

**PUBLIC MEETING AGENDA**  
MUNICIPALITY OF WOODSTOCK, VERMONT  
WOODSTOCK PLANNING COMMISSION  
31 The Green  
Woodstock, VT 05091

The Woodstock Planning Commission will hold a meeting at:  
**6:00 PM on Wednesday, June 3<sup>rd</sup>, 2026.**

The Meeting will be held in person at Town Hall (31 The Green Woodstock, Vermont) and on Zoom.  
The login information is at the bottom of this agenda.

**Administrative Tasks**

1. Call to Order
2. Adjustments to Agenda
3. Approve Minutes  
(a) 5/6/2026
4. Public Comment

***The goal of this meeting is to:***

- *Discuss feedback on public hearing draft of Village Bylaws.*

**Business**

1. Discussion on hearing draft of Village Bylaws.
2. Vote to send the Village Bylaws draft to the Village Trustees.
3. Vote to send PC Report to the Village Trustees.

**Identify Action Items (what we each need to do before the next meeting)**

**Other Business**

**Adjournment**

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This Meeting will be held in person at Town Hall, 31 The Green and via Zoom. Click the link below to join:

<https://us02web.zoom.us/j/88648851165?pwd=SzJPWHJDTINDK2ZVNxBydVArdytodz09>

**Meeting ID:** 886 4885 1165      **Passcode:** 345452

**Village  
of  
Woodstock, Vermont**

**Zoning Regulations**

Planning Commission Hearing Draft

5-6-2026

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DRAFT



## VILLAGE OF WOODSTOCK ZONING REGULATIONS

impose a greater restriction, the provisions of these Regulations shall take precedence. Contact the Administrative Officer for a list of permits that may apply to your proposed development.

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## **ARTICLE II                      ZONING DISTRICTS**

### **SECTION 201                      ESTABLISHMENT OF BASE ZONING DISTRICTS AND MAP**

For the purposes of these Regulations, the following Base Zoning Districts are hereby established within the Village of Woodstock:

- |                                |     |
|--------------------------------|-----|
| 1. Community                   | COM |
| 2. Residential Three Acre      | R3  |
| 3. Residential One Acre        | R1  |
| 4. Residential Low Density     | RLD |
| 5. Residential Medium Density  | RMD |
| 6. Residential High Density    | RHD |
| 7. Residential/Office          | RO  |
| 8. Central Commercial          | CC  |
| 9. Commercial/Light Industrial | CLI |
| 10. Light Commercial           | LC  |
| 11. Inn                        | INN |

The areas and boundaries of the Base Zoning Districts are established as shown on the attached map which is hereby designated as the Base Zoning Map for the Village of Woodstock and made a part of these Regulations and all future Amendments. The official zoning map shall remain on file in the office of the Administrative Officer.

### **SECTION 202                      ESTABLISHMENT OF OVERLAY ZONING DISTRICTS & MAP**

For the purposes of these Regulations, in addition to the Base Zoning District the following Overlay Zoning Districts are hereby established within the Village of Woodstock:

1. Conservation District: Riparian Buffers, Wetlands, and Steep slopes.
2. Flood Hazard District: An area of special flood hazard on the Federal Insurance Administration (FIA) Flood Insurance Rate Maps (FIRM) effective May 2, 2002.
3. Design Review District: An area of the Village of Woodstock important for its visual and historic character.
4. Scenic Ridgeline District: Land within 500 horizontal feet of primary ridgelines.

The areas and boundaries of the Overlay Zoning Districts are established as shown on the maps which are on file in the office of the Zoning Administrative Officer and are hereby designated as the Overlay Zoning Map for the Village of Woodstock and made a part of these Regulations, together with all future amendments.

**SECTION 203                    INTERPRETATION                    OF                    ZONING                    DISTRICT  
BOUNDARIES**

If uncertainty exists with respect to the boundary of any Zoning District on the Zoning Map, the location of such boundary shall be determined by the Administrative Officer. If the Administrator cannot make such a determination, or if the applicant or other interested party is not satisfied with the decision, the matter shall be determined by the VDRB. In making such determination, the applicant may be required to submit information specified in Section 809 of these Regulations.

As guidance for use in their determination, zoning district boundaries shall normally be coterminous with property lines, centerlines of roads, or centerlines of water courses.

In the case of the FH overlay, a LOMA shall determine the boundary uncertainty.

**SECTION 204                    APPLICATION OF REGULATIONS**

Except for maintenance, repair or replacement of existing uses of land or structures which are permitted and conform to the requirements of their respective zoning districts, no building or structure shall be erected, moved, altered or extended; and no land, building or structure or part thereof, shall be occupied or used unless in conformity with the regulations herein specified.

**SECTION 205                    CONSTRUCTION APPROVED PRIOR TO AMENDMENT OF  
REGULATIONS**

Nothing contained in these Regulations shall require any change in plans or construction of a noncomplying structure for which a zoning permit has been issued and which has been completed within two years from the effective date of an amendment to these Regulations.

## ARTICLE III ZONING DISTRICTS REGULATIONS

### SECTION 301 SUMMARY TABLE

The following table summarizes the required dimensional standards and use schedule by district. For brevity, only the most common uses are shown. For full details, please reference the district regulations in the subsequent sections of this Article. Additional regulations may apply if the applicant parcel is located in one or more Overlay Districts. For more information on Overlay Districts, please see Article IV.

**KEY:**

P = Permitted

C = Conditional Use Review

S = Site Plan Review

X = Prohibited

	COM	R3	R1	RLD	RMD	RHD	RO	CC	CLI	LC	INN
<b>1 Unit Dwelling</b>	X	P	P	P	P	P	P	X	C	P	P
<b>2 Unit Dwelling</b>	X	P	P	P	P	P	P	P	C	P	P
<b>Small Multi-Unit Dwelling (3-4 Units)</b>	C	P	P	P	P	P	P	P	P	P	P
<b>5+ Unit Dwelling</b>	C	C	S	C	S	S	S	P	S	S	C
<b>Accessory Dwelling Unit</b>	P	P	P	P	P	P	P	P	P	P	P
<b>Mixed Use Development</b>	C	X	X	X	C	C	C	P	S	S	C
<b>Retail</b>	C	C	C	C	C	C	C	C	C	C	C
<b>Restaurant</b>	C	C	C	C	C	C	C	C	C	C	C
<b>Bed &amp; Breakfast</b>	C	C	C	C	C	C	C	X	C	C	S
<b>Office</b>	C	C	C	C	C	C	P	C	C	C	C
<b>Minimum Lot Area</b>	5,445 sq ft	See Sec. 305	8,000 sq ft	See Sec. 307	5,445 sq ft	4,356 sq ft	4,356 sq ft	None	5,445 sq ft	4,356 sq ft	2 ac

VILLAGE OF WOODSTOCK ZONING REGULATIONS

<b>Density (lot area per unit)</b>	None	See Sec. 305	2,000 sq ft	See Sec. 307	1,300 sq ft	None	None	None	1,300 sq ft	1,000 sq ft	None
<b>Minimum Frontage</b>	None (see Sec. 501)	50'	50'	50'	50'	50'	50'	20'	50'	50'	150'
<b>Front Setback Minimum</b>	50'	50'	35'	35'	25'	25'	25'	None	30'	30'	50'
<b>Rear Setback Minimum</b>	20'	25'	15'	10'	10'	10'	10'	None	10'	10'	25'
<b>Side Setback Minimum</b>	10'	25'	15'	10'	10'	10'	10'	None (see Sec. 310)	10'	10'	25'
<b>Height Maximum</b>	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'	40'

**SECTION 302 USES EXEMPT FROM PERMITTING**

The following uses are exempt from permitting in all Districts:

1. Agriculture
2. Forestry
3. Exempt Home Occupations (See Section 612)

**SECTION 303 USES NOT LISTED**

Any use not listed, which is not explicitly prohibited under Section 510, shall be subject to Conditional Use review.

**SECTION 304 COMMUNITY (COM)**

**A. Purpose:** To provide for the continued use and services of community institutions and community open spaces.

**B. Prohibited Uses:**

- 1. One-unit dwelling
- 2. Two-unit dwelling

**C. Uses Requiring a Permit:**

- 1. Structural alterations or additions.
- 2. Accessory Dwelling Units

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

- Public buildings
- Quasi-public buildings
- Accessory uses and structures
- Parking
- Subdivision (See Article 7)
- Small multi-unit dwelling
- Multi-unit dwelling
- Mixed use development
- Restaurant
- Retail

**E. Land, Area and Structural Requirements:**

- Minimum Lot Area: 5,445 square feet.
- Minimum Lot Frontage: None. (See Section 501)
- Front Setback Minimum: 50 feet from street centerline.
- Rear Setback Minimum: 20 feet.
- Side Setback Minimum: 10 feet.
- Building Height Maximum: 40 feet.
- Parking Requirements: (See Section 507)

**SECTION 305 RESIDENTIAL THREE ACRE (R3)**

**A. Purpose:** To designate areas of low residential density in the outlying areas of the Village.

**B. Prohibited Uses**

- 1. Mixed Use Development

**C. Uses Requiring a Permit:**

- 1. One-unit dwelling
- 2. Two-unit dwelling
- 3. Small multi-unit dwelling
- 4. Structures accessory to a residential building (See Section 601)

- 5. ADU to single- or two-unit dwelling (See Section 608)
- 6. Home occupation (See Section 612)

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

- 1. Multi-unit dwelling
- 2. Public and quasi-public building
- 3. Public utility
- 4. Special care facility (See Section 617)
- 5. Day care facility (See Section 607)
- 6. Private and public parking (See Section 507)
- 7. Bed and Breakfast (See Section 603)
- 8. Commercial recreation facility
- 9. Subdivision (See Article 7)
- 10. Restaurant
- 11. Retail

**E. Land, Area, and Structural Requirements:**

- 1. Minimum Lot Area: 8,000 S.F. for one- or two-unit dwellings. Small multi-unit and Multi-unit dwellings require an additional 8,000 S.F. for each unit over two.
- 2. Minimum Lot Frontage: 50 feet. (See Section 501)
- 3. Front Setback Minimum: 50 feet from street centerline.
- 4. Rear Setback Minimum: 25 feet.
- 5. Side Setback Minimum: 25 feet.
- 6. Building Height Maximum: 40 feet.
- 7. Parking Requirements: (See Section 507)

**SECTION 306 RESIDENTIAL ONE ACRE (R1)**

**A. Purpose:** To designate areas of lower residential density in the Village.

**B. Prohibited Uses**

- 1. Mixed use development

**C. Uses Requiring a Permit:**

- 1. One-unit dwelling
- 2. Two-unit dwelling
- 3. Small multi-unit dwelling
- 4. Structures accessory to a residential (See Section 601)
- 5. ADU to one- or two-unit dwelling (See Section 608)
- 6. Home occupation (See Section 612)

**D. Uses Requiring Site Plan Approval Prior to Permitting:**

1. Multi-unit dwelling

**E. Uses Requiring Conditional Use Approval Prior to Permitting:**

1. Public and quasi-public building
2. Public utility
3. Special care facility (See Section 617)
4. Day care facility (See Section 607)
5. Private and public parking (See Section 507)
6. Bed and Breakfast (See Section 603)
7. Subdivision (See Article 7)
8. Restaurant
9. Retail

**F. Land, Area, and Structural Requirements:**

1. Minimum Lot Area: 8,000 S.F.
2. Density 2,000 S.F. of lot area per unit
3. Minimum Lot Frontage: 50 feet. (See Section 501)
4. Minimum Front Setback: 35 feet from street centerline.
5. Minimum Rear Setback: 15 feet.
6. Minimum Side Setback: 15 feet.
7. Maximum Building Height: 40 feet.
8. Parking Requirements: (See Section 507)

**SECTION 307 RESIDENTIAL LOW DENSITY (RLD)**

**A. Purpose:** To designate areas of lower residential density near the Village Center.

**B. Prohibited Uses**

1. Mixed use development

**C. Uses Requiring a Permit:**

1. One-unit dwelling
2. Two-unit dwelling
3. Small multi-unit dwelling
4. Structures accessory to a residential building (See Section 601)
5. ADU to one- or two-unit dwelling (See Section 608)
6. Home occupation (See Section 612)

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

1. Multi-unit dwelling

2. Public and quasi-public building
3. Public utility
4. Special care facility (See Section 617)
5. Day care facility (See Section 607)
6. Private and public parking (See Section 507)
7. Bed and breakfast (See Section 603)
8. Subdivision (See Article 7)
9. Restaurant
10. Retail

**E. Land, Area, and Structural Requirements:**

1. Minimum Lot Area: 8,000 S.F. for one-, two-, or small multi-unit dwellings. Multi-unit dwellings require an additional 4,356 S.F. for each unit over four..
2. Minimum Lot Frontage: 50 feet. (See Section 501)
3. Front Setback Minimum: 35 feet from street centerline.
4. Rear Setback Minimum: 10 feet.
5. Side Setback Minimum: 10 feet.
6. Building Height Maximum: 40 feet.
7. Parking Requirements: (See Section 507)

**SECTION 308 RESIDENTIAL MEDIUM DENSITY (RMD)**

**A. Purpose:** To designate areas of the community which are compatible with medium density residential development.

**B. Uses Requiring a Permit:**

1. One-unit dwelling
2. Two-unit dwelling
3. Small multi-unit dwelling
4. Structures accessory to a residential building (See Section 601)
5. ADU to one- or two-unit dwelling (See Section 608)
6. Home occupation (See Section 612)

**C. Uses Requiring Site Plan Approval Prior to Permitting:**

1. Multi-Unit Dwelling

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

1. Public and quasi-public building
2. Public utility
3. Special care facility (See Section 617)
4. Day care facility (See Section 607)

- 5. Private and public parking (See Section 507)
- 6. Bed and breakfast (See Section 603)
- 7. Subdivision (See Article 7)
- 8. Mixed use development
- 9. Restaurant
- 10. Retail

**E. Land, Area, and Structural Requirements:**

- 1. Minimum Lot Area: 5,445 S.F.
- 2. Density 1,300 S.F. of lot area per unit
- 3. Minimum Lot Frontage: 50 feet. (See Section 501)
- 4. Front Setback Minimum: 25 feet from street centerline.
- 5. Rear Setback Minimum: 10 feet.
- 6. Side Setback Minimum: 10 feet.
- 7. Building Height Maximum: 40 feet.
- 8. Parking Requirements: (See Section 507)

**SECTION 309 RESIDENTIAL HIGH DENSITY (RHD)**

**A. Purpose:** To designate areas of high residential density near the Village Center.

**B. Uses requiring a Permit:**

- 1. One-unit dwelling
- 2. Two-unit dwelling
- 3. Small multi-unit dwelling
- 4. Structures accessory to a residential building (See Section 601)
- 5. ADU to one- or two-unit dwelling (See Section 608)
- 6. Home occupation (See Section 612)

**C. Uses Requiring Site Plan Approval Prior to Permitting:**

- 1. Multi-unit dwelling

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

- 1. Public and quasi-public building
- 2. Public utility
- 3. Special care facility (See Section 617)
- 4. Day care facility (See Section 607)
- 5. Private and public parking (See Section 507)
- 6. Bed and Breakfast (See Section 603)
- 7. Subdivision (See Article 7)
- 8. Mixed use development
- 9. Restaurant

10. Retail

**E. Land, Area, and Structural Requirements:**

- 1. Minimum Lot Area: 4,356 S.F.
- 2. Minimum Lot Frontage: 50 feet. (See Section 501)
- 3. Front Setback Minimum: 25 feet from street centerline.
- 4. Rear Setback Minimum: 10 feet.
- 5. Side Setback Minimum: 10 feet.
- 6. Building Height Maximum: 40 feet.
- 7. Parking Requirements: (See Section 507)

**SECTION 310 RESIDENTIAL/OFFICE (RO)**

**A. Purpose:** To provide for a mixed-use district which is limited to residential and office uses within the Village.

**B. Uses Requiring a Permit:**

- 1. One-unit dwelling
- 2. Two-unit dwelling
- 3. Small multi-unit dwelling
- 4. Structures accessory to a residential building (See Section 601)
- 5. ADU to one- or two-unit dwelling (See Section 608)
- 6. Home occupation (See Section 612)
- 7. Office

**C. Uses Requiring Site Plan Approval Prior to Permitting:**

- 1. Multi-unit dwelling

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

- 1. Public and quasi-public building
- 2. Public utility
- 3. Special care facility (See Section 617)
- 4. Day care facility (See Section 607)
- 5. Private and public parking (See Section 507)
- 6. Bed and breakfast (See Section 603)
- 7. Subdivision (See Article 7)
- 8. Mixed use development
- 9. Restaurant
- 10. Retail

**E. Land, Area and Structural Requirements:**

- 1. Minimum Lot Area: 4,356

VILLAGE OF WOODSTOCK ZONING REGULATIONS

- 2. Minimum Lot Frontage: 50 feet. (See Section 501)
- 3. Front Setback Minimum: 25 feet from street centerline.
- 4. Rear Setback Minimum: 10 feet.
- 5. Side Setback Minimum: 10 feet.
- 6. Building Height Maximum: 40 feet.
- 7. Parking Requirements: (See Section 507)
- 8. Buffer Strip Requirements: (See Section 605)

**SECTION 311 CENTRAL COMMERCIAL (CC)**

**A. Purpose:** To allow a compatible mix of residential and commercial uses within the Village Center.

**B. Prohibited Uses:**

- 1. One-unit dwelling
- 2. Bed and Breakfast (See Section 603)
- 3. Filling stations
- 4. Automobile sales and service
- 5. Dry cleaning
- 6. Laundromats

**C. Uses Requiring a Permit:**

- 1. Two-unit dwelling
- 2. Small multi-unit dwelling
- 3. Multi-unit dwelling
- 4. Mixed use development
- 5. Existing retail-to-office conversion or existing office-to-retail conversion.
- 6. ADU to one- or two-unit dwelling (See Section 608)
- 7. Home occupation (See Section 612)

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

- 1. Public and quasi-public building
- 2. Public utility
- 3. Special care facility (See Section 617)
- 4. Day care facility (See Section 607)
- 5. Private and public parking (See Section 507)
- 6. Conversion from residential use to commercial use
- 7. Commercial Uses:
  - a. Restaurant.
  - b. Bakery.
  - c. Bank.
  - d. Office.
  - e. Medical clinic.
  - f. Pottery and/or ceramics.

- g. Furniture making.
  - h. Storage/warehouse.
  - i. Physical fitness facility.
  - j. Theater.
  - k. Retail sales and services.
8. Subdivision (See Article 7)

**E. Land, Area and Structural Requirements:**

- 1. Minimum Lot Area: None.
- 2. Minimum Lot Frontage: 20 feet. (See Section 501)
- 3. Front Setback Minimum: None.
- 4. Rear Setback Minimum: None.
- 5. Side Setback Minimum: None, other than a firewall barrier constructed according to State Fire Marshall standards.
- 6. Building Height Maximum: 40 feet.
- 7. Parking Requirements: (See Section 507)
- 8. Buffer Strip Requirements: (See Section 605)

**F. Inactive Permits:**

Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.

**SECTION 312 COMMERCIAL/LIGHT INDUSTRIAL (CLI)**

**A. Purpose:** To provide for concentrated mixed-use development.

**B. Uses Requiring a Permit:**

- 1. Small multi-unit dwelling
- 2. Structures accessory to a residential building (See Section 601)
- 3. ADU to one- or two-unit dwelling (See Section 608)
- 4. Home occupation (See Section 612)

**C. Uses Requiring Site Plan Approval Prior to Permitting:**

- 1. Multi-unit dwelling
- 2. Mixed use development

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

- 1. One-unit dwelling
- 2. Two-unit dwelling
- 3. Public and quasi-public building
- 4. Public utility
- 5. Special care facility
- 6. Day care facility
- 7. Private and public parking

8. Bed and Breakfast

9. Commercial Uses:

- a. Office
- b. Medical clinic.
- c. Physical fitness facility
- d. Hotel, motel
- e. Restaurant
- f. Retail store
- g. Research establishment
- h. Design and drafting establishment
- i. Insurance company
- j. Filling station (See Section 614)
- k. Auto dealership, repair service and body shop

10. Industrial Uses:

- a. 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. Stonework (tombstones, flagstones, slate), excepting quarries
- k. Greenhouse
- l. Other similar commercial uses, as determined by the VDRB.

11. Subdivision

(See Article 7)

**E. Land, Area and Structural Requirements:**

- 1. Minimum Lot Area: 5,445 S.F.
- 2. Density 1,300 S.F. of lot area per residential unit.
- 3. Minimum Lot Frontage: 50 feet. (See Section 501)
- 4. Front Setback Minimum: 30 feet from street centerline.
- 5. Rear Setback Minimum: 10 feet.
- 6. Side Setback Minimum: 10 feet.
- 7. Building Height Maximum: 40 feet.
- 8. Buffer Strip Requirements: (See Section 605)
- 9. Parking Requirements: (See Section 507)

**F. Specific Land, Area and Structural Requirements pertaining to Light Industrial Development:**

Maximum Lot Coverage: 30 percent.

**G. Inactive Conditional Use Permit**

Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.

**SECTION 313 LIGHT COMMERCIAL (LC)**

**A. Purpose:** To provide for commercial and residential development at a lower intensity than in the Central Commercial district.

**B. Uses Requiring a Permit:**

1. One-unit dwelling
2. Two-unit dwelling
3. Small multi-unit dwelling
4. Structures accessory to a residential building (See Section 601)
5. ADU to one- or two-unit dwelling (See Section 608)
6. Home occupation (See Section 612)

**C. Uses Requiring Site Plan Approval Prior to Permitting:**

1. Multi-unit dwelling
2. Mixed use development

**D. Uses Requiring Conditional Use Approval Prior to Permitting:**

1. Public and quasi-public building
2. Public utility
3. Special care facility (See Section 617)
4. Day care facility (See Section 607)
5. Private and public parking (See Section 507)
6. Bed and Breakfast (See Section 603)
7. Light Commercial Uses:
  - a. office
  - b. retail store
  - c. restaurant
  - d. research/engineering establishment
  - e. sign and drafting establishment
  - f. insurance company.
  - g. other similar commercial uses, as determined by the VDRB
8. Subdivision (See Article 7)

**E. Land, Area and Structural Requirements:**

1. Minimum Lot Area: 5,445 S.F.
2. Density
3. Minimum Lot Frontage: 50 feet. (See Section 501)
4. Front Setback Minimum: 30 feet from street centerline.
5. Rear Setback Minimum: 10 feet.
6. Side Setback Minimum: 10 feet.
7. Building Height Maximum: 40 feet.
8. Buffer Strip Requirements: (See Section 605)
9. Parking Requirements: (See Section 507)

**F. Inactive Conditional Use Permit**

Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.

**SECTION 314 INN (INN)**

**A. Purpose: To provide a designation for hotels/inns.**

**B. Uses Requiring a Permit:**

1. Accessory Dwelling Unit
2. Single-unit dwelling.
3. Structures accessory to a single-unit dwelling.
4. Two-unit dwelling.
5. Small multi-unit dwelling

**C. Uses Requiring Site Plan Approval Prior to Permitting:**

1. Hotel/Inn
2. Bed and breakfast

**D. Uses Requiring Conditional Use Permit Prior to Permitting:**

1. Multi-unit dwelling.
2. Public and quasi-public building.
3. Public utility.
4. Home occupation. (See Section 612)
5. Special care facility (See Section 617)
6. Day care facility (See Section 607)
7. Private and public parking. (See Section 507)
8. Accessory uses to an inn.
9. Subdivision. (See Article 7)
10. Retail shop
11. Restaurant
12. Mixed use development

**E. General Requirements:**

1. Retail shop permitted conditioned on the following:
  - a. Shall not exceed 800 square feet.
  - b. Shall be located only within the main structure.
2. Restaurant permitted conditioned on the following:

- a. Kitchen shall be licensed by the State of Vermont.
  - b. Dining room shall be separate from kitchen and living areas.
  - c. Shall be located only within the main structure.
  - d. May be open to the public, but shall abide by all applicable provisions of these Regulations.
  - e. Maximum capacity of three (3) seats per guest room.
3. Expansion requires Conditional Use Approval following Site Plan Approval by Development Review Board.

**F. Land, Area, and Structural Requirements:**

- |                               |                                 |
|-------------------------------|---------------------------------|
| 1. Minimum Lot Area:          | 2 acres.                        |
| 2. Minimum Lot Frontage:      | 150 feet. (See Section 501)     |
| 3. Minimum Front Setback:     | 50 feet from street centerline. |
| 4. Minimum Side Setback:      | 25 feet.                        |
| 5. Minimum Rear Setback:      | 25 feet.                        |
| 6. Maximum Building Height:   | 40 feet.                        |
| 7. Buffer Strip Requirements: | (See Section 605)               |
| 8. Parking Requirements:      | (See Section 507)               |

**SECTION 315 PLANNED DEVELOPMENT**

**Planned Residential (PRD) & Planned Unit (PUD)**

To enable innovation in design, layout and efficient use of land, encourage energy efficient construction, assure adequate provision of public services, streets, and utilities, and preserve Woodstock’s open, natural and scenic qualities, the VDRB may modify these Regulations, simultaneously with the approval of a subdivision plat, to allow for Planned Development. Such modification(s) shall be in accord with the following standards for evaluating and approving a Planned Development proposal.

In addition to evaluation and approval by the VDRB under this Section’s requirements, a Planned Development proposal shall also be subject to Design Review and Conditional Use Approval.

**A. General Standards**

1. The proposed development must be designed to create a stable and desirable environment that is in harmony with the density and type of adjacent land uses.
2. In addition to information required in Section 809, the application shall include a statement setting forth all proposed modifications, changes, or supplementation to applicable zoning regulations.
3. PUDs may receive the affordable housing density bonus per the requirements of Section 602 of this bylaw.
4. The VDRB may require that areas be designated as future sites for educational facilities

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if 100 dwelling units or more are proposed.

5. The installation or construction of any necessary community facilities or utilities such as storm and sanitary sewage lines, sewage treatment plants, water lines, lighting, and so forth, shall be the responsibility of the developer.
6. To ensure that the community is not unduly affected, the project may be subject to requirements regarding traffic.
7. If land is to be subdivided into lots which will not conform with the zoning regulations for the districts in which the development is situated, it must be demonstrated that adequate conditions and methods exist or will be made for the treatment of sewage and the provision of a safe supply of drinking water prior to approval.
8. The project land may be owned, leased, or controlled either by a single person or corporation or by a group of individuals or corporations. The approved project plan shall be binding on the project land and on present and successive owners. To assure adequate property management and compliance with conditions of project approval:
  - i. If owned by a group of individuals or corporations, an association shall be formed to assure that all properties and common areas are properly maintained.
  - ii. The filing of a Declaration of Covenants, Conditions, and Restrictions (or its equivalent) may be required.
9. The proposal shall provide for the preservation of open space, agricultural land, forested areas, significant views, streams and stream banks, steep slopes, wet areas, soils unsuitable for development, and other unique natural features.
10. The percentage of land dedicated to open space shall be at least 33% of the total acreage if the total acreage of the parcel is less than 50 acres and at least 50% of the total acreage if the parcel is greater than 50 acres.
  - i. Land set aside as open space shall be of a size, type and location to meet its intended use.
  - ii. Open space should be contiguous to other existing or potential open space areas.
  - iii. Ownership of open space should be consistent with the best means of maintaining the resources on site.
11. If the proposed project results in lands available for municipal purposes, the VDRB, as a condition of its approval, may establish conditions on the ownership, use, and maintenance of such lands as it deems necessary to assure the preservation of such lands for their intended purposes;
12. Land reserved as private open space shall be protected from future development and environmental damage through an appropriate legal mechanism approved by the VDRB. Such mechanism shall:
  - i. restrict future building and removal of soil, trees, and other natural features, except as is consistent with conservation, recreation, or agricultural uses or uses accessory to permitted uses;
  - ii. provide that residents have access to the open space at all times;

- iii. dictate whether open space is for the benefit of residents only, or may be open to residents of Woodstock.
13. Any modification of these Regulations approved under this Section shall be noted on or appended to the subdivision plat, specifically setting forth standards and criteria for the required (a) design, bulk, and spacing of buildings and (b) location and size of designated lots and open spaces.
14. In evaluating PRD and PUD proposals, the VDRB, in addition to finding that the foregoing requirements are met, shall consider:
- i. The objectives and policies set forth in the Town/Village Plan.
  - ii. The relationship and compatibility of residential and non-residential uses, taking into consideration the location, arrangement, and size of lots, recreation areas, school sites, and open space.
  - iii. The relationship of the proposed built development to the site's natural features
    - (a) The densities proposed for the entire area.
    - (b) Such other considerations that will contribute to the orderly and harmonious development of the land.
15. Amendment to an approved plan shall follow the procedures and conditions stated herein.

## **B. General Design Standards**

### **1. Roadways & Parking**

- a. Roadways should be designed to minimize site disturbance by following existing contours and site features and shall not exceed an average of 10% grade.
- b. Areas for off-street parking adequate for the proposed occupancy, at least equivalent to the requirements of Section 507 of these Regulations, must be provided.

### **2. Open Space & Development**

- a. Open space should preserve agricultural, recreational or natural resources, and where feasible, serve as buffers to adjoining land and uses.
- b. Buildings should be located in wooded areas or on field edges and should not include sensitive areas such as wetlands, floodplains or steep slopes.

### **3. Energy Conservation**

- a. To conserve energy, the development plan should use the least amount of area for roads and the least length of sewer, water and utility lines within environmentally and economically sound limits;
- b. Cluster development should be used wherever feasible;
- c. The siting of buildings should maximize solar access where feasible, and

- d. Landscaping should be effectively used to provide wind barriers and reduce heat loss.

#### **4. Landscaping and Screening**

- a. The preservation, planting and maintenance of trees, ground cover or other vegetation, of a size and type deemed appropriate by the VDRB, may be required in the following instances:
- b. To provide an undisturbed vegetated buffer between developed and undeveloped portions of the site to protect water quality and/or other natural features. At a minimum, a fifty (50) foot buffer shall be established from the mean water level of any stream or lake and /or the delineated boundary of an identified wetland,
- c. To provide privacy screening, reduce noise and glare, or to otherwise soften and/or lessen the visual impacts of development,
- d. To preserve existing specimen trees, tree lines, critical wildlife habitat, or wooded areas of particular natural or aesthetic value to the site,
- e. To establish a barrier between incompatible land uses.

### **C. Application Materials and Procedure**

#### **1. Prior Approval**

When a Planned Development is proposed, before any contract is made for the sale of any part of the parcel(s) involved, before any zoning permit shall be granted and before any subdivision plat may be filed in the Office of the Town Clerk, the prospective developer shall apply for and secure approval of the development in accordance with the following procedures.

#### **2. Preliminary Application**

- a. The applicant shall apply in writing to the VDRB to discuss the proposed project at a regularly scheduled public hearing. The application shall minimally include a narrative description of the project, setting forth its purpose, desirability and impact on the neighborhood in which the project is proposed.
- b. The VDRB shall have thirty (30) days to respond in writing to the applicant's proposal with a favorable or unfavorable decision. A favorable decision shall authorize the applicant to proceed to the formal application and approval stages.
- c. In considering the preliminary application, the VDRB shall consider, conceptually, the project scale, proposed use configuration, compatibility with the goals and objectives of the Town/Village Plan, compatibility and relationship to the adjacent land uses and impact on public facilities and services.

#### **3. Formal Application**

- a. Upon a favorable decision and authorization to proceed by the VDRB, the applicant shall submit:

- b. Sketch plan, drawn to scale, clearly showing the following:
  - i. Location, size and uses of the various proposed buildings.
  - ii. General outlines of existing and proposed interior roadways, parking areas, all existing rights-of-way and easements, whether public or private, location of existing utilities and infrastructure.
  - iii. Principal relationships to and impact on public services such as highways, Village roads, water supply and sewage disposal.
  - iv. Interior and peripheral open space.
  - v. Location of significant vegetation, water bodies, wetlands, desirable and objectionable views, sources of noise, odors and other potential nuisances, existing buildings and structures.
  - vi. Existing topography and proposed final grading at contour intervals no more than 5 feet of elevation, noting areas of potential erosion, flooding, and ponding.
  - vii. The location of facilities for the control and disposal of stormwater.
  - viii. Traffic and circulation analysis, including trip generation, internal circulation, ingress and egress points and sight distances.

#### **4. Phasing Plan**

Projects that will take more than 24 months to complete must present a description and clear plan for the project's phasing, including the area, uses, and timing of each phase. In any case, the sketch plan shall show the complete project.

#### **5. Competence**

Evidence demonstrating the competence of the applicant to carry out the plan, both physically and financially.

### **D. Public Hearings**

1. Within sixty (60) days of receipt of the Sketch Plan and accompanying documentation, the proposal for Planned Development shall be reviewed by the VDRB in a public hearing, preceded by public notice.
2. Hearings may be adjourned from time to time provided that the date and place of the adjourned hearing are announced at the hearing. Decisions on an application shall be made no later than sixty (60) days from the date of the last public hearing.

### **E. Final Approval**

1. Final Approval of the Planned Development proposal shall be conditioned on preliminary and final Site Plan and Conditional Use Approval by the VDRB.
2. The **VDRB** can condition final approval as deemed appropriate. Such conditions may pertain, but are not limited, to the following areas of concern:

- a. Visual and acoustical screening
- b. Land use mix
- c. Schedule of construction
  - i. If project phasing is desired or required as a condition of approval, the plan for each phase shall be subject to public hearing by the VDRB.
  - ii. The time allotted to complete the entire project or phases
- d. Pedestrian and vehicular circulation system
- e. Parking and snow removal,
- f. Protection of natural and/or historical resources,
- g. Performance guarantees assuring completion, compliance with the approved plan or conditions of approval
- h. Submission of a Declaration of Covenants, Conditions and Restrictions or equivalent document
  - i. If required, the document shall be (1) filed with the Town Clerk prior to final approval and (2) provided at closing to purchasers of each unit of ownership or leasehold.
  - ii. Such document shall:
    - (a) specify that deeds, leases or any other instrument conveying buildings, units, or parcels are subject to the terms of the Declaration.
    - (b) identify the parties responsible for the cost to maintain common and open areas
    - (c) be reviewed by an attorney representing the Village to assure that the Village's interests are protected.

## F. PUD Specific Standards

1. **Purpose:** A PUD is intended to achieve a mix of residential and commercial uses at a scale, spacing and design which complements the essentially residential character of Woodstock.
2. **Setbacks:** To minimize adverse effects on surrounding areas, a buffer zone of at least 20' around the PUD's periphery shall be established and kept free of all structures. The area must provide natural screening or must be landscaped. The VDRB may increase the required buffer zone if deemed appropriate.
3. **Uses:** Permitted uses include and shall be limited to:
  - i. Dwelling units in detached, semi-detached, or multi-storied structures or any combination thereof.
  - ii. Any commercial or non-residential use permitted in the zoning district within which the development is proposed.

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- iii. Public and private educational facilities.
- iv. Industrial uses and buildings that are permitted in the zoning district within which the development is proposed.

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## ARTICLE IV OVERLAY ZONING DISTRICTS

### SECTION 401 PURPOSE

- A. Conservation Overlay District:** To protect natural areas and their inherent values from adverse development. Such areas are: steep slopes, wetlands, riparian buffers.
- B. Flood Hazard Overlay District:** To lessen or avoid the hazards or damage to property resulting from flood waters and to provide for the maintenance and improvement of agriculture and other non-structural uses adjacent to the Ottauquechee River and its related tributaries.
- C. Design Review Overlay District:** To protect the natural beauty and the architectural, cultural and historic character of the Village for both residents and visitors. In order to protect these characteristics, it is necessary to ensure that structures are properly related to their sites, to surrounding sites and structures and that proper attention is given to the exterior appearances of buildings as permitted under 24 V.S.A § 4414 (1)(E) of the Act.
- D. Scenic Ridgeline Overlay District:** To protect the rural and pastoral character of Woodstock by preserving and conserving Woodstock's ridges and hillsides from unregulated land development.

### SECTION 402 PRECEDENCE

The specific regulations that apply within Overlay Districts are in addition to, and, when contradictory requirements occur take precedence over, the requirements of the underlying Districts.

### SECTION 403 CONSERVATION OVERLAY DISTRICT

#### A. Purpose

The objective of this overlay district is to protect heavily vegetated areas of native plants and trees along the Village's water bodies to reduce the impact of stormwater runoff, prevent soil erosion, protect wildlife and fish habitat, and maintain water quality.

#### B. Applicability

##### 1. Riparian Buffer Areas

Please note that applications for projects within the Riparian Buffer Area are likely also subject to the Flood Hazard regulations in Section 404 of this bylaw. Work below the top of the bank is also subject to Stream Alteration permitting from the Vermont Agency of Natural Resources. The Riparian Buffer shall consist of:

- All land within 25 feet horizontal distance measured from the top of bank, for the following water bodies: Ottauquechee River, Gulf Stream, Barnard Brook and the Kedron Brook.

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- All land within 10 feet horizontal distance measured from the top of bank, for all other streams identified on the Critical Areas Inventory Map.

### 2. Wetlands

Please note that applications for projects in or near wetlands are likely to be subject to state permitting by the Vermont Agency of Natural Resources. For the purposes of this bylaw, Wetlands consist of the following:

- Lands identified as Class 1 or 2 wetlands or confirmed vernal pools on the Vermont State Wetlands Inventory shall not be drained, filled, or altered without prior evaluation from the Agency of Natural Resources and conditional use approval by the VDRB.

### 3. Steep Slope

Steep Slope areas consist of the following:

- Areas with a grade of 25% or greater as identified in the Critical Areas Inventory Map.

## C. Application Requirements

In addition to the baseline application requirements listed in Section 809 and notwithstanding any additional requirements imposed as part of another review procedure and/or overlay district, the following items are required for review of applications within the Conservation Overlay District:

1. Name and address of owner of record.
2. One set of **map(s)** showing the location of the site within the community, including existing roads and highways, adjacent land uses, and a statement including the name and address of the owner of record of the property at issue.
3. One **site plan**, drawn at an appropriate scale, illustrating the overall proposed site development, including the location of proposed buildings in and adjacent to the site, including the location of streets, driveways, parking and loading areas, traffic circulation patterns, loading docks, pedestrian paths and walks, and landscaping.
4. Construction sequence and time schedule for completion of each phase of building, parking spaces, and landscaped areas of entire development.
5. One set of plans shall be submitted in an eight and half inch by eleven inch (8 ½ x 11) format.

## D. Review Criteria

The Village Development Review Board (VDRB) shall review the application in a warned public hearing for conformance with the following standards. The VDRB shall warn a hearing for review within forty-five (45) days of receiving a complete application. Hearings shall be warned according to the procedure required by 24 V.S.A § 4464 (a)(1). If the application requires other

review processes, such as Site Plan or Conditional Use Review, the Conservation Overlay hearing shall take place concurrently with the hearing(s) required for the other reviews.

## 1. General Standards

- **Riparian Buffer Areas**

- Except as provided below, all lands within a riparian buffer shall be left in an undisturbed, vegetated condition.
- Removal of dead trees or trees of immediate threat to human safety as well as reasonable pruning of existing trees and shrubs is exempted.
- The creation of new lawn areas within riparian buffers is not permitted. Property owners already encroaching on the riparian buffer are encouraged to return mowed areas to their naturally vegetated state. Supplemental planting with appropriate native vegetation to restore and enhance the effective filtering and bank stabilization functions of a riparian buffer is encouraged.
- Any areas within a riparian buffer that are not vegetated or that are disturbed during construction shall be replanted with a mix of naturalized grasses, perennials and/or shrubs.

- **Wetlands**

- Any land development adjacent to an identified Class 1 or 2 wetland or vernal pool shall provide a fifty (50) foot minimum setback See Vermont Wetland Rules, Buffer Zones.
- Any proposal to excavate or locate within the required setback will require conditional use approval and may require approval from the Agency of Natural Resources.

- **Steep Slopes**

- Shall be reviewed for compliance with the Access and Safety standards in Section 501 of this bylaw and all applicable permits from the Vermont Agency of Natural resources pertaining to erosion and drainage. Please see the [ANR Permit Navigator](#) for more information.

## 2. New Uses and Encroachments Within Riparian Buffers

- **Exempted Uses:**

- Agriculture and Forestry Uses per 24 V.S.A. § 4413 (D).
- Trees may be trimmed as long as the overall canopy is maintained.
- Underbrush may be replaced with native vegetation that is more appropriate to a riparian zone.

- **Permitted Uses:**

- The control of noxious weeds as permitted by the Vermont Agency of Natural Resources.
- Buffer re-establishment projects which use current best practices for riparian zones.
- Encroachments necessary to rectify a natural catastrophe for the protection of the public health safety and welfare.

**E. Authority to Condition**

The VDRB shall have authority to impose conditions consistent with the intent and objectives of this Section in approving a proposed plan for land development in the Conservation Overlay District. A notice of the approval with its conditions, along with notice that such conditions run with the land, shall be recorded in the Woodstock Land Records. Continued compliance with all conditions shall be the obligation of the current and subsequent owners of the land and improvements.

**F. Effective Date and Appeals**

The effective date of a zoning permit issued as a Conditional Use shall be thirty (30) days from the date of issuance, during which time, appeals from the decision may be filed; in which case, the result of the appeal shall determine the outcome.

**SECTION 404 FLOOD HAZARD OVERLAY DISTRICT**

To effect the purposes of 10 V.S.A., Chapter 32, and in accordance with the Vermont Planning and Development Act, 24 V.S.A., Chapter 117, Section 4424, zoning regulations are hereby established for areas of special flood hazard in the Village of Woodstock.

**A. Official Flood Hazard Area Map**

These regulations shall apply to all areas in the Village of Woodstock, Vermont identified as areas of special flood hazard in and on the most current flood insurance studies and maps published by the Department of Homeland Security (DHS), Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), as provided by the Secretary of the Agency of Natural Resource pursuant to 10 V.S.A. § 753, which are hereby adopted by reference and declared to be part of these regulations.

The information presented on any maps, or contained in any studies, adopted by reference, is presumed accurate. If uncertainty exists with respect to the boundaries of the Special Flood Hazard Area or the floodway, the location of the boundary shall be determined by the Administrative Officer (AO). If the applicant disagrees with the determination made by the AO, a Letter of Map Amendment (LOMA) from FEMA shall constitute proof.

Where available, base flood elevations and floodway limits provided by the National Flood Insurance Program and in the Flood Insurance Study and accompanying maps shall be used to

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administer and enforce these regulations. In Special Flood Hazard Areas where base flood elevations and/or floodway limits have not been provided by the National Flood Insurance Program in the Flood Insurance Study and accompanying maps, it is the applicant's responsibility to develop the necessary data. Where available, the applicant shall use data provided by FEMA, or State, or Federal agencies.

### **B. Records**

The Administrative Officer shall maintain a record of:

1. All permits issued and denied for development in areas of special flood hazard;
2. The as built elevation, in relation to the mean sea level of the lowest habitable floor, including basement, of all new construction or substantial improvement of structures, within the designated special flood hazard areas; and
3. The elevation, in relation to mean sea level, to which such structures have been floodproofed.
4. All floodproofing certifications required.
5. All variance actions, including justification for their issuance.

### **C. Village Development Review Board**

Upon receiving an application for a permit under these Regulations, and prior to holding a hearing and rendering a decision, the VDRB shall obtain from the applicant the following:

1. A description of the extent to which any watercourse will be altered or relocated as a result of the proposed development.
2. Written comment on the project from the Department of Environmental Conservation.
3. Subdivisions and New Development must also furnish base flood elevation data.
4. New Construction or Substantial Improvement to Structures must also furnish:
  - a. Where applicable, a site plan that depicts the proposed development, all water bodies, Special Flood Hazard Areas, floodways, any existing and proposed drainage, any proposed fill, and pre and post development grades, and the elevation of the proposed lowest floor, as referenced to the same vertical datum as the elevation on the current Flood Insurance Rate Maps;
  - b. Where floodproofing is used in lieu of elevation, the elevation, in relation to mean sea level, to which any structure or substantial improvement has been floodproofed;
  - c. Certification from a registered professional engineer or architect that the floodproofed structure meets the floodproofing criteria of subsection 9.1 of the National Flood Insurance Program.

All applications for proposed development in the FH Overlay shall be sent by the Administrative Officer to the State National Floodplain Insurance Program Coordinator at the Vermont Agency of

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

Natural Resources, Department of Environmental Conservation, River Management Section for comment in accordance with 24 V.S.A. § 4424. A copy of the application shall be submitted to VT ANR at least 30 days prior to the date of the public hearing.

For any permit application involving the alteration or relocation of a watercourse, the Administrative Officer shall notify adjacent communities, the Administrator of the National Flood Insurance Program, and the Stream Alteration Engineer at the Vermont Agency of Natural Resources, Department of Environmental Conservation, River Management Section. A permit application will only be considered complete and ready for action following the receipt of comments or the expiration of 30 days from the date the application was mailed to the Agency, whichever is sooner.

### **D. Development Standards**

#### **1. Floodway Areas**

- a. Encroachments or development above grade and below the elevation of the floodway are prohibited unless hydrologic and hydraulic analyses are performed in accordance with standard engineering practice, by a registered professional engineer, certifying that the proposed development will:
  - i. Not result in any increase in flood levels (0.00 feet) during the occurrence of the base flood;
  - ii. Not increase any risk to surrounding properties, facilities, or structures from erosion or flooding.
- b. Public utilities may be placed underground, and the analyses may be waived, where a registered professional engineer certifies that there will be no change in grade and the utilities will be adequately protected from scour.
- c. Junkyards, landfill, and storage areas or facilities for floatable materials, chemicals, explosives, flammable liquids or other hazardous or toxic materials are prohibited within the floodway.

#### **2. Floodway Fringe Areas (i.e., special flood hazard areas outside the floodway)**

- a. All Development
  - i. All development shall be reasonably safe from flooding and designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure during the occurrence of the base flood,
  - ii. constructed with materials resistant to flood damage.
  - iii. constructed by methods and practices that minimize flood damage, and
  - iv. constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

- v. adequately drained to reduce exposure to flood hazards;
- vi. located so as to minimize conflict with changes in channel location over time and the need to intervene with such changes; and,
- vii. required to locate any fuel storage tanks (as needed to serve an existing building in the Special Flood Hazard Zone) a minimum of two feet above the base flood elevation and be securely anchored to prevent flotation; or storage tanks may be placed underground, if securely anchored as certified by a qualified professional.

### b. Residential Development:

- i. New construction and existing buildings to be substantially improved that are format located in Zones A, A1-30 and AE shall have the lowest floor, including the basement, elevated to at least two feet above the base flood elevation.
- ii. Manufactured homes to be placed and existing manufactured homes to be substantially improved that are:
  - (a) located in a new manufactured home park or subdivision, outside of a manufactured home park or subdivision, in an expansion to an existing manufactured home park or which has incurred substantial damage from flood shall be elevated on a permanent foundation such the lowest floor of the manufactured home is elevated to at least two feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement during the occurrence of the base flood.
  - (b) located in an existing manufactured home park, where elevating a replacement home to or above base flood elevation is not possible, the lowest floor shall be supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 48 inches in height above grade and be securely anchored to an adequately anchored system to resist floatation, collapse, and lateral movement.

### c. Non-Residential Development:

- i. New Construction located in Zones A, A1-30, and AE shall have the lowest floor, including basement, elevated to at least two feet above the base flood elevation.
- ii. Existing buildings to be substantially improved located in Zones A, A1-30, AE shall have the lowest floor, including basement, elevated to at least two feet above the base flood elevation or together with attendant utility and sanitary facilities be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads

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and effects of buoyancy.

- iii. A permit for a building proposed to be floodproofed wall not be issued until a registered professional engineer or architect has reviewed the structural design, specifications and plans, and has certified that the design and proposed methods of construction are in accordance with accepted standards of practice for meeting the provisions of this subsection.

d. Subdivisions:

- i. New subdivision proposals and other proposed development (including proposals for manufactured home parks and subdivisions) that are greater than 50 lots or 5 acres, whichever is the lesser, shall include base flood elevation data.
- ii. Subdivisions (including manufactured home parks) shall be designed to assure:
  - (c) such proposals minimize flood damage within the flood-prone area,
  - (d) public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage.
  - (e) adequate drainage is provided to reduce exposure to flood hazards, and
  - (f) any access roads to habitable structures or critical facilities shall be at least two feet above base flood elevations and able to withstand a 100-year event without failure or overtopping.

e. Enclosed Areas Below the Lowest Floor:

- i. Enclosed areas below the lowest floor which are subject to flooding shall be used solely for parking of vehicles, building access, or storage and such a condition shall clearly be stated in any permits.
- ii. New construction and existing buildings to be substantially improved with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
- iii. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

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- f. Recreational Vehicles: Recreational Vehicles placed on sites with special flood hazard areas shall either:
  - i. be on the site for fewer than 180 consecutive days,
  - ii. be fully licensed and ready for highway use, or
  - iii. be permitted in accordance with the elevation and anchoring requirements for “manufactured homes” in section B.2.(b).
- g. Accessory Structures: A small accessory building need not be elevated to the base flood elevation provided the building:
  - i. shall not be used for human habitation,
  - ii. shall be designed to have low flood damage potential,
  - iii. shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters,
  - iv. shall be firmly anchored to prevent flotation, and
  - v. shall have service facilities such as electrical and heating equipment elevated or floodproofed.
- h. Water Supply Systems: New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.
- i. Sanitary Sewage Systems: New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.
- j. On-site Waste Disposal Systems: On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding. The lowest elevation of the wastewater distribution field shall be located at least 1 foot above the base flood elevation.
- k. Watercourse Carrying Capacity: The flood and sediment carrying capacity within any altered or relocated portion of a watercourse shall be maintained.
  - l. Flood Storage Capacity: The net post-development flood storage capacity shall not be less than the pre-development capacity. If cuts and fills are used under this provision, then a certification by an engineer of the net change in flood storage is required; the engineer must also certify that the modifications do not create any increase in erosion or flood hazard.
- m. Bridges and culverts, which by their nature must be placed in or over the stream, must have a stream alteration permit from the Agency of Natural Resources.

### **E. Warning of Disclaimer of Liability**

This ordinance does not imply that land outside of the areas of special flood hazard or land use permitted within such districts will be free from flooding or flood damages. This ordinance shall not create liability on the part of the Town or Village of Woodstock or any municipal official or employee thereof for any flood damages that result from reliance on this ordinance or any

administrative decision lawfully made thereunder.

#### **F. Permits**

A permit is required from the Administrative Officer for all development in all areas defined in Section E. Development that requires conditional use approval, non-conforming use approval, or a variance under these flood hazard regulations, must have such approvals prior to the issuance of a permit by the AO. Any development subject to municipal jurisdiction in the designated hazard areas shall meet the criteria in Section C. Any permit issued will require that all other necessary permits from State or Federal Agencies have been received before work may begin. The VT ANR Project Review Sheet shall identify all State and Federal agencies from which permit approval is required for the proposal, and shall be filed as a required attachment to the municipal permit application. The identified permits, or letters indicating that such permits are not required, shall be submitted to the AO and attached to the permit before work can begin.

#### **G. Variances to the Development Standards**

Variances shall be granted by the appropriate municipal panel only in accordance with 24 V.S.A. § 4469 and in accordance with the criteria for granting variances found in 44 CFR, Section 60.6, of the National Flood Insurance Program regulations.

Any variance issued in the Special Flood Hazard Area will not increase flood heights, and will inform the applicant in writing over the signature of a community official that the issuance of a variance to construct a structure below the base flood elevation increases risk to life and property and will result in increased flood insurance premiums up to amounts as high as \$25 for \$100 of coverage. Such notification shall be maintained with a record of all variance actions. A copy of such a variance shall be affixed to the deed of the property on file in the municipal clerk's office.

#### **H. Precedence**

The provision of these flood hazard bylaws shall not in any way impair or remove the necessity of compliance with any other local state or federal laws or regulations. Where this flood hazard regulation imposes a greater restriction the provision here shall take precedence.

#### **I. Violations and Penalties**

It shall be the duty of the Administrative Officer to enforce the provisions of this bylaw. Upon determination that a violation exists, the Administrative Officer shall notify the alleged offender of the violation by certified mail.

1. The notice of enforcement shall state that:
  - a. A violation exists;
  - b. That the alleged offender has an opportunity to cure the violation within seven days of receipt;
  - c. That failure to cure the violation may result in fines and/or loss of flood insurance;

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- d. That the alleged offender will not be entitled to an additional warning notice for a violation occurring after the seven days within the next succeeding 12 months; and,
  - e. That the notice of violation may be appealed as specified in this bylaw;
2. Copies of the notice of violation will be:
    - a. Mailed to the Vermont NFIP Coordinator and, within 30 days be
    - b. Filed in the land use permit files; and,
    - c. Delivered to the municipal clerk for recording in the land records.

In the case of violations in the Flood Protection Overlay District, the seven-day warning notice shall also state that failure to cure may result in loss of flood insurance. If the violation is not remedied within 7 days, or appealed, the Administrative Officer shall also mail a copy to the alleged violator, the state NFIP Coordinator and the Administrator of the National Flood Insurance Program. Section 1316 of the National Flood Insurance Act of 1968, as amended, authorizes FEMA to deny flood insurance to a property declared by a community to be in violation of their flood hazard area regulations. The notice shall consist of: (a) the name of the property owner and address or legal description of the property sufficient to confirm its identity or location, (b) a clear and unequivocal declaration that the property is in violation of a cited State or local law, regulation, or ordinance, (c) a clear statement that the public body making the declaration has authority to do so and a citation to that authority, (d) evidence that the property owner has been provided notice of violation and the perspective denial of insurance, and (e) a clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

### **SECTION 405 DESIGN REVIEW OVERLAY DISTRICT**

#### **A. Statement of Purpose**

The Village of Woodstock regulates design to protect the architectural, historical, and aesthetic assets that contribute to its reputation as one of the most beautiful places in the country. This reputation forms the basis of Woodstock's tourism industry, which is the main driver of the local economy. While these regulations have been designed to encourage traditional architectural forms that are harmonious with the local vernacular, they do not mandate any particular style or encourage faux historicism, as Woodstock is in fact home to a wide variety of styles from a variety of eras. Rather, the process offers a streamlined path to approval for projects that meet a specific set of objective criteria based on common traits of traditional New England architecture, while also offering an alternative path for unique projects with features that do not conform strictly to those criteria.

#### **B. Applicability**

1. Except as hereinafter provided, the following development activities within the Design Review District shall be subject to Design review by the Village Development Review Board (VDRB) or Administrative Officer (AO):
  - a. Construction of a structure.

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- b. Relocation of a structure.
  - c. Restoration or reconstruction of a structure.
  - d. A change in use or type of occupancy.
  - e. Substantial alteration of a structure. The following shall constitute substantial alteration:
    - Addition to or alteration of the exterior of a building which increases or decreases the square footage of the building, whether enclosed or not.
    - Alteration of the exterior wall of a building by tearing down or removing any portion thereof, or, by filling in, sealing, boarding up, closing or enclosing any portion of an existing window, door space, porch or breezeway thereon.
    - Alteration of the roof line or chimney, or the addition of skylights.
    - Addition or removal of materials to or from the exterior of a building where materials so added or exposed are of a kind or type different from those existing, but specifically excluding differences in color only.
    - Addition, alteration or removal of accessory structures such as permanent fences, stone walls, awnings, arbors, canopies, gazebos, garden sheds, mechanical equipment, and lighting.
    - Installation of an illuminated sign.
  - f. Demolition of a structure.
2. The following development activities shall NOT require design approval:
- a. Interior renovations.
  - b. Exterior repairs that only involve in-kind replacement of existing materials.
  - c. Exterior changes that cannot be seen from a public road.
  - d. Accessory structures not visible from a public road.
  - e. Roof-mounted equipment or structures not visible at the parcel frontage line.
  - f. Utility and HVAC equipment—including, but not limited to, heat pump condensers and transformers—provided that this equipment is not located in the parcel’s front yard.
  - g. Commercial kitchen and restaurant equipment necessary to meet code and licensing requirements.
  - h. Temporary structures or alterations, including, but not limited to, scaffolding, construction barriers, window unit air conditioners, and seasonal decorations.

### **B. Design Review District Overlay Map**

The official overlay map of the Design Review District delineating the boundaries is on file in the office of the Zoning Administrator and a copy is attached to these Regulations. This map also

depicts the boundary between the Village Center and East End Design Review Districts.

### **C. Design Review Procedures**

#### **1. Application**

- a. Upon receipt of a complete application as described in Section 809, the municipal planning and zoning office shall transmit copies of the application materials to the Village Development Review Board (VDRB) and Village Design Advisory Committee (VDAC).
- b. The municipal planning & zoning office may require any of the following materials prior to the VDRB hearing, as deemed relevant and necessary for determining compliance with the criteria established in subsection F below. The planning & zoning office shall have sole discretion and authority for requiring additional application materials. If the applicant is unable to provide any of the required materials by the hearing date, the VDRB may vote to hold a continuation of the hearing at a later date.
  - Site plan (new construction and additions only; NOT allowed for single- and two-unit dwellings)
  - Elevation drawings depicting full façade detail
  - Photographs, specification sheets, renderings, sketches, or drawings to illustrate detail of building components. Including, as relevant:
    - Fenestration
    - Ornamentation
    - Materials
    - Roofing
- c. The applicant may submit a Design Review Worksheet to inform the VDRB's decision.

#### **2. Expedited Review (Optional)**

The applicant may request an expedited Design Review to be conducted by the Administrative Officer (AO). Applications will be evaluated by the AO for compliance with the criteria below. These stricter criteria are intended to offer a more streamlined path to approval for projects with clear adherence to aesthetic precedent in Woodstock.

The AO shall issue their decision within thirty (30) days of receiving a complete application. All decisions of the AO are appealable under Section 819 of this bylaw.

Nothing in this clause shall prevent the AO, at their discretion, from declining to issue a decision via expedited review and referring the application to the VDRB to be reviewed via the full hearing process. In such cases, the forty-five (45) day timeline to warn the VDRB hearing shall apply from the date of complete application receipt. An

application for expedited review that is rejected by the AO will also be referred to the VDRB to be reviewed via the full hearing process.

**Expedited Review Criteria:  
Village Center Design Review Overlay District**

- **Rhythm:** Repeated façade elements such as columns and windows shall be spaced according to a regular pattern. Nothing in this requirement shall prohibit the inclusion of standalone elements--such as a door, turret, or bay window--which break the pattern of a repeated element or the overall symmetry of the façade.

- **Cladding:**

Only the following cladding materials are allowed:

- Wood—may be clapboard, shakes, board & batten, flat board, or closed-joint
- Natural stone or natural stone veneer
- Natural clay brick or clay brick veneer

- **Fenestration:** In new structures, windows shall be taller than they are wide, square, or circular with the exception of display windows for ground-floor commercial storefronts and non-operable decorative windows including, but not limited to, stained-glass, fanlights, and oculi. Alterations to or replacements of existing windows shall retain the aesthetic of the existing window with respect to their dimensions, mullions, trim, and shutters. Simulated divided lights are required when replacing divided lights.

- **Ornamentation:** If the design includes decorative elements such as entablature, cornices, and shutters, these elements shall be built of wood, stone, brick, plaster, or metal. Ornamental elements shall appear symmetrical with respect to the façade on which they are located. Nothing in this requirement shall prohibit the inclusion of standalone elements--such as a door, turret, or bay window--which break the pattern of ornamental elements or the overall symmetry of the façade.

- **Accessory Structures:** Chain-link fences are not allowed. Solid (AKA privacy) fences are not allowed along the parcel frontage. Walls made of brick or stone are not considered fences for the purposes of this section, however, they are subject to all the requirements placed on fences in Section 611. Enclosed accessory structures such as sheds, garages, and barns shall adhere to all other criteria listed in this section. Open-air structures such as gazebos and pergolas do NOT need to comply with the other criteria in this section.

- **Roof Types and Roofing Materials:**

Only the following roof types are allowed:

- Gable (all sub-types including cross-gable, box gable, etc.), with or without dormers

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- Gambrel, with or without dormers
- Mansard, with or without dormers
- Flat roof with a decorative cornice or false front

Only the following roofing materials are allowed:

- Shingles—may be asphalt, wooden, or metal
- Standing seam metal
- Slate
- White-colored membrane (only on buildings with flat roofs)

### **Expedited Review Criteria: East End Design Review Overlay District**

- **Rhythm:** Repeated façade elements such as columns and windows shall be spaced according to a regular pattern. Nothing in this requirement shall prohibit the inclusion of standalone elements--such as a door, turret, or bay window--which break the pattern of a repeated element or the overall symmetry of the façade.

- **Cladding:**

The following cladding materials are NOT allowed under expedited review:

- Exposed Concrete Masonry Units (AKA cinder blocks)
- Exposed concrete
- Corrugated metal
- Stucco or render
- Vinyl

- **Accessory Structures:** Chain-link fences are not allowed. Solid (AKA privacy) fences are not allowed along the parcel frontage. Walls made of brick or stone are not considered fences for the purposes of this section, however, they are subject to the same height limits placed on fences in Section 611. Enclosed accessory structures such as sheds, garages, and barns shall adhere to all other criteria listed in this section. Open-air structures such as gazebos and pergolas do NOT need to comply with the other criteria in this section.

- **Roof Types and Roofing Materials:**

Only the following roof types are allowed:

- Gable (all sub-types including cross-gable, box gable, etc.), with or without dormers

- Gambrel, with or without dormers
- Mansard, with or without dormers
- Flat roof with a decorative cornice or false front

Only the following roofing materials are allowed:

- Shingles—may be asphalt, wooden, or metal
- Standing seam metal
- Slate
- White-colored membrane (only on buildings with flat roofs)

### **3. Village Design Advisory Committee Review**

The Village Design Advisory Committee (VDAC) may review proposals for conformance with the design criteria enumerated in Subsection E of this Section and issue a written recommendation to be submitted as testimony at the VDRB hearing.

If the VDAC wishes to issue a recommendation on an application, they shall meet and issue a written recommendation within 30 days of a completed application being filed. This meeting shall be held in accordance with Vermont's Open Meeting Law, however, it is not to be conducted as a quasi-judicial public hearing. The applicant may choose to appear at this meeting on a voluntary basis but cannot be required to appear. The clerk of the VDAC shall notify the applicant of the Committee's recommendation and transmit a copy to the clerk of the VDRB and the AO.

### **4. Village Development Review Board Hearing**

The VDRB shall warn a hearing for review within forty-five (45) days of receiving a complete application. Hearings shall be warned according to the procedure required by 24 V.S.A § 4464 (a)(1). If the application requires other review processes, such as Site Plan or Conditional Use Review, the Design Review hearing shall take place concurrently with the hearing(s) required for the other reviews.

The recommendation of the Village Design Advisory Committee (VDAC) shall be considered by the VDRB, if VDAC has opted to issue a recommendation according to the procedure described above. VDAC recommendations are non-binding; however, design approvals issued by the VDRB may, but need not, adopt by reference the recommendations of the VDAC as conditions of the approval.

The VDRB shall deliberate upon the close of testimony, after reviewing all application materials and receiving comments from the applicant and board.. The VDRB shall issue to the applicant a written decision granting or denying the application for Design Review within thirty (30) calendar days of the close of testimony.

**5. Limitations**

Failure of the VDRB or AO to take action within the time and in the manner so specified shall constitute automatic approval of the Application as submitted and the Administrative Officer shall so certify in writing to the Applicant. The provisions of this Section refer only to Design Review and not to any other zoning requirements.

Nothing in this Section shall be construed to prohibit the modification, extension, or waiver of any time or notice requirement where written mutual agreement has been made between the VDRB or AO and the applicant.

**6. Appeals**

Any interested person may appeal design review decisions of the VDRB and AO according to the procedures established in Section 819 or 820 of this bylaw, as applicable.

**D. Criteria For Review**

There are two Design Review Overlay Districts within the jurisdiction of this bylaw: the Village Center Design Review Overlay District and the East End Design Review Overlay District.

The design criteria for the Village Center District have been crafted to ensure that new structures and changes to existing structures are designed to be harmonious with the overall aesthetic of Woodstock's historic village center, without mandating that proposals emulate a single architectural style, as the village center is home to a wide variety of styles.

The criteria for the East End District have been crafted to allow a wider variety of architectural styles in this transitional area of Woodstock, while ensuring that proposed projects will be assets, rather than detriments, to the Village's aesthetics.

Design Review decisions issued by the VDRB and advisory design review recommendations issued by the VDAC shall find that the proposal meets, or does not meet, the following requirements:

**Village Center Design Review Overlay District**

**a. All Projects.**

- (i) Exterior design and materials of new construction or alterations of existing buildings shall be consistent and compatible with the characteristics of the existing building or other properties in the district;
  - 1. Additions to existing buildings shall respect and be compatible with the size, scale, materials, detailing, and overall character of the primary building and its environs.
  - 2. Additions shall not obscure or undermine the essential form and character of the original building, and should reflect the addition's

period and style as appropriate.

- (ii) Existing buildings shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. New construction, additions, and alterations shall be of their own time and shall not create a false sense of historicity;
- (iii) Location and appearance of all utilities, mechanical equipment, trash storage, and fencing shall be sited to minimize adverse visual impact or adequately and appropriately screened from public view;
- (iv) Alterations to buildings called for by public safety, accessibility, and fire codes shall be designed to maintain the character of the construction materials and features to the maximum extent feasible;
- (i) **Rhythm.** The visual patterns established by the alterations of solid walls and openings (windows and doors) in the façade of buildings shall create a rhythm.
- (ii) **Roof Shape and Equipment.**
  - 1. The similarity or compatibility of roof shapes in the immediate areas shall be considered in the alteration of a building.
  - 2. Rooftop equipment and fixtures on flat roofs shall be concealed from eye level view from adjacent public rights-of-way, and from the ground level of any adjacent properties.
- (iii) **Architectural Features.** Architectural features, including but not limited to, cornices, windows, shutters, fanlights, entablature, trim, and other forms of molding or detailing prevailing on the existing building shall be considered in the alteration of a building.
- (iv) **Roof Drainage Systems.** Roof drainage systems shall not hide or obscure architectural features and shall run adjacent to building corners when possible.

**b. Additions and Alterations to Existing Buildings**

**(i) Generally Applicable**

- 1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a historic property shall be avoided.
- 2. Additions shall not obscure or undermine the essential form and character of the original building, and should reflect the addition's period and style as appropriate; and
- 3. Additions to buildings shall not introduce style and features that are not compatible with the historic building.
- 4. Any new development shall be differentiated from the old but shall respect and be compatible with the massing, size, scale, architectural features, detailing and overall character of the primary historic building

and nearby historic properties.

- (ii) **Rhythm.** Patterns of solids and openings shall be preserved to the extent feasible.

It is not appropriate to add, cover over, or remove a window or door opening on façades visible from a public street unless the applicant can demonstrate it is essential to operations occurring within the building. In those cases where a window or door opening must be added, covered or removed, a suitable design solution that maintains the architectural integrity of the façade shall be proposed, including retention of the window or door opening and trim, with any infill material set back within the opening.

- (iii) **Materials.** Historic materials should be preserved to the maximum extent practicable and replaced in-kind when they have deteriorated beyond repair. Replacement materials shall match existing materials to the maximum extent feasible. Covering historic materials with new materials shall be avoided.

1. An alteration shall be considered to be compatible if the building materials used possess a kind or type which are appropriate to that building. Materials selected shall either fit the context of the existing building and/or reflect the nature and use of the structure.
2. Materials shall be selected for their long-term performance and durability.
3. When composite materials are appropriate, they should be treated in the same manner of the replaced material(s).

- (iv) **Roof Shape.** Roof forms and pitch shall not be altered on the primary façade.

(v) **Architectural Features.**

1. Architectural features prevailing on the existing building shall be considered in the alteration of a building.
2. When an architectural feature on a historic building has deteriorated beyond repair, the replacement architectural feature shall match the existing in design, texture, other visual qualities, and materials.
3. Architectural features on an addition shall not duplicate, but shall respect the original building's architectural features.

(vi) **Windows and Doors.**

1. Historic window and door patterns, placement, sizes, proportions, and original features such as trim, sash and moldings, shall be preserved to the extent possible. When preservation is not possible, such historic windows and doors must be rehabilitated or replaced in-kind.
2. Windows and doors that are not historic, may be replaced, but such replacements must be compatible with the historic building's style, materials, and architectural features.

(vii) **Porches and Stairs.**

1. The location of porches, ramps, and stairs shall be placed in a manner that does not impact or undermine the original ornamentation or detailing of the existing building.
2. Stairs, ramps and porches shall employ suitable detailing to connect and be compatible with the historic and important design features of existing buildings and new construction.
3. Stairs and ramps shall be designed in a manner with details and materials that provide the most sensitive and compatible structure and that fits the building design and layout.

**c. New Development.**

- (i) New development shall incorporate sustainable design and construction methods and materials compatible with historic materials and styles.
- (ii) **Scale and Massing.** The scale and massing of new buildings shall be compatible with surrounding structures.

Compatible scale and massing can be achieved by incorporating a variety of shapes or materials, such as columns, windows and their placement, doorways, roof segments, and wall patterns.

- (iii) **Orientation.** New buildings shall be oriented toward, and relate both functionally and visually to, public streets and/or common greens, parks, or plazas. To provide a uniform streetscape, new principal structures shall be located and oriented with their fronts parallel to the street and with the setback distance comparable to adjacent structures.

- (iv) **Rhythm.** The visual patterns established by the alterations of solid walls and openings (windows and doors) in the façade of buildings shall create a rhythm.

- (v) **Materials.** The materials used in new construction shall be considered compatible if the applicant can demonstrate precedent of their use within the Village Center Design Review Overlay District.

(vi) **Roofs.**

1. **Shape.** The roof shape shall be considered compatible if the applicant can demonstrate precedent of its use within the Village Center Design Review Overlay District.
2. **Equipment and Fixtures.** Rooftop equipment and fixtures on flat roofs shall be concealed from eye level view from adjacent public rights-of-way, and from the ground level of any adjacent properties.

- (i) **Architectural Features.** Architectural features including but not limited to cornices, windows, shutters, fanlights, entablature and other forms of molding or unique detailing prevailing in the surrounding area shall be regarded as suggestive of the extent, nature, and scale of details that are appropriate for new buildings.

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This subsection does not require that the details of historic buildings be duplicated.

(ii) **Context and Connectivity.** Building design shall be sensitive to the overall character and context of the Design Review Overlay District and to adjacent buildings.

1. New construction shall incorporate architectural elements that reinforce or add to the character of the area.
2. Other building elements and components such as lighting fixtures, sign size, design and sign placement, paving patterns, and landscape elements are to be selected and incorporated into new construction in a manner that provides compatibility with adjacent structures and sites.

(iii) **Accessory Buildings and Structures.**

1. New accessory buildings or structures shall be located within either the side yard or rear yard.
2. New accessory buildings shall not visually disrupt the streetscape or affect the integrity of the existing building or proposed new building.

### **East End Design Review Overlay District**

#### **a. All Projects**

- (i) Location and appearance of all utilities, mechanical equipment, trash storage, and fencing shall be sited to minimize adverse visual impact or adequately and appropriately screened from public view;
- (ii) **Rhythm.** The visual patterns established by the alterations of solid walls and openings (windows and doors) in the façade of buildings shall create a regular rhythm.

(iii) **Rooftop Equipment**

Rooftop equipment and fixtures on flat roofs shall be concealed from eye level view from adjacent public rights-of-way, and from the ground level of any adjacent properties.

#### **b. Additions and Alterations to Existing Buildings**

(i) **Generally Applicable**

1. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a historic property shall be avoided.
2. Architectural features, finishes, and construction techniques or examples of craftsmanship that characterize a historic building shall be preserved. For instance:

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

- a. Additions shall not obscure or undermine the essential form and character of the original building, and should reflect the addition's period and style as appropriate; and
  - b. Additions to buildings shall not introduce style and features that are not compatible with the historic building.
3. Any new development shall be differentiated from the old but shall respect and be compatible with the massing, size, scale, architectural features, detailing and overall character of the primary historic building and nearby historic properties.

(ii) **Rhythm.** Patterns of solids and openings shall be preserved to the extent feasible.

It is not appropriate to add, cover over, or remove a window or door opening on façades visible from a public street unless the applicant can demonstrate it is essential to operations occurring within the building. In those cases where a window or door opening must be added, covered or removed, a suitable design solution that maintains the architectural integrity of the façade shall be proposed, including retention of the window or door opening and trim, with any infill material set back within the opening.

(iii) **Materials.** Historic materials should be preserved to the maximum extent practicable and replaced in-kind when they have deteriorated beyond repair. Replacement materials shall match existing materials to the maximum extent feasible. Covering historic materials with new materials shall be avoided.

1. An alteration shall be considered compatible if the building materials used possess a kind or type which are appropriate to that building. Materials selected shall either fit the context of the existing building and/or reflect the nature and use of the structure.
2. Materials shall be selected for their long-term performance and durability.
3. When composite materials are appropriate, they should be treated in the same manner of the replaced material(s).

(iv) **Roof Shape.** Roof forms and pitch shall not be altered on the primary façade.

(v) **Architectural Features**

1. Architectural features prevailing on the existing building shall be considered in the alteration of a building.
2. When an architectural feature on a historic building has deteriorated beyond repair, the replacement architectural feature shall match the

existing in design, texture, other visual qualities, and materials.

3. Architectural features on an addition shall not duplicate, but shall respect the original building's architectural features.

**(vi) Windows and Doors**

1. Historic window and door patterns, placement, sizes, proportions, and original features such as trim, sash and moldings, shall be preserved to the extent possible. When preservation is not possible, such historic windows and doors must be rehabilitated or replaced in-kind.
2. Windows and doors that are not historic, may be replaced, but such replacements must be compatible with the historic building's style, materials, and architectural features.

**(vii) Porches and Stairs.**

1. The location of porches, ramps, and stairs shall be placed in a manner that does not impact or undermine the original and significant ornamentation or detailing of the existing building.
2. Stairs, ramps and porches shall employ suitable detailing to connect and be compatible with the historic and important design features of existing buildings and new construction.
3. Stairs and ramps shall be designed in a manner with details and materials that provide the most sensitive and compatible structure and that fits the building design and layout.

**c. New Development.**

- (i) New development shall incorporate sustainable design and construction methods.
- (ii) **Orientation.** New buildings shall be oriented toward, and relate both functionally and visually to, public streets and/or common greens, parks, or plazas. To provide a uniform streetscape, new principal structures shall be located and oriented with their fronts parallel to the street.
- (iii) **Rhythm.** The visual patterns established by the alterations of solid walls and openings (windows and doors) in the façade of buildings create a rhythm. In making this determination, proportional architectural details, a sense of rhythm, and regular spacing of fenestration shall be considered.
- (iv) **Roof Equipment and Fixtures.** Rooftop equipment and fixtures on flat roofs shall be concealed from eye level view from adjacent public rights-of-way, and from the ground level of any adjacent properties.

**(v) Accessory Buildings and Structures.**

1. New accessory buildings or structures shall be located within either the side yard or rear yard.
2. New accessory buildings shall not visually disrupt the streetscape or affect the integrity of the existing building or proposed new building.

**E. Demolition of Buildings and Accessory Structures**

1. Demolition or removal of a building or accessory structure within the Design Review District, including demolition required as part of a proposed redevelopment project, shall require Design review.
2. In the event the VDRB determines upon testimony offered that there may be a valid reason for preservation, they may impose a waiting period of no more than forty-five (45) days to afford a person or organization the opportunity to acquire or to arrange for the preservation of such a building.
3. Notwithstanding the above, any building with substantial structural instability resulting from fire or natural disaster and this condition was neither caused by nor perpetrated upon the owner, shall be exempt from the provisions of this Section.
4. Structures on or eligible for the National Register of Historic Places may be demolished only if the VDRB finds all of the following standards are met:
  - a. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property;
  - b. The structure proposed for demolition is structurally unsound despite documented efforts by the owner to properly maintain the structure;
  - c. The structure cannot be reasonably moved to another site within the historic district;
  - d. The demolition proposal mitigates to the greatest extent practical any impact to the character of the "neighborhood" of the property on which the demolition is proposed to occur.

The historical integrity and architectural character of the area where the proposed demolition of a structure is to take place will not be substantially diminished or compromised. For the purposes of this Section, the term "architectural character" shall include, but not be limited to, height, coverage, setbacks, massing, siting, fenestration, streetscape, alleyscape, materials, and scale of materials.

**SECTION 406 SCENIC RIDGELINE OVERLAY DISTRICT**

There is a two-step test to determine whether proposed land development constitutes an "undue adverse visual impact" to the Scenic Ridgeline District: (1) does the proposed development visually affect the existing scenic and natural beauty of the land proposed to be developed as viewed from the public highways in the Town and Village of Woodstock, and (2) does the

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proposed development offend the sensibilities of the average person and significantly diminish the existing scenic qualities of Woodstock as viewed from the public highways in the Town and Village.

### **A. Statement of Character**

- a. The undeveloped ridges and hillsides are one of Woodstock's principal scenic qualities and contribute significantly to the maintenance and enjoyment of the rural and pastoral character of the village. It is in the public good and welfare to protect the rural and pastoral character of Woodstock by preserving and conserving Woodstock's ridges and hillsides from unregulated land development.
- b. The development and uses of ridge and hillsides must be regulated in a fair and consistent manner that permits reasonable development in those areas when such development will not have an adverse visual impact on the principle scenic qualities of Woodstock.
- c. Change is and should be part of the village and can be a positive contribution to the community. It is not the intention of this regulation to prohibit construction on all ridges and hillsides. Rather, it is the intention to regulate and curtail land development in those areas within Scenic Ridgeline Districts which are highly visible to the public and which are found to have an adverse visual impact on the natural environment and character of Woodstock.

### **B. Statement of Objectives**

- a. The purpose of the Scenic Ridgeline District regulation is to encourage and allow land development within the district primarily in existing wooded areas outside of existing or created open areas. Such development shall be adequately screened and landscaped in order to avoid undue adverse visual impact on the existing views of the Scenic Ridgeline Districts from public highways, regardless of the season.
- b. These regulations shall not affect:
  - i. routine forestry management,
  - ii. pasture restoration, and agricultural uses (including construction of woods or fields access roads),
  - iii. an existing structure when modification and expansion of the structure is clearly subordinate in size (less than 25 %) and impact to the original structure,
  - iv. a structure for agricultural, forestry and occasional non-residential use.

### **C. Description of Scenic Ridgeline Districts**

- a. General Description: Scenic Ridgeline Districts shall consist generally of all land within five hundred (500) feet (horizontal distance) of the primary ridgelines within the Village of Woodstock.
- b. Scenic Ridgeline District Overlay Map: The official overlay map of the Scenic Ridgeline District which delineates boundaries is on file in the office of the

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

Administrative Officer. A reduced photocopy is attached to these Regulations and referenced in Section 202.

- c. Final Determinations of Districts: In the event an applicant questions the determination that a proposed development is within such district, upon request and following notice and public hearing, the VDRB shall determine whether or not such planned development is located within the Scenic Ridgeline District. The landowner requesting such determination shall have the burden of proof.
- d. Overlapping: A Scenic Ridgeline District may overlap the zoning districts outlined in Article III.

### **D. Plan Approval**

- a. Prohibition Without Approval: Notwithstanding any other provisions in these Regulations, except as hereinafter provided, no land development shall take place in any Scenic Ridgeline District without the applicant first obtaining conditional use approval of a plan for such development from the VDRB.
- b. Other conditional use requirements may be reviewed concurrently with Scenic Ridgeline requirements at the applicant's request.
- c. Land Development Defined: For purposes of this section, land development shall be defined as any of the following:
  - i. Construction or placement of any building, except those exempted in Subsection B;
  - ii. An addition to or any alteration of a building which increases the square footage of the building by more than 25 % in a five year period , including unenclosed areas such as porches, decks or other similar structures;
  - iii. Alteration to a roof of a building which increases the height of the building by more than four (4) feet within a five year period;
  - iv. Addition of skylights, solar panels or other large reflective surfaces excluding roofing materials;
  - v. Construction or modification of an access road or driveway, excluding normal driveway maintenance;
  - vi. Construction of a tower, satellite dish or any other type of antenna;
  - vii. Excavation or extraction of any kind of solid matter exceeding 200 cubic yards;
  - viii. Installation of above-ground power or telephone utility lines, including creation or widening of cleared portions of a right-of-way related to proposed or existing power or telephone lines.

### **E. Procedures For Plan Application and Review**

#### **a. Application**

- i. In addition to Section 811, Conditional Use Permit, Section 809 Application

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

Information and any other application procedures required by these Regulations, an application for Scenic Ridgeline Plan approval shall be submitted on the form provided and shall include at least the following information:

- ii. Name and address of the record landowner and any duly appointed agents of the parties.
- iii. Location of the proposed land development depicted on a Scenic Ridgeline District Overlay Map to be provided with the application form.
- iv. A map or sketch of the property proposed to be developed, drawn to scale, with the area to be developed clearly indicated.
- v. A detailed description, including type and extent of the proposed land development.
- vi. The location of the proposed structure on a USGS Topographic Map or Survey.
- vii. A utility plan.
- viii. A tree plan, showing where trees will remain, be thinned and be removed.

### **b. Prehearing Preparation and Review**

- i. Within 21 days following receipt by the Zoning Administrator of a complete application for land development within a Scenic Ridgeline District, the Conservation Commission shall take the following actions:
- ii. Determine whether the proposed land development will be visible to the naked eye from at least one vantage point on Class I and II town or village highways, or from at least two vantage points on Class III town or village highways, with those two vantage points being separated by at least 500 feet. Land development that will not be visible from any town or village highway is exempt from this Section 406 and the Conservation Commission shall so report to the VDRB, which shall direct that the application proceed under other sections of these Regulations.
- iii. Prepare a report to the VDRB if the proposed land development is visible as set forth in (a), above. This report shall state whether or not the proposed land development will break the skyline when viewed from any vantage point or points under (a), above. The report shall also indicate the extent to which development would be visible to the passing motorist and as well as distances from the vantage point[s].
- iv. Include in the report all appropriate comments and recommendations relative to the criteria for approval listed under Subsection F.
- v. Meet with the applicant at his or her option and review the report. This meeting may be continued upon mutual consent by the Conservation Commission and the applicant. All changes agreed to by the applicant shall be appended to the final report which shall contain the recommendations of the Conservation Commission.

- c. The Clerk of the Woodstock Conservation Commission shall mail to the applicant a copy of the Commission's recommendation and transmit a copy to the VDRB.
- d. VDRB Review: The VDRB, after reviewing the Conservation Commission's report and all supporting materials, and after receiving comments from the applicant and Conservation Commission, and after an optional on-site inspection, upon close of testimony, shall issue to the applicant a written decision granting or denying the application for Plan Approval within the Scenic Ridgeline District with or without conditions under Subsection F.
- e. Notwithstanding the recommendation from the Conservation Commission, the applicant shall have the primary responsibility of presenting the proposal to the VDRB and shall have the burden of proof to establish that the design meets the criteria of Subsection F. The decision issued by the VDRB may, but need not, adopt by reference the recommendations of the Conservation Commission. The VDRB shall render its decision within 60 days from the close of testimony.
- f. Limitations: The failure of the Conservation Commission to prepare its report, or the VDRB to issue its decision within the time and in the manner so specified shall constitute an automatic granting of the application for Plan Approval and the Administrative Officer shall so certify in writing to the applicant. This section refers only to Ridgeline Plan approval required hereunder and not to additional zoning requirements.
- g. Nothing herein shall be construed to prohibit the modification, extension, or waiver of any time or notice provision herein above where written mutual agreement has been made between the VDRB and the applicant.

## **F. Criteria For Approval**

Before granting approval for land development in the Scenic Ridgeline District which has been determined to be visible under Subsection E 2.(a), the VDRB shall find that the proposal conforms substantially to the following criteria.

### **a. General Standards**

- i. The VDRB shall find that the proposed land development does not have an undue adverse visual impact on the scenic and natural beauty of the land when viewed from Woodstock's public highways, taking into account the elements set forth in § 406(G).

### **b. Specific Standards**

- i. **Skyline:** If a structure would break a skyline when viewed from vantage points, alternative locations for the structure may be considered, if available and practical, to minimize any undue adverse visual impact.
- ii. **Screening and Landscaping:** Vegetative screening and landscaping may be required for structures, and alternate locations for access roads and utility lines, when no other concealment options are available to minimize any undue adverse visual impact.

- iii. **Minimization of Glare:** Materials utilized for the exterior of any structures shall be of a kind and positioned on structures so as to minimize glare if necessary to avoid undue adverse visual impact. Particular attention may be given to the number, position, and type of window and door glass, skylights, etc. so as to minimize glare, without undue cost or burden.

#### **G. Elements to be Considered**

In determining whether a proposed development would have an adverse visual impact on the natural environment and character of Woodstock, the VDRB shall consider:

- a. The period of time during which the proposed development would be viewed by the traveling public;
- b. The frequency of the view of the proposed development as experienced by the traveling public;
- c. The degree to which the view of the proposed development is screened by existing vegetation, the topography of the land, and existing structures;
- d. Contributing or detracting background features in the view of the proposed development;
- e. The distance to the view from the vantage point; and
- f. The number of cars traveling on the public highway at or near the critical vantage point.
- g. The difference in elevation between the proposed development and the vantage point.

#### **H. Authority to Condition**

The VDRB shall have authority to impose conditions consistent with the intent and objectives of this Section 406 in approving a proposed plan for land development in the Scenic Ridgeline District. A notice of the approval with its conditions, along with notice that such conditions run with the land, shall be recorded in the Woodstock Land Records. Continued compliance with all conditions shall be the obligation of the current and subsequent owners of the land and improvements.

## ARTICLE V GENERAL REGULATIONS

### SECTION 501 ACCESS AND SAFETY

To minimize traffic conflicts, and to safeguard against strip development, Title 19 V.S.A. authorizes the municipality to control access of public highways. Access (A.K.A. “curb cut”) permits for connecting to a village highway are issued by the Woodstock Village Board of Trustees. Permits for connecting to state highways are issued by the Vermont Agency of Transportation per [19 V.S.A. § 1111](#).

New roads, both public and private, along with access roads (AKA driveways) serving new development shall comply with the Vermont Agency of Transportation’s Standard [A-76](#), [B-71A](#), or [B-71B](#) as applicable, along with the [Town of Woodstock’s Highway Ordinance](#) or the [Village of Woodstock’s Driveway Ordinance](#), as applicable.

Except as hereinafter provided, no land development may be permitted on lots which do not have frontage on a public road, however, with the approval of the VDRB, the development may be exempted from the minimum frontage requirement for the district as set out in Article III by the existence or creation of a permanent easement or right of way at least 30 feet in width.

In a situation where a lot is to be developed that does not have frontage on a public road, the front setbacks shall be measured from the centerline of the right of way or lot line, whichever is the closest to the structure or use.

### SECTION 502 CORNER LOTS

If a structure fronts on two or more public roads, the front setback requirement shall apply on all sides that border the road. All other sides shall conform with the side setback requirement of the district.

### SECTION 503 DENSITY

Two unit dwellings are allowed on all lots, per [24 V.S.A. § 4412 \(1\)\(D\)](#). In all districts served by water and sewer, four unit dwellings are allowed on all lots and a density of at least five (5) dwelling units per acre is allowed per [24 V.S.A. § 4412 \(12\)](#). Notwithstanding the above, the maximum density for any development within a given district shall be in accordance with the density listed in that district’s dimensional standards in Article III.

### SECTION 504 NONCONFORMING LOTS

Any lot in individual, separate and non-affiliated ownership from surrounding properties in existence at the time zoning was adopted (2/14/77) may be developed for the purposes permitted in the District in which it is located. This provision also applies to lots not conforming to minimum lot size requirements if such lot is not less than one-eighth acre in area and has a minimum width or depth dimension of forty (40) feet. Nothing in this Section shall be construed so as to prevent the sale and transfer of such a lot. See Section 506 below.

**SECTION 505            HEIGHT EXCEPTIONS**

The height limitations of this bylaw shall be waived for agricultural barns and silos in the Residential Three Acre District and for spires, belfries, steeples, cupolas, chimneys, railings, roof access stairwells, and code-required equipment in all districts.

**SECTION 506            NONCONFORMING USES & NONCONFORMING STRUCTURES**

Any nonconforming use or nonconforming structure existing prior to February 14, 1977, and all uses that in the future do not conform by reason of any subsequent amendment to these Regulations may be continued subject to the following provisions:

**A. Nonconforming Use**

1. A nonconforming use may be changed and/or expanded to another nonconforming use with the approval of the VDRB, but only to a use which is of the same or a more conforming nature. A more conforming use is one that more closely approximates the approved uses in that zoning district. The use shall not expand by more than twenty-five (25) percent within a five year period. Any change or expansion of use requires a Conditional Use permit.
2. If a nonconforming use has been terminated, it may be reestablished within six (6) months. After this six (6) month period, a nonconforming use may be reestablished within twelve (12) months following its termination only with VDRB approval. In their review, the VDRB shall consider the criteria listed below in "B.1".

**B. Nonconforming Structure**

1. A nonconforming structure shall not be moved, enlarged, altered, extended or reconstructed without prior review from the VDRB, except that non-substantial changes which will clearly not increase or extend the noncompliance of the structure may be permitted by the Administrative Officer. In their review process, the VDRB shall consider the following:
  - a. That the proposed changes do not impinge upon a public right-of-way that adjoins or crosses the lot on which the structure exists,
  - b. That the proposed change create no danger to the public safety through traffic access, flow, and/or circulation,
  - c. That the proposed change be in character with the traditional settlement and construction patterns of the area in which it exists, and
  - d. That the proposed change not create an unreasonable infringement upon land uses in the immediate neighborhood.
2. If a nonconforming structure is destroyed, it may be rebuilt and the nonconforming use may be reestablished if started within one (1) year. Extension of this time period requires approval of the VDRB. If a nonconforming structure is located in a Flood Hazard Area and is destroyed by flood, it shall not be rebuilt, except in conformance with these Regulations as a new development within a Flood Hazard Area. If not

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located within a Flood Hazard Area and if destruction is caused by a natural event, the time period to start construction or to reestablish the use is extended to two years.

### **SECTION 507 OFF-STREET PARKING**

For every building hereafter erected, altered, extended or changed in use, except in the Central Commercial district (see Subsection G.2 below), off-street parking spaces shall be provided as set forth below. A standard parking space shall be nine (9) feet by eighteen (18) feet per car. A parking lot shall provide a minimum of 250 square feet of area per car to include access space.

In the case of mixed uses occupying the same building or structure, the total requirements for off-street parking areas shall be the sum of the requirements of the various uses computed separately.

#### **A. Residential Uses**

1. Shall have a minimum of one parking space per residential dwelling unit.
2. The VDRB may reduce or waive on-site parking requirements if conditions exist which mitigate parking need and still provide safe and sufficient access.
3. The VDRB may reduce or waive on-site parking requirements if the need for parking can be met because:
  - a. The site is located within 1,000 feet of a transit route;
  - b. There are parking facilities for abutting businesses which, due to size and times of use, are sufficient to meet parking demand and a written agreement exists to share such parking;
  - c. Mitigation efforts such as bicycle parking, ridesharing or innovative measures (e.g., the provision of transit passes or sponsoring car sharing for tenants/employees) reduces parking demand;
  - d. There is safe and adequate on- or off-street parking available within 500 feet of the residential building.

#### **B. Lodging (Hotels, Motels, Inns, Bed & Breakfasts)**

Shall have one space per rental unit and per employee, and two spaces for the resident household, if applicable. The number of employee spaces required shall not exceed the maximum number of employees on-site during any given shift.

#### **C. Restaurants**

One parking space for every four seats, or capacity thereof, plus one space per employee vehicle.

#### **D. Retail Uses**

One parking space for every business and employee vehicle, plus one parking space for every three hundred square feet of floor area.

**E. Office Uses**

One parking space for every business and employee vehicle.

**F. Industrial Uses**

One parking space for every business and employee vehicle.

**G. Special Requirements**

1. In exceptional circumstances, the Administrative Officer may waive or reduce any of the above stated parking requirements per Section 817. To waive or reduce the requirements, the Administrative Officer must find that either (1) the parking requirements cannot be met due to physical constraints of the parcel or (2) the requirement can be met by existing parking facilities in the near vicinity. These facilities may be either public parking lots, street parking, private parking for which the applicant has secured a shared use agreement, or some combination thereof.
2. The Parking Requirements noted above do not apply to the Central Commercial zone, however any new construction in the Central Commercial district may relocate but not eliminate existing parking spaces.

**SECTION 508 OPEN STORAGE**

The open storage of materials and equipment shall be screened from view by fences or evergreen trees or shrubs of a minimum height of five (5) feet. This screening provision is a continuing condition and responsibility of the owner.

**SECTION 509 PERFORMANCE STANDARDS**

In all Districts, uses shall meet State air and water pollution standards and shall not exceed the following standards, which are to be measured at individual property lines:

- A. Emit noise in excess of 70 decibels, dba scale, of a standard sound meter.
- B. Emit odor which is considered offensive. Agricultural uses are exempt.
- C. Emit dust or dirt which is considered offensive.
- D. Emit smoke in excess of Ringlemann Chart No. 2.
- E. Emit noxious gases which endanger health, comfort, safety, or welfare of any person, or have a tendency to cause injury or damage to property, business or vegetation.
- F. Cause, as a result of normal operations, a vibration which creates a displacement of 0.003 of one inch at the property line.
- G. Create glare by lighting or reflection of materials.
- H. Cause a fire, explosion or safety hazard.
- I. Cause harmful waste to be discharged into sewer, streams, or bodies of water, or to be stored on said property.

**SECTION 510 PROHIBITED USES**

The following uses shall be prohibited in all zoning districts:

- a. Slaughterhouse
- b. Rendering plant
- c. Fertilizer plant
- d. Excavation of sand, gravel, & minerals
- e. Drive-through food service establishment
- f. Racetrack
- g. Junk yard
- h. Commercial dump
- i. Trailer and mobile or home sales and service

**SECTION 511 PUBLIC USE LIMITATIONS**

A. The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use:

- 1. State or community-owned and operated institutions and facilities.
- 2. Public and private schools and other educational institutions certified by the State Department of Education.
- 3. Churches and other places of worship, convents, and parish houses.
- 4. Public and private hospitals.
- 5. Regional solid waste management facilities certified under 10 V.S.A. chapter 159.
- 6. Hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 6606a.

B. A bylaw under this chapter shall not regulate public utility power generating plants and transmission facilities regulated under 30 V.S.A. § 248.

C. Zoning permits to develop land of the types or locations designated in 24 V.S.A Section 4413 may not be granted until thirty (30) days after a report has been filed with the appropriate State Agency describing the proposed use and location, and an evaluation of how the proposed use affects both the Plan and the regional plan.

**SECTION 512 SUBSURFACE DISPOSAL OF SEWAGE**

Municipal sewer connection is required unless the structure is more than one thousand (1000) feet from an existing municipal sewer line, in which case a State-permitted septic system may be required. Sewer connection permits, where applicable, must be granted by the municipality before any permit is issued to construct a new structure or for any change of use.

**SECTION 513 MULTIPLE USE OF LOTS**

A combination of principal uses on a lot is permitted provided:

- 1. The lot is large enough to meet the area standards of the most intensive use, and

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2. Setback requirements and all other applicable standards are met for all uses.

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## **ARTICLE VI                      ADDITIONAL SPECIFIC PROVISIONS**

### **SECTION 601                      ACCESSORY STRUCTURES WITHIN THE SETBACK**

The side and rear setbacks for structures accessory to a residential building, may be half that required. The structure shall only be used as an accessory to a residential structure. The nonconforming structure shall not be larger than 600 S.F. A VDRB hearing is required for nonconforming structures over 150 S.F. The Board shall review the structure based on character of area. A nonconforming structure less than 150 S.F. requires an administrative permit.

### **SECTION 602                      AFFORDABLE HOUSING DENSITY BONUS**

In all districts, affordable housing developments (see: Definitions) shall receive a density bonus of 50% and a bonus of one habitable floor above the height maximum. The Administrative Officer may waive any setback or frontage requirements for affordable housing development up to 50% of that required. The Administrative Officer shall not issue a waiver beyond 50% of that required without Conditional Use Approval from the VDRB. Any waiver shall not be granted unless the Administrative Officer or VDRB determines that the proposed waiver does not cause an undue adverse effect on the character of the area affected. As used in this subchapter:

“Habitable floor” means: Any floor of a residential building used for living purposes, which includes working, sleeping, eating, cooking, recreation, or any combination thereof that does not exceed 12 feet in height from floor to ceiling.

### **SECTION 603                      BED AND BREAKFAST ESTABLISHMENT**

Bed and Breakfast establishments are limited to three guest rooms, unless located in the Central Commercial, Light Commercial, Commercial/Light Industrial, and Inn zones. Breakfast **only** may be served. The establishment shall not be used to cater parties or other events.

### **SECTION 604                      BODIES OF WATER**

Man-made bodies of water require an Administrative Permit and shall conform to the setback requirements of the District. Above-ground swimming pools less than three (3) feet deep shall be exempt from these Regulations. Bodies of water larger than 100,000 cubic feet require a certified site plan prepared by a licensed engineer or architect.

### **SECTION 605                      BUFFER STRIP**

If an Industrial use abuts a residential use or body of water, except for access points, a buffer strip of land not less than fifteen (15) feet in depth shall be maintained along the common boundary. The buffer strip shall be used and maintained only for fences and/or the planting of trees, shrubs and flowers. Fences, trees, and other vegetation in the buffer strip shall not obstruct the visibility of vehicles exiting from the parcel drive.

### **SECTION 606                      CELLULAR/COMMUNICATION TOWERS**

Regulations available upon request from the Planning and Zoning Office.

**SECTION 607 DAY CARE HOME / FACILITY**

A state registered or licensed family childcare home serving six or fewer children shall require a permit.

A State-registered or licensed family childcare home serving no more than six full-time and four part-time children, as defined in 33 V.S.A. § 3511(7), shall require Site Plan Approval.

A state registered or licensed facility serving the full time equivalent of more than six children shall require a Conditional Use permit and Site Plan Approval.

**SECTION 608 ACCESSORY DWELLING UNITS (ADUs)**

One ADU is allowed for each one- or two- unit dwelling provided these requirements are met:

1. The ADU must be located on the same lot as the one- or two-unit dwelling.
2. The ADU must be one of the following:
  - a. Located within or attached to the primary dwelling.
  - b. Located in a new detached structure appurtenant to the primary dwelling.
  - c. Located in a pre-existing accessory building, converting the accessory building to an ADU.
3. No additional parking spaces are required for an ADU.

**SECTION 609 DISH ANTENNAE**

Dish antennae shall not be located in the front yard, and shall comply with all setback provisions, unless the owner can prove their only "window of reception" requires another location. Dish antennae measuring more than forty (40) inches in diameter require a permit.

**SECTION 610 EXTERIOR LIGHTING**

**A. General**

1. All lights shall be fully shielded and directed towards the ground, so light is not allowed to escape into the night sky.
2. Lighting shall be directed towards the owner's property and not towards their neighbor to protect neighboring properties from the effects of glare and or light trespass..
3. Facade illumination is prohibited.
4. All new exterior lighting must have a correlated color temperature (CCT) of 3000 K or below to protect the historical nighttime environment, prevent traffic hazards, and protect both human and animal health.
5. All new exterior security lighting must be either placed on a motion sensor, or a timer which shall turn lights off between 11pm-5am.

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6. All new exterior lighting must follow the “[Five Principles for Responsible Outdoor Lighting](#)” as published by DarkSky and the Illuminating Engineering Society.

### **B. Temporary /Seasonal Lighting**

1. Temporary lighting installations which are not fully shielded or capped are allowed from the beginning of October through the end of January for a maximum of 90 days total, with no more than 45 being consecutive. Examples of temporary lighting installations include string lights, and light-up holiday decorations.
2. Temporary lighting installations from the beginning of October to the end of January which are fully shielded or capped may be on at any time. Temporary lighting installations which are not fully shielded or capped must be on a timer which shall turn lights off between 11pm-5am.
3. Lighting installations such as string lights, festoon lights, or bistro lights that are fully shielded or capped may be lit year-round, provided they are placed on a timer and turned off between the hours of 11pm-5am to prevent the effects of light trespass from disturbing the nighttime experience of neighboring properties.

### **C. Commercial/Industrial Uses**

1. Lighting shall be directed downwards and fully shielded to avoid glare for motorists.
2. Any substantial change in exterior lighting (to be determined by the Administrative Officer) requires Site Plan Review.

## **SECTION 611 FENCES**

A permit (except in the Design Review Overlay District) is not required for a fence, or for a wall used as fence, if it complies with the following:

- A. Shall not be higher than four feet in the front yard (as measured from original ground level). Vertical support post heights are not measured.
- B. Shall not be higher than six and a half (6.5') feet in all other yards (as measured from original ground level). Vertical support post heights are not measured.
- C. The good or finished side of the fence shall be positioned to face towards the outside of the parcel boundaries for improved public visibility.
- D. An exception may be granted in special circumstances with conditional use approval by the VDRB.
- E. The proposed fence or any portion thereof does not extend into a riparian buffer or Special Flood Hazard Area.

**SECTION 612 HOME OCCUPATION**

**A. General**

1. Per 24 V.S.A. § 4412 (4), no bylaw may infringe upon the right of any resident to use a minor portion of a dwelling for an occupation which is customary in residential areas and which does not change the character thereof nor create additional noise or nuisance.
2. Two Home Occupations per dwelling may be allowed provided that, combined, they occupy a minor portion of the building (as defined above) and do not change the character of the neighborhood. The total number of employees for both Home Occupations shall be limited to one (1), not including full-time residents of the household.
3. Outdoor storage and displays are prohibited.

**B. Exempt Home Occupation**

1. A Home Occupation is exempt from these Regulations if it meets the following conditions:
  - a. Not more than one employee in addition to the owner of the business.
  - b. No clients on site.
  - c. No signs.
  - d. Office use only.

**SECTION 613 LANDSCAPING/GRADING**

Any addition, removal or redistribution of the soil in excess of twenty (20) cubic yards, or grading an area of over 1,000 sq. ft. requires a permit. Such activity shall not cause erosion, debris, and other material to flow into or fill any drainage course, body of water, street, or neighboring property.

Excluded from permit requirements shall be grading and excavation necessary to implement an existing permit, including construction of a septic system and sewer lines, agricultural and forestry uses, driveway maintenance, and any grading necessary to repair damage caused by natural events or an Act of God.

**SECTION 614 MOTOR VEHICLE REPAIR AND FILLING STATIONS**

In Districts where motor vehicle repair and filling stations are permitted as conditional uses, they shall comply with the following:

- A. Shall not be located within 300 feet of any lot occupied by a school, library, or religious institution.
- B. Shall have adequate on-site space for six (6) vehicles waiting for service.
- C. Shall have no more than two (2) access drives from the highway, with a minimum

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

distance of 75 feet from the nearest (highway or road) intersection.

- D. Open storage of material, equipment, and retired inoperable vehicles shall be screened from view by fencing or evergreen trees and shrubs. Artificial plants are prohibited for these screenings.
- E. Shall maintain a buffer strip, at least 10 feet in depth, along all highways or road rights-of-way. The buffer strip shall be used only for a fence or the planting of trees, shrubs and flowers, and shall not obstruct visibility.
- F. The total number of gas pumps shall be limited to four, serving no more than eight (8) vehicles at one time.

### **SECTION 615            OUTDOOR DISPLAYS**

#### **A. General**

Except as hereinafter provided, outdoor displays of goods for sale, other than farm produce, automobiles and farm equipment, shall be prohibited, except for the display of one item located immediately in front of the establishment. All items must be brought in at closing and no later than night fall. No items may be illuminated nor create a glare. No items shall obstruct public rights of way, sidewalks or parking areas.

#### **B. Commercial/Light Industrial District**

Hardware, feed stores and similar establishments (as determined by the VDRB) may display items as follows:

1. Only items that are normally used out-of-doors, excluding clothing apparel.
2. Display area is limited to 10% of the interior retail space, excluding storage areas
3. Display area is restricted to one side of the building and (a) is not to exceed five (5) feet in width measured from the building's foundation edge, (b) is not to exceed 250 square feet and (c) shall comply with setback requirements.

#### **C. Central Commercial District**

Retail establishments with a patio or porch may display up to five (5) items representative of items for sale on said patio or porch. For purposes of these Regulations, a commercial patio or porch is at least 100 square feet in size per establishment. The display area shall not exceed

a contiguous ten (10) square feet per establishment. Driveways, sidewalks, lawns, doorways and right of way areas may not be used for display purposes. Exceptions (one per year) may be granted by the Board of Trustees.

### **SECTION 616            SIGNS**

#### **A. General Rules and Limitations**

All signs and any change in size or location of a sign, except those specifically exempted, require

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

a zoning permit issued by the Administrative Officer.

All signs, including exempt signs, shall be subject to the following requirements:

1. No outdoor sign shall be permitted, which does not pertain to the use of the premises on which it is located, unless it is an instructional sign.
2. All signs shall be maintained in good condition and repair at all times.
3. All signs shall be removed within ninety (90) days of cessation or abandonment of business.
4. Nonconforming signs shall be in compliance with Section 506 Nonconforming Structures.
5. All signs may not interfere with, imitate, or resemble any official traffic control sign, signal or device, or attempt or appear to attempt to interfere with, imitate, or resemble any official traffic control sign, signal, or device. An official traffic control sign, signal or device shall have the same meaning as a “traffic control device” in the latest edition of the Manual of Uniform Traffic Control Devices.
6. Types and placement of signs shall not impede a driver of a motor vehicle from having a clear and unobstructed view of official traffic control sign, signal, or device or approaching or merging traffic.
7. Illuminated signs shall be shielded, with light precisely focused on the sign to avoid both illumination of the night sky and creation of a dangerous distraction.
8. **Total sign area** shall not exceed that determined by the following formula:
  - a. Linear feet of the structure’s frontage multiplied by 0.8 feet.
  - b. For example, a store with forty (40) foot of frontage ( $40' \times 0.8' = 32$  square feet) would be allowed to have a total sign area of thirty-two (32) square feet.
9. No sign shall obstruct the maintenance and operation of an established right-of-way or any existing utilities.
10. Signs may be placed anywhere on the parcel or within an established municipal right-of-way. Any sign erected, moved, or changed in size within an established municipal right-of-way shall first receive a permit from the Village Trustees or their designee pursuant to 19 V.S.A. § 1111.

### **B. Signs Requiring Administrative Review**

All signs, except those specifically exempted, that adhere to all applicable regulations established in these Bylaws shall require an administrative review and administrative zoning permit issued by the Administrative Officer.

### **C. Signs Requiring Conditional Use Review**

No zoning permit shall be granted by the Administrative Officer for any sign which requires conditional use review and approval from the VDRB, until the VDRB grants such approval. The

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

following signs will require a conditional use review and approval from the VDRB prior to the issuance of a zoning permit by the Administrative Officer:

1. Any sign that exceeds the Total Sign Area established by the structure's frontage up to 75 feet in total square footage.
2. Any sign that exceeds the square footage regulations established in Section B. Specific Regulations by Type of Size or in Section E. Specific Regulations by Zoning Districts/Uses up to 75 feet in total square footage.
3. Any additional signs in excess of the regulations established in Section B. Specific Regulations by Type of Size or in Section E. Specific Regulations by Zoning Districts/Uses.

### D. Specific Regulations by Type of Sign

- a. **Freestanding signs:** A sign supported by a structure of one or more frames, poles, or other support structures permanently erected in or upon the ground. Freestanding shall be located between three (3) and ten (10) feet above ground level.
- b. **Wall signs:** A sign permanently affixed to, printed, or painted on any exterior wall or window of a structure that does not extend outward from structure. Wall signs shall not exceed the highest point of a building roof.
- c. **Projecting signs:** A sign permanently affixed to any exterior wall of a structure that extends outward from structure. Projecting signs shall not extend more than half the width of an adjoining public walkway to a maximum of three (3) feet and shall not be larger than ten (10) square feet in area. The lowest point shall not be less than nine (9) feet above the walkway nor the highest point including the bracket located above the sill of the second story window.
- d. **A-Frame Sign:** A sign ordinarily in the shape of an "A" or some variation thereof, which is readily moveable, and is not permanently attached to the ground or any structure. A-Frame signs shall not exceed eight (8) square feet in area per side, including the frame. No A-Frame sign may exceed four (4) feet in height or two (2) feet in width. Only a single A-Frame sign may be allowed per parcel. No A-Frame sign may obstruct an entryway to a structure. Any A-Frame sign placed within an established municipal right-of-way shall only be allowed where an unobstructed sidewalk width of at least five (5) feet for pedestrian passage is maintained.
- e. **Instructional Sign:** An off-premise or on-premise sign whose sole purpose is instructional, including, but not limited to, traffic or pedestrian control, off-street parking or loading areas, safety or other warnings, ingress or egress from the property or structure, or hours of operation; and which contain no commercial message. An Administrative Permit may be issued for up to two (2) instructional signs, provided neither exceeds two (2) square feet in size.
- f. **Directory Sign:** An on-premise sign providing a listing of the particular uses or occupants of a structure or complex. A structure or complex containing multiple uses or occupants may have one (1) free-standing Directory Sign.

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- g. **Awnings:** Signage placed on an awning may only be placed on the valance.

### **E. Prohibitions on Signs:**

- a. Flashing or moving signs.
- b. Internally-illuminated or neon-type signs.
- c. Signs which illuminate any part of a building such as a gable, roof, sidewalk or corner.
- d. Illumination of exterior signs after 11:00 P.M., with the exception of hotels, motels, Bed and Breakfasts, restaurants, and emergency facilities.
- e. Excessive illumination which constitutes a nuisance.
- f. Off-premise signs, with the exception of instructional signs.
- g. Signs within the right-of-way of a state highway.
- h. Exception to (a) and (b): These provisions do NOT apply to traditional barber poles when displayed by licensed barbers which is expressly allowed.

### **F. Exempt Signs:**

- a. **Temporary Signs:** are non-permanent signs announcing or advertising current events, such as retail store sales, garage sales, auctions, church fairs, rummage sales, produce sales, blood bank collections, or polling places. Only one (1) temporary sign, not to exceed twelve (12) square feet in size, may be displayed on the premises at a time. Temporary signs shall be promptly removed after the conclusion of the announced or advertised event. Subject to these conditions, temporary signs do not require a permit.
- b. Interior signs located more than 12" from a window do not require a permit. Interior signs affixed to or less than twelve inches away from a window, which are intended for view from the outside, are not considered an exempt sign under these regulations.

### **G. Specific Regulations by Zoning Districts/Uses**

#### **1. Commercial, Community and Inn Districts/Uses**

##### **A. Size by Business Location and Type:**

- a. An individual ground floor business may have on premises:
  - i. Up to two wall sign signs OR
  - ii. One wall sign plus either one projecting or one free-standing sign (see below).
  - iii. **Maximum size per sign** is limited to fifty (50) square feet.
- b. Businesses occupying other than ground floor may have on premises:

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

- i. One (1) wall sign or projecting sign not to exceed ten (10) square feet in size, and an affixed ground floor entry sign, not to exceed two (2) square feet in size.
- ii. Total signage for multiple businesses (3 or more) shall be no more than twenty (20) square feet. There shall be no more than two separate signs. Each sign shall not exceed ten (10) square feet.
- c. A structure or complex containing multiple uses or occupants may have one (1) free-standing Directory Sign, not to exceed fifty (50) square feet. No other free standing sign is allowed if a structure or complex has a directory sign.

### **B. Size and Placement by Sign Type:**

#### **a. Free-standing signs:**

- i. Size is limited to ten (10) square feet in the Central Commercial and twenty (20) square feet in all other Commercial and Community districts.
- ii. There shall be only one free-standing sign per property.

### **2. Residential & Residential Office Districts/Uses**

1. Only one (1) permanent wall sign, freestanding sign, or projecting sign is permitted and shall not exceed twelve (12) square feet in size.
2. A structure or complex containing multiple uses or occupants may have a Directory Sign, provided that the total signage does not exceed sixteen (16) square feet.
3. Items such as house dates and names do not require a permit if affixed and do not exceed one (1) square foot in size.

### **3. Agricultural Uses**

Permanent signs shall not exceed eight (8) square feet in size and shall not be located more than ten (10) feet above ground level from its highest point as measured from the base of the post.

### **4. Design Review Overlay District**

Signs within the Design Review Overlay Districts shall be subject to design review by the VDRB or Administrative Officer. Refer to Sections 405.

## **SECTION 617 SPECIAL CARE FACILITY**

A state licensed or registered residential care home or group home, serving not more than eight persons who are developmentally disabled or physically handicapped, shall be considered by right to constitute a permitted single-unit residential use of property, per 24 V.S.A 4412(1)(G). . Special care facilities not exempted by the above shall require a Conditional Use permit.

**SECTION 618            SHORT-TERM RENTALS**

Short-term rentals are regulated by local ordinance in the Village of Woodstock. Please [see the Town website](#) for more information.

**SECTION 619            TEMPORARY RAMP**

A temporary ramp, based on emergency need, may be placed for a sixty day period without permit. An extension may be granted for an additional 30 days if warranted. Ramps placed longer than this shall require permit. The ramp shall be placed in a manner that allows for easy removal without damage to the main structure.

## ARTICLE VII SUBDIVISION

### SECTION 701 APPLICABILITY

A Subdivision is defined as the partitioning or dividing of a parcel or tract of land, where the act of division creates two or more separate lots. All subdivisions require filing a new plat with the Village to record them. However, not all of these are regulated under this bylaw. For the purposes of this section, the following are NOT regulated subdivisions:

- The filing of a plat for an existing lot that does not currently have a plat.
- The annexation of one lot onto another lot in its entirety.

For subdivision of parcels spanning the boundary of the Town and Village of Woodstock, the Administrative Officer shall issue a written opinion determining whether a permit is required.

### SECTION 702 MINOR SUBDIVISION REVIEW PROCEDURE

The following are defined as minor subdivisions if they do not contain lands in the Special Flood Hazard Area, river corridor, and/or the Conservation Overlay District and do not require additional approval processes, such as conditional use, site plan, and/or design review.

- Dividing a parcel into no more than two parcels, where each parcel meets the minimum dimensional requirements for the underlying district.
- Boundary adjustments applied for jointly by both property owners.

**Application Submission:** Required application materials listed in Section 704 shall be submitted to the municipal planning & zoning office.

**Notice of Decision by the Administrative Officer:** Within 30 days of receiving a complete application, the Administrative Officer shall issue a written decision either approving the application or referring it to the DRB to be reviewed as a major subdivision.

### SECTION 703 MAJOR SUBDIVISION REVIEW PROCEDURE

All other applications for subdivision not exempt from regulation under Section 701 or defined as minor subdivisions per Section 702 shall be defined as major subdivisions and subject to the following review procedure.

**Application Submission:** Required application materials listed in Section 704 shall be submitted to the municipal planning & zoning office. Prior to application submittal, applicants are encouraged, but not required, to meet with the Zoning Administrator to identify potential conflicts with the subdivision approval criteria stated in this article.

**VDRB Public Hearing:** Within 45 days of application receipt, the VDRB shall warn a public hearing. If the application requires other review procedures, such as conditional use, site plan, or design, the subdivision hearing shall be scheduled to take place concurrently.

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The plat as presented shall meet all requirements of this article. At the conclusion of the hearing, the VDRB may:

- A. Recess the hearing to a date certain to allow submission of an acceptable plat as required by this Article or to conform to VDRB conditions.
- B. Accept the plat and sign any presented plat recording.
- C. Accept the plat and require the submission of a plat recording for signing within 180 days of the closing of the hearing.

**Notice of Decision by the VDRB:** Within 45 days of the close of testimony, the VDRB shall issue a written decision.

**Plat Recording Delivered to the Zoning Administrator:** The plat recording (i.e. the final plat document) shall be submitted within 180 days of approval by the VDRB. Before a plat is recorded, it shall be inspected by the Zoning Administrator to ensure it complies with the approved plat and any VDRB conditions. The plat document shall be 24" x 18" in dimension.

### SECTION 704 APPLICATION MATERIALS

All submitted plats shall conform to the following standards and requirements:

- A. The submittal shall be made in three copies, plus a digital copy of the survey plat in portable document format (PDF) that meets the digital survey standards established by The Board of Land Surveyors for digital copies of survey plats, and such plats shall be compatible with Vermont Center for Geographic Information standards.
- B. Maps shall be at a scale per Table 1, include boundaries of the subdivision parcel(s), date, true north point, and scale.

**Table 1**

<b>Distance on Map (inches)</b>	<b>Feet on Ground</b>	<b>Scale</b>
1	200	1:2400
1	400	1:4800
1	1000	1:12000
1	2000	1:24000

- C. A description of the proposed water supply shall be provided. If the source is an existing community water supply system, evidence of the right to use such system and the adequacy of such a system to meet water supply requirements shall be shown. All design criteria shall be in accordance with applicable State and local health regulations.
- D. Description of the proposed sewage disposal system(s) shall be provided. If on-site sewage disposal is proposed, a licensed professional engineer's or certified site technician's report and plans prepared in conformance with State and local health

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regulations shall be submitted. If a community sewage disposal system is to be used, evidence of the right to use such system and an engineer's statement of the adequacy of the system to handle the additional sewage shall be submitted. If no septic system is proposed, then the mandatory deed notice shall also be included on the plat in no less than 12-point font.

- E. The following shall be provided: All existing and proposed right-of-way lines, widths of roads, typical road profiles, dimensions of all lot lines, and size of all lots. Also included are locations of all buildings, walkways, amenities, utilities, and other man-made improvements. Current forest edge, proposed cut lines, and building envelopes shall be included. Where such are not proposed, a condition prohibiting these improvements shall be included in the subdivision permit.
- F. A description of any proposed covenants and/or deed restrictions that are intended to cover all or part of the subdivision shall be provided.
- G. A description of the homeowners' association or other forms of management organization, if one is proposed, shall be provided.
- H. Lots should be of ordinary shape and compact layout unless a compelling public interest or site feature can be identified that dictates otherwise.

### **SECTION 705            BOUNDARY ADJUSTMENTS**

Boundary adjustments shall be heard only for joint applications by both property owners.

### **SECTION 706            GENERAL STANDARDS**

All land to be subdivided shall be, in the judgement of the DRB, suitable to be used for the intended purposes without danger to public health or safety, to the environment, or to critical resources, as identified in the Town Plan. Land designated as flood hazard areas or characterized by wetlands or cliffs, or subject to other hazardous conditions shall not ordinarily be subdivided. No lot shall be created that is smaller in area than the minimum lot size required for the land use district in which it is located, nor shall any lot be created without frontage on a public road or legally deeded and defined private right-of-way.

### **SECTION 707            ROAD AND ACCESS STANDARDS**

- A. Location and Design of Intersections:** Intersections with existing roadways shall be as close to 90 degrees as possible. Approaches to intersections with existing roads shall be at a maximum grade of 3% for a distance of 50 feet from the centerline of the traveled way. Intersections shall be located to provide at least a minimum sight stopping distance in accordance with the following standards of the American Association of State Highway Officials in Table 2:

**Table 2: Minimum Stopping Sight Distance**

<b>Design Speed of Roadway Section (mph)</b>	<b>Sight Stopping Distance (feet)</b>
30	176

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40	263
50	369

- B. Design Standards for Town Roads:** All highways proposed for acceptance by the Town shall comply with A-76 State of Vermont Design Standards and any revisions made thereto.
- C. Road Maintenance:** The maintenance of all roads, not designated as Class 3 Town Highways or higher, shall be the responsibility of the subdivider. The subdivider shall supply evidence and assurance that said roads will be adequately maintained either by the subdivider or by an owners' association.
- D. Curb Cuts on Existing Roads:** The total number of curb cuts permitted on each side of a continuous length of road frontage on a parcel shall not exceed the number set forth in the following Table 3. These limits shall not apply to farm entrances used solely to gain access to a field for agricultural or temporary forestry purposes. In calculating the number of curb cuts permitted, any curb cut in existence prior to the effective date of adopting these regulations or constructed thereafter shall be included per Table 3:

**Table 3**

<b>Continuous Road Frontage of Parcel</b>	<b>Number of Curb Cuts Permitted</b>
0–799 feet	2
800–1599 feet	3
Each additional 800 feet	1 additional cub cut

Re-subdivision of a parcel after the effective date of adoption shall not create a right to construct any curb cut in addition to those permitted in the above Table 3.

- E. Pedestrian Access:** The VDRB shall require rights-of-way to facilitate pedestrian circulation within the subdivision and ensure public access through the property to adjoining properties or uses. The VDRB may also require the subdivider to construct sidewalks within these rights-of-way. Unless otherwise specified, the maintenance of sidewalks shall be the responsibility of the subdivider.

**SECTION 708 DRAINAGE AND EROSION CONTROL**

The DRB shall find that the applicant has provided such temporary and permanent drainage and erosion control techniques as may be necessary to control surface runoff in compliance with Vermont Water Quality Standards, including securing construction and/or operational [state stormwater permits](#) if applicable.

**SECTION 709 FIRE PROTECTION**

The DRB shall find that the applicant has provided adequate fire protection facilities according to the Vermont Fire & Building Safety Code.

**SECTION 710            ADDITIONAL CONDITIONS**

- A. Underground Utilities:** The VDRB may require the underground installation of power and telecommunication infrastructure, wherever it is duly necessary to maintain and protect the visual character of a highly sensitive area. A diagram showing location of underground utilities shall be submitted with the as-built drawings.
- B. Buffer Strips:** The VDRB may require buffer strips in accordance with Section 605.
- C. Streetlights:** The VDRB may require the installation of streetlights compliant with Section 610.

**SECTION 711            AS-BUILT PLANS**

Submittal of an as-built plan shall be required prior to the use or occupancy of any subdivision of four or more residential units. This plan shall be drawn to scale and shall indicate by dimensions, angles, and distances the location of all utilities, structures, roadways, easements, and other improvements as constructed. As-built plans shall be submitted by the subdivider to the Zoning Administrator in 11" x 17" format.

**SECTION 712            REVISION OF APPROVED PLAT**

No changes, modifications, or revisions that alter the conditions attached to a Subdivision Permit shall be made unless the plat is first resubmitted to and approved by the VDRB after a public hearing. In the event that such a subdivision plat is recorded without complying with this requirement, the plat shall be considered null and void.

**SECTION 713            PUBLIC ACCEPTANCE OF ROADS AND OPEN SPACES**

Nothing in this bylaw shall be construed to constitute the acceptance by the Village of any road, easement, utilities, park recreation area, or other open space shown on the subdivision plat. The VDRB may require the filing of a written agreement between the applicant and the Trustees covering future deed and title, dedication and provision of the cost of grading, development, equipment, and maintenance of any such improvements or may require of an applicant an agreement to waive any future rights to petition the Village to have roadways within the subdivision accepted as public streets. The VDRB may require the filing of a written agreement between the applicant and the Trustees waiving any existing or future claim by the applicant and/or its heirs, successors, and assigns regarding the Village's obligation to accept any road or other improvement as a Village facility as shown on the subdivision plat and providing for the future grading, development, equipment, repair, and maintenance of any such road or other improvement by the applicant and/or its heirs, successors, and assigns. Consistent with the objectives of the Village Plan, and in accordance with 10 V.S.A., Chapter 155, the Village may accept less than fee interest in property to protect its open, scenic, or resource value. Donation of such a conservation easement to a qualified non-profit organization may also serve as a means of meeting Village Plan objectives. In either case, written agreements between the parties shall be required.

**SECTION 714            PERFORMANCE BOND**

The VDRB may require from the applicant for the benefit of the Village, a performance bond in

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

an amount sufficient to cover the full cost of constructing any public improvements that the VDRB may require in approving the project. Such performance bond shall be submitted prior to subdivision approval. Security that the project shall be completed, as approved, may be required in the form of the following:

- A. A surety bond, issued by a surety company authorized to do business in Vermont and to be filed with the Trustees in form and amount satisfactory to it.
- B. A letter of credit, cash, escrow account, or savings bank book properly endorsed to the Village in an amount to be determined by the Trustees.
- C. A performance bond from the developer or contractor.

The performance guarantee shall not be released until the VDRB has certified completion of the improvements in substantial accordance with the approved subdivision plat. The performance bond shall run for a term to be fixed by the VDRB, but in no case for a longer term than 3 years. However, the term of such bond may, with the consent of the owner, be extended for an additional period not to exceed 3 years. If any required improvements have not been installed or maintained as provided within the term of such performance bond, such bond shall be forfeited to the municipality and, upon receipt of the proceeds thereof, the municipality shall install or maintain such improvements as are covered by such performance bond. The VDRB may also require surety covering the maintenance of said improvements for a period of 2 years after acceptance by the Village. Said surety to be equal to not less than 10% of the estimated cost of those improvements.

### **SECTION 715            LEGAL ARRANGEMENTS**

Where applicable to a specific subdivision, the following may be required prior to approval of the subdivision plat:

- A. An agreement to convey to the Village land to be used for roads, open space, and other public purposes.
- B. An agreement to maintain roads, parks, recreation areas, and other improvements in the future and to waive any claims regarding the Village's obligation to accept said improvements as Village facilities.
- C. Descriptions of easements and rights-of-way over property to remain in private ownership.
- D. Descriptions of easements to drain onto or across other property.

## **ARTICLE VIII ADMINISTRATION AND ENFORCEMENT**

### **SECTION 801 ADMINISTRATIVE OFFICER**

An Administrative Officer shall be appointed by the Planning Commission, with the approval of the Trustees, for a term of three years, to administer these Regulations as provided for in 24 V.S.A. §4442.

The Administrative Officer shall administer these Regulations literally and shall not have the power to permit any land development which is not in conformance with these Regulations. The Administrative Officer may be removed for cause at any time by the Planning Commission, with approval of the Trustees.

### **SECTION 802 ACTING ADMINISTRATIVE OFFICER**

The Planning Commission may appoint, with the approval of the Trustees, an acting Administrative Officer who shall have the same duties and responsibilities as the Administrative Officer in his/her absence.

### **SECTION 803 PLANNING COMMISSION**

The Planning Commission shall be appointed jointly by the Selectboard and Trustees. It shall consist of 5 to 9 members. One member each of the Selectboard and Trustees shall be non-voting ex-officio members, and they shall not be so counted in the membership total. Rules concerning membership, terms, vacancies, etc. are further elucidated in [24 V.S.A. Chapter 117, Subchapter 2](#).

### **SECTION 804 DEVELOPMENT REVIEW BOARD**

A Development Review Board shall be appointed by the Trustees in accordance with the provisions of [24 V.S.A. §4460](#). It shall consist of 5 to 7 members. Rules of procedure, powers, nature of appeals, conditions for variance relief, conditional use, and all other matters pertaining to the VDRB shall be in accordance with [24 V.S.A. Chapter 117, Subchapter 10](#).

### **SECTION 805 HEARINGS**

Hearings conducted by the VDRB shall be held within 60 days of the date of filing of a complete application as determined by the Administrative Officer. The VDRB shall give public notice of hearings according to the procedure given in Section 821.

The VDRB may require as a condition of approval the filing of as-built plans.

### **SECTION 806 CONSERVATION COMMISSION**

The Conservation Commission shall be appointed jointly by the Selectboard and Trustees in accordance with [24 V.S.A. Chapter 118](#). It shall consist of 5 to 9 members. The Conservation Commission shall provide the VDRB advisory environmental evaluations, where enabled by this bylaw, of applications for zoning permits and advise the Planning Commission in formulating Town and Village Plans.

**SECTION 807 VILLAGE DESIGN ADVISORY COMMITTEE**

The Village Design Advisory Committee (VDAC) shall be appointed by the Trustees in accordance with [24 V.S.A. § 4433](#). Said Committee shall advise the VDRB in administering the provisions contained in Section 405. The Committee shall consist of 3 to 5 members appointed to three-year staggered terms, not to include alternate members. Two alternate members may be appointed to substitute for vacationing or ill members when the need arises.

The board shall keep a written record of its discussions, resolutions and transactions, which shall be maintained as a public record of the municipality.

**SECTION 808 ZONING PERMIT**

No land development may commence unless a zoning permit has been duly issued by the Administrative Officer, according to the procedure established in [24 V.S.A. § 4449](#).

- A. The fees for zoning permits shall be established by the Board of Trustees.
- B. All zoning permits issued must be in conformance with these Regulations.
- C. Applications for permits shall be acted on within 30 days following receipt of a completed application, as determined by the Administrative Officer.
- D. Within 3 working days of issuance: 1 copy shall be posted in a public place; 1 copy shall be given to the Listers.
- E. Notice of all permits issued shall be published within fourteen (14) days in the newspaper of record as designated by the Trustees.
- F. The zoning permit shall not take effect for a period of 15 days in the case of an Administrative Permit and 30 days in the case of a board decision from the date of signature, during which time appeals from the decision may be filed.
- G. The zoning permit shall be in effect for a period of twenty-four (24) months. If during that time no diligent progress in construction has taken place, the permit will no longer be valid and a new permit must be applied for. In the case of a subdivision or a lot line adjustment, recording the final plat with the Town Clerk's Office constitutes compliance with this Section.
- H. Land development shall not commence until a zoning permit card issued by the Administrative Officer is prominently displayed in a position visible from the road to remain until development is completed.
- I. Any misrepresentation or incomplete representation of information can result in the postponement of the start of the legal time period for permit review.
- J. Upon commencement of work within twenty-four (24) months and thereafter diligently pursued the permit shall vest.

**SECTION 809 APPLICATION INFORMATION**

- A. Notwithstanding the requirements of an overlay district or additional review procedure,

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administrative Permit applications shall include the following information, as relevant:

### 1. GENERAL REQUIREMENTS

- a. Access permit (see Section 501), if applicable.
- b. Town of Woodstock confirmation of sewer and water connection, or a capacity-to-serve letter, if applicable.
- c. Scale drawing depicting the location of all existing and proposed structures on lot and showing compliance with all dimensional standards of the underlying district, including a notation of the structure's proposed height (see Article III).

### 2. SPECIFIC REQUIREMENTS:

#### a. SIGNS (See Section 616):

- Drawing of sign with dimensions.
- Site plan with proposed sign location and establishment's linear frontage.

B. Every zoning application subject to Conditional Use review, Variance, or Site Plan review shall be subject to additional requirements listed in the corresponding sections below. For additional application requirements that apply in overlay districts, see Article IV.

## SECTION 810 SITE PLAN REVIEW

**A. LIMITATIONS:** No zoning permit shall be issued by the Administrative Officer for any commercial, industrial, public and quasi-public use, or multiunit dwelling of five units or greater until the **VDRB** grants Site Plan Approval. Site Plan Approval is not required for Central Commercial District projects where no exterior changes are proposed.

**B. APPLICATION REQUIREMENTS:** In addition to the baseline application requirements listed in Section 809 and **notwithstanding** any additional requirements imposed as part of another review procedure and/or overlay district, the following items are required for site plan review:

1. Name and address of owner of record.
2. One set of **map(s)** showing the location of the site within the community, including existing roads and highways, adjacent land uses, and a statement including the name and address of the owner of record of the property at issue.
3. One **site plan**, drawn at an appropriate scale, illustrating the overall proposed site development, including the location of proposed buildings in and adjacent to the site, including the location of streets, driveways, parking and loading areas, traffic circulation patterns, loading docks, pedestrian paths and walks, and landscaping.
4. Construction sequence and time schedule for completion of each phase of building, parking spaces, and landscaped areas of entire development.
5. One set of plans shall be submitted in an eight and half inch by eleven inch (8 ½ x 11)

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format.

**C. STANDARDS:** The VDRB shall review the application information for compliance with the following criteria:

1. The adequacy and safety of pedestrian facilities within the site and between the site and the public sidewalk network. The main pedestrian entrance to the building shall be located at the front of the building with a walkway connecting to the public sidewalk network and to the site's parking facilities. If no sidewalk exists along the parcel frontage, the DRB may require the applicant to build one.
2. The adequacy and safety of vehicle circulation, parking, and loading facilities. Wherever site conditions reasonably allow, parking lots and loading facilities shall be located at the rear of the building. Reasonable effort shall be made to avoid the creation of new curb cuts onto US-4. The DRB may limit the number and size of curb cuts. For parcels with multiple pre-existing curb cuts, the Board may require the reduction, consolidation or elimination of curb cuts. Where reasonable, the DRB may require shared access between adjoining properties or may limit access to a side street or secondary road.
3. Adequacy of landscaping and screening to achieve maximum compatibility and protection of adjacent properties. Surface parking lots with greater than ten (10) spaces shall be screened from adjacent parcels with a privacy fence, evergreen trees, or shrubs. Reasonable effort shall be made to screen dumpsters and other waste storage facilities with a wall, privacy fence, or greenery.
4. The adequacy of surface drainage facilities, as demonstrated by the applicant having secured any required permits from the Agency of Natural Resources.
5. The provision of municipal services. The DRB shall require the applicant to provide written confirmation from the Town of Woodstock of sewer and water connection, a capacity-to-serve letter, or written proof of alternative infrastructure for potable water supply and wastewater disposal if not located within an area served by public water and/or sewer.

**D. CONDITIONS:** The VDRB may impose appropriate conditions and safeguards only with respect to the above objectives. Such conditions may include, but are not limited to, the following:

1. Limiting the number and nature of access points to a site from adjacent public highways.
2. Requiring fencing and/or plantings to screen outdoor lighting, outdoor storage areas, driveways, and parking from adjacent residential properties.
3. Requiring installation of surface drainage facilities to mitigate and control the runoff from parking areas and hard surfaces.
4. Requiring an as-built plan.

**E. TIMELINE:** The VDRB shall act to approve or disapprove a site plan and issue a written decision within 45 days of close of testimony; failure to act within such period shall be deemed approval. If other review procedures, such as design review or conditional use, are required,

the hearings shall be scheduled to take place concurrently.

**SECTION 811           CONDITIONAL USE**

**A. APPLICATION REQUIREMENTS:** In addition to the baseline application requirements listed in Section 809 and notwithstanding any additional requirements imposed as part of another review procedure and/or overlay district, the following items are required for conditional use review:

1. Name and address of owner of record.
2. One set of **map(s)** showing the location of the site within the community, including existing roads and highways, adjacent land uses, and a statement including the name and address of the owner of record of the property at issue.
3. One **site plan**, drawn at an appropriate scale, illustrating the overall proposed site development, including the location of proposed buildings in and adjacent to the site, including the location of streets, driveways, parking and loading areas, traffic circulation patterns, loading docks, pedestrian paths and walks, and landscaping.
4. Construction sequence and time schedule for completion of each phase of building, parking spaces, and landscaped areas of entire development.
5. One set of plans shall be submitted in an eight and half inch by eleven inch (8 ½ x 11) format.

**B. REVIEW CRITERIA:** Per [24 V.S.A. § 4414\(3\)](#) any use and/or structure which requires Conditional Use approval shall not be granted a zoning permit by the Administrative Officer unless the VDRB determines that the proposed use shall conform to the general standards prescribed in these Regulations by not unduly adversely affecting:

1. **The capacity of existing or planned community facilities.** The DRB shall require the applicant to provide written confirmation from the Town of Woodstock of sewer and water connection, a capacity-to-serve letter, or written proof of alternative infrastructure for potable water supply and wastewater disposal if not located within an area not served by public sewer and water.
2. **The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the municipal plan.**
3. **Traffic on roads and highways in the vicinity.** Adequate travel and pedestrian lanes on the site must allow residents, employees, business vehicles and delivery/service vehicles to safely enter and exit the site. The DRB may request, at the expense of the applicant, the preparation of a traffic impact study to identify impacts and mitigation measures necessary to ensure road safety and efficiency and may require that mitigation measures be implemented.
4. **By-laws and ordinances then in effect.** The Board shall consider whether the proposed development complies with all ordinances, bylaws, and regulations in effect at the time of application, including other applicable provisions of this bylaw, other municipal permit and/or approval conditions (e.g., subdivision, highway access).

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5. **Utilization of renewable energy resources.** The Board shall determine whether the proposed development will interfere with the sustainable use of renewable energy resources, including access to, direct use or future availability of such resources. The applicant shall make all effort not to obstruct the usage of solar arrays and wind turbines on neighboring parcels.

In addition, the VDRB shall find that the proposed use and/or structure adequately meets such specific standards with respect to:

1. **Minimum lot size.**
  2. **Distance from adjacent or nearby uses.**
  3. **Adequate off-street parking and loading facilities.** Wherever site conditions reasonably allow, parking lots and loading facilities shall be located at the rear of the building. (Note: For residential developments in districts served by municipal sewer and water, the VDRB cannot require more than one parking space per unit, per [24 V.S.A. § 4414\(4\)](#).) **Landscaping and screening.** Landscaping and screening shall be designed to achieve maximum compatibility and protection of adjacent properties. Surface parking lots with greater than ten (10) spaces shall be screened from adjacent parcels with a privacy fence, evergreen trees, or shrubs. Reasonable effort shall be made to screen dumpsters and other waste storage facilities with a wall, privacy fence, or greenery.
  4. **Access and circulation of pedestrians and vehicles.** Reasonable effort shall be made to avoid the creation of new curb cuts onto US-4. The DRB may limit the number and size of curb cuts. For parcels with multiple pre-existing curb cuts, the Board may require the reduction, consolidation or elimination of curb cuts. Where reasonable, the DRB may require shared access between adjoining properties or may limit access to a side street or secondary road. The main pedestrian entrance to the building shall be located at the front of the building with a walkway connecting to the public sidewalk network and to the site's parking facilities. If no sidewalk exists along the parcel frontage, the DRB may require the applicant to build one.
- C. STATUTORY REQUIREMENTS:** In granting or denying a Conditional Use Permit, the procedures followed by the VDRB shall be in accordance with 24 V.S.A. Section 4414 (3).
- D. CONDITIONS:** As a condition of approving a Conditional Use, the VDRB may attach such additional reasonable conditions and safeguards as it may deem necessary to implement the purposes of state statute and these Regulations.
- E. EXISTING CONDITIONAL USES:** Except as otherwise provided in Section 506, a change in use, expansion or contraction of land, area, or alteration of structures or uses which are designated as a Conditional Use within the district in which they are located and are existing therein, prior to the effective date of zoning regulation, shall conform to all regulations herein pertaining to Conditional Uses and shall not be commenced unless and until a permit is issued by the VDRB for such change, expansion, construction or alteration under Section 816.
- F. EFFECTIVE DATE AND APPEALS:** The effective date of a zoning permit issued as a Conditional Use shall be thirty (30) days from the date of issuance, during which time, appeals from the decision may be filed; in which case, the result of the appeal shall determine the outcome.

**SECTION 812 BOND TERM AND FORFEITURE**

A performance bond or other surety may be required by the Development Review Board pursuant to Site Plan or Conditional Use Review. The amount, term and conditions of forfeiture shall be stated in the decision which requires the surety and shall be reflected in the surety contract. The surety contract shall be filed with the Town Clerk and shall be satisfactory to the legislative body as to form, sufficiency and manner of execution.

**SECTION 813 INSPECTIONS**

The Administrative Officer (or designee) shall have the right to make such inspections, at reasonable times as are necessary to assure compliance with these Regulations.

**SECTION 814 CERTIFICATE OF OCCUPANCY**

All change of use, new construction, substantial improvement or permits upon determination by the Development Review Board shall require a certificate of occupancy before such use is authorized. Said certificate of occupancy shall show that the premises comply with all applicable provisions of these Regulations and the permit as granted.

Said certificate of occupancy shall be granted or denied within fourteen (14) days after written notice of completion by the applicant to the Administrative Officer, and shall remain in effect as long as such building or use is in compliance with the standards and conditions authorized by the zoning permit. Applicant shall have the right to occupy said premises if Administrative Officer does not respond within the fourteen (14) day period. But this shall not be conclusive evidence that the premises comply with the provisions of these Regulations.

If the Administrative Officer, after such final inspection, refuses to issue a Certificate of Occupancy, he shall state such refusal and cause therefore in writing and immediately mail notice of such refusal to the applicant at the address indicated on the application. Appeals from decisions of the Administrative Officer shall be taken to the VDRB under Section 819 of these Regulations. Neither the Village nor the Administrative Officer is responsible for any Certificate of Occupancy issued in good faith after a reasonable inspection.

Owner-builders may apply for a temporary certificate of occupancy, to be reviewed annually, which will allow occupancy in the structure until completion of construction. In certain circumstances, to be determined by the Administrative Officer, a conditional certificate of occupancy may be issued.

Upon completion of a permitted project, the property owner shall file with the Town Clerk a Vermont [Residential Building Energy Standards \(RBES\)](#) or [Commercial Building Energy Standards \(CBES\)](#) certificate as applicable.

**SECTION 815 PENALTIES**

Violations of these Regulations shall be regulated as prescribed in [24 V.S.A. 4451](#) and [4452](#).

**SECTION 816                      VARIANCES**

**A. APPLICATION REQUIREMENTS:** In addition to the baseline application requirements listed in Section 809 and notwithstanding any additional requirements imposed as part of another review procedure and/or overlay district, the following items are required for applications involving variances:

1. Name and address of owner of record.
2. One set of **map(s)** showing the location of the site within the community, including existing roads and highways, adjacent land uses, and a statement including the name and address of the owner of record of the property at issue.
3. One **site plan**, drawn at an appropriate scale, illustrating the overall proposed site development, including the location of proposed buildings in and adjacent to the site, including the location of streets, driveways, parking and loading areas, traffic circulation patterns, loading docks, pedestrian paths and walks, and landscaping.
4. Construction sequence and time schedule for completion of each phase of building, parking spaces, and landscaped areas of entire development.
5. One set of plans shall be submitted in an eight and half inch by eleven inch (8 ½ x 11) format.

**B. CRITERIA:** The VDRB may grant a variance from the provisions of these Regulations pursuant to 4469 of the Act if all the following facts are found by the VDRB and such findings are specified in its decision:

1. That there are unique physical circumstances or conditions including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of these Regulations in the neighborhood or district in which the property is located.
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of these Regulations and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
3. That such unnecessary hardship has not been created by the appellant.
4. That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of development of adjacent property, not be detrimental to the public welfare.
5. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of these Regulations and the Plan.

**C. CONDITIONS:** In granting a variance under this Section, the VDRB may attach such conditions to such variance as it may consider necessary and appropriate under the

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circumstances to implement purposes of these Regulations, the Plan or state statute.

**D. EFFECTIVE DATE AND APPEALS:** The effective date of a zoning permit issued as a variance shall be thirty (30) days from the date of issuance, during which time, appeals from the decision may be filed; in which case, the result of the appeal shall determine the outcome.

### **SECTION 817 WAIVERS**

Waivers to the dimensional standards established for each district in Article III may be granted by the Administrative Officer without a hearing for:

1. Reductions in front or side setbacks as necessary to allow for disability access;
2. Reductions in side setbacks to allow for necessary life-safety improvements;
3. An increase in density and/or height limit for a qualifying affordable housing development, as established in Section 602;
4. A reduction in parking requirements, as established in Section 507.

Waivers granted by the administrative officer and are subject to appeal according to the procedure established in Section 819.

### **SECTION 818 DEVELOPMENT REVIEW BOARD LIMITATIONS**

Except as specifically provided herein, the VDRB may not amend, alter, invalidate or affect the Plan or by-law of the municipality or the implementation or enforcement thereof, or allow any use not permitted by these Regulations.

### **SECTION 819 APPEALS FROM DECISIONS OF ADMINISTRATIVE OFFICER**

In accordance with [24 V.S.A. § 4465](#) , an interested person may appeal any decision or act taken by the Administrative Officer by filing notice of appeal with the clerk of the VDRB. If the appeal is taken with respect to a decision or act of an Administrative Officer, such notice of appeal must be filed within fifteen (15) days of the date of such decision or act, and a copy of the notice of appeal shall be filed with such officer.

If the Administrative Officer fails to act with regard to an application for a permit, within thirty (30) days, a permit shall be deemed issued on the 31st day.

### **SECTION 820 APPEALS FROM DECISION OF VILLAGE DEVELOPMENT REVIEW BOARD**

An interested person may appeal a decision of the VDRB within 30 days of signature of the notice of decision to the Environmental Court in accordance with [24 V.S.A. § 4471](#) .

### **SECTION 821 PUBLIC NOTICE**

Any public notice required for public hearing under these Regulations shall be given according to the requirements of 24 V.S.A. § 4464(a). All of the following shall be conducted no less than 15

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days prior to the hearing date: the publication of the date, place and purpose of such hearing in a newspaper of record in the municipality; the posting of a notice in three or more public places within the municipality; and written notification of all abutters. The applicant shall bear the cost of providing these notices.

When a hearing is called for a proposed amendment to these Regulations, such public notice shall include either the full text or a brief summary describing the principal provisions and a reference to a place within the municipality where copies of the proposed material may be examined.

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## ARTICLE IX DEFINITIONS

For the purpose of this bylaw, meanings of all words and terms shall be interpreted as defined in 24 V.S.A. § 4303; if not defined in 24 V.S.A. § 4303, the following definitions shall apply. All other words shall be presumed to have their normal meaning.

Doubt as to the precise meaning of any word used in this bylaw shall be clarified by the Administrative Officer.

**ABUTTER:** The owner or owners of any property which shares a parcel boundary with the property subject to development, including the owners of properties which would bound the property subject to development but for the interposition of a highway or other public right-of-way.

**ACCESSORY DWELLING UNIT (ADU):** A distinct unit that is clearly subordinate to a one- or two-unit residential dwelling on an owner-occupied lot which has facilities and provisions for independent living, including sleeping, food preparation, and sanitation, provided there is compliance with all the following:

- A. the property has sufficient wastewater capacity; and
- B. the unit does not exceed 30 percent of the total habitable floor area of the one- or two- household dwelling or 1,200 square feet, whichever is greater.

**ACCESSORY STRUCTURE:** A structure customarily incidental and subordinate to the principal building, except as otherwise provided, located on the same lot with such principal buildings. Examples are garages and garden sheds.

**ACCESSORY USE:** A use customarily incidental and subordinate to the principal use and located on the same lot. If there is a question whether the use is customary, determination shall be made by the AO. If the AO is unable to make a determination, a determination shall be made by the VDRB.

**ADMINISTRATIVE OFFICER (AO):** The municipal official nominated by the Planning Commission and appointed by the Village Trustees whose job is to receive and review all zoning permit applications; issue permits for permitted uses and refer conditional use applications and appeals for variance to the VDRB.

**AFFORDABLE HOUSING:** For the purposes of these Regulations, the definition of affordable housing shall be in accordance with the statutory definition given in [10 V.S.A. § 6001 \(28\)](#).

**AFFORDABLE HOUSING DEVELOPMENT:** A housing development of which at least 20 percent of the units or a minimum of five units, whichever is greater, are affordable housing units. Affordable units shall be subject to covenants or restrictions that preserve their affordability for a minimum of 15 years.

**AGRICULTURE:** The definition of agriculture for the purposes of these Regulations encompasses both the exempt activities described in [24 V.S.A. § 4413 \(d\)\(1\)\(A\)](#) and any

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cultivation of crops or animal husbandry not exempt under same.

**ALTERATION:** Structural change, rearrangement, change of location or addition to an existing building, other than repairs, and modification within the building.

**APPROPRIATE MUNICIPAL PANEL (AMP):** The local body designated to perform development review, per [24 V.S.A. § 4303 \(3\)](#).

**AREA OF SHALLOW FLOODING:** A designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding of sheet flow.

**AREA OF SPECIAL FLOOD HAZARD:** The land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year.

**AS-BUILT PLANS:** A plan detailing construction in its finished form, certified by a licensed architect, registered engineer, and licensed surveyor.

**BASE FLOOD:** The flood having a one percent chance of being equaled or exceeded in any given year.

**BASEMENT:** Any area of a building having its floor subgraded (below ground level) on all sides.

**BED AND BREAKFAST:** See Section 603. A Building that offers lodging for transient occupancy with at least three (3) but no more than nine (9) distinct and individually rentable units, not to exceed a total of eighteen (18) sleeping spaces within the building. Bed and breakfasts must:

1. Be licensed by the Vermont Department of Health to operate a food and/or lodging facility;
2. Provide breakfast for guests in a common dining area;
3. Not provide individualized cooking facilities for guests; and
4. Have a caretaker who resides on-site.

**BUFFER ZONE:** A land area used to visibly separate one use from another or to block noise, lights or other nuisances.

**BUILDING:** A structure having a roof supported by columns or walls and intended for the shelter or enclosure of persons, animals or chattel, excluding fences.

**BUILDING HEIGHT:** The vertical distance measured from the average elevation of the proposed finish grade at the front wall of the building to the highest point of the coping of a flat roof or to the decline of mansard roofs, and to the average height between eaves and ridges for other types of roofs.

**CERTIFICATE OF OCCUPANCY:** A statement signed by the administrative officer, setting

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forth that a building, structure, or use complies with the zoning regulations. See Section 814.

**COMMERCIAL:** Use of a building or land for the purchase, sale, exchange, storage or warehousing of goods and commodities, services or amenities.

**COVERAGE:** The proportion of a given lot that is taken up by the footprint of a building or buildings, expressed as a percentage of the lot's total area.

**CUL-DE-SAC:** A dead-end road, street or right-of-way with a vehicular turn-around at the end.

**CURB CUT:** The term "curb cut" is used herein to describe a vehicle access point connecting to a public road, regardless of whether that road has a curb. This access point shall be duly permitted by either the municipal access permit process (See Section 501) or by the state permitting process established in [19 V.S.A. § 1111](#).

**DAY CARE, IN-HOME:** A residential dwelling used to house and provide supervision and care for no more than six full-time and four part-time children. See Section 607

**DAY CARE / PRESCHOOL FACILITY:** A facility or a residential dwelling, receiving seven or more children for group care and/or educational development. See Section 607.

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS:** A governance document listing and describing the conditions of ownership placed upon the purchasers, owners, and long-term leaseholds in a Planned Development. See Section 315.

**DENSITY:** The number of dwelling units allowed per unit of area in a particular zoning district.

**DESIGN REVIEW OVERLAY DISTRICT:** A design review district as created under 24 V.S.A. § 4414(1)(E), comprising a portion of the Village of Woodstock wherein design review may be required per Section 405 of this bylaw.

**DRIVE-IN-STAND:** Any establishment or building where the customer is serviced within a motor vehicle, excepting gasoline stations.

**DWELLING, ONE UNIT:** A residential building that contains one dwelling unit.

**DWELLING, TWO UNIT:** A residential building that has two dwelling units in the same building and neither unit is an accessory dwelling unit.

**DWELLING, SMALL MULTI-UNIT:** A residential building that has three or four dwelling units in the same building and no unit is an accessory dwelling unit.

**DWELLING, MULTI-UNIT:** A building that contains five or more dwelling units in the same building and no unit is an accessory dwelling unit.

**DWELLING UNIT:** Any building or portion thereof, designed or used exclusively as living quarters for one household, other than motels, hotels, tourist homes, clubs, schools, hospitals, or similar use.

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**FIA:** Federal Insurance Administration. See Section 404.

**FILLING STATION:** A retail establishment at which motor vehicles are serviced, and/or supplied with gasoline, diesel fuel, oil, air and water. Also called gas station, service station. See Section 614.

**FLOOD HAZARD BOUNDARY MAP (FHBM):** An official map of a community, issued by the Administrator, where boundaries of flood and/or mudslide (i.e., mudflow) related erosion areas having special hazards have been designated as Zones A, M, and/or E. See Sections 401 and 404.

**FLOOD INSURANCE RATE MAP (FIRM):** An official map of a community, on which the Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. See Section 404.

**FLOOD INSURANCE STUDY:** An examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations. See Section 404.

**FLOODPLAIN:** The land adjacent to a river or other water course that can be expected to flood at least once in 100 years. See Section 404.

**FLOOD PROOFING:** Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. See Section 404.

**FLOODWAY:** The channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than the designated height. See Section 404.

**FOOTPRINT:** An overhead view or depiction of a structure inclusive of all above-grade structural projections (decks, bay windows, etc.).

**FORESTRY:** For the purposes of these Regulations, the definition of forestry encompasses both the exempted activities described in [24 V.S.A. § 4413 \(d\)\(1\)\(B-C\)](#) and any cutting of trees or vegetation not exempt under same.

**FRONTAGE:** That portion of a lot which is adjacent and parallel to a public road or street.

**GRADING PLAN:** A plan drawn to the same scale as the site plan, showing the proposed grading by contours at intervals not exceeding five (5) feet with spot elevations of proposed structures, the location and direction of surface water drainage and the location and elevation of all drainage structures such as drop inlets, catch basins and culverts.

**HOME OCCUPATION:** Any non-retail occupation customarily carried on in a residential area by a resident in his/her own dwelling place. Home occupations (i) involve not more than the equivalent of one (1) full-time employee other than the full-time residents of the dwelling, (ii) occupy a minor portion (less than 50%) of the dwelling, (iii) are secondary to the use of the house as a dwelling, and (iv) do not change the character of the area. Only items produced in the home may be sold from the home. See Section 612.

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**HOTEL/INN/MOTEL:** Any business establishment that offers furnished lodging to the transient, traveling, or vacationing public with ten (10) or more distinct and individually rentable units.

**HOUSEHOLD:** A group of one or more people who occupy a dwelling unit.

**INDUSTRY:** Use of a building or land for the manufacture, production, assembly or storage of goods and commodities.

**INTERESTED PERSON:** For purposes of these Regulations, the definition of an interested person shall be in accordance with the definition given in [24 V.S.A. § 4465 \(b\)](#).

**JUNKYARD:** Any place of outdoor storage or deposit, whether in connection with a business or not, which is maintained, operated as a scrap metal processing facility, or used for storing, keeping, processing, buying or selling junk (cars, equipment, appliances, waste, etc.)

**LAND DEVELOPMENT:** The division of a parcel into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, enlargement, or demolition of any building or other structure; any mining, excavation, land fill, or road building; any change in the use of any building or other structure, or land, or extension of use of land.

**LANDSCAPING PLAN:** A plan drawn to the same scale as the site plan, showing the location of existing and proposed types of vegetative plantings and any other landscape elements used to enhance the site.

**LIGHT MANUFACTURING:** Industrial uses whose activities do not usually constitute a fire hazard, emit smoke, glare, noise, odor or dust, or in other ways constitute a nuisance and/or are not detrimental to neighboring properties.

**LOT:** A single parcel of land which is not divided by a public street and which is occupied, or intended to be occupied, by one primary use or building and its accessories.

**LOT AREA:** The total area within the property lines of a lot, excluding public streets and roads, which lies within the municipal boundaries and meets the District requirements of these Regulations.

**LOT LINE ADJUSTMENT:** A method of increasing/decreasing one's lot size from an abutting lot without creating an additional lot. See Section 702.

**LOT, NONCONFORMING:** A parcel of land upon which the spatial dimensions do not meet the minimum requirements of the district in which it lies.

**LOWEST FLOOR:** The lowest floor of the lowest enclosed area (including basement) provided the enclosure's construction does not violate applicable non-elevation design requirements of Section 60.3 of the National Flood Insurance Program. An unfinished or flood resistant enclosure which is located in an area other than a basement and is usable solely for vehicle parking, building access, or storage, is not considered to be a building's lowest floor. See Section 404.

**MEAN SEA LEVEL:** For purposes of the National Flood Insurance Program, the National

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Geodetic Vertical Datum (NGVD) to which Woodstock's Flood Insurance Rate Map is referenced. See Section 404.

**MIXED USE DEVELOPMENT:** A development containing both housing and space for any combination of retail, office, services, artisan, and recreational and community facilities, provided at least 40 percent of the gross floor area of the buildings involved is housing. The commercial portion of a mixed use development shall be subject to any and all regulations-- including but not limited to conditional use review--required by the base and overlays districts in which the parcel is located.

**MOBILE/MANUFACTURED HOME:** A prefabricated dwelling unit which:

- A. Is designed for long-term residential occupancy,
- B. Is designed to be moved on wheels, as a whole or in sections,
- C. For the purposes of administering these Regulations, an individual mobile home is considered to be a one- or two-family dwelling.

**MOBILE/MANUFACTURED HOME PARK:** Any parcel of land under single or common ownership or control which contains, or is designed, laid out or adapted to accommodate three or more mobile homes. Nothing herein shall be construed to apply to premises used solely for display or storage of mobile homes.

**MOTEL:** See "Hotel/Inn/Motel."

**NONCONFORMING STRUCTURE:** A structure or part of a structure that does not conform to the present bylaws but was in conformance with all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a structure improperly authorized as a result of error by the administrative officer. See Section 506.

**NONCONFORMING USE:** A use of land that does not conform to the present bylaws, but did conform to all applicable laws, ordinances, and regulations prior to the enactment of the present bylaws, including a use improperly authorized as a result of error by the administrative officer. See Section 506.

**OFFICE:** A room, set of rooms, or buildings where the business of a commercial, industrial, professional or governmental person or organization is transacted.

**OPEN SPACE:** A portion of a development site that is permanently set aside for public or private use and will not be developed. Open space may be used as community open space or preserved as green space.

**OUTDOOR FURNACE:** A device located out-of-doors that burns wood or coal for the purpose of heating the interior space of a building. See Section 510.

**PATIO:** An enclosed courtyard with a paved (brick, stone, asphalt, etc.) area of no less than 100 square feet. See Section 615.

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**PERCOLATION RATE:** The time required for water level to drop one inch, as determined by the procedures outlined in the Vermont Health Regulations.

**PLAN, THE:** Refers to the "Town and Village of Woodstock Plan - 2001" and/or subsequent amendments.

**PLANNING COMMISSION:** Town of Woodstock Planning Commission.

**PLANNED RESIDENTIAL DEVELOPMENT (PRD):** An area for which the design and development is done in such a manner as to promote the most appropriate use of the land, to facilitate the adequate and economical provision of streets and utilities, and to preserve the natural and scenic qualities of the land. See Section 315.

**PLANNED UNIT DEVELOPMENT (PUD):** An area of land, controlled by a landowner, to be developed as a single entity for a number of dwelling units, and commercial and industrial uses, if any; the plan for which does not correspond to the regulatory requirements for lot size, bulk or type of dwelling, commercial or industrial use, density, lot coverage and open space as established for any one or more zoning districts. See Section 315.

**PORCH:** An independently roofed platform that is attached to a building and provides a sheltered entrance to it, excluding doorways and areas below awnings.

**PUBLIC/ QUASI-PUBLIC BUILDING:** A building owned by a municipality, county, state or federal government or a quasi-public building that is occupied by a non-profit entity such as a church, private school, medical clinic, hospital, library or museum.

**PUBLIC OPEN SPACE:** Public or community-owned land available for limited public or park-like uses.

**QUASI-PUBLIC USE:** A non-profit use such as that of a church, private school, medical clinic, hospital, library or museum.

**RECREATIONAL FACILITIES:** Includes, but is not limited to, parks, playgrounds, ski slopes, golf courses, tennis courts, swimming pools, etc.

**REPAIR SERVICE and BODY SHOP:** A shop where work is done commercially to repair and recondition objects and machinery.

**RESIDENTIAL BUILDING:** A building specifically intended for the use of human habitation.

**RETAIL SALES:** An establishment whose principal use is the sale of products for consumption or use by the customer off the premises. This shall include but not be limited to the sale of clothing, hardware and paint, office and electronic equipment, automotive supplies, major household appliances and groceries.

**SCENIC RIDGELINE DISTRICT:** All lands within 500 horizontal feet of primary ridges in the Town and Village of Woodstock, as depicted on the Scenic Ridgeline Map located in the Planning and Zoning Office. See Section 406.

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

**SCHOOL:** Includes public, private, and nursery school, college, university and accessory uses, but shall not include commercial business establishments such as schools of business, dancing, driving, beauty culture, or similar commercial establishments.

**SETBACK:** The minimum horizontal distance of a structure, or any portion thereof, required for its location from the respective lot line or road centerline where a lot abuts a road, street, or right of way. The side and rear setback for a residential accessory structure may be half that of the district's required setback. See Section 601.

**SIGN:** A structure (fixed or flexible) which calls attention to and/or acts as an advertisement for an establishment, property, or the services and products provided therein, and visible from a public way.

**SIGN, AREA:** Area of a sign shall be calculated by the rectangular form it fits within, even when sign has an irregular shape. A double-faced (back-to-back) projecting sign with no more than a 45-degree angle of separation shall be calculated as one sign.

**SIGN, BANNER:** Any fabric or cloth-like material meant to convey a message, excluding state or national flags.

**SITE PLAN:** A plan, drawn at an appropriate scale, illustrating the overall proposed site development including the location of proposed buildings, in and adjacent to the site including the location of streets, driveways, parking and loading areas, traffic circulation patterns, loading docks, septic and sewer systems, pedestrian paths and walks, and landscaping.

**SKYLINE:** The natural ground outline of a range of hills or mountains as viewed from or immediately adjacent to a point on a public highway. See Section 406.

**SOIL, HYDRIC:** A soil which has excessive wetness as a result of a seasonal high water table within four (4) feet of the ground surface. See Section 403.

**SOIL, SHALLOW:** A soil which has a depth of forty (40) inches or less to bedrock or other impervious material.

**SPECIAL CARE FACILITY:** A place licensed by the State of Vermont providing lodging, board, and continuous nursing care under professional supervision to the elderly, sick, invalid, infirm, mentally or physically disabled or convalescent person. See Section 617.

**STEEP SLOPE:** A slope which is 25% or more in gradient, (25 vertical feet in 100 horizontal feet).

**STORAGE:** Safekeeping of goods in a warehouse or other enclosed area.

**STORE FRONT:** The main portion of a commercial establishment which faces a street, excluding porches, sheds, and other exterior spaces.

**STRUCTURE:** An assembly of materials for occupancy or use, including, (but not limited to) a building, mobile home or trailer.

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

**SUBDIVISION or SUBDIVIDE:** The partitioning or dividing of a parcel or tract of land, where the act of division creates two or more separate lots. See Article VII.

**SUBSTANTIAL IMPROVEMENT:** Any repair, reconstruction, or improvement of a structure within a two-year period, the cost of which equals or exceeds 50 percent of the market value of the structure either: (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. The term does not, however, include either: (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Sites.

**SUBSURFACE SEWAGE DISPOSAL SYSTEM:** Any sewage disposal system which treats and disposes of domestic sewage underground and whose proper installation and safe functioning is, therefore, dependent on suitable conditions of soils, slopes, bedrock, and water table. See Section 512.

**SURFACE WATER:** Any body of water, such as brooks, streams, rivers, ponds or lakes, including natural channels of intermittent brooks, streams and rivers.

**SURVEY:** A plan drawn to the same scale as the site plan showing bearings, distances, and angles of the property boundaries, connecting lot lines, identifying owners of all adjoining properties and including the important existing features such as structures, roads, easements and rights-of-way.

**TOPOGRAPHIC MAP:** A map drawn to the same scale as the site plan showing contours at intervals not exceeding five (5) feet, the location of rock out-crops, water bodies, wetlands, other important site features including the location and data from any test pits or borings made to determine soil conditions as required by Vermont Health Regulations.

**UNDUE ADVERSE VISUAL IMPACT:** A two-step test used by the VDRB to determine an unacceptable impact on the Town's and Village's Scenic Ridgeline. See Section 406.

**USE, CONDITIONAL:** A use permitted only after a public hearing and VDRB approval.

**USE, PERMITTED:** A use allowed as set forth by these Regulations.

**VILLAGE DESIGN ADVISORY COMMITTEE (VDAC):** The advisory body enabled to issue recommendations for consideration by the VDRB in Design Plan approval procedures. See Section 405.

**VILLAGE DEVELOPMENT REVIEW BOARD (VDRB):** The quasi-judicial body tasked with conducting various local development review procedures under this bylaw.

**VANTAGE POINT:** A point designated by the Woodstock Conservation Commission that is located on a Village Street, Class I, II or III highway from which a proposed land development will be visible. See Section 406.

**VARIANCE:** A deviation from the strict application of these Regulations which is granted by the VDRB in cases where unique physical conditions exist. See Section 816.

## VILLAGE OF WOODSTOCK ZONING REGULATIONS

**WAIVER:** An exception to certain dimensional standards granted by the Zoning Administrator to relieve a hardship. See Section 817.

**WETLANDS:** Lands where the water table is at, near, or above the surface long enough during the growing season to promote the formation of special (hydric) soils or to support the growth of hydrophytes (special water loving plants). The wetland map is on file in the Planning and Zoning office. See Section 403.

**WIND TURBINE:** A device driven by the wind for the purpose of generating electricity. See Section 811.

**YARD, FRONT:** The open space extending across the full width of the lot between the highway or road right-of-way and the nearest line or point of the principal building.

**ZONING DISTRICT:** A part of the territory of the Village of Woodstock within which certain uniform regulations and requirements or various combinations thereof apply under the provision of these Regulations.

# State of Vermont Agency of Commerce & Community Development Department of Housing & Community Development **Municipal Planning Commission Municipal Bylaw Report**

*This form is issued pursuant to the Vermont Planning & Development Act and subject to periodic change.*

Last updated June 11, 2025

**Contact:**

Jacob Hemmerick, Community Planning & Policy Manager  
[jacob.hemmerick@vermont.gov](mailto:jacob.hemmerick@vermont.gov) | 802.828.5249

## Overview

Vermont's Municipal & Regional Planning & Development Act (24 V.S.A. §4441) requires a municipal planning commission to prepare a written report when considering an amendment to a bylaw as well as an adoption report upon final action by the legislative body or voters. This report addresses the necessary content for proposed and adopted municipal bylaw submissions.

After completion of the prompts below, save the document and upload the report as a PDF on the State's [Plan and Bylaw Intake Form](#). The bylaws are also submitted as a PDF upload on the intake form. The final/adopted submission must include GIS shapefiles for changes to zoning district boundaries of record on the [Vermont Open Geodata Portal](#). If you need assistance, please reach out to the contact above or your municipality's regional planning commission.

Submission of the intake form and written report serves as notification or final submission to the Department of Housing and Community Development within the Agency of Commerce and Community Development under 24 VSA §4414 (e) and (h).

The submitted written report and bylaws are public records published on the [Vermont Planning Data Center and Library](#). Bylaw submission supports transparency and the

## Vermont Municipal Bylaw Report

availability of Vermont's proposed and adopted bylaws from a central digital source for statewide access and use.

### Bylaw Summary & Statement of Purpose

*Provide a brief explanation of the bylaw and a statement of purpose (per 24 V.S.A. §4441) as required for notice under 24 VSA §4444. Use as much space as needed.*

### Findings on Municipal Plan Furtherance

*Explain how the bylaw conforms with or furthers the goals and policies contained in the municipal plan. Use as much space as needed.*

## Findings on Safe & Affordable Housing

*Explain the effect of the bylaw on the availability of safe and affordable housing. Use as much space as needed.*

## Findings on Required Provisions & Prohibited Effects

*Explain how the bylaw conforms with 24 V.S.A. §4412. Use as much space as needed.*

*Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4412 (as applicable):*

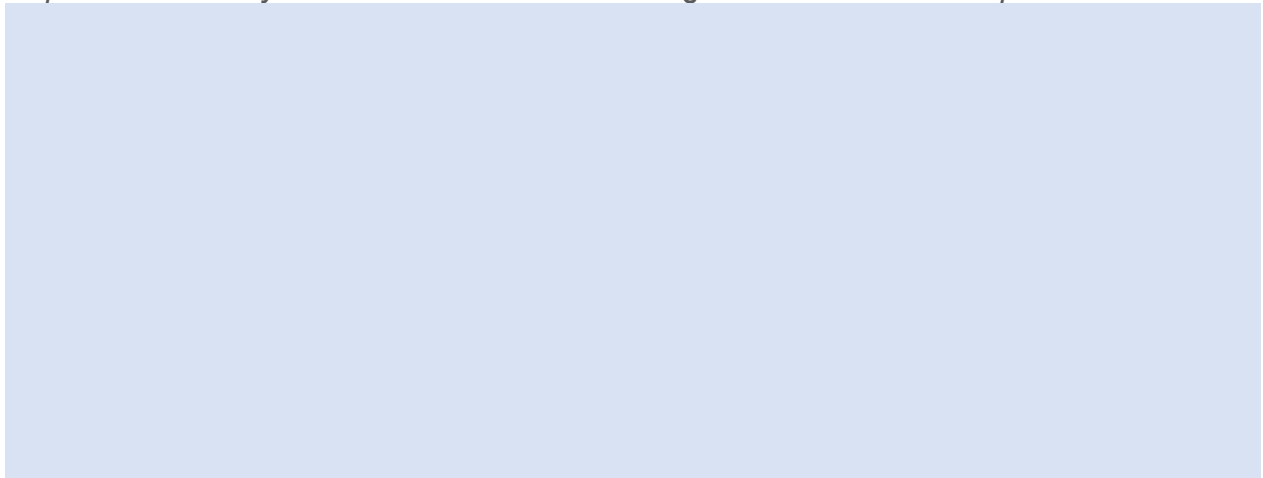
- Mobile, modular and prefabricated housing*
- Mobile home parks*
- Duplex uses*
- Multi-unit dwelling uses*
- Accessory dwelling unit uses*
- Residential care homes or group homes*
- Hotels for emergency housing*
- Existing small lots*

## Vermont Municipal Bylaw Report

- Required frontage*
- Home occupations*
- Childcare home or facility*
- Heights of renewable energy structures*
- Nonconformities*
- Communications antennae and facilities*
- Planting projects in flood hazards*
- Accessory on-farm businesses*
- Lot and dimensional standards for minimum dwelling unit density*
- Density for affordable housing*

### Findings on Limitations on Municipal Bylaws

*Explain how the bylaw conforms with 24 V.S.A. §4413. Use as much space as needed.*



*Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4413 (as applicable):*

- State- or community-owned and -operated institutions and facilities*
- Public and private schools and other institutions*
- Places of worship*
- Public and private hospitals*
- Regional solid waste management facilities*
- Hazardous waste management facilities*
- Emergency shelters*
- Required agricultural practices*

## Vermont Municipal Bylaw Report

- Accepted silvicultural practices*
- Solar energy devices*
- Ancillary telecommunications improvements and lines*

### Findings on Permissible Types of Regulation

*Explain how the bylaw conforms with 24 V.S.A. §4414. Use as much space as needed.*

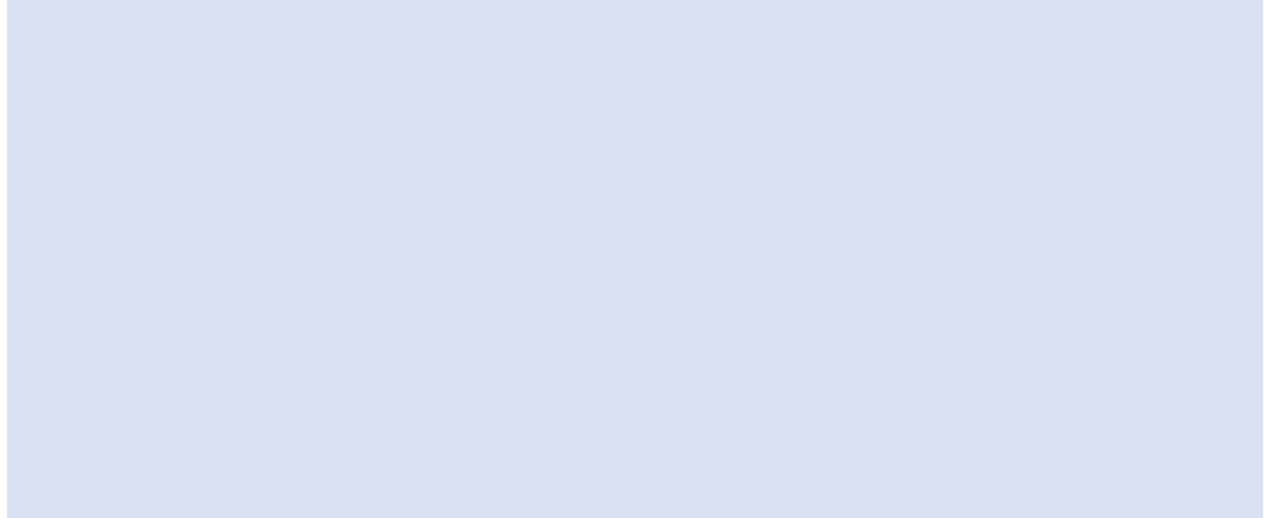
### Municipal Plan Future Land Uses & Density Compatibility

*Explain how the bylaw is compatible with the proposed future land uses and densities of the municipal plan.*

## Vermont Municipal Bylaw Report

### Planned Community Facilities

*Explain how the bylaw carries out, as applicable, any specific proposals for any planned community facilities.*



### Prepared By:

*Name, title, and organization of person completing this form.*



*Thank you.*

**MEETING MINUTES**  
MUNICIPALITY OF WOODSTOCK, VERMONT  
WOODSTOCK PLANNING COMMISSION  
31 The Green  
Woodstock, VT 05091

The Woodstock Planning Commission held a public meeting at 6:00pm on Wednesday, May 6<sup>th</sup>, 2026, to discuss the following:

**Members present:** Sarah Glasser Tucker (Chair), Benjamin Pauly, Matt Driscoll, Katherine Harvey, Alex Mulley and Megan Landis.

**Public present:** Laura Powell, Alisa Tarlow, Brenda Blakeman, Lisa Lawlor, Meg T, Jenevra Wetmore, Kristian Preylowski, Phil Neuberg, Kari Meutsch, Barbara Kennedy, Isabelle Bradley, Gaye Travers, Chris Miller Wendy Marrinan, Harry Falconer, and Bryan Kovalick.

**Staff present:** Molly Maxham, Kitty Mears Koar, and Emily Collins.

**Administrative Tasks**

1. Call to Order – Sarah Glasser Tucker called the meeting to order at 6:05 PM
2. Adjustments to Agenda – None.
3. Approve Minutes – 4/1/26

**Motion to approve minutes made by Benjamin Pauly, seconded by Megan Landis.**

**Approved 6-0.**

**Business**

The Planning Commission has been working to amend the Village Zoning Bylaws to bring them into alignment with the current state law. The increase in housing for the community is a huge goal.

1. General Public Comment:

Alisa Tarlow, a resident of Woodstock, made a comment on how the board should try to engage more residents during the rewriting of the bylaws. The Planning Commission meetings take place on the first Wednesday of every month and are advertised in three places around town and online.

Barbara Kennedy questioned about the availability of a cumulative analysis of the old Village Bylaws compared to the revised bylaws.

## **Sarah Glasser Tucker moved to formally open public hearing of the edited Village Zoning Bylaws at 6:21 PM**

### **2. Public Hearing:**

#### **Article 1: General Provisions**

- Section 103 Purpose: Wendy Marrinan, a resident of Woodstock, began by thanking the board for their contributions and had concerns about the lack of context on the spirit of community goals and the historical districts in this section.

#### **Article 2: Zoning District**

- There were no public comments on this article.

#### **Article 3: Zoning District Regulations**

- **Section 301 Summary Table:** Sarah Glasser Tucker highlighted the summary table that was made by Harry Falconer.
- **Section 315 Planned Development:** Barbara Kennedy had questions on the phasing plan and wondered if there were checkpoints in place or a plan for delayed developments.
- **Section 314 INN:** Wendy Marrinan had concerns about the maximum building height in being too high and wondered if the change was intentional.
- Alisa Tarlow had concerns about the maximum building height being 40 feet. Tarlow would like an abutter warning to be added back to the bylaw.
- Gaye Travers emphasized the previous comments on the maximum building height and the abutter warning. The board noted that there is a section on public notice and abutters in Article 8.
- Phil Neuberg also emphasized the concerns on maximum building height and would like photographs to be added as a requirement.
- Chris Miller agreed with other residents that the 40-foot maximum building height is too high.

#### **Article 4: Overlay Zoning Districts**

- Jenevra Wetmore, from Sustainable Woodstock, spoke out in support of the goal of increasing housing in Woodstock and the changes made in this section.
- **Section 405 Design Review Overlay District:** Phil Neuberg had comments on the verbiage used in the statement of purpose on.
- Chris Miller voiced serious concerns about the revised design review overlay guidelines regarding the design review board and design advisory committee.
- Gaye Travers had questions on the expedited review process and demolition of buildings and accessory structures.

- Alisa Tarlow expressed concerns about the expedited review process and stated that applications should not be reviewed by solely the Administrative Officer.
- Wendy Marrinan echoed previous comments on Design Review and does not see a need for changes in the process. Marrinan would like to suggest that a section on the Historic Village District be included.

**Article 5: General Regulations**

- There were no public comments on this article.

**Article 6: Additional Specific Revisions**

- **Section 602 Affordable Housing Density Bonus:** Phil Neuberg believes that five units are too dense and should be lessened to three units. Harry Falconer clarified that the 40% density bonus is mandated by state law and that five units are required by the Housing Opportunities Made for Everyone (HOME) Act.
- Alisa Tarlow echoed the previous statement and disagreed with setback changes made in this section.

**Article 7: Subdivision**

- There were no public comments on this article.

**Article 8: Administration & Enforcement**

- **Section 807 Village Design Advisory Committee:** Phil Neuberg believes that there should be five members on this committee, rather than 3-5 members, due to quorum.

**Article 9: Definitions**

- Wendy Marrinan suggested definition changes and would like definitions for “demolition” and “historic”.

**Additional Public Comment:**

- Alisa Tarlow voiced concerns about upcoming regarding ACT 181, which are not the focus of the meeting.
- Isabelle Bradley, a Village resident, agreed with the sentiments previously expressed by Alisa Tarlow.
- William Bradley, a Village resident, emphasized the beauty of Woodstock and would like for the board to tell more people about meetings.
- Wendy Marrinan read from a book on the context of the landscape of Woodstock.
- Benjamin Pauly provided further clarification on the Design Review sections of the bylaws.
- Brenda Blakeman, a Village resident, questioned about policy on buildings damaged by fire.

**Sarah Glasser Tucker moved to formally close public hearing of the edited Village Zoning Bylaws at 7:54 PM**

**Action Items:**

**Other Business:**

**The meeting was adjourned at 8:06 PM.**

DRAFT