

**Table 2.05
Limited Business District (LB)**

A. **Purpose.** The purpose of the Limited Business District, which is characterized by a distinct land use pattern as defined in the Waitsfield Town Plan, is to enable the continued operation and limited expansion of existing businesses, and to allow for the establishment of a limited number and type of new small businesses as set forth below.

B. **Permitted Uses:**

1. Accessory Structure/Use (to a permitted use or pre-existing dwelling)
2. Agriculture
3. Forestry
4. Home Child Care (pre-existing dwelling)
5. Home Occupation (pre-existing dwelling)

C. **Conditional Uses:**

1. Accessory Dwelling
2. Accessory Structure/Use (to a conditional use)
3. Commercial Water Extraction
4. Home Business
5. Kennel
6. Light Industry (7,500 sq.ft. max. building footprint)
- 7. Mixed Use**
8. Multi-family Dwelling
9. Office (7,500 sq.ft. max. building footprint)
10. Public Facility
11. Recreation Facility/Outdoor
12. Single-family Dwelling
13. Telecommunications Facility
14. Transfer Station
15. Warehouse (indoor only; not greater than 10,000 square feet per acre)

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

Minimum Lot Size:	1 acre
Minimum Road Frontage	100 feet
Minimum Setbacks:	
District boundary	125 feet
Front Yard (from Route 100)	150 feet from road centerline
Front Yard (other roads)	50 feet from road centerline
Side Yard	25 feet
Rear Yard	25 feet
River or Stream	In accordance with section 3.12.
Maximum Building Coverage	25%
Maximum Building Height	35 feet

E. **Other District Standards:**

1. All uses within this District are subject to the performance standards set forth in Section 5.03.
2. All non-residential conditional uses shall be served by access to Route 100 by way of a driveway or road located entirely within the Limited Business District.