

**Proposed Amendment to Chapter 230 of the Town of Deer Park Town Code
Zoning Text Amendment Regulating Buildings Heights and Building Length**

A Local Law to amend Chapter 230 of the Code of the Town of Deerpark regarding zoning.

Be it enacted by the Town Board of Deerpark as follows:

Section 1. Amendments

Chapter 230, Section 25 of the Town of Deerpark Town Code, entitled "Planned Residential Districts (PRD) and Planned Residential Retirement Districts (PRRD)," is hereby amended as follows (with additions in bold and redactions struck through):

- 230-25(D)(6): Building height. The maximum permitted building height within a PRD or PRRD shall be 35 feet and ~~2 1/2~~ **3** stories.
- 230-25(D)(15): Maximum length of building. No building, dwelling unit, or other structure shall be constructed to a length in excess of 150 feet **as measured along the primary street frontage**, except for a commercial building upon approval by the Planning Board. **For the purposes of this requirement, when a building is located on a corner lot, the primary street frontage shall be designated by the Owner or their authorized agent.**

Section 2.

Except as specifically modified by the amendments contained herein, Chapter 230 of the Town of Deerpark is otherwise to remain in full force and effect and is otherwise ratified, readopted, and confirmed.

Section 3. Numbering for Codification

It is the intention of the Town of Deerpark and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the Town of Deerpark; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word Local Law shall be changed to "Chapter," "Section," or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word, or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words, or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local Law would have been adopted if such illegal, invalid, or unconstitutional provision, clause, sentence, subsection, word, or part had not been included

therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt therefrom.

Section 5. Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State.