

AMENDMENTS TO THE TOWN ZONING REGULATIONS

Adopted: 10/25/2022

Effective: 11/15/2022

SECTION 110. DEFINITIONS

ON-FARM RESTAURANT: is a restaurant located on a farm, which features a daily menu substantially comprised of agricultural products produced on that farm.

A. Under these Regulations, an “On-Farm Restaurant” is not:

- 1. An “Accessory On-Farm Business” as defined by 24 V.S.A. § 4412(11); or
- 2. A retail establishment.

RESTAURANT: Shall have the same meaning as in 32 V.S.A. § 9202(15).

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SECTION 302. RESIDENTIAL FIVE ACRE – 5 ACRES

E. Uses Requiring a Conditional Use and Site Plan Review permit.

- 14. On-Farm Restaurant §536

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SECTION 536. ON-FARM RESTAURANTS

A. Statement of Purpose:

The purpose of this section is to specify provisions that support the responsible expansion of on-farm restaurants into the R5 District. The Town recognizes the important role that agriculture plays in the economic vitality of Woodstock’s future. The Town also understands that such a demand can place an undue burden on the Town’s rural landscapes without proper oversight and regulation.

B. Requirements. Any restaurant located in the R-5 District must comply with the following requirements:

- 1. Before receiving a conditional use permit to operate an on-farm restaurant, an applicant must submit a certificate of farm determination from the Vermont Agency of Agriculture, Food and Markets to the Administrative Officer.
- 2. Hours. Hours of operation shall not exceed 11:30a.m. to 10:00p.m., five (5) days per week.
- 3. Size and Scale.
 - a. The minimum lot area required is ten (10) acres except that the minimum lot area shall be five (5) acres for the adaptive reuse of farm structures existing as of July 1, 2022.
 - b. The footprint of the restaurant building shall not exceed 2,800 square feet.
 - c. The footprint of the outdoor dining area shall not exceed 25% of the total footprint of the restaurant building.

- d. Occupancy shall be limited to the maximum occupancy load, as determined by the Woodstock Fire Chief, or 100 persons, whichever is less.
 - e. The occupancy limit for daily outdoor dining shall not exceed 25% of the amount as determined by § 536(B)(3)(c).
 - f. No customers shall be seated outside after 8pm or inside after 9:30pm.
4. Menu. The daily menu must feature products produced on site, as determined by the TDRB. The applicant shall provide a sample menu to the TDRB that identifies the products either produced or not produced on the farm, at least forty-eight (48) hours before the noticed hearing.
 5. Parking. Shall conform with the requirements of § 522(E), unless otherwise determined by the TDRB.
 6. On-site retail sales are prohibited.
 7. Special Event Standards. Events include product demonstrations, tastings, classes, and celebratory functions, (e.g., weddings).
 - a. All special event parking shall be located at least 500' from the nearest residence.
 - b. Outdoor special events shall be limited to no more than three (3) events per year.
 - c. All outdoor evening events shall cease by 10:00pm on weekends (Friday – Sunday) and 9:00pm on weekdays (Monday – Thursday). No event may start before 8:00am.
 - d. Noise shall not exceed 60 decibels (dB), as measured at the property line.
 - e. There shall be no firework displays.
 - f. Attendance shall be limited to the maximum allowed occupancy load, as determined by Woodstock Fire Chief, or 150 persons, whichever is less.

C. Definitions.

As used in this section:

“Farm” shall have the same meaning as in Section 2.14 of the Vermont R.A.P.

“Farm structure” shall have the same meaning as in Section 2.15 of the Vermont R.A.P.

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SECTION 810. CONDITIONAL USE APPROVAL

Any use or structure, which requires conditional use approval, shall not be granted a zoning permit by the Administrative Officer unless the TDRB determines that the proposed use or structure conforms to the general standards prescribed in these Regulations and does not cause an undue adverse effect on the following:

1. The capacity of existing or planned community facilities;
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 Woodstock Town Plan;

3. Traffic on roads and highways in the vicinity;
4. Bylaws then in effect;
5. Utilization of renewable energy resources.