

ZONING
310 Attachment 10
Village of Woodbury
§310-7
Schedule of Zoning District Regulations
OP District

Zoning District	Accessory Uses	Permitted Uses	Special Permit Uses		Minimum Required			Maximum Permitted			
			Special Permit and Site Plan Approval by Planning Board	Lot Area (ac)	Lot Width (feet)	Front Yard (feet)	Side Yard (feet)	Both Sides (feet)	Rear Yard (feet)	Coverage (percent)	Building Height
OP Office Park Purpose: to provide an appropriate location, adjacent to major transportation routes, for limited office uses in a low density setting	1. Same as HB District	1. Agricultural and livestock operations, provided that all animal housing and the outdoor storage of manure or other odor-producing substances are located at least 200 feet from any lot line and from any desingated wetland, pond, lake or other water body or well									Refer to Article VI for parking requirements
		1. General or professional offices	2	150	50	30 or a distance equal to the height of the bldg, whichever is greater	Twice the side yard	30	65	35	
		2. Plant nurseries, greenhouses and customary agricultural operations in connection therewith, including the sale of plant and accessory materials, subject to §310-34	2	150	50	50	100	30	65	35	
		3. Hospitals, nursing homes and convalescent homes	2	150	50	50	100	30	65	35	
		4. Medical or Dental Offices	2	150	50	50	100	30	65	35	
		5. Bus stops, public utility structures & rights-of-way	-	-	-	-	-	-	-	35	
		6. Place of Worship ¹	1	150	50	30	60	50	65	35	
		7. Schools	2	200	100	75	150	100	65	35	

¹The 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.