

**Table 2.01  
Village Business District (VB)**

A. **Purpose:** The purpose of the Village Business District is to promote a mix of uses in the traditional center of Waitsfield Village while preserving the area’s historic character, architectural resources and ability to function as a livable community, as described in the *Waitsfield Town Plan*. A mix of residential, civic, cultural, and commercial uses are allowed, providing such uses are compatible with existing uses.

**B. Permitted Uses:**

1. Accessory Dwelling (800 sq. ft. or less)
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Home Child Care
5. Home Occupation
6. 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. Artists Studio/Gallery
5. Bank (drive-through prohibited)
6. Bar/Tavern
7. Bed & Breakfast
8. Cemetery
9. Child Care Facility
10. Community Center
11. Cultural Facility
12. Home Business
13. Hotel/Inn/Lodge (not to exceed 25 beds or rooms, whichever is greater)
14. Indoor Recreation Facility
15. Mixed Use
16. Multi-family Dwellings
17. Office
18. Parking Facility
19. Public Facility
20. Place of Worship
21. Private Club
22. Restaurant (drive-through prohibited)
23. Retail
24. School

**D. Area, Yard, Coverage, Height and other Regulations:**

- |                            |   |
|----------------------------|---|
| Minimum Lot Size:          | ¼ acre  |
| Maximum Lot Coverage:      | 60%   |
| Maximum Building Coverage: | 40% (no single building footprint may exceed 4,000 sq.ft.)  |
| 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. |

**Table 2.1 (continued)**  
**Village Business District**

D. **Area, Yard, Coverage, Height and other Regulations (continued):**

Minimum Setbacks:

Front yard:	10 feet from the street-line
Side yard:	10 feet
Rear yard:	10 feet for principal structures; 5 feet for accessory structures
River or Stream:	In accordance with section 3.12.
Minimum Road Frontage:	50 feet

E. **Additional District Standards:**

1. **Front Yard Requirement.** The front yard area shall be limited to landscaping, yard area, sidewalks and public spaces.
2. **Conditional Use Standards:** As provided under Section 5.03.