

ZONING

310 Attachment 3

Village of Woodbury

§ 310-7
Schedule of Zoning District Regulations
R-1A District

[Amended 9-9-2021 by L.L. No. 11-2021; 3-3-2023 by L.L. No. 3-2023]

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 (square feet)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height	
R-1A Residential One – Acre ² 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. Same as R-3A District except Item 6	1. Same as R-3A District ¹	1. Same uses as and as regulated in the R-3A District except items 2, 4, 5, 6, 7, 12 and 14	43,560	125	40	30	60	50	20	35	Refer to Article VI for parking requirements
			2. Place of worship ³	1 acre	125	50	25	50	50	20	35	
			3. Child day-care and nursery schools for preschool children, certified by the state	2 acres	200	100	75	150	100	20	35	
			4. Health spa with no outdoor amenities	2 acres	200	100	75	150	100	20	35	
			5. Event venue in accordance with § 310- 39.6	25 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. 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.