Table 2.04
Commercial Lodging District (CL)

A. **Purpose**. The purpose of the Commercial Lodging District is to allow for the development of second homes and tourist accommodations in a portion of Waitsfield that offers reasonably good access to ski areas, compatible existing land uses, and building sites that are out of the floodplain and may be screened by existing vegetation and slope. Development of any type in this district will be managed to avoid any adverse impacts to the scenic quality of Route 100.

B. **Permitted Uses**:

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

C. **Conditional Uses**:

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. Cemetery
6. Child Care Facility
7. Commercial Water Extraction
8. Home Business
9. Hotel/Lodge/Inn
10. Recreation Facility/Outdoor
11. Multi-Family Dwelling (in PRD or PUD only)
12. Public Facility
13. Restaurant (only as an accessory to a hotel/lodge/inn)

D. **Dimensional Standards (unless otherwise specified by use type):**

	Hotels/Lodge Inn	**All Other Uses**
Minimum Project Size	20 acres	N/A
Minimum Lot Size	0.25 acres/unit	1 acre
Minimum Road Frontage	450 feet	200 feet
Setbacks		
Front Yard	200 feet from route 100	75 feet from all roads
Side Yard	150 feet	50 feet
Rear Yard	150 feet	25 feet
River or Stream	In accordance with Section 3.12	In accordance with Section 3.12
Maximum Building Height	35 feet	35 feet

E. **Other District Standards:** Within this district, all major subdivisions as defined in Article VII and the *Town of Waitsfield Subdivision Regulations* are subject to planned unit or planned residential development review by the Planning Commission, and associated standards, under Section 5.04. These standards may be applied to other subdivisions at the option of the subdivider.