

**INTRODUCTORY LOCAL LAW NO. 11 of 2020  
VILLAGE OF WOODBURY**

**A LOCAL LAW AMENDING CHAPTER 310 (“ZONING”) OF THE CODE OF THE  
VILLAGE OF WOODBURY TO REMOVE BED-AND-BREAKFASTS AND  
BOARDINGHOUSES AS PERMITTED USES WITHIN THE VILLAGE**

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” to remove bed-and-breakfasts and boarding houses as permitted uses in all zoning districts of the Village.

**SECTION 2. CHAPTER 310 (“Zoning”)**

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 310-15 (“Prohibited uses.”) is here by amended to include a new Subsection “G” as follows:

“G. Bed-and-breakfast enterprises, with or without outdoor amenities, and boarding houses shall be prohibited in all Districts of the Village of Woodbury.”

Section 310-40 (“Off-street parking”) is hereby amended to repeal the following language:

Bed-and-breakfast or boardinghouse	1 per guest unit, plus1 for every 2 employees per largest shift
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### SECTION 3: 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 4: 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 5: 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.