

**INTRODUCTORY LOCAL LAW NO. 5 of 2021
VILLAGE OF WOODBURY**

**A LOCAL LAW AMENDING CHAPTER 310 (“ZONING”) OF THE CODE OF THE
VILLAGE OF WOODBURY TO CREATE A BED-AND-BREAKFAST OVERLAY
ZONING DISTRICT**

BE IT ENACTED by the Board of Trustees of the Village of Woodbury, Orange County, New York as follows:

SECTION 1. PURPOSE.

The purpose of this Local Law is to restrict and re-prioritize transient and guest unit housing options and promote the public health, safety and welfare by amending Chapter 310 of the Village of Woodbury Village Code entitled “Zoning” and the Village of Woodbury Zoning Map to provide locations for bed-and-breakfasts and boarding houses that maintain the character of the existing Village and are appropriate for such uses.

SECTION 2. CHAPTER 310 (“Zoning”)

Section 310-3(A) (“Enumeration of districts”) is amended to add the following language:

Title	Symbol
Bed and Breakfast Overlay	BNB

The Schedules of Zoning District Regulations contained in Section 310-7 of the Village of Woodbury Village Code are hereby amended as follows:

The R-3A zoning table is hereby amended to repeal Special Permit Use No. 3 (“Bed-and-breakfast enterprises with or without outdoor amenities, limited to 5 guest rooms per premises”), and renumber Special Permit Use Nos. 4 through 16 to Nos. 3 through 15 accordingly.

The R-2A zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 3, 7 and 9”), and replace it with “Same uses as and as regulated in the R-3A District except items 6 and 8.

The R-2A zoning table is hereby amended to repeal Special Permit Use No. 2 (“Bed-and-breakfast enterprises with no outdoor amenities which would not generally be associated with a residence, limited to 5 guest rooms per premises”) and Special Permit Use No. 3 (“Bed-and-breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises”), and renumber Special Permit Use Nos. 4 and 5 to Nos. 2 and 3 accordingly.

The R-1A zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 3, 5, 6, 7, 8, 13 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 6, 7, 12 and 14.

The R-1A zoning table is hereby amended to repeal Special Permit Use No. 4 (“Bed-and-breakfast enterprises with no outdoor amenities, limited to 5 guest rooms per premises”) and Special Permit Use No. 5 (“Bed-and-breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises”), and renumber Special Permit Use No. 6 to No. 4 accordingly.

The R-0.25A zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 3, 5, 6, 7, 8, 13 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 6, 7, 12 and 14.

The R-0.25A zoning table is hereby amended to repeal Special Permit Use No. 3 (“Bed-and-breakfast enterprises with no outdoor amenities, limited to 5 guest rooms per premises”) and Special Permit Use No. 4 (“Bed-and-breakfast enterprises with outdoor amenities, limited to 5 guest rooms per premises”).

The HB zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 5, 6, 8, 12 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 7, 11 and 14.

The LC zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 5, 6, 12 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 11 and 14.

The CR zoning table is hereby amended to repeal Special Permit Use No. 1 (“Same uses as and as regulated in the R-3A District except items 2, 5, 6, 7, 12 and 15”), and replace it with “Same uses as and as regulated in the R-3A District except items 2, 4, 5, 6, 11 and 14.

SECTION 3. ZONING MAP AMENDMENTS.

The Zoning Map of the Village of Woodbury is hereby amended to include the following properties within the Bed and Breakfast (BNB) Overlay District, all as shown on the attached map:

- Section 218, Block 1, Lot 3
- Section 218, Block 1, Lot 4.1
- Section 218, Block 1, Lot 4.2
- Section 218, Block 1, Lot 5
- Section 218, Block 1, Lot 6
- Section 218, Block 1, Lot 7.1
- Section 218, Block 1, Lot 16.1
- Section 218, Block 1, Lot 16.2

Section 218, Block 2, Lot 6
Section 218, Block 2, Lot 8
Section 218, Block 2, Lot 9
Section 218, Block 2, Lot 10
Section 218, Block 2, Lot 11
Section 218, Block 2, Lot 12
Section 218, Block 2, Lot 13

Section 219, Block 3, Lot 10
Section 219, Block 3, Lot 11
Section 219, Block 3, Lot 12
Section 219, Block 3, Lot 13

Section 219, Block 4, Lot 3.1
Section 219, Block 4, Lot 4.2

Section 219, Block 5, Lot 9
Section 219, Block 5, Lot 10
Section 219, Block 5, Lot 11
Section 219, Block 5, Lot 12
Section 219, Block 5, Lot 13
Section 219, Block 5, Lot 14
Section 219, Block 5, Lot 15
Section 219, Block 5, Lot 16
Section 219, Block 5, Lot 17

Section 219, Block 6, Lot 3.1
Section 219, Block 6, Lot 5
Section 219, Block 6, Lot 6

Section 220, Block 1, Lot 1
Section 220, Block 1, Lot 2

Section 220, Block 2, Lot 1.1
Section 220, Block 2, Lot 3
Section 220, Block 2, Lot 4

Section 220, Block 3, Lot 1
Section 220, Block 3, Lot 2
Section 220, Block 3, Lot 3
Section 220, Block 3, Lot 4
Section 220, Block 3, Lot 5
Section 220, Block 3, Lot 6
Section 220, Block 3, Lot 7
Section 220, Block 3, Lot 23
Section 220, Block 3, Lot 25

Section 220, Block 3, Lot 26

Section 220, Block 4, Lot 1

Section 220, Block 5, Lot 14

Section 220, Block 5, Lot 15

Section 220, Block 5, Lot 16

Section 220, Block 5, Lot 17

Section 220, Block 5, Lot 18

Section 220, Block 5, Lot 19

Section 220, Block 5, Lot 20

Section 220, Block 5, Lot 21

Section 220, Block 5, Lot 22.21

Section 220, Block 5, Lot 24

Section 220, Block 5, Lot 25

Section 220, Block 5, Lot 26

Section 220, Block 5, Lot 27

Section 220, Block 5, Lot 28

Section 220, Block 5, Lot 29.1

Section 220, Block 5, Lot 29.2

Section 228, Block 4, Lot 2

Section 228, Block 4, Lot 3

Section 228, Block 4, Lot 4

Section 228, Block 4, Lot 5

Section 228, Block 5, Lot 2

Section 228, Block 5, Lot 3.1

Section 228, Block 5, Lot 4

Section 228, Block 5, Lot 5

Section 228, Block 5, Lot 8.2

Section 228, Block 5, Lot 9

Section 228, Block 5, Lot 10.1

Section 228, Block 5, Lot 10.2

Section 228, Block 5, Lot 11

Section 228, Block 5, Lot 12

Section 228, Block 5, Lot 13

Section 228, Block 5, Lot 14

Section 228, Block 6, Lot 5

Section 228, Block 6, Lot 6

Section 228, Block 6, Lot 7

Section 228, Block 6, Lot 8.1

Section 228, Block 6, Lot 9.1

Section 228, Block 6, Lot 10

Section 228, Block 6, Lot 11

Section 228, Block 6, Lot 12
Section 228, Block 6, Lot 13

Section 228, Block 7, Lot 1
Section 228, Block 7, Lot 2
Section 228, Block 7, Lot 17.2
Section 228, Block 7, Lot 20
Section 228, Block 7, Lot 21
Section 228, Block 7, Lot 22
Section 228, Block 7, Lot 23.1
Section 228, Block 7, Lot 23.2
Section 228, Block 7, Lot 24
Section 228, Block 7, Lot 27

Section 228, Block 10, Lot 7

Section 229, Block 1, Lot 1
Section 229, Block 1, Lot 1.2
Section 229, Block 1, Lot 26
Section 229, Block 1, Lot 27
Section 229, Block 1, Lot 28

Section 230, Block 9, Lot 6
Section 230, Block 9, Lot 7
Section 230, Block 9, Lot 8
Section 230, Block 9, Lot 9

Section 237, Block 1, Lot 124

Section 241, Block 1, Lot 15
Section 241, Block 1, Lot 16
Section 241, Block 1, Lot 17
Section 241, Block 1, Lot 18
Section 241, Block 1, Lot 20
Section 241, Block 1, Lot 21
Section 241, Block 1, Lot 22
Section 241, Block 1, Lot 23
Section 241, Block 1, Lot 24
Section 241, Block 1, Lot 25
Section 241, Block 1, Lot 26
Section 241, Block 1, Lot 27

Section 253, Block 1, Lot 1

SECTION 4: SUPERSEDING PROVISION.

To the extent that any State or local laws fail to provide specific authority for this Local Law or the procedures necessary for its adoption, or otherwise appear to be in conflict with this Local Law or the procedures followed for its adoption, then such laws, including, but not limited to, Article 7 of the New York State Village Law, including but not limited to, Village Law §§ 7-706 and 7-708, are hereby superseded by this Local Law pursuant to New York Municipal Home Rule Law and the common law.

SECTION 5: SEVERABILITY.

If any clause, sentence, paragraph, section or part of this Local Law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall be confined in its operation to the clause, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered, and the remaining provisions shall remain in full force and effect.

SECTION 6: EFFECTIVE DATE.

This law shall take effect upon the filing of this Local Law with the New York Secretary of State in the manner provided for in the Municipal Home Rule Law.