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## Appendix A: Narrative Description of Zoning District Boundaries, 2005

- A. **Village Residential District:** This District shall comprise the area located within the following boundaries, as depicted on the Waitsfield Zoning Map [Note: parcel numbers correspond with the Waitsfield Parcel (Tax) map numbers.]
- a. **West of the Mad River:** The northern boundary shall be the dividing boundary between the Waitsfield Elementary School parcel (parcel map #99051.000) and the Historic Wait House parcel (99052.000), so called, as referenced in the Waitsfield Land Records Book 21, Page 105. Such boundary shall continue in a westerly direction to a point 1,000 feet from the centerline of Vermont Route 100; shall then turn in a southerly direction parallel to Route 100 at a distance of 1,000 feet from the centerline to a point where the boundary intersects with the north fork of Tributary 15, as described in the Town Flood Insurance Rate Map; shall turn east to follow the center of the stream until its confluence with the Mad River excluding Parcel #99117.000 which shall now be in the Irasville Village District; then shall turn north following the center of the River across Bridge Street (TH#1) and shall then follow the boundary line of the 100 year floodplain as described on the Town Flood Insurance Rate Map, to the northern boundary line. Excluded within this district, as described herein, are those parcels included in the Historic Waitsfield Village District described in (B), below.
- b. **East of the Mad River:** The district shall encompass parcels 01007.000, 01008.500, 01011.000, and 01010.000 on the north side of Bridge Street, and parcels 01006.000, 01012.000, 01013.000, and the portion of parcel 01015.000 between Bridge Street and a line running in an easterly direction parallel to the rear boundary of parcel 01012.000 to the Mad River.
- B. **Village Business District:** This District shall comprise the area encompassing the following parcels, as identified in the Waitsfield Grand List: parcels 01003.000, 01002.000, 01001.000, 99072.000, 99068.000, 99068.100, 99069.000, 99070.000, 99071.000, 99101.000, 99104.000, 99105.000, 99108.000, [99108.200, 99108.300, 99108.400], 99110.000, 01004.000, [99108.100,] and 01005.000, and as depicted on the Waitsfield Zoning Map. [Note: Parcel numbers correspond with the Waitsfield Parcel (Tax) Map numbers.]
- C. **Historic Waitsfield Village Overlay District:** Boundaries coincide with the Waitsfield Village Historic District as listed on the National Register of Historic Places and depicted on the sketch map included with the historic district nomination to the National Register of Historic Places dated May 1983.
- D. **Irasville Village District:** This District shall comprise the area located within the following boundaries: The Mill Brook running out of South Fayston and emptying into the Mad River on the south; the Mad River from the point of the Mill Brook, so-called, on the east to a point on the Mad River where it intersects with Tributary 15, as described on the Town Flood Insurance Rate Map and to include parcel #99117.000; Tributary 15 to its north fork, then along its north fork to its intersection with the Waitsfield/Fayston Town line to the point of beginning.
- E. **Agricultural-Residential District:** All lands not within the Village Residential, Village Business, Historic Waitsfield Village Overlay, Irasville Commercial, Forest Reserve, Commercial Lodging, and Industrial Districts as delineated on the Zoning Map.

- F. **Forest Reserve District:** All lands situated at or above an elevation of 1,500 feet above mean sea level (or more) and all lands within the Camel's Hump State Forest; but excluding those lands within the Ski Valley Acres Development, which pre-dated Waitsfield Zoning Regulations, as depicted on a survey map entitled "Ski Valley Acres, Waitsfield, Vermont" as prepared by Webster-Martin, Inc. and dated Dec. 1964, and recorded in the Waitsfield Land Records at Map Slide #76 and also Map Box #1 sleeve #6.
- G. **Commercial Lodging District:** The first portion of the Commercial Lodging District is described as follows: beginning at the intersection of Route 100 and the Waitsfield/Warren Town line to a point southeasterly 3,000 feet along the Town line, then left northeasterly parallel to Route 100 to the intersection of the Rolston Road; then northwesterly along the Rolston Road to a point that is 1,000 feet southeasterly from the intersection of the Rolston Road and Route 100; then northeasterly to a point that is 1,000 feet southeasterly on a compass heading of 132 degrees from the intersection of a point on Route 100, 262 feet south of the intersection of Route 100 and TH 30; then northeasterly on a compass heading 42 degrees for 1,800 feet; then left 90 degrees northwesterly on a compass heading of 312 degrees to the intersection of this heading and the 800 foot contour line; then northerly along the 800 foot contour line to the intersection of the extension of Mill Brook and the 800 foot contour line; then southwest along the extension of Mill Brook to the intersection of Route 100; then southerly along Route 100 to the point of beginning.

Excluded from the preceding portion of the Commercial Lodging District are those parcels of land described as being in the Limited Business District (H, below).

The second portion of the Commercial Lodging District is described as follows: beginning at the point where Mill Brook crosses the Waitsfield/Fayston Town line, and following the Brook southeasterly to its intersection with Route 100, then south-southeasterly along Route 100 to its intersection with the Mad River, thence southerly along the Mad River to its confluence with Tributary #5 (as designated on the Waitsfield Flood Insurance Rate Map), thence westerly on a straight line of 2,000 feet from the point of confluence to the northeastern-most corner of the Camel's Hump State Forest property in Waitsfield, thence along said property boundary to its northern-most intersection with the Waitsfield/Fayston Town line, and thence northerly along said Town line to the point of origin.

- H. **Limited Business Zone:** The Limited Business Zone as described is excluded from the Commercial Lodging District. Beginning at a point on Route 100, 262 feet south of the intersection of Route 100 and TH 30; then on a compass heading of 132 degrees for 1,000 feet; then left 90 degrees northeasterly on a compass heading 42 degrees for 1,800 feet; then left 90 degrees on a compass heading of 312 degrees to the intersection of this heading and Route 100; then southerly along Route 100 to the point of beginning.
- I. **Industrial District:** The Industrial District is described as follows: beginning at a point on Airport Road 275 feet northwesterly from its intersection with Route 100; then northeasterly to a point on the North Fayston Road located 960 feet westerly from its intersection with Route 100; then northwesterly along North Fayston Road to the property line of parcel 02007.000; then southwest along the side property line of parcel 02007.000; then northwesterly along the rear property lines of parcels 02007.000, 02009.000, 02011.000, 02013.000, 02015.000 and 02017.000 to the Fayston Town line (and meant to exclude that portion of parcel 06001.000 laying between parcels 02015.000, 02017.000, and North Fayston Road); then southwest along the Waitsfield/Fayston Town line to the property line of parcel 06005.000; then southeasterly along the rear property line of parcel 06005.000; then southwest along the side

property line of parcel 06005.000 to the intersection with Airport Road; then southeasterly along Airport Road to property line of parcel 06003.000; then northeasterly along the side property line of parcel 06003.000 then southeasterly along the rear property lines of parcels 06003.000 and 06002.000; then southwesterly along the side property line of parcel 06002.000 to the intersection with Airport Road; then southeasterly along Airport Road to the point of beginning. [Note: Parcel numbers correspond with the Waitsfield Parcel (Tax) Map numbers.]