumber yards	Building contractor yards	Dwellings accessory to commercial uses					
	Business service and trade shops	Extractive uses	Garages				35 ft	
	Business/professional offices	Indoor/outdoor recreation facilities	Parking areas	Front yard	35 ft	35 ft	35 ft	35 ft
	Clubhouses/fraternal uses	Light manufacturing	Private swimming pools	Rear yard	35 ft	35 ft	15 ft	35 ft
	Commercial greenhouses	Movie houses and Outdoor theatres	Signs	Side yard	15 ft	15 ft		15 ft
	Essential services	Parking lots without principle uses	Storage sheds					
	Health care, rehabilitative and medical facilities	Self-storage warehouses	Other activities or structures customarily accessory to permitted principal or special uses	Max. build height	75 ft**	75 ft**	75 ft**	75 ft**
	Home occupations	Vehicle service establishments	Other activities or structures without principle uses for farm, recreation and construction storage	Min. floor area	600 ft	600 ft	600 ft	600 ft
	Hotels with extended stay			Max bldg coverage	40%	40%	40%	40%
	Motels and resorts			Max. impervious coverage	70%	70%	70%	70%
	Nursing and senior care facilities			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