

**VILLAGE OF WOODBURY
LOCAL LAW NO. 2 of 2010**

**A LOCAL LAW AMENDING CHAPTER 310 (“ZONING”) OF THE CODE
OF THE VILLAGE OF WOODBURY TO PROVIDE THE OPPORTUNITY
FOR GREATER ECONOMIC DEVELOPMENT WITHIN THE VILLAGE**

BE IT ENACTED by the Board of Trustees of the Village of Woodbury,
Orange County, New York as follows:

SECTION 1. FINDINGS.

The Board of Trustees of the Village of Woodbury finds that it would be beneficial to the Village to increase the number of uses permitted within the Village, which aids in promoting a sound and orderly physical and economic growth within the Village, and to clarify the application of certain uses.

SECTION 2. PURPOSE.

The purpose of this local law is to amend Chapter 310 of the Code of the Village of Woodbury, entitled “Zoning” to permit more commercial uses within the Village.

SECTION 3. CHAPTER 310 (“ZONING”).

Section 310-2(B) is hereby amended to include the following language, providing for the definitions of car wash, convenience store, convenience store/fuel sale, dance/music studio, day care, health club, health spa, landscaping business/nursery, martial arts studio, medical/dental office, office (general/professional), outdoor recreation facility, personal service, retail business and service business (non-personal):

CAR WASH – Use involving the washing, cleaning or detailing of passenger, commercial or recreational vehicles. Recycled water shall be used during this process.

CONVENIENCE STORE – A retail establishment of up to 5,000 square feet selling primarily food products, household items (excluding furniture and appliances) sundries, newspapers and magazines, beverages and a limited amount of freshly prepared food such as sandwiches and salads for off premises consumption. No more than six (6) seats shall be provided.

CONVENIENCE STORE/FUEL SALE – See “CONVENIENCE STORE”, except that sale of automotive fuel and other automotive products may occur on the same site and be considered one use.

DANCE/MUSIC STUDIO – A building or portion thereof utilized for teaching dance or music (voice or instrumental) whether individual or in classes.

DAY CARE – A facility providing supervision or care to five or more minor children not residing on the premises during day time hours but which is not primarily intended for medical or educational purposes.

HEALTH CLUB – A business establishment with equipment and facilities for exercising and improving physical fitness. Facilities may include both indoor and outdoor amenities but shall be subject to different bulk requirements as shown in the use and bulk table.

HEALTH SPA – A business establishment intended for relaxation and/or meditation where a number of personal services are offered in a serene atmosphere. Facilities may include both indoor and outdoor amenities directly related to the spa use such as walking paths or meditation gardens but shall be subject to different bulk requirements as shown in the use and bulk table.

LANDSCAPING BUSINESS/NURSERY – An establishment that conducts the retail sale and/or wholesale sale of plants, trees or shrubs, as well as accessory items (but not including power equipment or other machinery) directly related to their care or maintenance, subject to the requirements of Section 310-34.

MARTIAL ARTS STUDIO – An establishment where individual or group classes are held or participants go to practice or perform any of the commonly accepted forms of martial arts.

MEDICAL/DENTAL OFFICE – Offices occupied by a medical or dental professional who regularly sees patients for medical treatment or care but with no patients staying overnight.

OFFICE (GENERAL/PROFESSIONAL) – Administrative, executive, professional, research or similar business having only limited contact with the public. This does not include doctors, dentists or other medical professionals.

OUTDOOR RECREATION FACILITY – A facility whereby patrons pay a fee to utilize permitted outdoor activities, including but not limited to, skiing, snow boarding, snow tubing, tennis, swimming, ice skating, horseback riding or hiking.

PERSONAL SERVICE – An establishment primarily engaged in providing services involving the specialized care of a person or a person’s apparel, including but not limited to, a beauty shop, nail salon, barber shop, tailor shop or exercise, martial arts or dance studio.

RETAIL BUSINESS – An establishment engaged in selling or renting goods or merchandise to the general public in small quantities for personal and/or household consumption or business use and rendering services incidental to the sale of such goods. A gas station” or “automobile service station” shall not be considered a retail business. Establishments that sell prepared sandwiches or other food, with no table service, for consumption mainly off the premises but who may have up to 14 seats will be considered retail for the purposes of this chapter.

SERVICE BUSINESS (non-personal) – A business or non-profit organization that provides services to the public, either on or off premises, including but not limited to building, electrical, plumbing, landscaping contractor with no sale of products, taxi services, educational services, cleaning services, locksmith, photocopying, printing services of less than 5,000 square feet, repair and restoration.

Section 310-2(B) is hereby amended, repealing the definition of bed-and-breakfast provided therein, and replacing the definition with the following language:

BED-AND-BREAKFAST – A private owner occupied dwelling in which at least one (1) and not more than five (5) rooms are offered for transient, overnight lodging and breakfast is offered to such occupants. No public restaurant shall be maintained.

Section 310-32 is hereby repealed and replaced with the following language modifying the requirements for retail commercial development in the LC District:

§ 310-32. Retail Commercial development in LC District.

- A. Purpose. The purpose of the Limited Commercial District, as expressed in the Schedule of Zoning District Regulations, LC District, is as follows: to accommodate limited business activity along portions of Route 32 in a manner that retains the existing residential character and architectural style and development intensity while also recognizing the appropriateness of highway commercial uses, provided that they conform to the character of established surrounding development. This district provides for an area of

transition between residential and commercial districts. It is further the intent of this district to save older or architecturally significant structures and their individual character. Both new and renovated structures should retain the character and scale of the surrounding neighborhood.

- B. Retail and personal service shops, as permitted in Item 9 under Special Permit Uses in the Schedule of Zoning District Regulations, LC District, are restricted as follows: retail shops limited to the sale of food, beverages and miscellaneous small items; including convenience stores; pharmacies; and service businesses, such as but not limited to beauty shops, nail salons, dry cleaners and travel agents, provided that:
 - 1. If multiple attached uses are proposed, such uses shall be combined with at least one other retail or personal service use permitted in the LC District.
 - 2. No single retail establishment shall exceed 8,000 square feet, except a supermarket, which shall not exceed 40,000 square feet.

Section 310-34(B) is hereby repealed.

Chapter 310 is hereby amended to include the following provision, providing regulations for car washes:

§ 310-39.4. Car Washes

- A. Water for car washes must be treated and recycled pursuant to industry standard practices.
- B. There shall be room for no less than five cars to queue on the subject property and no cars shall be permitted to queue on State, County or local roads.
- C. There shall be no vehicle repair work or garage on the premises.

Section 310-40(A) is hereby amended to modify the existing subsection 4 to subsection 5, and include a new subsection 4, containing the following language:

- (4) For adjacent uses in the HB district or where more than one establishment exists on a lot in other districts, uses may be able to share parking spaces where, in the opinion of the Planning Board, spaces may generally be utilized at different times. A legal agreement for the maintenance of shared parking shall be obtained if uses are under different ownership.

Section 310-40(A)(5) (the prior subsection 4) is hereby amended to repeal the initial “number of spaces” description for “commercial recreation” and replace it with the following language:

Use	Number of Spaces
Commercial Recreation	At least 2 for staff use or 1 per employee, whichever is greater, plus 1 space per 3 seats of spectator area if the facility proposes to hold events, in addition to general patron parking as follows:

Section 310-40(A)(5) (the prior subsection 4) is hereby amended to provide for the number of parking spaces required for a car wash:

Use	Number of Spaces
Car Wash, both automated and self-serve	1 space per each employee on the largest shift, plus 2 additional spaces per washing bay

Section 310-40(C) is hereby repealed and replaced with the following language:

- (C) Where, in the Planning Board’s judgment, a use or combination of uses on a single lot will generate parking needs which are less than the total amount the zoning requires the number of required spaces may be reduced by up to 25%.

The R-3A, R-2A, R-1A, R-0.25A, CR, LC, HB, IB, LIO and OP Schedules of Zoning District Regulations of the Code of the Village of Woodbury are hereby repealed and replaced with Attachments “1” through “10” of this Local Law to permit various additional uses in the districts throughout the Village.

SECTION 4: SUPERSEDING PROVISION.

To the extent that any State or local laws fail to provide specific authority for this Local Law or the procedures necessary for its adoption, or otherwise appear to be in conflict with this Local Law or the procedures followed for its adoption, then such laws, including, but not limited to, New York State Village Law §§ 7-706 and 7-708, are hereby superseded by this Local Law pursuant to New York Municipal Home Rule Law and the common law.

SECTION 5: SEVERABILITY

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and the remaining provisions shall remain in full force and effect.

SECTION 6: EFFECTIVE DATE.

This law shall take effect upon the filing of this Local Law with the New York Secretary of State in the manner provided for in the Municipal Home Rule Law.

ZONING
310 Attachment 2
Village of Woodbury
§ 310-7

Schedule of Zoning District Regulations
R-2A District

Zoning District	Accessory Uses	Permitted Uses	Special Permit and Site Plan Approval by Planning Board	Lot Area (acres)	Lot Width (feet)	Minimum Required				Maximum Permitted		
						Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	Off-Street Parking
R-2A Residential Two-Acre ²	1. Same as R-3A District	1. Same as R-3A District ¹	1. Same uses as and as regulated in R-3A District, except items 3, 7 and 9.	2	175	40	30	60	50	20	35	Refer to Article VI for parking requirements
			2. Bed-and-Breakfast enterprises with no outdoor amenities, limited to 5 guest rooms per premises.									
			3. Bed-and-Breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises	3	200	40	30	60	50	20	35	
			4. Animal clinics and veterinary offices, but no boarding of animals is permitted	2	200	100	100	200	100	20	35	
			5. Health Spa with or without outdoor amenities	3	200	100	100	200	100	20	35	

Notes:

¹ Clustering may be permitted in accordance with § 310-31.

² This district forms a portion of the Conservation Cluster Development Overlay Zoning District in accordance with § 310-31.1.

ZONING
310 Attachment 3
Village of Woodbury
§ 310-7
Schedule of Zoning District Regulations
R-1A District

Zoning District	Accessory Uses	Permitted Uses	Special Permit and Site Plan Approval by Planning Board	Minimum Required				Maximum Permitted			Off-Street Parking	
				Lot Area (Sq. ft.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)		Building Height
R-1A	1. Same as R-3A District, except item 7	1. Same as R-2A District*	1. Same as R-3A District, except item 7	30,000	100	40	20	40	40	20	35	Refer to Article VI for parking requirements
Residential One - Acre ¹		a. Lots served by a publicly owned central sewer and water system b. Lots not served by a publicly owned central sewer and water system		43,560	125	40	30	60	50	20	35	
	Purpose: to provide a suitable suburban living environment for single-family residences, either on smaller lots served by publicly owned central water and sewer systems or on larger lots when not serviced by public utility systems, but located in highly developed portions of the Village, close to hamlet centers			1 acre	125	50	25	50	50	20	35	
			1. Same uses as and as regulated by R-3A District, except items 2, 3, 5, 6, 7, 8, 12 and 15 2. Place of worship ² 3. Child day-care and nursery schools for preschool children, certified by the state	2 acres	200	100	75	150	100	20	35	
			4. Bed-and-Breakfast enterprises with no outdoor amenities, limited to 5 guest rooms per premises 5. Bed-and-Breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises 6. Health Spa with no outdoor amenities	3 acres	200	40	30	60	50	20	35	
			Same as a 1-family residence	2 acres	200	100	75	150	100	20	35	

Notes:

¹ Clustering may be permitted in accordance with § 310-31.

² This district forms a portion of the Conservation Cluster Development Overlay Zoning District in accordance with § 310-31.1.

³ The Planning Board shall have discretion to waive any number of these requirements to the extent necessary if certain requirement(s) places a substantial burden on the religious exercise of a person, religious assembly or institution.

ZONING
310 Attachment 4
Village of Woodbury
§ 310-7
Schedule of Zoning District Regulations
R-0.25A District

Zoning District	Accessory Uses	Permitted Uses	Minimum Required					Maximum Permitted			
			Lot Area (acres)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	Off-Street Parking
R-0.25A		1. 1-family dwellings not to exceed 1 dwelling per lot 2. 2-family dwellings not to exceed 2 dwelling units per lot	10,000	75	25	10	20	30	35	35	
Residential One-Fourth Acre			15,000	100	25	15	35	30	35	35	Refer to Article VI for parking requirements
		1. Same uses as and as regulated by R-3A District, except items 1, 2, 3, 5, 6, 7, 8, 13 and 15. 2. Place of worship ¹ 3. Bed-and-breakfast enterprises with no outdoor amenities, limited to 5 guest rooms per premises. 4. Bed-and-breakfast enterprises with outdoor amenities, limited to 3 guest rooms per premises	20,000	125	50	25	50	50	35	35	
			2 acres	175	40	30	60	50	35	35	

¹ The Planning Board shall have discretion to waive any number of these requirements to the extent necessary if certain requirement(s) places a substantial burden on the religious exercise of a person, religious assembly or institution.

ZONING
310 Attachment 5
Village of Woodbury
§ 310-7
Schedule of Zoning District Regulations
CR District

Zoning District	Accessory Uses	Permitted Uses	Special Permit Uses					Minimum Required					Maximum Permitted		
			Special Permit and Site Plan Approval by Planning Board	Lot Area (sq ft)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	Off-Street Parking			
CR Corridor Residential	1. Same as R-3A District, except item 7	1. 1-family dwellings not to exceed 1 dwelling period		30,000	100	40	20	40	40	40	40	10	35	Refer to Article VI for parking requirements	
		a. Lots served by a publicly owned central sewer and water system		43,560	125	40	30	60	50	50	10	35			
		b. Lots not served by a publicly owned central sewer and water system													
			1. Same uses as and as regulated by R-3A district, except for items 2, 5, 6, 7, 12 and 15.												
			2. General and professional offices	43,560	125	50	25	50	50	50	15	35			
			3. Medical or Dental Office	43,560	125	50	25	50	50	50	15	35			
			4. Custom workshops, arts, crafts, antique shops or galleries, provided that there are not more than 4 employees on the premises at any 1 time.	43,560	125	50	25	50	50	50	15	35			
			5. Place of worship ¹	43,560	150	50	50	100	75	15	35				
			6. Personal Service Business operated in up to 500 square feet of an owner occupied residential dwelling	21,790	125	40	30	60	50	15	35				

(This district can only be mapped along a direct-access state highway, preferably where a public water system serves the property).

Purpose: To retain the primarily open and residential environment and create a smooth transition in land uses and intensities of development along Route 32 between the hamlets of Central Valley and Highland Mills or other appropriate locations with similar characteristics; by allowing limited nonresidential uses (professional offices, custom workshops and arts and crafts shops, in addition to uses permitted in low-density residential districts), provided that they conform to the character of established surrounding patterns of development. Both new and renovated structures should retain the character and scale of the surrounding neighborhood. It is the further intent of this district to save older or architecturally significant homes and their individual character.

NOTES:
¹ All uses in this district are subject to the provisions of § 310-29 of the Zoning Chapter.
² The Planning Board shall have discretion to waive any number of these requirements to the extent necessary if certain requirement(s) places a substantial burden on the religious exercise of a person, religious assembly or institution.

ZONING
310 Attachment 6
Village of Woodbury
§ 310-7
Schedule of Zoning District Regulations
LC District

Special Permit Uses* Minimum Required Maximum Permitted

Zoning District	Accessory Uses ¹	Permitted Uses ²	Special Permit and Site Plan Approval by Planning Board	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	Off-Street Parking
LC	<p>1. Same as R-1A District</p> <p>2. Outdoor display or storage of merchandise for sale with special permit from the Planning Board</p>	<p>1. 1-family dwellings not to exceed 1 dwelling per lot</p> <p>a. Lots served by public central sewer and water system</p> <p>b. Lots not served by public central sewer and water system</p>	<p>1. Same uses as and as regulated by R-3A District, except items 2, 5, 6, 12 and 15.</p> <p>2. General and professional offices</p> <p>3. Medical and dental offices</p> <p>4. Custom workshops, arts, crafts and antique shops</p> <p>5. Restaurants and drinking establishments</p> <p>6. Hotels or motels with related dining, conference and/or recreational facilities</p> <p>7. Galleries and museums</p> <p>8. Banks, including drive-in windows</p> <p>9. Hospitals for general medical care, nursing and convalescent homes</p> <p>10. Retail stores³</p> <p>11. Personal service businesses in accordance with § 310-32</p> <p>12. Commercial recreation, including health and fitness centers</p> <p>13. Places of worship⁴</p> <p>14. Convenience Store with Fuel Sale</p> <p>15. Car Wash with automated drive-through service</p> <p>16. Car Wash with self-serve facilities.</p>	<p>30,000</p> <p>43,560</p> <p>1 acre</p> <p>43,560</p> <p>1 acre</p> <p>1 acre</p> <p>2 acres plus 5,000 square feet for each unit over 12</p> <p>1 acre</p> <p>1 acre</p> <p>2 acres</p> <p>43,560</p> <p>43,560</p> <p>2 acres</p> <p>1 acre</p> <p>2 acre</p> <p>43,560</p> <p>2 acre</p>	<p>100</p> <p>125</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p> <p>150</p>	<p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p> <p>40</p>	<p>20</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p> <p>30</p>	<p>40</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p> <p>60</p>	<p>40</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p> <p>50</p>	<p>20</p> <p>20</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p> <p>65</p>	<p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p> <p>35</p>	<p>Refer to Article VI for parking requirements</p>

NOTES:

¹ All uses in this district are subject to the provisions of the § 310-29 of the Zoning Chapter

² See § 310-32 for additional requirements and restrictions.

³ The Planning Board shall have discretion to waive any number of these requirements to the extent necessary if certain requirement(s) places a substantial burden on the religious exercise of a person, religious assembly or institution.

ZONING
310 Attachment 8
Village of Woodbury

§ 310-7
Schedule of Zoning District Regulations
IB District

Zoning District	Accessory Uses	Permitted Uses	Special Permit Uses					Maximum Permitted				
			Special Permit and Site Plan Approval by Planning Board	Lot Area (ac.)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	Off-Street Parking
IB Industrial Business	<p>Purpose: to provide for a variety of economic development opportunities at appropriate locations surrounding major roadway interchanges but physically separated from residential uses</p> <p>1. Buildings and structures incidental to the principal use on the site</p> <p>2. Removal of sand and gravel in connection with development of a special permit use on the lot. Sand and gravel working shall be covered in the special permit conditions and shall not occur before the issuance of a building permit for the principal use.</p> <p>3. Outdoor storage of building supplies, raw materials, finished products, machinery and equipment, when screened by a solid sight barrier at least 8 feet in height. In no case shall materials be stored so as to exceed the height of said barrier.</p> <p>4. Signs as regulated in Village sign regulations</p> <p>5. Outdoor display or storage of merchandise for sale with special permit from the Planning Board</p> <p>6. Satellite earth stations</p>	1. Hotels and motels with auxiliary dining, conferences and/or recreation facilities	(b)	250	75	75	(c)	50	65	35	Refer to Article VI for parking requirements	
		2. General or professional offices	2	150	50	(a)	(c)	30	65	35		
		3. Medical or Dental Offices	2	150	50	(a)	(c)	30	65	35		
		4. Warehouses, mini self-storage facility	2	150	50	(a)	(c)	30	65	35		
		5. Light industry	2	150	50	(a)	(c)	30	65	35		
		6. Theaters	2	100	40	(a)	(c)	30	65	35		
		7. Restaurants and drinking places, fast food restaurants, provided they are part of a commercial center, office park, industrial park or business park.	2	150	50	(a)	(c)	30	65	35		
		8. Commercial centers consisting of more than 1 of the permitted or special permit uses in the IB District	2	150	50	(a)	(c)	30	65	35		
		9. Office parks containing more than 1 office use	10	250	50	(a)	(c)	30	65	35		
		10. Industrial parks containing more than 1 light industrial use	10	250	50	(a)	(c)	30	65	35		
		11. Business parks containing any combination of uses permitted in this district	10	250	50	(a)	(c)	30	65	35		
		12. Bus stops, public utility structures and rights-of-way	-	-	-	-	-	-	-	-	-	
		13. Sales of new and used motor vehicles by the same dealership and motor-driven recreational vehicles, including related service facilities	2	150	50	30	(c)	30	65	35		
		14. Hospitals, nursing homes and convalescent homes	2	150	50	30	(c)	30	65	35		
		15. Sales of building materials, including the storage of building construction materials, provided that said storage is screened from view from adjoining roads or property	2	150	50	30	(c)	30	65	35		
		16. Indoor commercial recreation, such as, but not limited to: health and fitness centers, tennis and racquetball, bowling, ice skating rink, and swimming pools, whether food or alcohol accessory to the permitted use is made available for purchase or consumption or not	2	150	50	30	(c)	30	65	35		
		17. Place of Worship ¹	1	150	50	30	(c)	50	65	35		
18. Banks	1	100	50	(a)	(c)	30	65	35				

NOTES:

(a) Thirty feet or 1.5 times the building height, whichever is greater.

(b) Five acres, plus 2,500 square feet for each guest room over 50.

(c) Twice the side yard requirement.

¹ The Planning Board shall have discretion to waive any number of these requirements to the extent necessary if certain requirement(s) places a substantial burden on the religious exercise of a person, religious assembly or institution.

ZONING
310 Attachment 9
Village of Woodbury
§ 310-7
Schedule of Zoning District Regulations
LIO District

Zoning District	Accessory Uses	Permitted Uses	Special Permit Uses	Minimum Required				Maximum Permitted				
				Lot Area (ac)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	Off-Street Parking
LIO	1. Buildings and structures and uses customarily incidental to the principal use on the property, including cafeterias or food service for employees and guests	1. Offices for business, research and development 2. Bus stops, public utility structures and rights-of-way	1. Light industry	2	150	50	(a)	(b)	30	65	35	Refer to Article VI for parking requirements
	Purposes to provide for a location for various types of light industrial and office uses in an industrial park-type setting at low densities		2. Warehouse for storage and / or distribution of building supplies, raw materials, finished products, machinery and equipment. In no case shall goods or materials be stored outdoors.	2	150	50	(a)	(b)	30	65	35	
	2. Signs as regulated by Village of Woodbury sign regulations		3. Industrial park or office park as defined herein, but which may include any combination of permitted and/or special permit uses provided for in this district.	10	250	50	(a)	(b)	30	65	35	
	3. Satellite earth stations		4. Specialized education and training facilities, including vocational training for persons seeking employment, management, administration, computer technology, and similar skills, provided that there is no outdoor training	2	150	50	50	(b)	30	65	35	
			5. Indoor commercial recreation, such as, but not limited to: health and fitness centers, tennis and racquetball, bowling, ice skating rink, and swimming pools, whether food or alcohol accessory to the permitted use is made available for purchase or consumption or not.	2	150	50	50	(b)	30	65	35	
			6. Place of Worship ¹	1	150	50	30	60	50	65	35	
			7. General or Professional Offices	2	150	50	(a)	(b)	30	65	35	
			8. Medical or Dental Offices	2	150	50	(a)	(b)	30	65	35	
			9. Bank	1	100	50	(a)	(b)	30	65	35	

NOTES:

(a) Twenty feet or a distance equal to the height of the building, whichever is greater

(b) Twice the side yard requirement

¹ The Planning Board shall have discretion to waive any number of these requirements to the extent necessary if certain requirement(s) place a substantial burden on the religious exercise of a person, religious assembly or institution.

ZONING
310 Attachment 10
Village of Woodbury
§ 310-7
Schedule of Zoning District Regulations
OP District

Zoning District	Accessory Uses	Permitted Uses	Special Permit and Site Plan Approval by Planning Board			Minimum Required			Maximum Permitted		
			Lot Area (ac)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	Off-Street Parking	
OP Office Park Purpose: to provide an appropriate location, subject to major transportation routes, for limited office uses in a low density setting	1. Same as HB District	1. Agricultural and livestock operations, provided that all animal housing and the outdoor storage of manure or other odor-producing substances are located at least 200 feet from any lot line and from any designated wetland, pond, lake or other water body or well	2	150	50	30 or a clearance equal to the height of the bldg. whichever is greater	30	65	35	Refer to Article VI for parking requirements	
			2	150	50	50	100	65	35		
			2	150	50	50	100	65	35		
			2	150	50	50	100	65	35		
			-	-	-	-	-	-	-		
			1	150	50	30	80	65	35		

¹ The Planning Board shall have discretion to waive any number of these requirements to the extent necessary if certain requirement(s) places a substantial burden on the religious exercise of a person, religious assembly or institution.