

WOODSTOCK BOARD OF VILLAGE TRUSTEES HEARING

Toward Increasing Housing Availability and Affordability in Woodstock

Woodstock Board of Village Trustees Meeting
Town Hall (31 The Green)
October 10, 2023
6:30 P.M.



Woodstock Planning Commission is proposing zoning amendments to reflect how we live and what we need in today's housing crisis

- Restrictive regulations at the state and local level make the costs of building higher, adding as much as 24% to the cost of building a housing unit
Josh Hanford of Vermont Department of Housing and Community Development 2021
- Updated zoning can reduce regulatory hurdles (and therefore costs) for existing homeowners, property owners wishing to create long-term rentals, homes to buy with new builds and conversions

This presentation is in 3 sections

Section 1: The need to make zoning changes

Section 2: A summary of the proposed changes zone by zone

Section 3: Transmittal Draft - The proposed ordinance wording

Woodstock Planning Commission is proposing zoning amendments that have been informed by, and support the efforts of other groups

Community Groups

Woodstock EDC
Woodstock EDC Housing Group
Woodstock Community Trust
The Thompson Center
Two Rivers Ottauquechee Regional
Commission
Twin Pines Housing Trust

State Level Work

Enabling Better Places: A Zoning
Guide for Vermont Neighborhoods,
2020

Senate Committee on Economic
Development, Housing, and
General Affairs (Act 47).

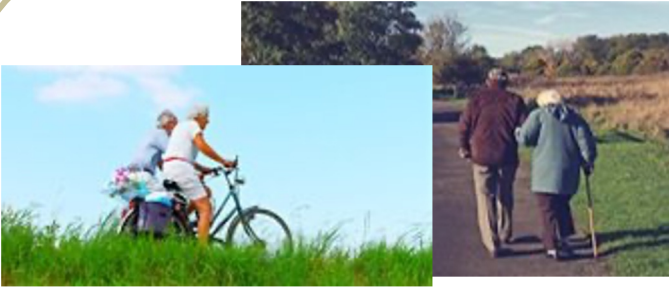
Smart Growth Principles

We have a critical lack of housing to meet the community's need



- Demand for housing in Woodstock's rental and homeowner markets has dramatically outpaced the supply of available housing
- Pre-pandemic the issues were already becoming evident with increased interest in second-homeownership.
- Post-pandemic the weaknesses have all been exacerbated with scores of new people relocating here.
- The limited housing market has led to an explosion in housing prices

The housing shortage impacts the whole community



Older residents have few options to downsize and age here

- Our housing does not match the need
 - 76% of Woodstock households are 1 or 2 people
 - 66% of Woodstock homes have 3 bedrooms or more

Source: 2018 Woodstock Housing Study

Local Workers can't find local homes

- Working families, who had essential jobs, are leaving the area and taking jobs in other geographic areas
- Alternatively, workers are forced to commute long distances from more affordable communities



Businesses and organizations cannot find the staff they need because there is nowhere to live



Local planning experts estimate that our community needs as many as 500 additional homes

- 300 houses and condos for purchase at \$400,000 or less and 200 houses, apartments, ADUs or home shares for rent below \$1500/month

Source: TRORC, Keys to the Valley Study

- Older adult-friendly smaller houses, apartments, ADUs or home shares for an aging population of all income levels



Affordable housing is housing that costs no more than 30% of a household's gross income. Housing costs include rent & utilities or mortgage, property tax, insurance & utilities.

*Assumes 40 hours per week for 50 weeks of the year

Source: EDC Housing Working Group analysis

Woodstock Planning Commission is proposing zoning amendments to increase the availability and reduce the costs of Woodstock housing

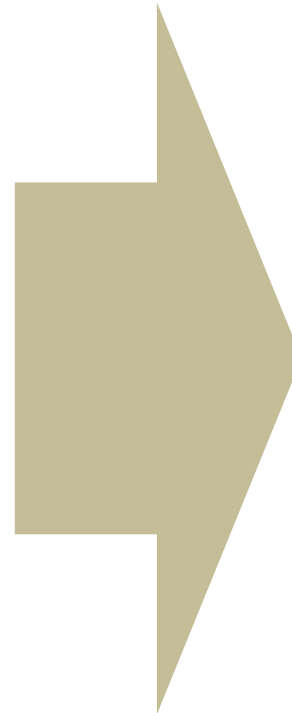
The State Housing Commission asks

What is the “biggest little change” you can make to improve housing access and affordability in your community?

and suggests

Make it easier to:

- modify existing larger homes
- build more smaller and varied homes to meet the growing needs of 21st century families and individuals



Woodstock Planning Commission is addressing outdated zoning to reflect how we live and what we need today:

- Zoning and subdivision regulations often require large setbacks from the road, low densities, separations of use, limited housing options, excessive parking requirements.
- Such provisions restrict opportunities for housing, increase costs for individuals and communities.

Source: Enabling Better Places: A Zoning Guide for Vermont Neighborhoods, 2020

Our approach is guided by many resources, best practices and goals

- Be proactive and move decisively
- Use the Woodstock Town Plan to guide our actions
 - The Plan provides guidance on housing, economic development, and all aspects of town life
- Follow best practices and be part of an incremental approach
 - Look at research, state trends and actions, regional planning, etc.
- Make changes that retain community character
 - And even help restore it, where applicable
- Recognize this is a community-wide challenge that needs community-wide and varied solutions
 - The housing crisis affects **everyone** in Woodstock – older adults, young families, businesses, workers
 - It requires multiple approaches, actions, and tools

Woodstock Planning Commission is proposing zoning amendments to reflect how we live and what we need today

- The Woodstock Planning Commission has been discussing the need for zoning amendments to address housing affordability and supply issues for a number of years
- In November, we invited the Woodstock EDC Housing Working Group to present their areas of focus to reduce the barriers to the creation of more homes that are designed to meet the needs of our residents and workforce
- Five focus areas were discussed:

1. Parking

2. Density

3. Timeliness

**4. Sewer &
Water**

**5. General
Growth Planning**

Woodstock Planning Commission is proposing zoning amendments to reflect how we live and what we need today

1. Parking

- Reduces the residential parking requirement to 1 parking space per dwelling in all Village Districts.
- Clarifies that on-site parking is not required if shared parking is available.

2. Density

- Reduces the minimum lot-size required for residential development in all districts
- Reduces the dimensional requirements including frontage and setbacks in nearly every district
- Allows for a density bonus and height bonus for affordable housing developments.

3. Timeliness

- Reduces the total permitting timeline by requiring small multi-household dwellings (3 and 4 units) to go through administrative review process instead of Conditional Use Review.

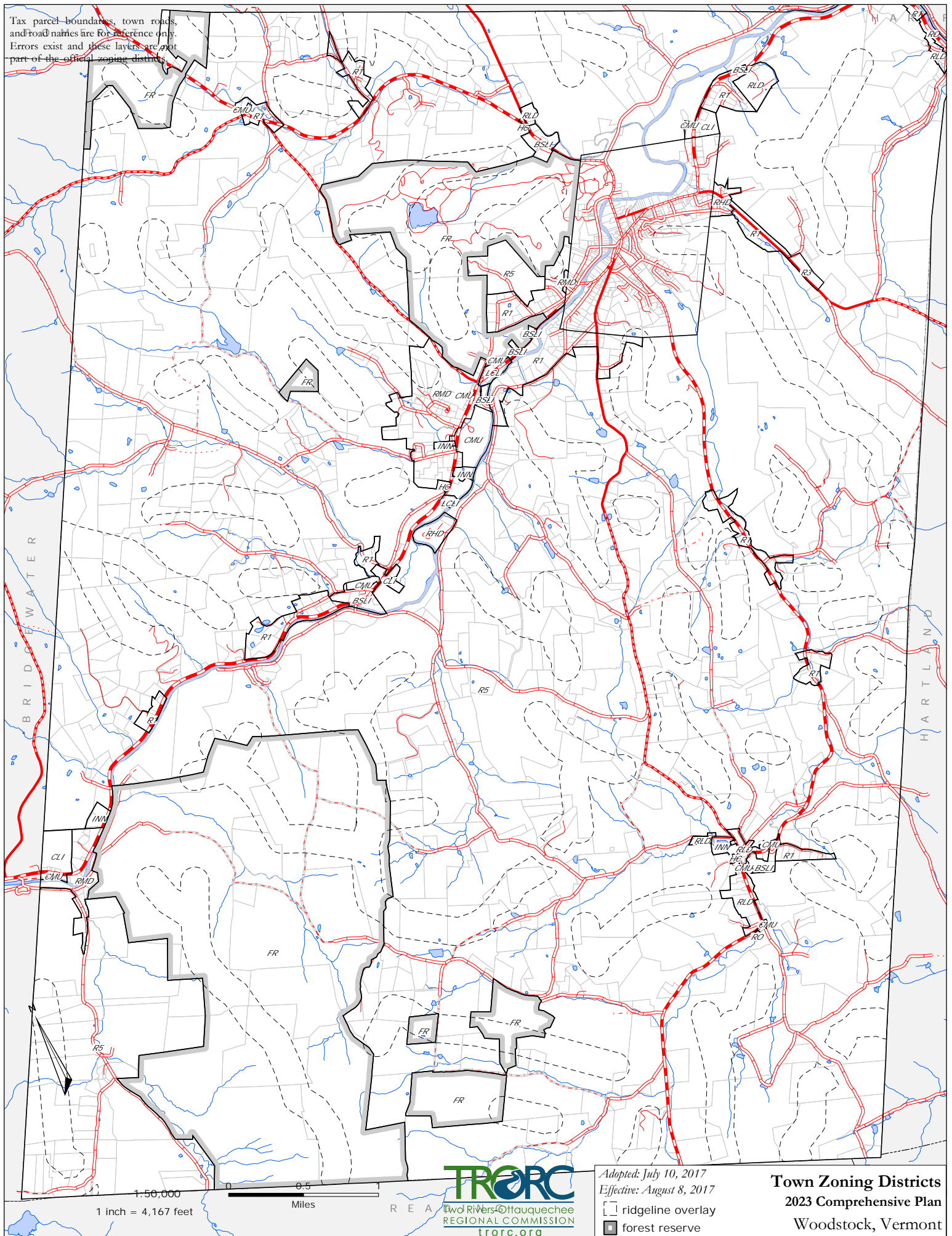
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Section 1: The need to make zoning changes

Section 2: A summary of the proposed changes zone by zone

Section 3: Transmittal Draft - The proposed ordinance wording

Tax parcel boundaries, town roads, and road names are for reference only. Errors exist and these layers are not part of the official zoning districts.



Village Zoning Districts

2023 Comprehensive Plan

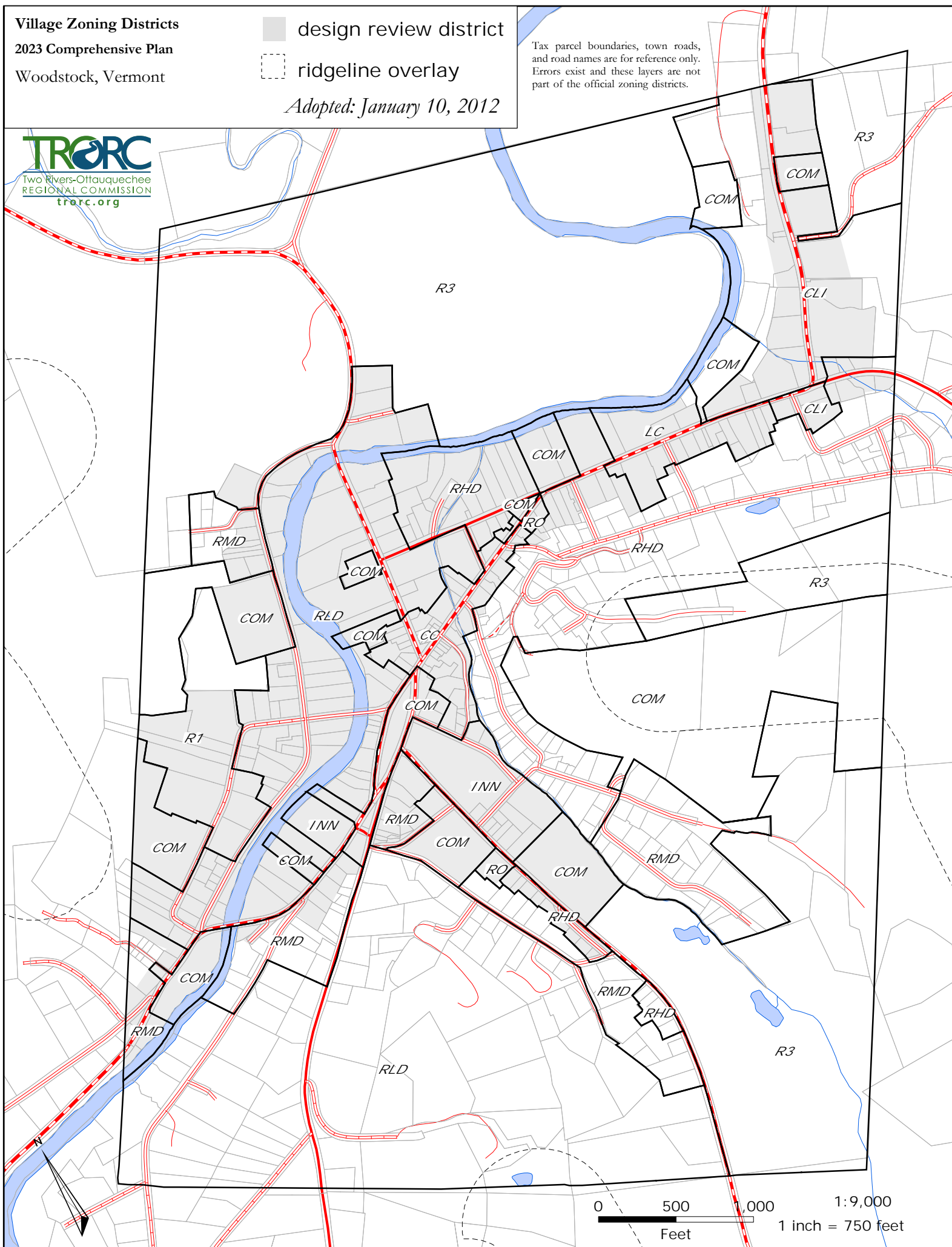
Woodstock, Vermont

■ design review district

□ ridgeline overlay

Adopted: January 10, 2012

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Village Zoning Districts

2023 Comprehensive Plan

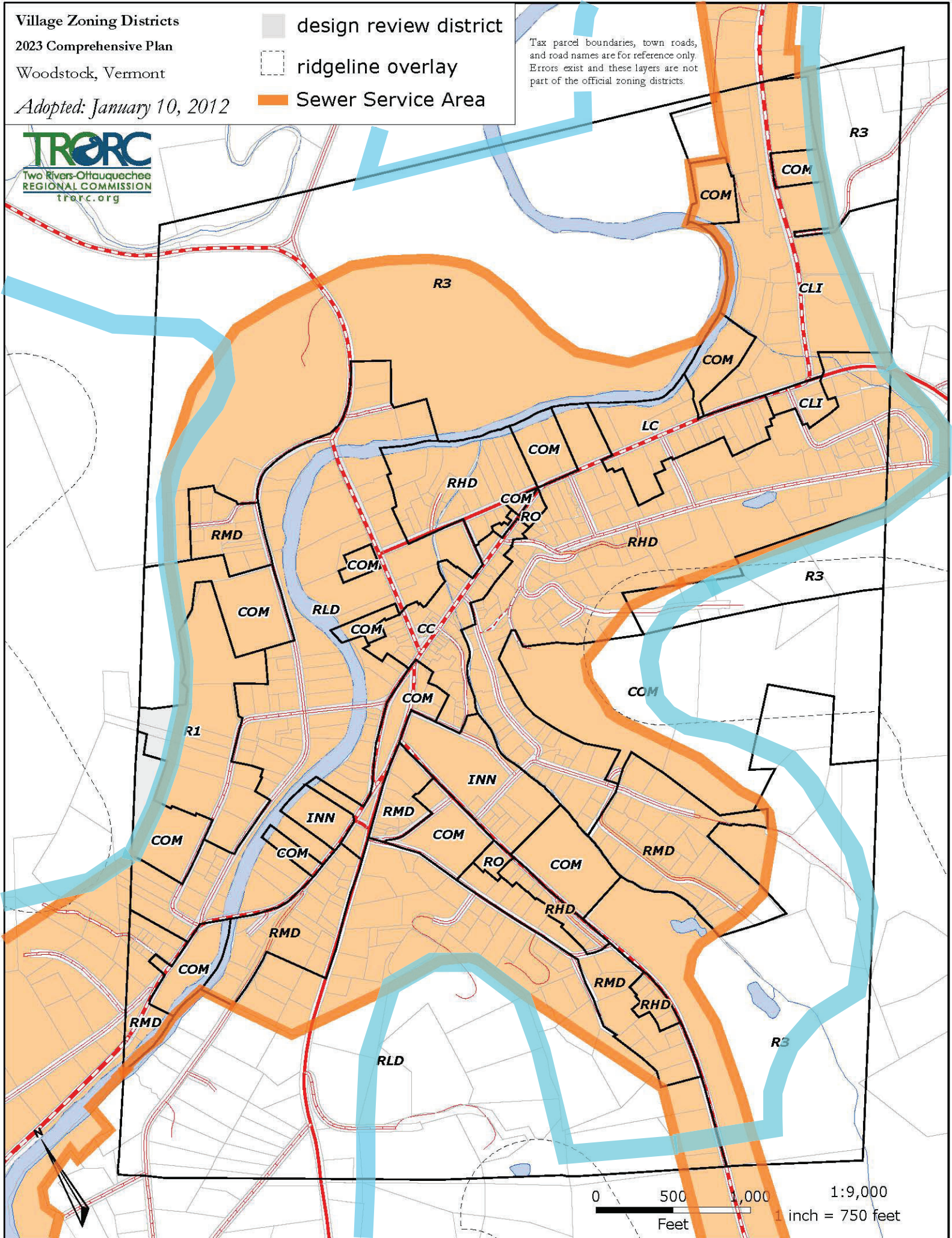
Woodstock, Vermont

Adopted: January 10, 2012



- design review district
- ridgeline overlay
- Sewer Service Area

Tax parcel boundaries, town roads, and road names are for reference only. Errors exist and these layers are not part of the official zoning districts.



SECTION 302: RESIDENTIAL THREE ACRE

Description of Use	R3 Current	R3 Proposed
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

NP = Use does not requirement a permit

AD = Permitted use requiring Administrative Review

CU = Permitted use requiring Conditional Use Review

Dimensions	RESIDENTIAL THREE ACRE (R3)	
	Current	Proposed
Density:	3 acres per one- or two-household dwelling unit.	8,000 S.F. per one- or two-household dwellings. Small multi- and Multi-households (5 +) require an additional 8,000 S.F. per unit.
Minimum lot frontage:	100 along Routes 4, 12, or 106. 75 feet along a street. 50 feet along the perimeter of a cul-de-sac.	50 feet
Minimum front setback:	80 feet from centerline of Routes 4, 12, or 106. 60 feet from street centerline	50 feet from centerline
Minimum rear setback:	25 feet	25 feet
Minimum side setback:	25 feet	25 feet
Maximum building height:	35 feet	40 feet

SECTION 303: RESIDENTIAL ONE ACRE

Description of Use	R1 Current	R1 <i>Proposed</i>
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

NP = Use does not require a permit

AD = Permitted use requiring Administrative Review

CU = Permitted use requiring Conditional Use Review

Dimensions	RESIDENTIAL ONE ACRE (R1)	
	Current	<i>Proposed</i>
Density:	1 acre per one- or two-household dwelling unit.	8,000 S.F. per one- or two-household dwellings. Small multi- and Multi-households (5 +) require an additional 5,445 S.F. per unit.
Minimum lot frontage:	75 feet or 50 feet along perimeter of a cul-de-sac	50 feet
Minimum front setback:	60 feet from street centerline	35 feet from centerline
Minimum rear setback:	25 feet	15 feet
Minimum side setback:	25 feet	15 feet
Maximum building height:	35 feet	40 feet

SECTION 304: RESIDENTIAL LOW DENSITY

Description of Use	RL Current	RL <i>Proposed</i>
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

NP = Use does not require a permit

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CU = Permitted use requiring Conditional Use Review

Dimensions	RESIDENTIAL LOW DENSITY (RL)	
	Current	<i>Proposed</i>
Density:	20,000 S.F. per one- or two-household dwelling unit. 40,000 S.F. per three-household dwelling unit.	8,000 S.F. per one-, two-, or small multi-household dwellings. Multi-households (5 +) require an additional 4,356 S.F. per unit.
Minimum lot frontage:	75 feet	50 feet
Minimum front setback:	50 feet from centerline of Route 4, 12, and 106. 35 feet from centerline of all Town roads.	35 feet from centerline
Minimum rear setback:	25 feet	10 feet
Minimum side setback:	15 feet	10 feet
Maximum building height:	35 feet	40 feet

SECTION 305: RESIDENTIAL MEDIUM DENSITY

Description of Use	RM Current	RM <i>Proposed</i>
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

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CU = Permitted use requiring Conditional Use Review

Dimensions	RESIDENTIAL MEDIUM DENSITY (RM)	
	Current	<i>Proposed</i>
Density:	8,000 S.F. per one- or two-household dwelling unit. 16,000 S.F. per three-household dwelling unit.	5,445 S.F. per one-, two-, or small multi-household dwellings. Multi-households (5 +) require an additional 4,356 S.F. per unit.
Minimum lot frontage:	50 feet	50 feet
Minimum front setback:	35 feet from centerline of Route 4, 12, and 106. 25 feet from centerline of all Town roads.	25 feet from centerline
Minimum rear setback:	20 feet	10 feet
Minimum side setback:	10 feet	10 feet
Maximum building height:	35 feet	40 feet

SECTION 306: RESIDENTIAL HIGH DENSITY

Description of Use	RH Current	RH <i>Proposed</i>
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

NP = Use does not require a permit

AD = Permitted use requiring Administrative Review

CU = Permitted use requiring Conditional Use Review

Dimensions	RESIDENTIAL HIGH DENSITY (RH)	
	Current	<i>Proposed</i>
Density:	5,445 S.F. per one- or two-household dwelling unit. 10,890 sq. ft. per three-household dwelling unit.	4,356 S.F. per one-, two-, or small multi-household dwellings. Multi-households (5 +) require an additional 2,750 S.F. per unit.
Minimum lot frontage:	50 feet	50 feet
Minimum front setback:	25 feet from centerline	25 feet from centerline
Minimum rear setback:	15 feet	10 feet
Minimum side setback:	10 feet	10 feet
Maximum building height:	35 feet	40 feet

SECTION 307: RESIDENTIAL/OFFICE

Description of Use	RO Current	RO <i>Proposed</i>
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

NP = Use does not require a permit

AD = Permitted use requiring Administrative Review

CU = Permitted use requiring Conditional Use Review

Dimensions	RESIDENTIAL/OFFICE (RO)	
	Current	<i>Proposed</i>
Density:	5,445 S.F. per one- or two-household dwelling unit.	4,356 S.F. per one-, two-, or small multi-household dwellings. Multi-households (5 +) require an additional 2,750 S.F. per unit.
Minimum lot frontage:	75 feet	50 feet
Minimum front setback:	30 feet from centerline	25 feet from centerline
Minimum rear setback:	None	None
Minimum side setback:	15 feet	10 feet
Maximum building height:	35 feet	40 feet

SECTION 308: CENTRAL COMMERCIAL

Description of Use	CC Current	CC <i>Proposed</i>
Single-household dwelling	AD	X
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	AD
Accessory Dwelling Units to single-household dwellings	CU	X
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

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AD = Permitted use requiring Administrative Review

CU = Permitted use requiring Conditional Use Review

Dimensions	COMMERCIAL/LIGHT INDUSTRIAL (CC)	
	Current	<i>Proposed</i>
Density:	5,445 S.F.	None.
Minimum lot frontage:	50 feet – Residential 20 feet – All other uses	20 feet.
Minimum front setback:	30 feet from street centerline or equal to abutting buildings on Elm and Central streets	30 feet from centerline or equal to abutting buildings on Elm and Central streets
Minimum rear setback:	None	None
Minimum side setback:	None, other than a firewall barrier constructed according to State Fire Marshall standards	None, other than a firewall barrier constructed according to State Fire Marshall standards
Maximum building height:	35 feet	40 feet

SECTION 309: COMMERCIAL/LIGHT INDUSTRIAL

Description of Use	CL Current	CL <i>Proposed</i>
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

NP = Use does not require a permit

AD = Permitted use requiring Administrative Review

CU = Permitted use requiring Conditional Use Review

Dimensions	COMMERCIAL/LIGHT INDUSTRIAL (CL)	
	Current	<i>Proposed</i>
Minimum Lot Area:	10,000 S.F.	5,445 S.F.
Density:	Residential Density: 5,445 S.F. per unit or two-household dwelling	Residential Density: 1,500 S.F. per unit. Commercial: As determined by other regulation criteria
Minimum lot frontage:	50 feet	50 feet
Minimum front setback:	30 feet from centerline	30 feet from centerline
Minimum rear setback:	None	None
Minimum side setback:	15 feet	10 feet
Maximum building height:	35 feet	40 feet
Maximum lot coverage:	60 %	70 %

SECTION 310: LIGHT COMMERCIAL

Description of Use	LC Current	LC <i>Proposed</i>
Single-household dwelling	AD	AD
Two-household dwelling	AD	AD
Small multi-household dwelling (3 or 4 units)	CU	AD
Multi-household dwelling (5 + units)	CU	CU
Accessory Dwelling Units to single-household dwellings	CU	AD
Accessory Dwelling Units to two-household dwellings	X	AD

X = Non-permitted use

NP = Use does not require a permit

AD = Permitted use requiring Administrative Review

CU = Permitted use requiring Conditional Use Review

Dimensions	LIGHT COMMERCIAL (LC)	
	Current	<i>Proposed</i>
Density:	Residential Density : 5,445 S.F.	4,356 S.F. per one-, two-, or small multi- household dwellings. Multi-households (5 +) require an additional 2,750 S.F. per unit.
Minimum lot frontage:	50 feet	50 feet
Minimum front setback:	50 feet from centerline	30 feet from centerline
Minimum rear setback:	When abutting a residential zone 20 feet, otherwise none	None
Minimum side setback:	15 feet	10 feet
Maximum building height:	35 feet	40 feet

This presentation is in 3 sections

Section 1: The need to make zoning changes

Section 2: A summary of the proposed changes zone by zone

Section 3: Transmittal Draft - The proposed amendment language

SECTION 109: DEFINITIONS

Article I. Sec. 109 is amended to read:

SECTION 109. DEFINITIONS

ACCESSORY DWELLING UNIT (ADU): A distinct unit that is clearly subordinate to a one- or two-household residential building on an owner-occupied lot and 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 50 percent of the total habitable floor area of the one- or two-household dwelling or 1,200 square feet, whichever is greater.

~~AFFORDABLE HOUSING: Housing on land owned or controlled by an organization organized for the purpose of providing housing in the Village of Woodstock to individuals and families with incomes which do not exceed the HUD Median Income Guidelines for Windsor County, Vermont. See Section 503.~~

AFFORDABLE HOUSING: is either of the following:

(A) Owner-occupied housing for which the total annual cost of ownership, including principal, interest, taxes, insurance, and condominium association fees, does not exceed 30 percent of the gross annual income of a household at 120 percent of the highest of the following:

1. Windsor County median income, as defined by the U.S. Department of Housing and Urban Development; or
2. The statewide median income, as defined by the U.S. Department of Housing and Urban Development.

(B) Rental housing for which the total annual cost of renting, including rent, utilities, and condominium association fees, does not exceed 30 percent of the gross annual income of a household at 80 percent of the highest of the following:

1. Windsor County median income, as defined by the U.S. Department of Housing and Urban Development; or
2. The statewide median income, as defined by the U.S. Department of Housing and Urban Development.

AFFORDABLE HOUSING DEVELOPMENT: A housing development of which at least 33 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.

SECTION 109: DEFINITIONS

Article I. Sec. 109 is amended to read:

SECTION 109. DEFINITIONS

~~DETACHED APARTMENT: An apartment in an accessory structure and not attached to the main structure. See Section 510.~~

~~DWELLING, MULTI-FAMILY: A building with more than two dwelling units.~~

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

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

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

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

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

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

SECTION 302: RESIDENTIAL THREE ACRE

Article III. Sec. 302 is amended to read:

SECTION 302. RESIDENTIAL THREE ACRE (R3) ~~3 Acres~~

A. Purpose: To designate areas of ~~lower~~ low residential density ~~residential development~~ in the more open regions of the ~~community~~ Village.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Forestry
- 3. Buildings and structures for forestry
- 4. Exempt home occupation

(See Section 514)

C. Uses Requiring ~~an~~ Administrative ~~Permit~~ Approval:

- 1. ~~Single family dwelling~~
- 2. ~~Structures accessory to a single family dwelling~~
- 3. ~~Two family dwelling~~
- 4. Structures accessory to a residential building
- 5. ADUs to single- and two-household dwellings
- 6. Home occupation

- 1. One- household dwelling
- 2. Two-household dwelling
- 3. Small multi-household dwelling
- (See Section 502)
- (See Section 510)
- (See Section 514)

D. Uses Requiring a Conditional Use Permit Approval:

- ~~1. Detached apartment~~ (See ~~Section 510~~)
- ~~2. Multi family dwelling~~ 1. Multi-household dwelling
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See ~~Section 514~~)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Commercial recreation facility~~
- ~~11. 9. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: ~~3 acres per dwelling unit or two family dwelling.~~
8,000 S.F. per one- or two-household dwellings.
Small multi- and Multi-household dwellings require an additional
8,000 S.F. per unit.
- 2. Minimum Lot Frontage: ~~100 feet along Routes 4, 12, or 106; 75 feet along a street; 50 feet at the~~
~~end of a cul-de-sac.~~ 50 feet. (See Section 611)
- 3. Front Setback Minimum: ~~80 feet from centerline of Routes 4, 12, or 106, 60 feet from street~~
~~centerline.~~ 50 feet from street centerline.
- 4. Rear Setback Minimum: 25 feet.
- 5. Side Setback Minimum: 25 feet.
- 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
- 7. Parking Requirements: (See Section 517)

SECTION 303: RESIDENTIAL ONE ACRE

Article III. Sec. 303 is amended to read:

SECTION 303. RESIDENTIAL ONE ACRE (R1) ~~One Acre~~

A. Purpose: To designate areas of lower residential density ~~the community which are compatible with one-acre residential development.~~ in the Village.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Forestry
- 3. Buildings and structures for forestry
- 4. Exempt home occupation (See Section 514)

C. Uses Requiring an Administrative ~~Permit~~ Approval:

- ~~1. Buildings and structures for forestry.~~
- ~~2. Single family dwelling.~~
- ~~3. Structures accessory to a single family dwelling~~
- ~~4. Two family dwelling.~~
- 5. ADUs to one- and two-household dwellings (See Section 510)
- 6. Home occupation (See Section 514)
- 1. One-household dwelling
- 2. Two-household dwelling
- 3. Small multi-household dwelling
- 4. Structures accessory to a residential building (See Section 502)

D. Uses Requiring a Conditional Use Permit Approval:

- ~~1. Detached apartment~~ (~~See Section 510~~)
- ~~2. Multi family dwelling~~
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (~~See Section 514~~)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Subdivision~~ (See Section 612)
- 1. Multi-household dwelling

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: One acre per dwelling unit or two family dwelling.
8,000 S.F. per one- or two-household dwellings.
Small multi- and Multi-household dwellings require an additional
5,445 S.F. per unit.
- 2. Minimum Lot Frontage: 75 feet or 50 feet along the perimeter of a cul-de-sac.
50 feet. (See Section 611)
- 3. Front Setback Minimum: 60 feet from street centerline.
35 feet from street centerline.
- 4. Rear Setback Minimum: 25 feet. 15 feet.
- 5. Side Setback Minimum: 25 feet. 15 feet.
- 6. Building Height Maximum: 35 feet. 40 feet.
- 7. Parking Requirements: (See Section 517)

SECTION 304: RESIDENTIAL LOW DENSITY

Article III. Sec. 304 is amended to read:

SECTION 304. RESIDENTIAL LOW DENSITY (RL) ~~20,000 sq. ft.~~

- A. Purpose: ~~To designate areas of the community which are compatible with lower density residential development.~~ To designate areas of lower residential density near the Village Center.
- B. Uses Not Requiring a Permit:

1. Agriculture

2. Exempt home occupation (See Section 514)
- C. Uses Requiring an Administrative ~~Permit~~ Approval:

1. ~~Single family dwelling.~~ 1. One-household dwelling

2. ~~Structures accessory to a single family dwelling~~ 2. Two-household dwelling

3. ~~Two family dwelling~~ 3. Small multi-household dwelling

4. Structures accessory to a residential building (See Section 502)

5. ADUs to one- and two-household dwellings (See Section 510)

6. Home occupation (See Section 514)
- D. Uses Requiring a Conditional Use Permit ~~Approval~~:

1. ~~Detached apartment~~ (See Section 510)

2. ~~Multi family dwelling~~ 1. Multi-household dwelling

3. 2. Public and quasi-public building

4. 3. Public utility

5. ~~Home occupation~~ (See Section 514)

6. 4. Special care facility (See Section 520)

7. 5. Day care facility (See Section 508)

8. 6. Private and public parking (See Section 517)

9. 7. Bed and Breakfast (See Section 504)

10. 8. Subdivision (See Section 612)

- E. Land, Area, and Structural Requirements:

1. Minimum Lot Area: ~~20,000 square feet per dwelling unit or two family dwelling,~~
~~40,000 square feet per three dwelling units.~~
8,000 S.F. per one-, two-, or small multi-household dwellings.
Multi-household dwellings require an additional 4,356 S.F. per unit.

2. Minimum Lot Frontage: ~~75 feet.~~ 50 feet. (See Section 611)

3. Front Setback Minimum: ~~50 feet from centerline of Routes 4, 12, or 106 or 35~~
~~feet from street centerline.~~ 35 feet from street centerline.

4. Rear Setback Minimum: ~~25 feet.~~ 10 feet.

5. Side Setback Minimum: ~~15 feet.~~ 10 feet.

6. Building Height Maximum: ~~35 feet.~~ 40 feet.

7. Parking Requirements: (See Section 517)

SECTION 305: RESIDENTIAL MEDIUM DENSITY

Article III. Sec. 305 is amended to read:

SECTION 305. RESIDENTIAL MEDIUM DENSITY (RM) ~~8,000 sq. ft.~~

A. Purpose: ~~To designate areas of the community which are compatible with medium density residential development.~~ To designate areas of medium density near the Village Center.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Exempt home occupation (See Section 514)

C. Uses Requiring an Administrative ~~Permit~~ Approval:

- ~~1. Single family dwelling.~~ 1. One-household dwelling
- ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
- ~~3. Two family dwelling~~ 3. Small multi-household dwelling
- ~~4. Structures accessory to a residential building~~ (See Section 502)
- ~~5. ADUs to one- and two-household dwellings~~ (See Section 510)
- ~~6. Home occupation~~ (See Section 514)

D. Uses Requiring a Conditional Use Permit ~~Approval~~:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household dwelling
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: ~~8,000 square feet per dwelling unit or two family dwelling, 16,000 square feet per three unit dwelling.~~ 5,445 S.F. per one-, two-, or multi-household dwellings.
Multi-household dwellings require an additional 4,356 S.F. per unit.
- 2. Minimum Lot Frontage: 50 feet. (See Section 611)
- 3. Front Setback Minimum: ~~35 feet from centerline of Route 4, 12, or 106, or 25 feet from street centerline.~~ 25 feet from street centerline.
- 4. Rear Setback Minimum: ~~20 feet.~~ 10 feet.
- 5. Side Setback Minimum: 10 feet.
- 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
- 7. Parking Requirements: (See Section 517)

SECTION 306: RESIDENTIAL HIGH DENSITY

Article III. Sec. 306 is amended to read:

SECTION 306. RESIDENTIAL HIGH DENSITY (RH) ~~5,445 sq. ft.~~

A. Purpose: ~~To permit designated areas of the community which are compatible with higher density residential development.~~ To designate areas of high residential density near the Village Center.

B. Uses Not Requiring a Permit:

- 1. Agriculture
- 2. Exempt home occupation (See Section 514)

C. Uses Requiring ~~an~~ Administrative ~~Permit~~ Approval:

- ~~1. Single family dwelling.~~ 1. One-household dwelling
- ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
- ~~3. Two family dwelling~~ 3. Small multi-household dwelling
- 4. Structures accessory to a residential building (See Section 502)
- 5. ADUs to one- and two-household dwellings (See Section 510)
- 6. Home occupation (See Section 514)

D. Uses Requiring ~~a~~ Conditional Use ~~Permit~~ Approval:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household dwelling
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

- 1. Minimum Lot Area: ~~5,445 square feet per dwelling unit or two family dwelling, 10,890 square feet per three unit dwelling.~~
4,536 S.F. per one-, two-, or small multi-household dwellings.
Multi-household dwellings require an additional 2,750 S.F. per unit.
- 2. Minimum Lot Frontage: 50 feet. (See Section 611)
- 3. Front Setback Minimum: 25 feet from street centerline.
- 4. Rear Setback Minimum: ~~15 feet.~~ 10 feet.
- 5. Side Setback Minimum: 10 feet.
- 6. Building Height Maximum: ~~35 feet.~~ 40 feet.
- 7. Parking Requirements: (See Section 517)

SECTION 307: RESIDENTIAL/OFFICE

Article III. Sec. 307 is amended to read:

SECTION 307. RESIDENTIAL/OFFICE ~~(R/O) 5,445 sq. ft. (RO)~~

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

B. Uses Not Requiring a Permit:

1. Agriculture
2. Exempt home occupation (See Section 514)

C. Uses Requiring an Administrative ~~Permit~~ Approval:

- ~~1. Single family dwelling.~~ 1. One-household dwelling
- ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
- ~~3. Two family dwelling~~ 3. Small multi-household dwelling
- ~~4. Structures accessory to a residential building~~ (See Section 502)
- ~~5. ADUs to one- and two-household dwellings~~ (See Section 510)
- ~~6. Home occupation~~ (See Section 514)

D. Uses Requiring a Conditional Use Permit Approval:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household building
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)
- ~~10. 8. Office~~
- ~~9. 9. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

1. Minimum Lot Area: ~~5,445 square feet per residential unit or two-family dwelling.~~
5,445 S.F. per one-, two- or small multi-household dwellings.
Multi-household dwellings require an additional 2,750 S.F. per unit.
2. Minimum Lot Frontage: ~~75 feet.~~
50 feet. (See Section 611)
3. Front Setback Minimum: ~~30 feet from street centerline.~~
25 feet from street centerline.
4. Rear Setback Minimum: None.
5. Side Setback Minimum: ~~15 feet.~~ 10 feet.
6. Building Height Maximum: ~~35 feet.~~ 40 feet.
7. Parking Requirements: (See Section 517)
- ~~8. For purposes of calculating allowable office density, an office may be any configuration or size as long as all applicable criteria above (including Section 517) are satisfied.~~
8. Buffer Strip Requirements: (See Section 506)

SECTION 308: CENTRAL COMMERCIAL

Article III. Sec. 308 is amended to read:

SECTION 308. CENTRAL COMMERCIAL (CC) ~~5,445 sq. ft.~~

- A. Purpose: To allow a compatible mix of residential and commercial uses within the Village Center, ~~core~~.
- B. Uses Not Requiring a Permit:
1. Agriculture
 2. Exempt home occupation (See Section 514)
- C. Prohibited Uses
1. Short Term Rentals (See Section 522)
 2. One-household dwelling
 3. Bed and Breakfast (See Section 504)
- ~~C.~~ D. Uses Requiring an Administrative Permit Approval:
- ~~1. Single-family dwelling.~~ 1. Two-household dwelling
 - ~~2. Structures accessory to a single-family dwelling.~~ 2. Small multi-household dwelling
 - ~~3. Two-family dwelling~~ 3. Multi-household dwelling
 4. Existing retail-to-office conversion or existing office-to-retail conversion.
 5. ADUs to residential buildings (See Section 510)
 6. Home occupation (See Section 514)
- ~~D.~~ E. Uses Requiring a Conditional Use Permit Approval:
- ~~1. Detached apartment~~ (See Section 510)
 - ~~2. Multi-family dwelling~~
 - ~~3. 1. Public and quasi-public building~~
 - ~~4. 2. Public utility~~
 - ~~5. Home occupation~~ (See Section 514)
 - ~~6. 3. Special care facility~~ (See Section 520)
 - ~~7. 4. Day care facility~~ (See Section 508)
 - ~~8. 5. Private and public parking~~ (See Section 517)
 - ~~9. Bed and Breakfast~~ (See Section 504)
 6. Conversion from residential use to commercial use

~~10. 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, excluding filling station, automobile sales and service, dry cleaning, laundry, and other similar establishment. | |

~~11. 8. Subdivision~~ (See Section 612)

~~E.~~ F. Land, Area, and Structural Requirements:

1. Minimum Lot Area: ~~5,445 square feet.~~ None.
2. Minimum Lot Frontage: ~~50 feet—residential, 20 feet—all other uses.~~ 20 feet. (See Section 611)
3. Front Setback Minimum: 30 feet from ~~street~~ centerline or equal to abutting buildings on Elm and Central Streets.
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: ~~35 feet.~~ 40 feet.
7. Buffer Strip Requirements: (See Section 506)
8. Parking Requirements: (See Section 517)

~~F.~~ G. Inactive Conditional Use Permits:

~~If a conditional use permit use permit has been inactive for a period of more than one year, a new conditional use permit including site plan review is required.~~ Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.

SECTION 309: COMMERCIAL/LIGHT INDUSTRIAL

Article III. Sec. 309 is amended to read:

SECTION 309. COMMERCIAL/LIGHT INDUSTRIAL (CL) ~~10,000 sq. ft.~~

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

B. Uses Not Requiring a Permit:

1. Agriculture
2. Exempt home occupation (See Section 514)

C. Uses Requiring ~~an~~ Administrative Permit Approval:

- ~~1. Single family dwelling.~~ 1. One-household dwelling
- ~~2. Structures accessory to a single family dwelling~~ 2. Two-household dwelling
- ~~3. Two family dwelling~~ 3. Small multi-household dwelling
- ~~4. Structures accessory to a residential building~~ (See Section 502)
- ~~5. ADUs to one- and two-household dwellings~~ (See Section 510)
- ~~6. Home occupation~~ (See Section 514)

D. Uses Requiring ~~a~~ Conditional Use Permit Approval:

- ~~1. Detached apartment~~ (See Section 510)
- ~~2. Multi family dwelling~~ 1. Multi-household building
- ~~3. 2. Public and quasi-public building~~
- ~~4. 3. Public utility~~
- ~~5. Home occupation~~ (See Section 514)
- ~~6. 4. Special care facility~~ (See Section 520)
- ~~7. 5. Day care facility~~ (See Section 508)
- ~~8. 6. Private and public parking~~ (See Section 517)
- ~~9. 7. Bed and Breakfast~~ (See Section 504)

~~10. 8. 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 516) |
| k. Auto dealership, repair service and body shop | | |

l. ~~Other similar commercial uses upon determination by VDRB that such use is of same general character as those listed above and will not be detrimental to adjoining land uses or to other permitted uses within the District.~~ Other similar commercial uses, as determined by the VDRB.

~~11. 9. 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 industrial uses which, upon determination by VDRB that such use is of same general character as those listed above and will not be detrimental to adjoining land uses or to other permitted uses within the District. <u>Other similar industrial uses, as determined by the VDRB</u> | | |

~~12. 10. Subdivision~~ (See Section 612)

E. Land, Area, and Structural Requirements:

1. Minimum Lot Area: ~~10,000 square feet.~~ 5,445 S.F.
- ~~1. Residential Density:~~ 5,445 square feet per unit or two family dwelling.
- ~~2. Commercial Density:~~ To be determined by other criteria within the regulations.
2. Density:
 - a. Residential: 1,500 S.F. per residential unit.
 - b. Commercial: As determined by other criteria of the regulations.
- ~~4. 3. Minimum Lot Frontage:~~ 50 feet. (See Section 611)
- ~~5. 4. Front Setback Minimum:~~ 30 feet from street centerline.
4. Rear Setback Minimum: None.
5. Side Setback Minimum: ~~15 feet.~~ 10 feet.
6. Building Height Maximum: ~~35 feet.~~ 40 feet.
7. Buffer Strip Requirements: (See Section 506)
8. Parking Requirements: (See Section 517)

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

- ~~1. Maximum Building, Parking and Access Coverage: 60% of lot.~~
1. Maximum Lot Coverage: 70 percent of the lot remaining after any required setbacks or buffers are removed.

G. Inactive ~~Conditional Use~~ Permits:

~~If a conditional use permit use permit has been inactive for a period of more than one year, a new conditional use permit including site plan review is required.~~ Any permit that remains inactive for a period of twenty-four (24) months after issuance, shall be void and the applicant must reapply.

SECTION 310: LIGHT COMMERCIAL

Article III. Sec. 310 is amended to read:

SECTION 310. LIGHT COMMERCIAL (LC) ~~10,000 sq. ft.~~

A. Purpose: To provide for light commercial and residential development outside of the Village Center.

B. Uses Not Requiring a Permit:

1. Agriculture
2. Exempt home occupation (See Section 514)

C. Uses Requiring an Administrative ~~Permit~~ Approval:

- | | |
|--|--|
| 1. Single family dwelling. | <u>1. One-household dwelling</u> |
| 2. Structures accessory to a single family dwelling | <u>2. Two-household dwelling</u> |
| 3. Two family dwelling dwelling | <u>3. Small multi-household dwelling</u> |
| <u>4. Structures accessory to a residential building</u> | <u>(See Section 502)</u> |
| <u>5. ADUs to one- and two-household dwellings</u> | <u>(See Section 510)</u> |
| <u>6. Home occupation</u> | <u>(See Section 514)</u> |

D. Uses Requiring a Conditional Use ~~Permit~~ Approval:

- | | |
|---|--------------------------|
| 1. Detached apartment | <u>See Section 510)</u> |
| 2. Multi family dwelling | |
| 3. 1. Public and quasi-public building | |
| 4. 2. Public utility | |
| 5. Home occupation | <u>(See Section 514)</u> |
| 6. 3. Special care facility | <u>(See Section 520)</u> |
| 7. 4. Day care facility | <u>(See Section 508)</u> |
| <u>5. Private and public parking</u> | <u>(See Section 517)</u> |
| 8. 6. Bed and Breakfast | <u>(See Section 504)</u> |

~~9. 7. Light Commercial Uses:~~

- a. Office
- b. Retail store (limited to a 2,000 square foot footprint)
- c. Restaurant (limited to a 2,000 square foot footprint)
- d. Research/engineering establishment
- e. Design and drafting establishment.
- f. Insurance company.
- ~~g. Other Commercial uses, upon the determination by the VDRB that such use is of the same general character as those permitted and will not be detrimental to adjoining land uses or other permitted uses within the District~~
- g. Other similar commercial uses, as determined by the VDRB

~~10. 9. Subdivision~~ (See Section 612)

~~E. F. Land, Area, and Structural Requirements:~~

- | | | |
|--|--|--------------------------|
| 1. Minimum Lot Area: | 10,000 square feet. | <u>4,356 S.F.</u> |
| 1. Residential Density: | 5,445 square feet per unit or two family dwelling. | |
| 2. Commercial Density: | To be determined by other criteria within the regulations. | |
| <u>2. Density:</u> | | |
| <u>a. Residential: 4,356 S.F. per one-, two- or small multi-household dwellings.</u> | | |
| <u>Multi-household dwellings require an additional 2,750 S.F. per unit.</u> | | |
| <u>b. Commercial: As determined by other criteria of the regulations.</u> | | |
| 4. 3. Minimum Lot Frontage: | 50 feet. | <u>(See Section 611)</u> |
| 5. 4. Front Setback Minimum: 50 feet from road centerline. | <u>30 feet from centerline.</u> | |
| 4. Rear Setback Minimum | When abutting a residential zone, 20 feet, otherwise none. <u>None.</u> | |
| 5. Side Setback Minimum: | 15 feet. | <u>10 feet.</u> |
| 6. Building Height Maximum: | 35 feet. | <u>40 feet.</u> |
| 7. Buffer Strip Requirements: | <u>(See Section 506)</u> | |
| 8. Parking Requirements: | <u>(See Section 517)</u> | |

~~F. G. Inactive Conditional Use Permits:~~

~~If a conditional use permit use permit has been inactive for a period of more than one year, a new conditional use permit including site plan review is required.~~

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

SECTION 502: ACCESSORY STRUCTURES WITHIN A SETBACK

Article V. Sec. 502 is amended to read:

SECTION 502. ACCESSORY STRUCTURES WITHIN A SETBACK

The side and rear setbacks for structures accessory to a residential building, ~~residential accessory structure~~ 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 square feet~~ 600 S.F. A VDRB hearing is required for nonconforming structures over ~~100 square feet in size~~ 150 S.F. The Board shall review the structure based on character of area. A nonconforming structure less than ~~100 square feet~~ 150 S.F. requires an administrative permit.

SECTION 503: AFFORDABLE HOUSING

Article V. Sec. 503 is amended to read:

SECTION 503. AFFORDABLE HOUSING

~~Purpose: The existing development pattern of the Village has resulted in conditions which make it difficult for persons of low and moderate income to find suitable housing within the Village. The following special regulations have been enacted for the purpose of encouraging affordable housing units, while ensuring compliance with local planning standards and policies concerned with land use, building design, and requirements of the health, safety, convenience and general welfare of the inhabitants of the Village.~~

~~Permanent affordable housing (remaining affordable for 99 years or more) may receive up to a 25 % density bonus, in addition to applicable density bonuses permitted elsewhere in these Regulations. The VDRB may accept modification of setbacks and frontage as appropriate in view of design, location and character of the neighborhood.~~

In all districts, affordable housing developments shall receive a minimum 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.

SECTION 503: AFFORDABLE HOUSING (*continued*)

Article V. Sec. 503 is amended to read:

SECTION 503. AFFORDABLE HOUSING

As used in this subchapter:

“Habitable floor” means: Any floor of an 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 506: BUFFER STRIP

Article V. Sec. 506 is amended to read:

SECTION 506. BUFFER STRIP

If any Commercial or Industrial use abuts a Residential District or body of water, ~~with the exception of~~ except for access points, a buffer strip of land not less than ~~ten (10)~~ fifteen (15) feet in depth shall be maintained along the common boundary. The buffer strip shall be used and maintained only as a fence or for the planting of trees, shrubs and flowers, and shall not obstruct visibility.

When a Commercial or Industrial lot fronts a Class I Highway, a similar buffer strip shall be planted twenty (20) feet in depth for the width of the lot except for the points of access. This buffer shall not obstruct the view of exiting or entering vehicles.

SECTION 509: DENSITY

Article V. Sec. 509 is is amended to read:

SECTION 509: DENSITY

~~No more than two dwelling units are allowed per lot, either attached or detached, unless granted Conditional Use Approval for multi-family housing.~~

Density is determined by the stated minimum lot area in each district. See Article III.
Two dwelling units are allowed on all lots. In all districts, a minimum of five (5) dwelling units per acre is allowed.

Commercial and industrial densities are determined during the Conditional Use Review process by the VDRB.

SECTION 510: ACCESSORY DWELLING UNITS

Article V. Sec. 510 is amended to read:

~~SECTION 510. DETACHED APARTMENT~~

~~Detached apartments are limited to either 900 square feet or 33 % of the living area of the primary structure, whichever is larger. To determine zoning density, detached apartments shall be considered an additional family dwelling.~~

SECTION 510. ACCESSORY DWELLING UNITS (ADUs)

A. One ADU is allowed for each single- or two- household dwellings provided these requirements are followed:

1. The ADU must be located on the same lot as the single- or two-household dwelling.
2. The ADU may be located or attached to a primary residential:
 - a. Single-household dwelling, converting it into a two-household dwelling; or
 - b. Two-household dwelling, converting it into a three-household dwelling.
3. The ADU may be in a detached residential building.
4. The ADU may be in a pre-existing accessory building, converting the accessory building to an ADU.
5. No additional parking spaces are required for an ADU.

SECTION 514: HOME OCCUPATION

Article V. Sec. 514 is amended to read:

SECTION 514. HOME OCCUPATION

A. General

- 1.No regulation herein 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 display is prohibited.
- 4.~~All Home Occupations except Subsection B. below require a Conditional Use Permit.~~

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) No deliveries.
 - e) Office use only.

SECTION 517: OFF-STREET PARKING

Article V. Sec. 517 is amended to read:

SECTION 517. OFF-STREET PARKING

For every building hereafter erected, altered, extended or changed in use, except in the Central Commercial or Residential/Office districts (see Subsection G. 3 & 4 below), off-street parking spaces shall be provided as set forth below. A parking space shall be a minimum of 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:

~~Shall have two parking spaces per residential dwelling unit.~~ Shall have a minimum of one parking space per residential dwelling unit.

- 1. The VDRB may reduce or waive on-site parking requirements if conditions exist which mitigate parking need and still provide safe and sufficient access.
- 2. 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.

SECTION 517: OFF-STREET PARKING

Article V. Sec. 517 is amended to read:

* * *

G. Special Requirements

- 1. Parking spaces for any number of ~~nonconcurrent~~ mixed uses may be combined in one parking area, but the spaces required of one use may not be assigned to another, except upon approval by the VDRB. In exceptional circumstances, ~~upon petition to the VDRB, the Board~~ may waive or reduce any of the above stated parking requirements. ~~The petition must shall prove to the Board either~~ if the Parking Requirements are not applicable or the that parking needs requirements can be met through other means.
- 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 612: SUBDIVISION

Article VI. Sec. 612 is amended to read:

SECTION 612. SUBDIVISION

- A. All lots created by or resulting from subdivision shall conform to all regulations governing the zoning district in which the property is located.
- ~~B. All subdivisions require a conditional use permit.~~
- B. Subdivision Review:
 - 1. Minor subdivision: A division of land resulting in no more than two lots within a three (3) year period, requires administrative review.
 - 2. Major subdivision: A division of land resulting in more than two lots within a three (3) year period, or where a portion of land falls within an overlay zone as noted in the Critical Areas Inventory Map, requires Conditional Use Approval.
- C. Driveways: During subdivision review, where the driveway is more than 500 feet in length, the Development Review Board shall condition approval on: a driveway grade of 10% or less, and
 - 1. Placement of a ten-foot wide turnout every 500 feet along said driveway, or
 - 2. Exceptions that are recommended by the Fire Chief.

NOTICE OF HEARING

BOARD OF VILLAGE TRUSTEES

Pursuant to 24 V.S.A. §§ 4441 and 4444, notice is hereby given of a public hearing by the Woodstock Village Board of Trustees to hear comments on the proposed amendments to the Village Zoning Regulations. The public hearing will take place during the Board of Village Trustees' regularly scheduled meeting on October 10, 2023 at 6:30 PM.

You may access the hearing as follows:

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

Meeting ID: 885-7962-2419

Passcode: 412048

To join virtually by phone, please dial 646-931-3860 and enter the Meeting ID and password:

Meeting ID: 885-7962-2419

Passcode: 412048

To join the meeting in person: Woodstock Town Hall, Large Conference Room (Second Floor), 31 The Green, Woodstock, VT 05091

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

Statement of purpose:

The purpose of the proposed amendments is to improve housing access and affordability throughout the Village of Woodstock. Informed by the Department of Housing and Community Development's *Enabling Better Places: A Zoning Guide for Vermont Neighborhoods*, the Woodstock Planning Commission, alongside the Woodstock Economic Development Commission ("EDC"), EDC Housing Group, Woodstock Community Trust, The Thompson Center, Two Rivers-Ottawquechee Regional Commission, and Twin Pines Housing Trust, have identified specific regulatory barriers to the development of attainable housing. These amendments propose to reduce or remove those barriers.

Geographical areas affected:

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

List of sections headings affected:

Section 109: Definitions
Section 302: Residential Three Acre
Section 303: Residential One Acre
Section 304: Residential Low Density
Section 305: Residential Medium Density
Section 306: Residential High Density
Section 307: Residential/Office
Section 308: Central Commercial
Section 309: Commercial/Light Industrial
Section 310: Light Commercial
Section 502: Accessory Structures within a Setback
Section 503: Affordable Housing
Section 506: Buffer Strip
Section 509: Density
Section 510: Detached Apartment
Section 514 Home Occupation
Section 517: Off-Street Parking
Section 612: Subdivision

The full text of the Village Zoning Regulations and the proposed amendments is available for review online at <https://townofwoodstock.org/planning-zoning>. The proposed amendments can also be reviewed in hard copy posted on the second floor of Town Hall, 31 The Green, Woodstock, VT 05091.

Woodstock Village Zoning Bylaws Overview

What we are doing

Woodstock Planning Commission is proposing zoning amendments to reflect how we live and what we need in today's housing crisis.

Why were doing it

We have a critical lack of housing to meet the community's needs. Demand for housing in Woodstock's rental and homeowner markets has dramatically outpaced the supply of available housing: [it is estimated that the Woodstock area needs as many as 500 additional homes](#).

Updated zoning can reduce regulatory hurdles (and therefore costs) for existing homeowners, property owners wishing to create long-term rentals homes to buy with new builds and conversions.

Who is involved

Woodstock Planning Commission is proposing zoning amendments that have been informed by, and support, the efforts of other groups at the local and state levels: Woodstock EDC Housing Working Group, Woodstock Community Trust, The Thompson Center, Two Rivers Ottauquechee Regional Commission, Twin Pines Housing Trust, [Enabling Better Places: A Zoning Guide for Vermont Neighborhoods \(2020\)](#), Vermont's 2023 Legislation Session - [S.100 \(Act 47\) An act relating to housing opportunities for everyone](#), and [Smart Growth Principles](#).

How it is happening

The State Housing Commission encouraged municipalities to make the "biggest little change" possible to improve housing access and affordability by making it easier to modify existing larger homes and build more smaller and varied homes. Zoning and subdivision regulations often require large setbacks from the road, low densities, separations of use, limited housing options, and excessive parking requirements. These regulations restrict opportunities for housing and increase costs for individuals and communities.

Our approach

- Be proactive and move decisively
- Use the Woodstock Town Plan to guide our actions
- Follow best practices and be part of an incremental approach
- Make changes that retain community character
- Recognize that this is a community-wide challenge that requires varied solutions

The actual changes

1. Parking

- Reduce the minimum residential parking requirement from 2 to 1 parking space per dwelling in all Village zoning districts.
- Create a waiver process if certain conditions exist to mitigate parking needs.

2. Density

- Reduce minimum lot-size required to develop residential buildings, specifically for multi-household buildings in all districts
- Reduce dimensional requirements including frontage and setbacks in nearly all districts.
- Provide a density bonus to affordable housing development up to 50% and an additional habitable floor above the height maximum.
- Increase maximum height from 35 to 40 feet.

3. Timeliness

- Clarify the accessory dwelling units regulations to encourage infill development of existing structures
- Reduce total permitting timeline by allowing up to 4-unit residential buildings to go through administrative review instead of conditional use review.

Village Zoning Districts

2023 Comprehensive Plan

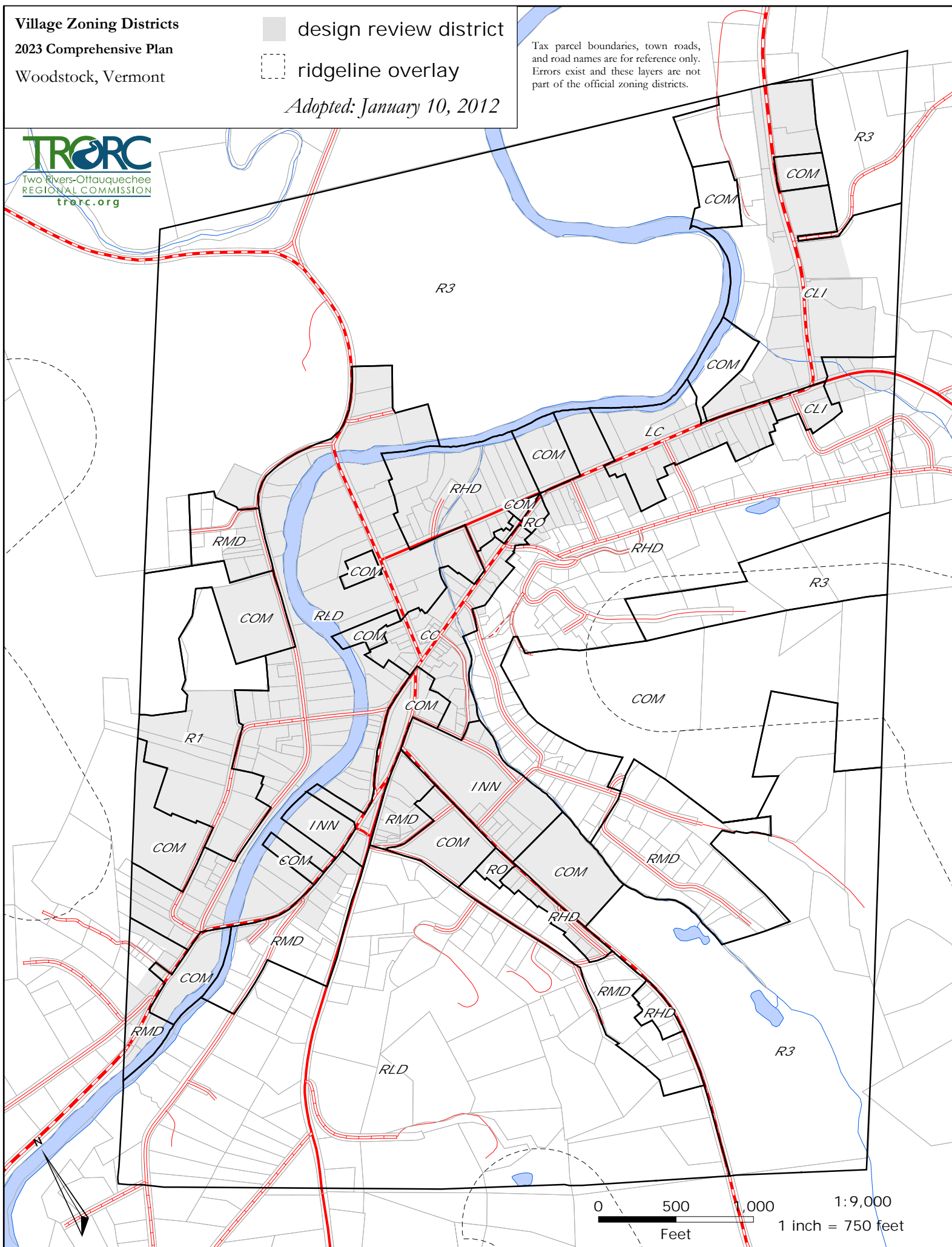
Woodstock, Vermont

■ design review district

□ ridgeline overlay

Adopted: January 10, 2012

Tax parcel boundaries, town roads,
and road names are for reference only.
Errors exist and these layers are not
part of the official zoning districts.



SUMMARY OF ACT 47 (S.100) IMPACTS ON MUNICIPAL ZONING

Municipalities must:	Section	Municipalities may:	Section	Municipalities cannot:	Section
<ul style="list-style-type: none"> Allow duplexes anywhere single-household units are allowed. (Current regulations comply). 	§ 2	<ul style="list-style-type: none"> Give the administrative officer authority to approve minor subdivisions. 	§6-7	<ul style="list-style-type: none"> Subject accessory dwelling units (ADUs) to more prohibitive standards than for single-household dwellings. Require more prohibitive standards for duplexes than for single household dwellings. Require more prohibitive standards to convert an existing detached nonresidential building to an ADU than for single-household dwellings without an ADU. 	§ 2

In zoning districts served by sewer and water that allow residential development, municipalities must:	Section	In zoning districts served by sewer and water that allow residential development, municipalities cannot:	Section
<ul style="list-style-type: none"> Allow multiunit dwellings with up to four units to be permitted (not conditional use). Establish building and lot standards to allow five or more dwelling units per acre. Permit a dwelling unit density bonus of 40% and a bonus of one habitable floor above the height maximum for affordable developments. 	§ 2	<ul style="list-style-type: none"> Require more than one parking space per dwelling unit or 1.5 spaces for multiunit dwellings if existing other parking is not sufficient. Require more prohibitive dimensional standards for multiunit dwellings than those required for single-household dwellings. 	§ 1 § 2

This act summary is provided for the convenience of the public and members of the General Assembly. It is intended to provide a general summary of the act and may not be exhaustive. It has been prepared by the staff of the Office of Legislative Counsel without input from members of the General Assembly. It is not intended to aid in the interpretation of legislation or to serve as a source of legislative intent.

Act No. 47 (S. 100). An act relating to housing opportunities made for everyone

Subjects: Housing; land use; Act 250; Human Rights Commission; municipal zoning

This act makes multiple changes to programs and funding to promote housing, including:

Multiple changes to municipal planning and zoning including:

- In residential districts served by sewer and water, a municipality cannot require more than one parking space per dwelling unit. However, it may require 1.5 spaces for multiunit dwellings in areas without sewer and water if existing other parking isn't sufficient.
- Municipalities must allow duplexes where single family units are allowed. Municipalities must permit multiunit dwellings with up to four units in areas of the town served by sewer and water, unless the town requires more units to be built.
- Requiring towns to subject accessory dwelling unit (ADUs) to same standards of review as single-family homes and prohibiting towns from making the criteria for detached ADUs stricter than for single family homes.
- Municipal zoning cannot prohibit hotels renting to those using housing assistance funds.
- In residential districts served by sewer and water, bylaws shall establish building and lot standards to allow five or more units per acre; no dimensional standard for multiunit dwellings can be more restrictive than those for single-family dwellings.
- In residential districts served by sewer and water, affordable housing may add additional units up to 40% of the density and may add an additional floor or not.
- Municipalities may define what areas are "served by municipal sewer and water infrastructure" for purposes of these changes.
- Limiting the aspects of a homeless shelter that can be regulated in town zoning, including that bylaws cannot limit their daily and seasonal hours of operation.
- Requires that specific information be submitted to the Department of Housing and Community Development when municipalities adopt new zoning bylaws or update bylaws, including uploading bylaws and zoning districts to the State database.
- Under the provision that gives any 10 voters, residents, or property owners in a town the ability to appeal a zoning decision, prohibits the ability to appeal the character of the area for affordable housing development.

- Allows towns to give their administrative officer authority to approve minor subdivisions and decide if a hearing is required for minor subdivisions.
- Clarifies existing law that the character of the area cannot be appealed in decisions on certain types of housing. Other elements of the decision may be appealed.
- Establishes “by right zoning” which requires an appropriate municipal panel to provide reasons for adjusting dimensional requirements in permit decisions on housing.
- Requires additional detail in the housing element of regional plans and municipal plans. The regional plan shall include an estimate of the total housing investments needed and specific actions to address housing.
- Removes the ability of rural towns to require changes to bylaws be adopted by Australian ballot. Any town may still choose to use Australian ballot.
- Allows the Department of Housing and Community Development to use up to 20% of municipal planning funds to provide assistance to towns to meet the requirements of the neighborhood development area designation.

Requires the Vermont Association of Planning and Development Agencies (VAPDA) to study various issues related to improving and coordinating effectiveness between municipal, regional, and State planning.

VAPDA is directed to hire Housing Resource Navigators contingent upon an appropriation in FY 24 budget.

Multiple changes to the State development law known as Act 250, including:

- Raises the Act 250 jurisdictional threshold (for a permit) for housing units from 10 units to 25 for downtowns, neighborhood development areas, village centers with zoning and subdivision bylaws, and growth centers. Also, the construction of four units or fewer of housing in an existing structure shall only count as one unit towards the total number of units. This is a temporary provision that sunsets on July 1, 2026.
- Removes the cap on the number of priority housing projects that are exempt from Act 250 for downtowns, neighborhood development areas, and growth centers. This is a temporary provision that sunsets on July 1, 2026.
- To be exempt under the temporary Act 250 exemptions, a person needs to request a jurisdictional opinion, stating they would be exempt by June 30, 2026. Construction of exempt housing projects would need to be substantially completed by June 30, 2029.
- Allows municipalities to apply for master plan permits under Act 250 for their designated downtown or neighborhood development area. With a master plan, future development in the downtown would only need an Act 250 permit amendment, not an individual permit.
- Clarifies that the Act 250 fees apply per application and the cap on fees applies per application, not per project.
- Exempts electric distribution utilities from Act 250 for replacing or moving existing distribution lines. This is a temporary provision that sunsets on