

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*
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.	1-family dwellings 2-family dwellings Agricultural uses Equestrian uses Home occupations Public and semipublic uses Small engine machine repair and sales 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	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	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 principal uses for farm, recreation, and construction storage	Minimum average lot width/depth	100/100 ft.	100/150 ft.	125/200 ft.	200/200 ft.
				Minimum yards:				
				Front yard	35 ft.	35 ft.	35 ft.	35 ft.
				Rear yard	35 ft.	35 ft.	35 ft.	35 ft.
				Side yard	20 ft.	20 ft.	35 ft.	35 ft.
				Maximum building height	75 ft.+	75 ft.+	75 ft.+	75 ft.+
				Minimum floor area	1,000 ft.	1,000 ft.	1,000 ft.	1,000 ft.
				Maximum building coverage	20%	20%	40%	40%
				Maximum impervious coverage	70%	70%	70%	70%
				Minimum lot area	10,000 sq. ft.	15,000 sq. ft.	25,000 sq. ft.	40,000 sq. ft.