

Table 2.3 – West Village Commercial District (WVCM)

(A) **Purpose.** The purposes of the West Village Commercial District, ~~located within the town's two village areas,~~ are: (1) to offer retail and personal services primarily for residents of Charlotte, (2) to provide for office space, (3) to provide for civic uses including public and quasi-public facilities and services, (4) to allow for mixed residential and commercial development; and (5) to promote a density, scale and pattern of commercial development that is compatible with the character and pattern of development in Charlotte's villages as expressed in the *Charlotte Town Plan*.

(B) Allowed By Right (No Permit Needed)

- 1. Agriculture [see Section 9.2]
- 2. Forestry [see Section 9.2]
- 3. Home Child Care serving 1-6 children [see Section 4.7]
- 4. Home Occupation I [see Section 4.11]
- 5. Outdoor Market (Max: 10 vendors)

(C) Permitted Uses

- 1. Accessory Structure/Use (to a permitted use)
- 2. Affordable Housing [see Section 4.4]
- 3. Bed & Breakfast
- 4. Commercial Farm Stand
- 5. Community Center
- ~~6. Cultural Facility (Max: 5,000 sq. ft.)~~
- ~~7. Day Care Facility [see Section 4.7]~~
- ~~68. Dwelling/Accessory [see Section 4.2]~~
- ~~79. Dwelling Elderly (w/in a PRD or PUD Max: 4 units)~~
- ~~811. Dwelling/Multi-family (w/in a PRD or PUD Max: 4 units)~~
- 911. Dwelling/Single Family
- 1012. Dwelling/Two Family
- ~~13. Financial Institution (Max: 5,000 sq. ft., no drive-through)~~
- ~~14. Funeral Home~~
- 1415. Health Clinic (Max: 3,500-5,000 sq. ft.)*
- ~~1216. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7~~
- 1317. Home Occupation II [see Section 4.11]
- ~~18. Inn~~
- 1419. Municipal Facility [See Section 4.15]
- ~~20. Parking Facility~~
- ~~4521. Office (Max: 3,500-5,000 sq. ft.)*~~
- 1422. Outdoor Market (Max: 15 vendors)
- 1723. Personal Service (Max: 3,500-5,000 sq. ft.)*
- ~~24. Place of Worship [see Section 4.15]~~
- 1825. Post Office [see Section 4.15]
- 1926. Private Club
- ~~27. Retail Store (Max: 5,000 sq. ft.)*~~
- 28. School [see Section 4.15]
- 29. Snack Bar
- ~~30. Veterinary Clinic (Max: 5,000 sq. ft.)*~~

(D) Conditional Uses

- 1. Accessory Structure/Use (to a conditional use)
- 2. Adaptive Reuse [see Section 4.3]
- ~~43. Community Care Facility~~
- ~~54. Cultural Facility (Max: 10,000 sq. ft.)*~~
- ~~6. Day Care Facility [see Section 4.7]~~
- ~~75. Dwelling Elderly (Max: 40-20 units)~~
- ~~86. Dwelling/Multi-family (Max: 4-5 or more units)~~
- ~~107. Health Care Facility (Max: 10,000 sq. ft.)*~~
- ~~148. Home Occupation III [see Section 4.11]~~
- 9. Office (Max: 10,000 sq. ft.)*
- 1410. Outdoor Market (more than 15 Vendors)
- 1611. Recreation/Indoor
- 1712. Recreation/Outdoor
- 1813. Restaurant (no fast food or drive-through)
- 14. Retail Store (Max: 10,000 sq. ft.)*
- 15. School [see Section 4.15]
- 2115. Transit Facility (Max: 10,000 sq. ft.)*
- 2216. Veterinary Clinic (Max: 10,000 sq. ft.)*

~~West Charlotte Village – East of Route 7 Only:~~

- ~~23. Agricultural Equipment Sales & Service [see (F)(1)]~~
- ~~24. Boat Sales & Service [see (F)(1)]~~
- ~~25. Contractor's Yard [see Section 4.6]~~
- ~~26. Gasoline Station [see Section 4.9]~~
- ~~27. Mobile Home Sales [see (F)(1)]~~
- ~~28. Motor Vehicle Sales & Service [see (F)(1); Section 4.14]~~
- ~~29. Parking Facility~~

~~East Charlotte Village:~~

- ~~31. Contractor's Yard [see Section 4.6]~~
- ~~32. Gasoline Station [see Section 4.9]~~

~~West Charlotte Village – West of Route 7 Only:~~

- ~~30. Retail Store (Max: 10,000 sq. ft.)*~~

*Note: Square footage limitations in this district apply to the total floor area.

Commented [DS8]: Modified these to be consistent with 24 V.S.A. 4414(3)(D), which prohibits denying a multi-unit dwelling up to 4 units based on character of the area.

Commented [DS9]: This could be perceived as spot zoning, since only a few properties are involved. Assuming that traffic / access is the concern here, a better way to handle this would be a district standard with specific criteria which would encourage these uses to locate east of Route 7.

Another consideration is whether the properties east of Route 7 truly belong in the VCM district or if they should be merged with Rural.

Commented [DS10]: These uses were removed because:
 1) It streamlines this table and avoids spot zoning
 2) They were previously only allowed on parcels where they were infeasible, indicating the Town didn't really want them to happen here.
 3) They would consume a large amount of limited Village land area with relatively low-value uses inconsistent with the goals of the district.
 4) They are also allowed in other nearby districts.

Commented [DS11]: Moved to permitted use and removed the "East of Route 7" restriction for a few reasons:
 1) The East of Route 7 provision only restricts 5 parcels, which could be considered spot zoning. Those parcels have limited development potential anyway.
 2) The new Town Garage is now located east of Route 7.
 3) The Town Plan and recent Villages planning process indicated a desire for shared parking in the WVCM area to support walkability and public transit. Denying the use in Conditional Use Review would be inconsistent with these plans.
 4) Any non-public off-site public parking facility would need to be located with good pedestrian connectivity per Section 3.11(C)(3), and therefore is likely to be west of Route 7 anyway.

Commented [DS12]: Consider whether the Village Commercial should be separated into two districts: West Charlotte VCM & East Charlotte VCM.