

**Waitsfield Planning Commission Report:  
Proposed Limited Business District Bylaw Amendment  
January 2010**

This report is presented for public review in accordance with 24 V.S.A. §4441(c).

**Description & purpose of the proposed bylaw amendment:**

The proposed amendment to add the category of “Mixed Use” to the Limited Business District (Table 2.05) under the Town of Waitsfield Zoning Bylaw is attached. This amendment may affect property owners and residents within the existing Limited Business (LB) District as shown on the Official Waitsfield Zoning Map.

The proposed amendment adds the category of “Mixed Use” to the list of conditional uses allowed within this district, subject to:

- conditional use review and approval by the Development Review Board under Section 5.03, and
- specific requirements for mixed uses under Section 4.07.

The addition of this category of use to the Limited Business District is intended to allow for more than one principal use as listed in Table 2.05 – including a mix of commercial and/or residential use – within a single building or on a single lot within the district. It is not intended to alter the type or density of development currently allowed within the district.

The Waitsfield Planning Commission has determined that the proposed amendment:

1. ***Conforms with or further the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing.*** The Limited Business District, as described in the 2005 Waitsfield Town Plan, has grown over the years to include a mix of uses that include light industry, offices, a few residences and public facilities (p.135), as also reflected in the list of allowed uses within this district. While the stated purpose of this district is to accommodate centrally-located non-retail commercial, light industry and public facilities to serve the valley (p. 137), single and multi-family dwellings are also allowed as conditional uses. Authorizing a mix of allowed uses (e.g., offices and residences) within a single building is intended to provide additional options for the use of properties in the district without changing its character as defined in the plan and zoning bylaw. It is also intended to provide additional housing opportunities that could support limited affordable housing development.
2. ***Is compatible with future land uses and densities of the municipal plan.*** The proposed bylaw amendment will not alter the type or density of development planned for and allowed within this district, and is therefore generally compatible with municipal plan recommendations.
3. ***Carry out, as applicable, any specific proposals for any planned community facilities.*** The proposed amendment will have no affect on existing or planned community facilities and utilities serving this district. Mixed uses also will be subject to conditional use review and associated development criteria under Sections 4.07 and 5.03. Any undue adverse impacts to community facilities or services can be addressed as part of the review process.

Proposed bylaw amendments were approved by the Planning Commission for public hearing on January 19, 2010. The public hearing on the proposed amendments, to be warned in accordance with 24 V.S.A. §§ 4441, 4444, will be held on February 16, 2010, 7:15 pm, at the Waitsfield Town Office.

Steve Shea, Chair  
Waitsfield Planning Commission