

ZONING

400 Attachment 1

Village of Woodridge

Schedule of District Regulations
[Amended 11-20-2006 by L.L. No. 6-2006; 9-4-2007 by L.L. No. 1-2007]

District intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards	
RR Residential Resort District: This district is intended to provide for very low-density residential development in more rural areas of the Village that will accommodate agricultural, recreational and tourist enterprises compatible with one-family detached dwellings	Annual membership clubs Bed-and-breakfast facilities (§ 400-33) Club houses Essential services Nurseries One-family dwellings Public buildings and uses	Animal hospitals/veterinary clinics (§ 400-27) Animal kennels (§ 400-27) Cluster development (§ 400-26) Commercial recreation facilities Home occupations (§ 400-16) Hotels, motels and resorts (§ 400-29) Institutions (§ 400-35) Manufactured homes and parks (§ 400-19) Mining (§ 400-24) Places of worship Planned residential development (§ 400-21) Restaurants (except fast-food) Wireless communications facilities (§ 400-25)	Off-street parking Private garages Satellite devices and antennas Signs Swimming pools Other structures and uses customarily accessory to permitted principal or special uses	Minimum lot area: With central sewer and water Without central sewer and water Minimum lot width: With central sewer and water Without central sewer and water Minimum yards: Front Side Both sides Rear Maximum building height: Maximum lot coverage: Maximum building coverage:	 20,000 square feet 40,000 square feet 75 feet 150 feet 60 feet 25 feet 60 feet 25 feet 35 feet 20% 15%
R-1 Low Density Residential District: This district is intended to provide a low-density residential environment for single-family detached housing served by central sewer and water systems with protection from incompatible uses	Bed-and-breakfast (§ 400-33) Essential services One-family dwellings Public buildings and uses	Home occupations (§ 400-16) Planned residential development (§ 400-21) Cluster development (§ 400-26)	Off-street parking Private garages Satellite devices and antennas Signs Swimming pools Other structures and uses customarily accessory to permitted principal or special uses	Minimum lot area: Minimum lot width: Minimum yards: Front Side Both sides Rear Maximum building height: Maximum lot coverage: Maximum building coverage:	 10,000 square feet 85 feet 40 feet 12 feet 30 feet 30 feet 35 feet 30% 20%
R-2 Moderate to High Density Residential District: This district is intended to provide for moderate to high-density residential housing served by central sewer and water systems with protection from incompatible uses	Bed-and-breakfast facilities (§ 400-33) Essential services One-family dwellings Public buildings and uses Two-family dwellings	Home occupations (§ 400-16) Multifamily dwellings (§ 400-22) Nursery schools and day care (§ 400-31) Planned residential development (§ 400-21) Senior care facilities (§ 400-30) Cluster development (§ 400-26)	Off-street parking Private garages Satellite devices and antennas Signs Swimming pools Other structures and uses customarily accessory to permitted principal or special uses	Minimum lot area: Minimum lot width: Minimum yards: Front Side Both sides Rear Maximum building height: Maximum lot coverage: Maximum building coverage:	 10,000 square feet 75 feet 35 feet 12 feet 30 feet 25 feet 50 feet 40% 30%

WOODRIDGE CODE

District intent	Principal Permitted Uses	Special Uses	Accessory Uses	Development Standards
VC Village Commercial District: This district is to provide a mix of residential, business and personal service uses within the Village center, focused primarily on needs related to the neighborhood and generating minimal vehicular traffic	Annual membership clubs Bed-and-breakfast facilities (§ 400-33) Clubhouses Essential services One-family dwellings Places of worship Public buildings and uses Two-family dwellings	Animal hospitals/veterinary clinics (§ 400-27) Artisan shops Auto body shops (§ 400-32) Automotive service stations (§ 400-32) Banks and financial enterprises Business and professional offices Cluster development (§ 400-26) Commercial recreation facilities Convenience retail stores Funeral homes Health facilities (§ 400-30) Home occupations (§ 400-16) Hotels, motels and resorts (§ 400-29) Institutions (§ 400-35) Mini-warehouses Multifamily dwellings (§ 400-22) Nursery schools and day care (§ 400-31) Planned residential development (§ 400-21) Restaurants (fast-food and other) Retail establishments Senior care facilities (§ 400-30) Vehicle and equipment sales Wireless communication facilities (§ 400-25)	Off-street parking Private garages Satellite devices and antennas Signs Swimming pools Other structures and uses customarily accessory to permitted principal or special uses	Minimum lot area: 7,500 square feet Minimum lot width: 50 feet Minimum yards: Front None Side 10 feet* Both sides 20 feet* Rear 10 feet Maximum building height: 50 feet Maximum lot coverage: 75% Maximum building coverage: 50% *NOTE: Where firewalls are provided, side yards may be waived so as to allow buildings to directly adjoin:
BLI Business and Light Industrial District: This district is intended to provide areas for light industrial, office, research and development uses in well-planned complexes on parcels with good access to the regional transportation system	Annual membership clubs Clubhouses Essential services Public buildings and uses	Adult uses Animal hospitals/veterinary clinics (§ 400-27) Artisan shops Auto body shops (§ 400-32) Automotive service stations (§ 400-32) Banks and financial enterprises Business and professional offices Commercial recreation facilities Convenience retail stores Funeral homes Health facilities (§ 400-30) Hotels, motels and resorts (§ 400-29) Institutions (§ 400-35) Light industrial uses Mining (§ 400-24) Mini-warehouses Planned commercial development (§ 400-20) Research, design and development laboratories Restaurants (fast food and other) Retail establishments Vehicle and equipment sales Warehouses Wireless communication facilities (§ 400-25)	Nursery schools/day care Off-street parking Signs Other structures and uses customarily accessory to permitted principal or special uses	Minimum lot area: 5,000 square feet Minimum lot width: 50 feet Minimum yards: Front None Side 10 feet* Both sides 20 feet* Rear 10 feet Maximum building height: 50 feet Maximum lot coverage: 75% Maximum building coverage: 50% *NOTE: Where firewalls are provided, side yards may be waived so as to allow buildings to directly adjoin.