

## SIMPLIFIED ZONING CHART FOR THE VILLAGE OF WOODSTOCK \*

\* This chart is not legally binding. Please see Village Zoning Regulations for details.

District	Administrative Permit	Conditional Use Permit	Minimum Lot Size
			Minimum Frontage
			Setbacks: Front/Rear/Side
Community §301	Structural alterations or additions	<ol style="list-style-type: none"> <li>1. Public buildings</li> <li>2. Quasi-public buildings</li> <li>3. Accessory uses &amp; structures</li> <li>4. Parking §515</li> <li>5. Subdivision (major or in overlay zone)</li> </ol>	5,445 sq ft ----- none ----- F 50' / R 20' / S 10'
Residential Three Acres §302	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Buildings and structures for forestry</li> <li>5. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling.</li> <li>3. Public and quasi-public building.</li> <li>4. Public utility.</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Day care facility §508</li> <li>8. Private and public parking §515</li> <li>9. Bed and Breakfast §504</li> <li>10. Commercial recreation facility</li> <li>11. Subdivision (major or in overlay zone)</li> </ol>	3 acres per dwelling unit or 2-family dwelling ----- Class I -II Hwy: 100' Village Street: 75' End of Cul de sac: 50' ----- Class I-II Hwy: F80' / R25' / S25' Village Street: F60' / R25' / S25'
Residential One Acre §303	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Buildings and structures for forestry.</li> <li>5. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling</li> <li>3. Public and quasi-public building</li> <li>4. Public utility</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Day care facility §508</li> <li>8. Private and public parking §515</li> <li>9. Bed and breakfast §504</li> <li>10. Subdivision (major or in overlay zone)</li> </ol>	1 acre per dwelling unit or two-family dwelling ----- Village Street: 75' Cul de sac Perimeter: 50' ----- Village Street: F60' / R25' / S25'
Residential Low Density §304	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling</li> <li>3. Public and quasi-public building</li> <li>4. Public utility</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Day care facility §508</li> <li>8. Private and public parking §515</li> <li>9. Bed and breakfast §504</li> <li>10. Subdivision (major or in overlay zone)</li> </ol>	1-2 family unit: 20,000 sf 3 family unit: 40,000 sf ----- 75' ----- Class I-II Hwy: F50' / R25' / S15' Village Street: F35' / R25' / S15'
Residential Medium Density §305	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling</li> <li>3. Public and quasi-public building</li> <li>4. Public utility</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Day care facility §508</li> <li>8. Private and public parking §515</li> <li>9. Bed and breakfast §504</li> <li>10. Subdivision (major or in overlay zone)</li> </ol>	1-2 family unit: 8,000 sf 3 family unit: 16,000 sf ----- 50' ----- Class I-II Hwy: F35' / R20' / S10' Village Street: F25' / R20' / S10'

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			Setbacks: Front/Rear/Side																
Residential High Density §306	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling</li> <li>3. Public and quasi-public building</li> <li>4. Public utility</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Day care facility §508</li> <li>8. Private and public parking §515</li> <li>9. Bed and breakfast §504</li> <li>10. Subdivision (major or in overlay zone)</li> </ol>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1-2 family unit:</td> <td style="text-align: right;">5,445 sf</td> </tr> <tr> <td>3 family unit:</td> <td style="text-align: right;">10,890 sf</td> </tr> <tr> <td colspan="2" style="text-align: center;">-----</td> </tr> <tr> <td colspan="2" style="text-align: center;">50'</td> </tr> <tr> <td colspan="2" style="text-align: center;">-----</td> </tr> <tr> <td colspan="2" style="text-align: center;">F 25' / R 15' / S 10'</td> </tr> </table>	1-2 family unit:	5,445 sf	3 family unit:	10,890 sf	-----		50'		-----		F 25' / R 15' / S 10'					
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Residential/ Office §307	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling</li> <li>3. Public and quasi-public building</li> <li>4. Public utility</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Day care facility §508</li> <li>8. Private and public parking §515</li> <li>9. Bed and Breakfast §504</li> <li>10. Office</li> <li>11. Subdivision (major or in overlay zone)</li> </ol>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1-2 family unit:</td> <td style="text-align: right;">5,445 sf</td> </tr> <tr> <td colspan="2" style="text-align: center;">-----</td> </tr> <tr> <td colspan="2" style="text-align: center;">75'</td> </tr> <tr> <td colspan="2" style="text-align: center;">-----</td> </tr> <tr> <td colspan="2" style="text-align: center;">F 30' / R 15' / S none</td> </tr> </table>	1-2 family unit:	5,445 sf	-----		75'		-----		F 30' / R 15' / S none							
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F 30' / R 15' / S none																			
Central Commercial §308	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Existing retail-to-office or office-to-retail conversion</li> <li>5. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling</li> <li>3. Public and quasi-public building</li> <li>4. Public utility</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Private &amp; public parking §515</li> <li>8. Bed and Breakfast §504</li> <li>9. Subdivision (major or in overlay zone)</li> <li>10. Commercial uses:                             <ol style="list-style-type: none"> <li>a. Restaurant.</li> <li>b. Bakery.</li> <li>c. Bank.</li> <li>d. Office.</li> <li>e. Medical Clinic.</li> <li>f. Pottery and/or ceramics</li> <li>g. Furniture-making</li> <li>h. Storage/warehouse.</li> <li>i. Physical fitness facility.</li> <li>j. Theater.</li> <li>k. Retail sales and services, excluding filling station, automobile sales and service, dry cleaning, laundry and other similar establishment.</li> </ol> </li> </ol>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;">5,445 sf</td> </tr> <tr> <td colspan="2" style="text-align: center;">-----</td> </tr> <tr> <td style="width: 60%;">Residential:</td> <td style="text-align: right;">50'</td> </tr> <tr> <td>All Other Uses:</td> <td style="text-align: right;">20'</td> </tr> <tr> <td colspan="2" style="text-align: center;">-----</td> </tr> <tr> <td style="width: 60%;"><u>Front:</u></td> <td>30' or = to abutting bldgs on Elm or Central</td> </tr> <tr> <td><u>Rear:</u></td> <td>None</td> </tr> <tr> <td><u>Side:</u></td> <td>None except firewall built to State standards</td> </tr> </table>	5,445 sf		-----		Residential:	50'	All Other Uses:	20'	-----		<u>Front:</u>	30' or = to abutting bldgs on Elm or Central	<u>Rear:</u>	None	<u>Side:</u>	None except firewall built to State standards
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<b>District</b>	<b>Administrative Permit</b>	<b>Conditional Use Permit</b>	Minimum Lot Size
			Minimum Frontage
			Setbacks: Front/Rear/Side
<b>Commercial / Light Industrial §309</b>	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Subdivision (minor)</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §509</li> <li>2. Multi-family dwelling.</li> <li>3. Public and quasi-public building.</li> <li>4. Public utility.</li> <li>5. Home occupation §512</li> <li>6. Special care facility §518</li> <li>7. Day Care Facility §508</li> <li>8. Private and public parking §515</li> <li>9. Bed and breakfast §504</li> <li>10. Subdivision (major or in overlay zone)</li> <li>11. Commercial uses:               <ol style="list-style-type: none"> <li>a. Office</li> <li>b. Medical Clinic</li> <li>c. Physical fitness facility</li> <li>d. Hotel/motel</li> <li>e. Restaurant</li> <li>f. Retail store</li> <li>g. Research establishment §507</li> <li>h. Design and drafting establishment.</li> <li>i. Insurance company, branch office.</li> <li>j. Filling station §513</li> <li>k. Auto dealership, repair service and body shop</li> <li>l. Other similar commercial uses upon determination by ZBA.</li> </ol> </li> <li>12. Industrial uses:               <ol style="list-style-type: none"> <li>a. Bakery.</li> <li>b. Storage/warehouse.</li> <li>c. Light manufacturing and assembly.</li> <li>d. Printing, publishing.</li> <li>e. Pottery and/or ceramics.</li> <li>f. Furniture making.</li> <li>g. Garden supplies and equipment.</li> <li>h. Agricultural supplies.</li> <li>i. Building or road construction establishment.</li> <li>j. Stone work (tombstones, flagstones, slate), excluding quarries.</li> <li>k. Greenhouse.</li> <li>l. Other industrial uses upon determination by ZBA.</li> </ol> </li> </ol>	<p style="text-align: center;">10,000 sf</p> <p style="text-align: center;">Residential Density = 5445 sf per unit or 1 two-family dwelling</p> <p style="text-align: center;">Commercial Density determined by other regulatory criteria</p> <p style="text-align: center;">Light Industrial Development: Maximum Building, Parking, and Access Coverage = 60% of lot</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">Maximum Allowable Building Footprint = 15,000 sf</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">50'</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">F 30' / R none / S 15'</p>

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District	Administrative Permit	Conditional Use Permit	Minimum Lot Size
			Minimum Frontage
			Setbacks: Front/Rear/Side
Light Commercial §310	1. Single-family dwelling 2. Structures accessory to single-family dwelling 3. Two-family dwelling 4. Subdivision (minor)	1. Detached apartment §509 2. Multi-family dwelling 3. Public and quasi-public building 4. Public utility 5. Home Occupation §512 6. Special care facility §518 7. Daycare facility §508 8. Bed and Breakfast §504 9. Subdivision (major or in overlay zone) 10. Light Commercial Uses a. Office b. Retail store (limited to 2,000 sf). c. Restaurant (limited to 2,000 sf) d. Research/engineering establishment e. Design and drafting establishment. f. Insurance company, branch office. g. Other commercial uses, upon determination by ZBA	10,000 sf  Residential Density = 5445 sf per unit or 1 two-family dwelling  Commercial Density determined by other regulatory criteria  ----- 50'  ----- F 50' / R none / S 15'
Inn §311	1. Single-family dwelling 2. Structures accessory to single-family dwelling 3. Two-family dwelling 4. Subdivision (minor)	1. Detached apartment §509 2. Multi-family dwelling 3. Public and quasi-public building 4. Public utility 5. Home occupation §512 6. Private and Public Parking §515 7. Bed and Breakfast §504 8. An Inn 9. Accessory uses to an Inn. 10. Subdivision (major or in overlay zone)	2 acres  ----- 150'  ----- F 50' / R 25' / S 25'

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District	Administrative Permit	Conditional Use Permit	Minimum Lot Size
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			Setbacks: Front/Rear/Side
Commercial / Light Industrial § 309	<ol style="list-style-type: none"> <li>1. Single-family dwelling</li> <li>2. Structures accessory to single-family dwelling</li> <li>3. Two-family dwelling</li> <li>4. Existing retail to office or office to retail conversion</li> </ol>	<ol style="list-style-type: none"> <li>1. Detached apartment §508</li> <li>2. Multi-family dwelling.</li> <li>3. Public and quasi-public building.</li> <li>4. Public utility.</li> <li>5. Home occupation §511</li> <li>6. Special care facility §517</li> <li>7. Day Care §505</li> <li>8. Private and public parking §514</li> <li>9. Bed and breakfast §503</li> <li>10. Subdivision.</li> <li>11. Commercial uses:                             <ol style="list-style-type: none"> <li>a. Office.</li> <li>b. Medical Clinic. Bakery.</li> <li>c. Bank.</li> <li>d. Physical fitness facility.</li> <li>e. Restaurant.</li> <li>f. Retail store.</li> <li>g. Research establishment § 507</li> <li>h. Design and drafting establishment.</li> <li>i. Insurance company, branch office.</li> <li>j. Filling station §513.</li> <li>k. Auto dealership, repair service and auto body.</li> <li>l. Other similar commercial uses upon determination by ZBA..</li> </ol> </li> <li>12. Industrial uses:                             <ol style="list-style-type: none"> <li>a. Bakery.</li> <li>b. Storage/warehouse.</li> <li>c. Light manufacturing and assembly.</li> <li>d. Printing, publishing.</li> <li>e. Pottery and/or ceramics.</li> <li>f. Furniture making.</li> <li>g. Garden supplies and equipment.</li> <li>h. Agricultural supplies.</li> <li>i. Building or road construction establishment.</li> <li>j. Stone work (tombstones, flagstones, slate), excepting quarries.</li> <li>k. Greenhouse.</li> <li>l. Other industrial uses upon determination by ZBA.</li> </ol> </li> </ol>	10,000 sf per unit or 1 two-family dwelling  Light Industrial Development: Maximum Building, parking, and access coverage = 60% of lot  Maximum Allowable Building Footprint = 15,000 sf
			50'
			F 50 / R none/ S 15

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District	Administrative Permit	Conditional Use Permit	Minimum Lot Size
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			Setbacks: Front/Rear/Side
Light Commercial § 310	1. Single-family dwelling 2. Structures accessory to single-family dwelling 3. Two-family dwelling 4. Subdivision	1. Detached apartment. 2. Multi-family dwelling. 3. Public and quasi-public building. 4. Public Utility. 5. Home occupation. 6. Special care facility. 7. Daycare facility. 8. Bed and breakfast. 9. Light Commercial Uses: a. Offices. b. Retail (max. 2000 s.f.) c. Restaurant (max 2000 s.f.) d. Research / Engineering establishm't e. Design / Drafting establishment f. Insurance comapny g. Other similar business services upon the determination by the ZBA.  Wholesale bakery. b. Storage/warehouse. c. Light manufacturing and assembly d. Printing, publishing. e. Pottery and/or ceramics. f. Furniture making. g. Garden supplies and equipment. h. Agricultural supplies. i. Building or road construction establishment. j. Stone work (tombstones, flagstones, slate), excepting quarries. k. Greenhouse. l. Other industrial uses upon determination by ZBA.	5,445 sf per unit or 1 two-family dwelling  Light Industrial Development: Maximum Building, parking, and access coverage = 60% of lot  Maximum Allowable Building Footprint = 15,000 sf
			25
			25

