

ZONING

310 Attachment 1

Village of Woodbury

§ 310-7  
Schedule of Zoning District Regulations  
R-3A

[Amended 9-9-2021 by L.L. No. 11-2021; 5-30-2023 by L.L. No. 7-2023; 8-14-2025 by L.L. No. 6-2025]

| Zoning District                                                                                                                                                                                                                                                                                                                                       | Accessory Uses                                                                                                                                          | Permitted Uses                                                     | Special Permit Uses                                                                                                          | Minimum Required |                  |                   |                  |                   |                  | Maximum Permitted  |                 | Off-Street Parking                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-------------------|------------------|-------------------|------------------|--------------------|-----------------|----------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                         |                                                                    | Special Permit and Site Plan Approval by Planning Board                                                                      | Lot Area (acres) | Lot Width (feet) | Front Yard (feet) | Side Yard (feet) | Both Sides (feet) | Rear Yard (feet) | Coverage (percent) | Building Height |                                              |
| R-3A<br><br>Residential Three – Acre <sup>3</sup><br><br>Purpose: to protect the environmentally sensitive steep or wet areas and aquifer recharge areas of the Village and to preserve open and rural character while providing a suitable low-density environment for single-family residences and limited nonresidential uses as enumerated herein | 1. Seasonal roadside stands for the sale of agricultural products grown principally on the premises. Such uses shall not exceed 300 square feet in area | 1. 1-family dwelling not to exceed 1 dwelling per lot <sup>1</sup> |                                                                                                                              | 3 <sup>2</sup>   | 200              | 40                | 30               | 60                | 50               | 10                 | 35              | Refer to Article VI for parking requirements |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                         |                                                                    | 1. Public utility structures and rights-of-way                                                                               |                  |                  |                   |                  |                   |                  |                    |                 |                                              |
|                                                                                                                                                                                                                                                                                                                                                       | 2. Buildings and structures incidental to the principal use on the lot and not operated for gain, such as carports, private garages and swimming pools  | 2. Agricultural and horticultural operations                       | 2. Commercial and noncommercial forest improvement operations upon permit in accordance with Chapter 286 of the Village Code |                  |                  |                   |                  |                   |                  |                    |                 |                                              |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                         |                                                                    | 3. Landscaping businesses or nurseries in accordance with § 310-34                                                           | 5                | 200              | 100               | 100              | 200               | 100              | 15                 | 35              |                                              |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                         |                                                                    | 4. Outdoor recreation facilities                                                                                             | 5                | 300              | 100               | 100              | 200               | 100              | 15                 | 35              |                                              |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                         |                                                                    | 5. Golf courses in accordance with § 310-39.3                                                                                | 80               | 300              | 100               | 100              | 200               | 100              | 15                 | 35              |                                              |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                         |                                                                    |                                                                                                                              |                  |                  |                   |                  |                   |                  |                    |                 |                                              |
|                                                                                                                                                                                                                                                                                                                                                       | 3. Signs as regulated in the Village sign regulations                                                                                                   |                                                                    |                                                                                                                              |                  |                  |                   |                  |                   |                  |                    |                 |                                              |
|                                                                                                                                                                                                                                                                                                                                                       | 4. Home occupations                                                                                                                                     |                                                                    |                                                                                                                              |                  |                  |                   |                  |                   |                  |                    |                 |                                              |
|                                                                                                                                                                                                                                                                                                                                                       | 5. Satellite earth stations                                                                                                                             |                                                                    |                                                                                                                              |                  |                  |                   |                  |                   |                  |                    |                 |                                              |
|                                                                                                                                                                                                                                                                                                                                                       | 6. Uses accessory to a golf course as per § 310-39.3B, subject to special permit and site plan review by the Planning Board                             |                                                                    |                                                                                                                              |                  |                  |                   |                  |                   |                  |                    |                 |                                              |

WOODBURY CODE

| Zoning District | Accessory Uses                                                                                                                       | Permitted Uses | Special Permit Uses                                                                                              | Minimum Required          |                  |                   |                  |                   |                  | Maximum Permitted  |                 | Off-Street Parking |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------|---------------------------|------------------|-------------------|------------------|-------------------|------------------|--------------------|-----------------|--------------------|
|                 |                                                                                                                                      |                | Special Permit and Site Plan Approval by Planning Board                                                          | Lot Area (acres)          | Lot Width (feet) | Front Yard (feet) | Side Yard (feet) | Both Sides (feet) | Rear Yard (feet) | Coverage (percent) | Building Height |                    |
|                 | 7. Keeping of not more than 1 horse, 1 cow or 25 fowl for every 2 acres. Housed or grazed not more than 200 feet from property lines |                | 6. Health spa with or without outdoor amenities                                                                  | 3                         | 200              | 100               | 100              | 200               | 100              | 15                 | 35              |                    |
|                 |                                                                                                                                      |                | 7. Riding academies                                                                                              | 5                         | 300              | 200               | 200              | 400               | 200              | 15                 | 35              |                    |
|                 |                                                                                                                                      |                | 8. Animal clinics and veterinary offices, but no boarding of animals is permitted                                | 3                         | 200              | 100               | 100              | 200               | 100              | 15                 | 35              |                    |
|                 |                                                                                                                                      |                | 9. Cemeteries                                                                                                    | 20                        | 300              | 100               | 100              | 200               | 100              | 10                 | 35              |                    |
|                 |                                                                                                                                      |                | 10. Conversion of existing seasonal dwellings to year-round use in accordance with § 310-26 of these regulations | Same as 1-family dwelling |                  |                   |                  |                   |                  |                    |                 |                    |
|                 |                                                                                                                                      |                | 11. Child day-care and nursery schools for preschool children, certified by the state                            | 3                         | 300              | 200               | 200              | 400               | 200              | 15                 | 35              |                    |
|                 |                                                                                                                                      |                | 12. Group care, provided that said use is authorized and approved by the State of New York                       | 3                         | 300              | 100               | 100              | 200               | 100              | 10                 | 35              |                    |
|                 |                                                                                                                                      |                | 13. Farm winery/farm distillery                                                                                  | 10                        | 300              | 100               | 100              | 200               | 100              | 10                 | 35              |                    |
|                 |                                                                                                                                      |                | 14. Place of worship <sup>4</sup>                                                                                | 1                         | 125              | 50                | 30               | 60                | 50               | 10                 | 35              |                    |
|                 |                                                                                                                                      |                | 15. Schools                                                                                                      | 2                         | 200              | 100               | 75               | 150               | 100              | 20                 | 35              |                    |

NOTES:

- <sup>1</sup> Clustering may be permitted in accordance with § 310-31.
- <sup>2</sup> On parcels of 10 acres or more gross density shall not exceed one unit per four acres.
- <sup>3</sup> This district forms a portion of the Conservation Cluster Development Overlay Zoning District in accordance with § 310-31.1.
- <sup>4</sup> 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. Any and all places of worship existing as of the effective date of L.L. No. 1-2010 shall be considered conforming uses and shall be permitted to maintain their setbacks for structures and accessory facilities, including parking areas, existing on the effective date of L.L. No. 1-2010. Any modifications to such existing structures, facilities, areas or uses subsequent to the effective date of L.L. No. 1-2010 shall be subject to the provisions of L.L. No. 1-2010.