

ZONING

310 Attachment 10A
Village of Woodbury

§ 310-7
Schedule of Zoning District Regulations
Hotel Overlay District¹
[Added 6-13-2019 by L.L. No. 3-2019]

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	
HO Hotel Overlay (The underlying zoning of the properties within this overlay district remains, and any uses permitted therein continue with the applicable bulk requirements.) Purpose: To allow hotel uses within areas of the Village that are appropriate for hotel activity, such as: (i) the significant commercial centers/retail complexes of Woodbury Commons and Harriman Commons (ii) properties that front State and County highways, such as Route 6, Route 17, and I-87, Larkin Drive, and the eastern side of Route 32, with the most northern point just south of Rose Place by Turner Road; and (iii) commercial centers/retail complexes	1. Restaurants, bars, coffee shops, cafeterias providing food and drink			1. Hotel	87,120 square feet (2 acres)	See § 310-7.1	See § 310-7.1	See § 310-7.1	See § 310-7.1	75% ²	The lesser of 5 stories/60 feet	Refer to § 310.7 for parking requirements
	2. Lobby area and office, which must be provided for all hotels											
	3. Meeting or conference rooms/facilities											
	4. Banquet facilities											
	5. Recreational areas for the exclusive use of hotel guests, such as a tennis court, children's playground or swimming pool											
	6. Other facilities approved by the Planning Board.											

Notes:

¹ All uses in this district are subject to the provisions of § 310-7.1. of the Zoning Chapter.
² For all hotels not located in a commercial center under common ownership. The underlying zone requirement for percent coverage shall apply to hotels located in a commercial center under common ownership.