

Woodstock Town Zoning Regulations Amendment

SECTION 110 DEFINITIONS

RURAL RETREAT: *A facility rented out for events, generally indoors, on large isolated parcels.*

SECTION 301 D (13) FOREST RESERVE

SECTION 302 D (13) RESIDENTIAL FIVE ACRE

SECTION 535 RURAL RETREAT Minimal Impact Facility

A. Statement of Purpose

- 1. Rural retreat is intended to support the farmscape attributes and rural character that are so important both to the quality of life and the economic character of Woodstock. One means of accomplishing this is to provide alternative uses for larger isolated parcels that sustain the rural character yet allow low impact events.*
- 2. The primary intent is to allow for the preservation and restoration of existing structures and maintenance of the rural ambience of large undeveloped areas.*
- 3. In order to protect the rural character of the area, the impact of additional traffic on the rural highway system shall be a strong factor in the review procedure. Many of the town's rural roads cannot support additional traffic especially during mud and snow seasons.*

B. General Requirements

In addition to the following general requirements, the TDRB may add special conditions as warranted.

- 1. A manager shall be on site during use of the property.*
- 2. The property shall be no less than one hundred-fifty (150) contiguous acres located in the Residential Five Acre or Forest Reserve Districts.*
- 3. The facility shall be located more than one thousand (1000) feet from the nearest residence.*
- 4. Proposed uses are encouraged to take place in existing structures. Any new structures must reflect the scale of adjacent properties and structures.*
- 5. There shall be no more than twenty (20) events allowed per calendar year.*
- 7. There shall be no more than 50 persons present at one time. Five (5) events per year may be allowed with up to 150 persons present.*
- 8. Only one commercial use may be allowed per property.*
- 9. The business may require the following State permits: Act 250, Wastewater, Fire Marshal's Office and Health Department before the use may commence.*
- 10. Retail trade is prohibited.*
- 11. Performance standards of Section 709 shall be complied with.*
- 12. Permit is only valid for the permittee and shall not continue with the property when transferred.*

C. Special Standards

- 1. Outdoor evening events shall be terminated by 9:00 pm on weekdays and 10:00 pm on weekends (Friday - Sunday).*
- 2. Noise impacts shall not exceed 60 dB as measured at the property line. Additional conditions may be placed should noise complaints be received by the P&Z Office.*
- 3. There shall be no firework displays.*
- 4. Concerts are not allowed as a standalone event. Live or recorded music is permitted as a subsidiary component of other events.*
- 5. There shall be no amplified music outdoors.*
- 5. There shall be no outdoor storage.*

6. There shall be no camping or RV use.
7. Transport to events shall be via shuttle service from the most proximal heavily traveled area (ie. downtown Woodstock) to the maximum extent possible.

D. Permit Process 1. The rural retreat is a commercial use requiring both Conditional Use Review and Site Plan Review.

2. During the review process special attention shall be granted to protecting the rural character of the area. A highway engineer or traffic consultant may be required to review the application at the applicant's expense. An application may be denied if a road is considered to be too narrow to accommodate additional traffic or if the additional traffic will adversely effect the rural character of the area.

3. The permit shall be reviewed by the TDRB annually for the first two years and thereafter, if warranted.

4. The application shall include a letter of approval from the Woodstock Fire Chief.

E. Parking, Deliveries, Signage

1. Parking shall be adequately screened as determined by the TDRB. One parking space per employee and one parking space per three attendees is required. Additional parking may be required as determined by the TDRB.

2. The access/driveway shall be no more than a ten (10) percent grade and shall be designed to permit adequate access for the proposed delivery vehicles. Adequate turnaround space shall be provided so delivery vehicles are not forced to back in from or onto a public highway.

3. Deliveries shall take place during the normal hours of operation.

4. Signage shall not exceed one twelve (12) square foot sign. Directional signage shall be determined by the TDRB.