

**TOWN OF WAITSFIELD PLANNING COMMISSION**  
**NOTICE OF PUBLIC HEARING TO CONSIDER**  
**PROPOSED REVISIONS TO THE WAITSFIELD ZONING BYLAW**

**In accordance with state statute [24 V.S.A. Chapter 117 §4441], the Waitsfield Planning Commission will hold a public hearing on Tuesday, December 2, at 7:00 p.m. at the Waitsfield Town Offices to receive comments on proposed amendments to the Waitsfield Zoning Bylaw.**

The Planning Commission proposes the following itemized revisions:

1. Add “Personal Service” to the list of conditional uses allowed in the Village Business District (Table 2.01);
2. Establish new standard that 25% of the gross floor area of any building constructed after January 1<sup>st</sup> 2009 within the Village Business District be occupied by residential uses (Table 2.1);
3. Delete “Livestock Exhibition, Training, Boarding & Instruction” as a defined land use as this falls within the statutory definition of Agriculture (Tables 2.02, 2.07);
4. Revise all front setback distances to be measured from the road centerline for consistency (Article 2);
5. Clarify provisions under Section 3.07 related to the number of principal uses allowed on a single parcel, and revise to allow two principal uses on a single parcel in the Agricultural-Residential District, in accordance with specified criteria;
6. Clarify, under Section 3.08, that a nonconforming structure may be restored or replaced after damage or destruction, provided the reconstruction is commenced within 12 months of the initial damage;
7. Clarify that parking requirements for warehouses and other non-public uses apply to the total number of employees on the largest shift under Table 3.1;
8. Add Section 3.11(F)(3) permitting display of temporary signs in accordance with specified criteria;
9. Revise Section 4.06 to allow home businesses, not home occupations, in accessory structures;
10. Revise Section 6.05 to authorize the Development Review Board to waive certain setback standards in accordance with specified criteria that is different from variance criteria;
11. Revise Section 4.12 to add a provision allowing special events as an accessory to other uses, in accordance with specific criteria;
12. Revise conditional use criteria (Section 50.3(D)(1)) to require that proposed uses not result in undue adverse impacts to significant natural features, rather than only to natural features located on the site, as it presently reads;
13. Revise maximum decibel levels in Table 5.01 to correspond with current and more common unit of measurement (no significant change to actual levels);
14. Revise zoning permit exemptions under Section 6.02 to include tree houses less than 100 square feet, and placement or relocation of public utilities and infrastructure within existing or approved right-of-way or easement areas, and to

- exclude from exemption excavation and grading involving up to 100 yards of fill outside of the floodplain;
15. Revise Section 3.07(E) for interior lots with substandard frontages to require yard setbacks equal to side yard setback instead of front yard setback;
  16. Revise Section 6.05 to authorize the Development Review Board to waive certain setback standards in accordance with specified criteria that is different from variance criteria;
  17. Revise consistently throughout Bylaw transition from Board of Adjustment to Development Review Board, including Municipal Administrative Requirements described in Section 6.07; and
  18. Revise definitions of Agriculture, Building Height, Driveway, Home Business, Home Occupation, Lot Coverage, Nonconforming Structure, Indoor and Outdoor Recreation, Light Industry, Private Road, Setback and Story. Add definitions for Cottage Industry, Energy Generation Facility, Principal Building, Principal Use, and Special Event. Delete definition of Livestock Exhibition, Boarding, Training Facility, as this falls within the statutory definition of Agriculture.

All of the proposed amendments and regulations are consistent with the Act, including the goals set forth in §4302, and are in conformance with, and are intended to implement, the Waitsfield Town Plan.

Copies of the full text of the proposed amendments to the zoning bylaws and a report prepared in accordance with §4441 of the Act are available at the Waitsfield Town Offices during regular business hours. All interested persons are requested to attend and provide comments during the public hearing. Written comments may also be submitted to the Waitsfield Planning Commission, 9 Bridge Street, Waitsfield, VT 05673.