

TOWN OF WAITSFIELD

ZONING BYLAWS

Adopted May 2, 2005

Originally adopted March 2, 1971

Amendments adopted March 5, 1991

Amendments adopted November 8, 1994

Amendments adopted March 7, 1995

Amendments adopted March 7, 2000

Amendments adopted March 6, 2001

Amended March 5, 2002

Revisions adopted May 20, 2003

Amendments adopted March 2, 2004

Amendments adopted by the Selectboard May 2, 2005

Waitsfield Zoning Bylaw
Adopted by the Selectboard May 2, 2005

Table of Contents

Article I. Authority & Purpose.....	1
Section 1.01 Enactment	1
Section 1.02 Purpose.....	1
Section 1.03 Application & Interpretation.....	1
Section 1.04 Effective Date	2
Section 1.05 Amendments	2
Section 1.06 Severability	2
Article II. Zoning Districts.....	3
Section 2.01 Establishment of Zoning Districts & Maps	3
Section 2.02 Zoning District Boundary Interpretation	3
Section 2.03 Application of District Standards	4
Table 2.01 Village Business District (VB)	6
Table 2.02 Village Residential District (VR)	8
Table 2.03 Irasville Village District (IV)	9
Table 2.04 Commercial Lodging District (CL)	12
Table 2.05 Limited Business District (LB).....	14
Table 2.06 Industrial District (IN)	15
Table 2.07 Agricultural- Residential District (AR)	17
Table 2.08 Forest Reserve District (FR).....	18
Table 2.09 Historic Waitsfield Village Overlay District	20
Table 2.10 Flood Hazard Area Overlay District (FHO)	22
Article III. General Regulations.....	24
Section 3.01 Abandonment of Structures	24
Section 3.02 Access Management	24
Section 3.03 Conversion and Change of Use.....	26
Section 3.04 Equal Treatment of Housing	26
Section 3.05 Existing Small Lots	27
Section 3.06 Height Requirements	27
Section 3.07 Lot & Yard Requirements.....	28
Section 3.08 Nonconforming Structures & Nonconforming Uses	29
Section 3.09 Parking & Loading Standards.....	30
Section 3.10 Scenic Road Standards.....	32
Section 3.11 Sign Requirements	33
Section 3.12 Surface Water Protection Standards	36
Article IV. Specific Use Standards	38
Section 4.01 Accessory Dwellings	38
Section 4.02 Adaptive Reuse of Historic Barns	38
Section 4.03 Child Care Facilities	40
Section 4.04 Commercial Water Extraction	40
Section 4.05 Extraction of Earth Resources	40
Section 4.06 Home Occupations & Home Businesses	41
Section 4.07 Mixed Uses	43
Section 4.08 Mobile Home Parks	43

Section 4.09 Pond Construction	44
Section 4.10 Public Facilities.....	44
Section 4.11 Telecommunications Facilities	45
Section 4.12 Temporary Uses & Structures.....	47
Article V. Development Review.....	48
Section 5.01 Applicability of Development Review Standards.....	48
Section 5.02 Application Requirements	48
Section 5.03 Conditional Use Review	50
Section 5.04 Planned Residential & Planned Unit Development (PRD/PUD) Review ...	59
Article VI. Administration & Enforcement	63
Section 6.01 Zoning Permits	63
Section 6.02 Exemptions	64
Section 6.03 Certificate of Occupancy	66
Section 6.04 Appeals	66
Section 6.05 Variances & Setback Waivers	67
Section 6.06 Violations & Enforcement	68
Section 6.07 Municipal Administrative Requirements.....	69
Article VII. Definitions.....	72
Section 7.01 Terms & Usage	72
Section 7.02 Definitions.....	72
.....	
Appendix A. Narrative Description of Zoning District Boundaries	84

Maps:

- Historic Waitsfield Village Overlay District**
- Town of Waitsfield Zoning Map**
- Waitsfield Village Historic District Sketch Map Legend**
- Waitsfield Village Historic District Sketch map**
- Town of Waitsfield Districts**