

Act 47 mandated changes to Charlotte LURs: clean draft, final: 5.30.24

1. Duplexes now allowed on any parcel where year-round single-unit housing is an allowed or permitted use:

Table 2.1 – West Charlotte Village District (WCV)

(E) Dimensional Standards (unless otherwise specified by use)

Minimum Lot Area:		Minimum Setback/Side:	25 feet
Residential:	5 acres	Minimum Setback/Rear:	25 feet
Non-Residential:	1 acre	Maximum Height (section 3.5):	35 feet
Minimum Density:		Maximum Building Coverage:	20%
Residential:	5 acres/ use	Maximum Lot Coverage:	30%
Non-Residential:	1 acre/use		
Minimum Frontage:	150 feet (along ROW)	PRDs:	Required [see (F)(2)]
Minimum Setback/Front:	25 feet (from ROW)	PUDs:	Required [see (F)(2)]

Table 2.2 – East Charlotte Village District (ECV)

(E) Dimensional Standards (unless otherwise specified by use)

Minimum Lot Area:		Minimum Setback/Side:	25 feet
Residential:	5 acres	Minimum Setback/Rear:	25 feet
Non-Residential:	1 acre	Maximum Height (section 3.5):	35 feet
Minimum Density:		Maximum Building Coverage:	20%
Residential:	5 acres/ use	Maximum Lot Coverage:	30%
Non-Residential:	1 acre/use		
Minimum Frontage:	150 feet (along ROW)	PRDs:	Required [see (F)(2)]
Minimum Setback/Front:	25 feet (from ROW)	PUDs:	Required [see (F)(2)]

Table 2.3 – Village Commercial District (VCM)

(E) Dimensional Standards (unless otherwise specified by use)

Minimum Lot Area:		Minimum Setback/Side:	15 feet
Residential:	5 acres	Minimum Setback/Rear:	15 feet
Non-Residential:	1 acre	Maximum Height (section 3.5):	35 feet
Minimum Density:		Maximum Building Coverage:	lesser of 25% or 10,000 sq. ft.
Residential:	5 acres/ use	Maximum Lot Coverage:	40%
Non-Residential:	No minimum density is required; such uses will be evaluated by coverage and other applicable requirements.		
Minimum Frontage:	75 feet (along ROW) except:		
Route 7:	100 feet (along ROW)		
Minimum Setback/Front:	15 feet (from ROW) except:		
Route 7, west side	100 feet (from ROW)	PRDs:	Required [see (F)(3)]
Route 7, east side	30 feet (from ROW)	PUDs:	Required [see (F)(3)]

Table 2.4 – Commercial/Light Industrial District (C/LI)

(E) Dimensional Standards (unless otherwise specified by use)

Minimum Lot Area:		Minimum Setback/Side:	50 feet
Residential:	5 acres	Minimum Setback/Rear:	50 feet
Non-Residential:	1 acre	Maximum Height (section 3.5):	35 feet
Minimum Density:		Maximum Building Coverage:	25%
Residential:	5 acres/ use	Maximum Lot Coverage:	40%
Non-Residential: No minimum density is required; such uses will be evaluated by coverage and other applicable requirements.			
Minimum Frontage:	200 feet (along ROW)	PRDs:	Required [see (F)(3)]
Minimum Setback/Front:	25 feet (from ROW)	PUDs:	Required [see (F)(3)]

Table 2.5 – Rural District (RUR)

(E) Dimensional Standards (unless otherwise specified by use)

Minimum Lot Area:	5 acres	Minimum Setback/Side:	50 feet
Minimum Density:		Minimum Setback/Rear:	50 feet
Residential:	5 acres/ use	Maximum Height (section 3.5):	35 feet
Non-Residential:	5 acres/use	Maximum Building Coverage:	20%
Minimum Frontage:	300 feet	Maximum Lot Coverage:	30%
Minimum Setback/Front:	50 feet (from ROW)	PRDs:	May be Required [see (F)(3)]
Route 7	100 feet (from ROW)	PUDs:	Not Allowed

Table 2.6 – Shoreland District (SHR)

[Add “Dwelling/Two Family” to list of (C) Permitted Uses] and:]

(E) Dimensional Standards (unless otherwise specified by use)

Minimum Lot Area:	5 acres	Minimum Setback/Front:	50 feet (from ROW)
Minimum Density:	5 acres/ use	Minimum Setback/Side:	50 feet
Minimum Frontage/Road:	300 feet (along ROW)	Minimum Setback/Rear:	50 feet
Minimum Frontage/Shore:	300 feet (MHW*)	Maximum Building Coverage:	5%
Maximum Height (section 3.5):	Lesser of 30 ft. or 2 stories	Maximum Lot Coverage:	10%
Minimum Setback/Lakeshore:		PRDs:	May be Required [see (F)(10)]
Structures:	150 feet (MHW*)	PUDs:	Allowed [see (F)(10)]
Septic Systems:	50 feet (MHW*)	* MHW = Mean High Water level	

Section 3.6 Lot, Yard & Setback Requirements

(A) Principle & Accessory Structures. Only one (1) principal use shall be located on a single lot, unless otherwise allowed as an agricultural use under Section 4.2(B), an Accessory On-Farm Business (AOFB) under Section 4.19, or an adaptive reuse under Section 4.3, a mixed use under Section 4.12, or with the approval of the Development Review Board, as part of a Planned Residential Development (PRD) or Planned Unit Development (PUD) under Chapter VIII.

(B) Dimensional Standards *[unchanged]*

~~**(C) Development Review**~~ *[deleted; redundant to existing language in Sec. 5.4 and 5.5.]*

II. Clean up 'Public Facilities' language in District Standards:

(F) District Standards in Tables 2.1 through 2.7: *[language differs somewhat, but generally:]*

... [keep specified allowed uses; otherwise state:] Solid and hazardous waste facilities, state garages, and regional institutional uses (e.g., hospitals, correctional or other confined treatment facilities) are specifically excluded from this district. [See Table 4.2 for specific uses allowed by district.](#)

III. Affordable Housing provisions – height bonus

Section 4.4 Affordable Housing –

sub (D) Lot Size & Density Requirements, sub 1) Existing Lots & Subdivisions (including PRD's & PUDs):

[... \(e\) Affordable housing projects proposed for districts that allow year-round housing that are served by public wastewater and public water supply may include an additional floor above the district height limit.](#)

sub. (E) Design Requirements:

(2) The Development Review Board may require landscaping, screening or building design modifications to mitigate the physical and visual impacts of higher density development on adjoining properties, and to maintain the historic appearance and integrity of historic structures.

IV. Public Facility Use Types allowed:

Sec. 4.15 – Public Facility:

TABLE 4.2 PUBLIC FACILITIES

Facility	Zoning District(s)
Public utility power generating plants and transmission lines.	All Districts [see Subsection (B)]
Emergency Shelters [per 24 V.S.A. §4303]	(All Districts [see Subsection (B)])
State or community owned and operated institutions and facilities [see Public Facility].	See District Tables 2.1-2.10 for district-specific limitations
Public and private schools and other educational institutions certified by the Vermont Department of Education [see School]	East/West Charlotte Village, Village Commercial, Commercial/Light Industrial, & Rural Districts
Places of Worship [such as churches, synagogues, mosques, and parish houses] [see Place of Worship]	East/West Charlotte Village, Village Commercial & Rural Districts
Public and private Health Clinic, Health Care Facility [see Health Clinic, Health Care Facility]	Health Clinic: East/West Charlotte Village, Village Commercial Districts Health Care Facility: Village Commercial District & Commercial/Industrial District

Regional solid waste management facilities certified by the State (10 V.S.A., Chapter 159). [see Transfer Station/Recycling Center, Waste Management Facility]	Transfer Station/ Recycling Center: Village Commercial, Commercial/ Light Industrial & Rural Districts. Waste Management Facility: Commercial/Light Industrial District
Hazardous waste management facilities for which a notice of intent to construct has been received under state law [10 V.S.A., §6606a] [see Waste Management Facility]	Commercial/ Light Industrial District

VI: Appeal Rights to ZA ~~and DRB~~ decisions:

Section 9.6 Appeals

(A) Zoning Administrator Decisions. In accordance with the Act [§4465], an interested person may appeal a decision or act of the Zoning Administrator within 15 days of the date of the decision or act by filing a notice of appeal with the Chair of the Development Review Board, and by filing a copy of the notice with the Zoning Administrator. The property owner or any combination of ~~(10)~~ 20* or more residents, voters, or real property owners who have signed and submitted a valid petition are eligible to file appeals. Per 24 VSA 4465(b)(4), an appeal shall not be based upon the character of the area affected if the project has a residential component that includes affordable housing.

(B) Development Review Board Decisions. *[OK as is; unchanged]*

Section 9.9 Municipal Administrative Requirements:

(E)(4) Appeals and Reconsideration. *[OK as is; unchanged]*

VII: Revised Definitions:

- **Dwelling/Two Family** (also known as a Duplex) a residential building containing two connected principal dwelling units with a shared wall or floor/ceiling, where neither is an Accessory Dwelling Unit.
- **Dwelling/Multi-Family:** Three (3) or more dwelling units within same building.

* (If H. 687 becomes law)