

**Table 2.03**  
**Irasville Village District (IV)**

**A. Purpose.** The purpose of the Irasville Village District is to function as the town’s growth center as defined in the Waitsfield Town Plan, to enable coordinated expansion of residential development, shopping facilities, and other commercial uses that minimize traffic impacts, and which concentrate development into a more compact village setting.

**B. Permitted Uses:**

1. Accessory Dwelling no larger than 800 sq. ft. or 30% of the gross floor area of the principal dwelling, whichever is greater
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 larger than 800 sq. ft. or 30% of the gross floor area of the principal dwelling, whichever is greater
2. Accessory Structure/Use (to a conditional use)
3. Adaptive Reuse of Historic Barns
4. Artist Studio/Gallery
5. Automobile Repair
6. Automobile Sales
7. Bank
8. Bar/Tavern
9. Bed & Breakfast
10. Building Supply Store
11. Car Wash
12. Cemetery
13. Child Care Facility
14. Commercial Water Extraction
15. Community Center
16. Crisis Shelter
17. Cultural Facility
18. Gas Station
19. Home Business
20. Hotel/Lodge/Inn (7,500 sq. ft. max. building footprint)
21. Light Industry (7,500 sq. ft. max. building footprint)
22. Medical Center
23. Mixed Use (7,500 sq. ft. max. building footprint)
24. Multi-Family Dwelling (7,500 sq. ft. max. building footprint)
25. Office (7,500 sq. ft. max. building footprint)
26. Parking Facility
27. Personal Service
28. Place of Worship
29. Post Office
30. Private Club
31. Public Facility
32. Recreation Facility/Indoor
33. Recreation Facility/Outdoor
34. Restaurant/Bar (max. 60 seats; no drive-through)
35. Retail
32. School
33. Special Events
34. Telecommunications Facility
35. Warehouse/Storage

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**Table 2.03 (continued)**  
**Irasville Village District**

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

Minimum Lot Size:	1 acre
Minimum Road Frontage	100 feet
Minimum Setbacks:	
Front Yard/other roads	40 feet from road centerline
Side Yard	15 feet
Rear Yard	25 feet; 10 feet for accessory structures
River or Stream	In accordance with section 3.12.
Maximum Building Coverage	40%
Maximum Building Height	35 feet
Minimum Building Height	2 stories above grade (excluding accessory structure not greater than 600 square feet)
Maximum Lot Coverage:	50%