

**AMENDMENTS TO THE TOWN ZONING
REGULATIONS FOR THE REGULATION OF SHORT-
TERM RENTALS AND BED AND BREAKFAST
ESTABLISHMENTS**

TOWN OF WOODSTOCK SELECTBOARD
TOWN OF WOODSTOCK, VERMONT
31 The Green
Woodstock, Vermont 05091

SECTION 110. DEFINITIONS

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~~BED AND BREAKFAST: A residential dwelling, occupied by owner of the business and involving not more than one full time employee, in which a portion of the home is adapted to use as lodging for travelers or transients as an accessory use to the residence. See Section 504.~~
Is a residential 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) total sleeping spaces within the building.

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~~SHORT TERM RENTAL: Rental of a home or apartment for a period of time less than thirty (30) days. See Section 526. Is a furnished house, condominium, other dwelling unit, or sleeping space of a dwelling unit that is rented to the transient, traveling, or vacationing public for a period of fewer than 30 consecutive days and for more than 14 days per calendar year.~~
NOTE: Once the adoption of the "Short-term Rental Ordinance" by the Town of Woodstock Selectboard becomes effective, short-term rentals shall be regulated under that Ordinance and not these regulations.

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SECTION 301. FOREST RESERVE – 28 ACRES

~~D. Uses Requiring a Conditional Use Permit
12. Short Term Rentals §526~~

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SECTION 302. RESIDENTIAL FIVE ACRES – 5 ACRES

~~D. Uses Requiring a Conditional Use Permit
12. Short Term Rentals §526~~

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SECTION 303. RESIDENTIAL THREE ACRES – 3 ACRES

~~C. Uses Requiring an Administrative Permit~~

~~8. Short Term Rentals §526~~

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SECTION 304. RESIDENTIAL ONE ACRE – 1 ACRE

~~C. Uses Requiring an Administrative Permit~~

~~8. Short Term Rentals §526~~

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SECTION 305. RESIDENTIAL LOW DENSITY – 20,000 sq. ft.

~~C. Uses Requiring a Conditional Use Permit~~

~~10. Short Term Rentals §525~~

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SECTION 306. RESIDENTIAL MEDIUM DENSITY – 8,000 sq. ft.

~~C. Uses Requiring a Conditional Use Permit~~

~~10. Short Term Rentals §526~~

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SECTION 307. RESIDENTIAL HIGH DENSITY – 5,000 sq. ft.

~~C. Uses Requiring a Conditional Use Permit~~

~~9. Short Term Rentals §526~~

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SECTION 308. RESIDENTIAL/OFFICE

~~C. Uses Requiring a Conditional Use Permit~~

~~9. Short Term Rentals §526~~

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SECTION 309. HAMLET COMMERCIAL

~~C. Uses Requiring a Conditional Use Permit
9. Short Term Rentals §526~~

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SECTION 310. COMMERCIAL/LIGHT INDUSTRIAL

~~C. Uses Requiring a Conditional Use Permit
9. Short Term Rentals §526~~

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SECTION 311. LIGHT COMMERCIAL/LIGHT INDUSTRIAL

~~C. Uses Requiring a Conditional Use Permit
9. Short Term Rentals §526~~

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SECTION 312. BUSINESS SERVICE/LIGHT INDUSTRIAL

~~C. Uses Requiring a Conditional Use Permit
9. Short Term Rentals §526~~

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SECTION 504. BED AND BREAKFAST ESTABLISHMENTS

~~Bed and Breakfast establishments are limited to three guest rooms, unless located in a commercial zone. Breakfast only may be served. The establishment shall not be used to cater parties or events.~~

Bed and breakfasts must:

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

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SECTION 526. SHORT TERM RENTALS (effective 02/11/2020)

~~The Town recognizes the benefit of Short Term Rentals to homeowners, visitors and the community. However, it is important not to create a nuisance or change the residential character of the area. A permit is not required during foliage season (September 15 – October 21) when the~~

owner or primary tenant is in residence throughout the rental period and provisions “C. – I.” are met.

The following provisions shall apply to ensure that the commercial use of residential property does not adversely affect the neighborhood in which short term rentals are located. In addition, homeowners have the responsibility to comply with the Vermont Department of Taxes re: rooms and meals tax rules and regulations.

- A. ~~Conditional Use Approval is required for rental periods of fewer than thirty (30) days.~~
- B. ~~Short Term Rentals are allowed no more than ten (10) times in a calendar year with a two night minimum stay, excluding foliage season. When the owner is in residence, five (5) additional rentals are allowed for up to a total of 15 rentals per calendar year.~~
- C. ~~In Residential Five Acre and Forestry zones, Short Term Rentals are allowed no more than 15 times in a calendar year with a two night minimum stay. When the owner is in residence, Short Term Rentals are unlimited.~~
- D. ~~All Short Term Rental units shall be inspected and approved by the Fire Chief before the use is allowed.~~
- E. ~~Only one Short Term Rental use is allowed per property.~~
- F. ~~Occupancy shall be restricted to two persons per bedroom, with a six person maximum per household.~~
- G. ~~All associated parking shall be on-site in designated spaces and comply with Section 521 Off-street Parking.~~
- H. ~~Rubbish service shall be provided, and containers shall be maintained out of sight, not viewed from the street.~~
- I. ~~Prohibitions:
 - 1. ~~Weddings, parties, catered events, and similar events.~~
 - 2. ~~Signs and other outside indications the dwelling is used as a short term rental.~~
 - 3. ~~Outdoor activities between 9 PM and 7 AM.~~~~
- J. ~~Notice to renters of house rules pertaining to parking, rubbish, noise, parties etc. shall be visibly displayed in the dwelling.~~
- K. ~~Name, address and telephone number of a manager shall be filed with the application and kept up to date. The manager shall live within 30 minutes of the property and shall be able to respond 24 hours per day 7 days per week.~~
- L. ~~A Section 526 report shall be filed by the permit holder with the Planning & Zoning Office by January 31 of each year. Failure to file the annual report and failure to meet the above standards shall require revocation of permit. After revocation of permit, a property owner shall not be able to reapply for one year. One may appeal a revocation notice to the TDRB via Section 817 Appeals from Decisions of Administrative Officer.~~

A. Once the adoption of the “Short-term Rental Ordinance” by the Town of Woodstock Selectboard becomes effective, the operation of a short-term rental shall not require a zoning permit.

B. In accordance with the Short-term Rental Ordinance, the Administrative Officer is prohibited from issuing any new zoning permits for the use of a property as a short-term rental under these regulations.