

**Table 2.02**  
**Village Residential District (VR)**

A. **Purpose:** The purpose of the Village Residential District is to maintain and enhance the residential and historic character of Waitsfield Village outside of the commercial core, as described in the *Waitsfield Town Plan*, and to allow for additional residential, public, institutional, and very limited commercial uses in a manner that supports the historic settlement pattern of the Village and maintains the Village's ability to function as a livable community.

B. **Permitted Uses:**

1. Accessory Dwelling (800 sq. ft. or less)
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Home Occupation
5. Home Child Care
6. Single-family Dwelling

C. **Conditional Uses:** The following uses are permitted through-out the Residential District after conditional use approval by the Board of Adjustment in accordance with Section 5.03:

1. Accessory Dwelling (greater than 800 sq. ft. )
2. Accessory Structure/Use (to a conditional use)
3. Adaptive Reuse of Historic Barns
4. Bed & Breakfast
5. Child Care Facility
6. Community Center
7. Crisis Shelter
8. Home Business
9. Livestock Exhibition, Training, Boarding & Instruction
10. Mixed Use
11. Multi-family Dwellings
12. Place of Worship
13. Public Facility
14. Recreation Facility/Outdoor
15. School

D. **Conditional Uses - Route 100 Corridor:** In addition to the conditional uses listed in subsection C., the following uses are only permitted within 200 feet from the edge of the Vermont Route 100 right-of-way, after conditional use approval by the Board of Adjustment in accordance with Section 5.03:

1. Artist Studio/Gallery
2. Cultural Facility
3. Medical Center
4. Office (in accordance with subsection F. below)
5. Private Club
6. Retail (in accordance with subsection F. below)

**Table 2.2 (continued)**

**Village Residential District**

**E. Area, Yard, Coverage, Height and other Standards:**

Minimum Lot Size:	½ acre
Maximum Lot Coverage:	50%
Maximum Building Coverage:	25% (no single building footprint may exceed 4,000 square feet)
Maximum Building Height:	3 stories or maximum of 40 feet
Minimum Building Height:	1 ½ stories above grade (excluding accessory structure not greater than 600 square feet)
Minimum Roof Pitch:	A minimum of 6 over 12 is required on all new construction, excluding roofs covering open porches, entry ways and accessory structures less than 500 square feet.
Minimum Setbacks:	
Front yard	20 feet from the street-line
Side yard:	10 feet
Rear yard:	25 feet for principal structures; 10 feet for accessory structures
River or Stream	In accordance with section 3.12.
Minimum Road Frontage:	50 feet

**F. Additional District Standards**

- 1. Restrictions on Retail and Offices.** Retail and office uses are only permitted as conditional uses in a structure located entirely within 200 feet of the Vermont Route 100 right-of-way, and the structure must be a mixed-use building within which not less than 50% of the usable floor space is occupied for residential purposes (e.g., contains one or more dwelling unit). Usable floor space shall include all heated interior space of the building, including basement areas, and shall exclude structures that are accessory to a single family dwelling. The use of accessory structures for retail or office use, such as the conversion of a carriage barn into office or retail space, may be permitted as a conditional use providing not less than 50% of the total usable floor space of all habitable structures on the parcel is occupied for residential purposes.
- 2. Conditional Use Standards:** As provided under Section 5.03.