

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		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	
LIO Light Industrial/Office Park Purpose: to provide for a location for various types of light industrial and office uses in an industrial-park-type setting at low densities	1. Buildings and structures and uses customarily incidental to the principal use on the property, including cafeteria or food service for employees and guests	1. General or professional offices	1. Light industry	2	150	50	(a)	(b)	30	65	35	Refer to Article VI for parking requirements
		2. Bus stops, public utility structures and rights-of-way		—	—	—	—	—	—	—	35	
	2. Signs as regulated in Village of Woodbury sign regulations		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	
	3. Satellite earth stations		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	
			4. Specialized education and training facilities, including vocational training for personal service and craft trades, management, administration, computer technology, and similar skills, provided that there is no outdoor training	2	150	50	50	(b)	30	65	35	

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			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 acre	150	50	30	60	50	65	35	
			7. Medical or dental offices	2	150	50	(a)	(b)	30	65	35	
			8. 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.

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. 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.