

ZONING
230 Attachment 1

Town of Deerpark

Schedule of District Regulations
HM-U Hamlet/Mixed Use District
[Amended 10-6-2014 by L.L. No. 3-2014; 8-3-2015 by L.L. No. 1-2015]

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards				
				A*	B*	C*	D*	
<p>HM-U Hamlet/Mixed Use District: This district is intended to provide areas for moderate- to high-density residential development and compatible commercial and industrial uses.</p>	<p>1-family dwellings 2-family dwellings Agricultural uses Equestrian uses Home occupations Public and semipublic uses Small engine machine repair and sales</p> <p>Permitted Uses with Planning Board Approval 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 Hotels, motels and resorts Light manufacturing Manufactured home parks Multifamily dwellings Nursery schools Personal service shops Places of worship Public utility structures Restaurants Retail stores and shopping centers Saw and planing mills Self-storage warehouses Vehicle and equipment sales Vehicle service establishments Wholesale establishments</p>	<p>Animal hospitals, kennels and veterinary offices Cemeteries Extractive uses Indoor/outdoor recreation facilities Nursing and senior care facilities Parking lot without principal use Planned residential developments Social halls Shooting ranges and skeet facilities Telecommunication facilities Trucking business Vehicle junkyard wrecking</p>	<p>Garages Home-energy-generation devices Parking areas Private stables Private swimming pools Signs Storage sheds</p> <p>Other activities or structures customarily accessory to permitted principal or special uses</p> <p>Other activities or structures without principal uses for farm, recreation, and construction storage</p>	<p>Minimum average lot width/depth Minimum yards: Front yard Rear yard Side yard Maximum building height Minimum floor area Maximum building coverage Maximum impervious coverage Minimum lot area</p>	<p>100/100 ft. 35 ft. 35 ft. 20 ft. 75 ft.+ 1,000 ft. 20% 70% 10,000 sq. ft.</p>	<p>100/150 ft. 35 ft. 35 ft. 20 ft. 75 ft.+ 1,000 ft. 20% 70% 15,000 sq. ft.</p>	<p>125/200 ft. 35 ft. 35 ft. 35 ft. 75 ft.+ 1,000 ft. 40% 70% 25,000 sq. ft.</p>	<p>200/200 ft. 35 ft. 35 ft. 35 ft. 75 ft.+ 1,000 ft. 40% 70% 40,000 sq. ft.</p>

DEERPARK CODE

**Schedule of District Regulations
RR Rural Residential District, RS Residential Settlement District and RRC Recreational River Corridor District**

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards				
				A*	B*	C*	D*	
<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 semipublic use as open space and to provide for wildlife, recreation, forestry, and conservation uses in general.</p>	<p>1-family dwellings 2-family dwellings Agricultural uses Equestrian uses Home occupations Hunting clubs Public and semipublic 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 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 Vehicle repair garage</p>	<p>Garages Home-energy-generation devices Parking areas Private swimming pools Private stables Signs Storage sheds</p> <p>Other activities or structures customarily accessory to permitted principal or special uses</p> <p>Other activities or structures without principal uses for farm, recreation and construction storage</p>	<p>Minimum average lot width/depth Minimum yards: Front yard Rear yard Side yard Maximum building height Minimum floor area Maximum building coverage Maximum impervious coverage Minimum lot area</p>	<p>100/100 ft. 35 ft. 20 ft. 20 ft. 35 ft. 1,000 ft. 20% 70% 10,000 sq. ft.</p>	<p>100/150 ft. 35 ft. 20 ft. 20 ft. 35 ft. 1,000 ft. 20% 70% 15,000 sq. ft.</p>	<p>125/200 ft. 35 ft. 35 ft. 35 ft. 35 ft. 1,000 ft. 20% 70% 25,000 sq. ft.</p>	<p>200/200 ft. 35 ft. 35 ft. 35 ft. 35 ft. 1,000 ft. 20% 70% 1 ac.</p>
<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>1-family dwellings Public and semipublic 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</p> <p>Other activities or structures customarily accessory to permitted principal or special uses</p> <p>Other activities or structures without principal uses for farm, recreation and construction storage</p>	<p>Minimum average lot width/depth Minimum yards: Front Side Rear Maximum building height Minimum floor area (§ 230-12) Maximum building coverage Minimum lot area</p>	<p>200 ft. 50 ft. 35 ft. 50 ft. 35 ft. 1,000 sq. ft. 20% 2 ac.</p>			
<p>RRC Recreational River Corridor District: 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>1-family dwellings 2-family dwellings Agricultural uses Equestrian uses Home occupations Hunting clubs Public and semipublic uses</p> <p>Permitted Uses with Planning Board Approval Bait and tackle shops Essential services 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>Garages Home-energy-generation devices Parking areas Private swimming pools Private stables Signs Storage sheds</p> <p>Other activities or structures customarily accessory to permitted principal or special uses</p> <p>Other activities or structures without principal uses for farm, recreation and construction storage</p>	<p>Minimum average lot width/depth Minimum yards: Front Side Rear Minimum setback from river Maximum building height Minimum floor area (§ 230-12) Maximum building coverage Minimum lot area</p>	<p>200 ft. 50 ft. 50 ft. 150 ft. 150 ft. 35 ft. 1,000 sq. ft. 20% 2 ac.</p>			
				* A minimum of 150 feet river frontage is required				

ZONING

**Schedule of District Regulations
NR Neighborhood Residential District, I-1 Industrial District and IB Interchange Business District
[Amended 10-6-2014 by L.L. No. 3-2014; 8-3-2015 by L.L. No. 1-2015]**

District Intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards					
				A*	B*	C*	D*		
<p>NR Neighborhood Residential District:</p> <p>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>1-family dwellings 2-family dwellings Public and semipublic uses</p> <p>Permitted Uses with Planning Board Approval 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 principal use Social halls</p>	<p>Garages Parking areas Private stables Private swimming pools Signs Storage sheds</p> <p>Other activities or structures customarily accessory to permitted principal or special uses</p> <p>Other activities or structures without principal uses for farm, recreation and construction storage</p>	<p>Minimum average lot width/depth Minimum yards: Front Side Rear Maximum building height Minimum floor area (§ 230-12) Maximum building coverage Minimum lot area</p>	<p>100/200 ft.* 20/50 ft.* 35 ft. 20/50 ft.* 35 ft. 1,000 sq. ft. 20% 1/2 ac./1 ac.</p>				
					*With/without community wastewater				
<p>I-1 Industrial District:</p> <p>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.</p>	<p>None</p> <p>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 Public utility structures Vehicle junkyard and wrecking Wholesale establishments</p>	<p>Adult uses (see § 230-36) Extractive uses Parking lots without principal use Telecommunication facilities</p>	<p>Bulk storage Garages Parking areas Signs Storage sheds</p> <p>Other activities or structures customarily accessory to permitted principal or special uses</p> <p>Other activities or structures without principal uses for farm, recreation and construction storage</p>	<p>Minimum average lot width/depth Minimum yards: Front yard Rear yard Side yard Maximum building height Minimum floor area Maximum building coverage Maximum impervious coverage Minimum lot area</p>	<p>100/100 ft. 20 ft. 20 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 10,000 sq. ft.</p>	<p>100/150 ft. 20 ft. 20 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 15,000 sq. ft.</p>	<p>125/200 ft. 35 ft. 35 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 25,000 sq. ft.</p>	<p>200/200 ft. 35 ft. 35 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 40,000 sq. ft.</p>	
<p>IB Interchange Business District:</p> <p>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.</p>	<p>Home occupations</p> <p>Principal Permitted Uses with Planning Board Approval Animal hospitals and veterinary offices Building supply/lumber yards Business service and trade shops Business/professional offices Clubhouses/fraternal uses Commercial greenhouses Essential services Health care, rehabilitative and medical facilities Home occupations Hotels with extended stay Motels and resorts Nursing and senior care facilities Personal service shops Public utility structures Restaurants/fast food Retail stores and shopping centers Trucking business Vehicle: equipment, sales, and services Wholesale establishments</p>	<p>Billboards Building contractor yards Extractive uses Indoor/outdoor recreation facilities Light manufacturing Movie houses and outdoor theaters Parking lots without principal uses Self-storage warehouses Vehicle service establishments</p>	<p>Bulk storage Dwellings accessory to commercial uses Garages Parking areas Private swimming pools Signs Storage sheds</p> <p>Other activities or structures customarily accessory to permitted principal or special uses</p> <p>Other activities or structures without principal uses for farm, recreation and construction storage</p>	<p>Minimum average lot width/depth Minimum yards: Front yard Rear yard Side yard Maximum building height Minimum floor area Max building coverage Maximum impervious coverage Minimum lot area</p>	<p>100/100 ft. 20 ft. 20 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 10,000 sq. ft.</p>	<p>100/150 ft. 20 ft. 20 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 15,000 sq. ft.</p>	<p>125/200 ft. 35 ft. 35 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 25,000 sq. ft.</p>	<p>200/200 ft. 35 ft. 35 ft. 15 ft. 75 ft.** 600 ft. 40% 70% 40,000 sq. ft.</p>	

NOTES:
 *A. Public water and sewer
 *B. Public sewer only
 *C. Shared sewer only
 *D. No water and sewer
 ** Subject to Fire Department capabilities