

NOTICE OF HEARING TO AMEND THE VILLAGE ZONING REGULATIONS

WOODSTOCK PLANNING COMMISSION
TOWN AND VILLAGE OF WOODSTOCK, VERMONT
31 The Green
Woodstock, VT 05091

Pursuant to 24 V.S.A. §§ 4441 and 4444, notice is hereby given of a public hearing by the Woodstock Planning Commission to hear public comments on the proposed amendments to the Village Zoning Regulations. The public hearing will take place during the Planning Commission's regular meeting on May 6, 2026, beginning at 6:00 PM.

You may access the hearing as follows:

To join virtually by computer, click this URL: zoom.us/join and enter the Meeting ID and password:

Meeting ID: 886 4885 1165

Passcode: 345452

To join virtually by phone, dial: [646-931-3860](tel:646-931-3860) and enter the Meeting ID and password:

Meeting ID: 886 4885 1165

Passcode: 345452

The meeting will be held in person at Woodstock Town Hall, Large Conference Room (Second Floor), 31 The Green, Woodstock, VT 05091.

Pursuant to the requirements of 24 V.S.A. §4444(b):

Statement of purpose:

The major impetus for the proposed bylaw amendment was to bring Woodstock's Village zoning into compliance with the Vermont HOME Act (Act 47 of 2023) and to enable the Village center to apply for Tier 1B status under Act 181 of 2024. The use schedule and dimensional standards in Article III have been revised to allow at least five units of housing per acre and dwellings of up to four units as-of-right in areas with access to public water and sewer, per the HOME Act. To make the Village eligible for Tier 1B status under Act 181, the proposed amendment has added robust subdivision regulations in Article VII.

The proposed amendment has also made several changes to modernize, streamline, and clarify the bylaw's permitting and conditional approval procedures. The most significant revisions to this effect are in the Design Review Overlay District procedures and standards. The procedures have been redesigned to clarify the statutory role of the Village

Design Advisory Committee, shorten hearing timelines, and offer an expedited path to administrative approval for minor projects. A significant amount of detail has also been added to the design review standards to make them more objective and ensure more consistent decision-making by the Administrative Officer and Development Review Board. Similarly, the Conservation Overlay District section has also been reorganized, with clear application requirements and review criteria for each area in the Overlay's jurisdiction.

Geographical areas affected:

The proposed amendments apply to all areas and zoning districts within the Village of Woodstock.

List of Village Zoning Regulations sections headings affected:

Section 101	Enactment
Section 102	Title
Section 103	Purpose
Section 104	Severability
Section 105	Interpretation
Section 106	Amendments
Section 107	Precedence of Regulation
Section 201	Establishment of Base Zoning Districts and Map
Section 202	Establishment of Overlay Zoning Districts and Map
Section 203	Interpretation of Zoning District Boundaries
Section 204	Application of Regulations
Section 205	Construction Approved Prior To Amendment of Regulations
Section 301	Summary Table
Section 302	Uses Exempt from Permitting
Section 303	Uses Not Listed
Section 304	Community (COM)
Section 305	Residential Three Acre (R3)
Section 306	Residential One Acre (R1)
Section 307	Residential Low Density (RLD)
Section 308	Residential Medium Density (RMD)
Section 309	Residential High Density (RHD)
Section 310	Residential/Office (RO)
Section 311	Central Commercial (CC)
Section 312	Commercial/Light Industrial (CLI)
Section 313	Light Commercial (LC)
Section 314	Inn (INN)
Section 315	Planned Development
Section 401	Purpose
Section 402	Precedence
Section 403	Conservation Overlay District
Section 404	Flood Hazard Overlay District
Section 405	Design Review Overlay District

Section 406	Scenic Ridgeline Overlay District
Section 501	Access and Safety
Section 502	Corner Lots
Section 503	Density
Section 504	Nonconforming Lots
Section 505	Height Exceptions
Section 506	Nonconforming Uses and Nonconforming Structures
Section 507	Off-street Parking
Section 508	Open Storage
Section 509	Performance Standards
Section 510	Prohibited Uses
Section 511	Public Use Limitations
Section 512	Subsurface Disposal of Sewage
Section 513	Multiple Use of Lots
Section 601	Accessory Structures Within the Setback
Section 602	Affordable Housing Density Bonus
Section 603	Bed and Breakfast Establishment
Section 604	Bodies of Water
Section 605	Buffer Strip
Section 606	Cellular/Communication Towers
Section 607	Day Care Home/Facility
Section 608	Accessory Dwelling Units (ADUs)
Section 609	Dish Antennae
Section 610	Exterior Lighting
Section 611	Fences
Section 612	Home Occupation
Section 613	Landscaping/Grading
Section 614	Motor Vehicle Repair and Filling Stations
Section 615	Outdoor Displays
Section 616	Signs
Section 617	Special Care Facility
Section 618	Short-term Rentals
Section 619	Temporary Ramp
Section 701	Applicability
Section 702	Minor Subdivision Review Procedure
Section 703	Major Subdivision Review Procedure
Section 704	Application Materials
Section 705	Boundary Adjustments
Section 706	General Standards
Section 707	Road and Access Standards
Section 708	Drainage and Erosion Control
Section 709	Fire Protection
Section 710	Additional Conditions
Section 711	As-built Plans
Section 712	Revision of Approved Plat
Section 713	Public Acceptance of Roads and Open Spaces

Section 714	Performance Bond
Section 715	Legal Arrangements
Section 801	Administrative Officer
Section 802	Acting Administrative Officer
Section 803	Planning Commission
Section 804	Development Review Board
Section 805	Hearings
Section 806	Conservation Commission
Section 807	Village Design Advisory Committee
Section 808	Zoning Permit
Section 809	Application Information
Section 810	Site Plan Review
Section 811	Conditional Use
Section 812	Bond Term and Forfeiture
Section 813	Inspections
Section 814	Certificate of Occupancy
Section 815	Penalties
Section 816	Variances
Section 817	Waivers
Section 818	Development Review Board Limitations
Section 819	Appeals from Decisions of Administrative Officer
Section 820	Appeals from Decision of Village Development Review Board
Section 821	Public Notice

The full text of the Village Zoning Regulations is available for review online at townofwoodstock.org/planningcommission. The proposed amendments can also be reviewed in the hard copies posted on the second floor of Town Hall, the Norman Williams Public Library, the United States Post Office, the South Woodstock Country Store, and on The Green.