

LAND USE REGULATIONS
for the
TOWN OF CHARLOTTE
VERMONT

Amended November 7, 2023

Commented [DS1]: Update here and in footer

Table 2.1 – West Charlotte Village District (WCV)

(A) **Purpose.** The purposes of the West Charlotte Village District are (1) to allow for residential and neighborhood uses that reinforce the function of West Charlotte Village as the town center, and (2) to ensure that new development is consistent with the district’s village character and pattern of development 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. Community Center
5. Dwelling/Accessory [see Section 4.2]
6. Dwelling/Single Family
7. Dwelling/Two Family
8. Dwelling/Multi-family (~~w/in a PRD or PUD~~Max: 4 units)
9. Dwelling Elderly (~~w/in a PRD or PUD~~Max: 4 units)
10. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
11. Home Occupation II [see Section 4.11]
12. Outdoor Market (Max: 15 vendors)

(D) Conditional Uses

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
- ~~3. Affordable Housing [see Section 4.4]~~
- ~~43. Community Care Facility~~
- ~~64. Cultural Facility~~
- ~~65. Day Care Facility [see Section 4.7]~~
- ~~76. Dwelling Elderly (not w/in a PRD or PUD; Max: 10 units-10 units)~~
- ~~87. Dwelling/Multi-family (not w/in a PRD or PUD; Max: 4 units-10 units)~~
- ~~8. Emergency Shelter~~
9. Funeral Home
10. Health Clinic (Max: ~~3,500-5,000~~ sq. ft.*)
11. Home Occupation III [see Section 4.11]
12. Inn
13. Municipal Facility [See Section 4.15]
14. Office (Max: ~~3,500-5,000~~ sq. ft.*)
15. Outdoor Market (more than 15 Vendors)
16. Personal Service (Max: ~~3,500-5,000~~ sq. ft.*)
17. Place of Worship [see Section 4.15]
18. Private Club
19. Recreation/Outdoor
20. Restaurant (no fast food or drive through)
21. Retail Store (Max: ~~2,000-5,000~~ sq. ft.*)
22. School [see Section 4.15]
23. Snack Bar
24. Veterinary Clinic

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

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

Minimum Lot Area:	1 acre	Minimum Setback/Side:	25 feet
Residential:	5 acres/dwelling unit	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/dwelling unit	Maximum Lot Coverage:	30%
Non-Residential:	1 acre/principal use		
Minimum Frontage:	150 feet (along ROW)	PRDs:	Required [see (F)(2)]
Minimum Setback/Front:	25 feet (from ROW)	PUDs:	Required [see (F)(2)]

Commented [DS2]: In WCV, this change would make all but 9 out of 52 existing parcels conforming (5 lots are just under 1 acre). Only 3 parcels on the southwest part of Greenbush Road would be limited to a building footprint less than 5,000 sq ft due small lot area.

(F) District Standards

(1) Public facilities allowed within this district are limited to those publicly owned and/or regulated institutions and facilities (other than municipal facilities) and regulated utilities which are open and accessible to the general public (e.g., offices), or which otherwise serve residents of the district and town. 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.

~~(2) Planned-unit or planned-residential developments review is required for all subdivisions within this district in accordance with Section 8.2.~~

Table 2.2 – East Charlotte Village District (ECV)

(A) **Purpose.** The purposes of the East Charlotte Village District are (1) to allow for residential, limited civic and neighborhood uses that reinforce East Charlotte Village as a principally residential hamlet, and (2) to ensure that new development is consistent with the district’s village character and pattern of development 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 Sec.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
Cemetery
4. Community Center
5. Dwelling/Accessory [see Section 4.2]
6. Dwelling Elderly (~~w/in a PRD or PUD~~Max: 4 units)
7. Dwelling/Multi-family (~~w/in a PRD or PUD~~Max: 4 units)
8. Dwelling/Single Family
9. Dwelling/Two Family
10. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
11. Home Occupation II [see Section 4.11]
12. Outdoor Market (Max: 15 vendors)

(D) Conditional Uses

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
- ~~3. Affordable Housing [see Section 4.4]~~
- ~~4.3. Community Care Facility~~
- ~~5.4. Cultural Facility~~
- ~~6.5. Day Care Facility [see Section 4.7]~~
- ~~7.6. Dwelling/Elderly (not w/in a PRD or PUD; Max: 10 units 5-10 units)~~
- ~~8.7. Dwelling/Multi-family (not w/in a PRD or PUD; Max: 4 units 5-10 units)~~
- ~~8. Emergency Shelter~~
9. Funeral Home
10. Health Clinic (Max: ~~2,000~~5,000 sq. ft.)*
11. Home Occupation III [see Section 4.11]
12. Inn
13. Mobile Home Park [see Section 4.13]
14. Municipal Facility [See Section 4.15]
15. Office (Max: ~~2,000~~5,000 sq. ft.)*
16. Outdoor Market (more than 15 Vendors)
17. Personal Service (Max: ~~2,000~~5,000 sq. ft.)*
18. Place of Worship [see Section 4.15]
19. Private Club
20. Retail Store (Max: ~~2,000~~5,000 sq. ft.)*
21. Recreation/Outdoor
22. Restaurant (no fast food or drive-through)
23. Snack Bar
24. Veterinary Clinic

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

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

Minimum Lot Area:	1 acre	Minimum Setback/Side:	25 feet
Residential:	5 acres/dwelling unit	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/dwelling unit	Maximum Lot Coverage:	30%
Non-Residential:	1 acre/principal use		
Minimum Frontage:	150 feet (along ROW)	PRDs:	Required [see (F)(2)]
Minimum Setback/Front:	25 feet (from ROW)	PUDs:	Required [see (F)(2)]

Commented [D53]: In ECV, this change would make all but 4 out of 39 existing parcels conforming (one of which appears to be just under 1 acre). Only the Grange lot would be limited to a building footprint less than 5,000 sq ft due to its small lot area.

(F) District Standards

(1) Public facilities allowed within this district are limited to those publicly owned and/or regulated institutions and facilities (other than municipal facilities) and regulated utilities which are open and accessible to the general public (e.g., offices), or which otherwise serve residents of the district and town. 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.

~~(2) Planned unit or planned residential developments review is required for all subdivisions within this district in-~~

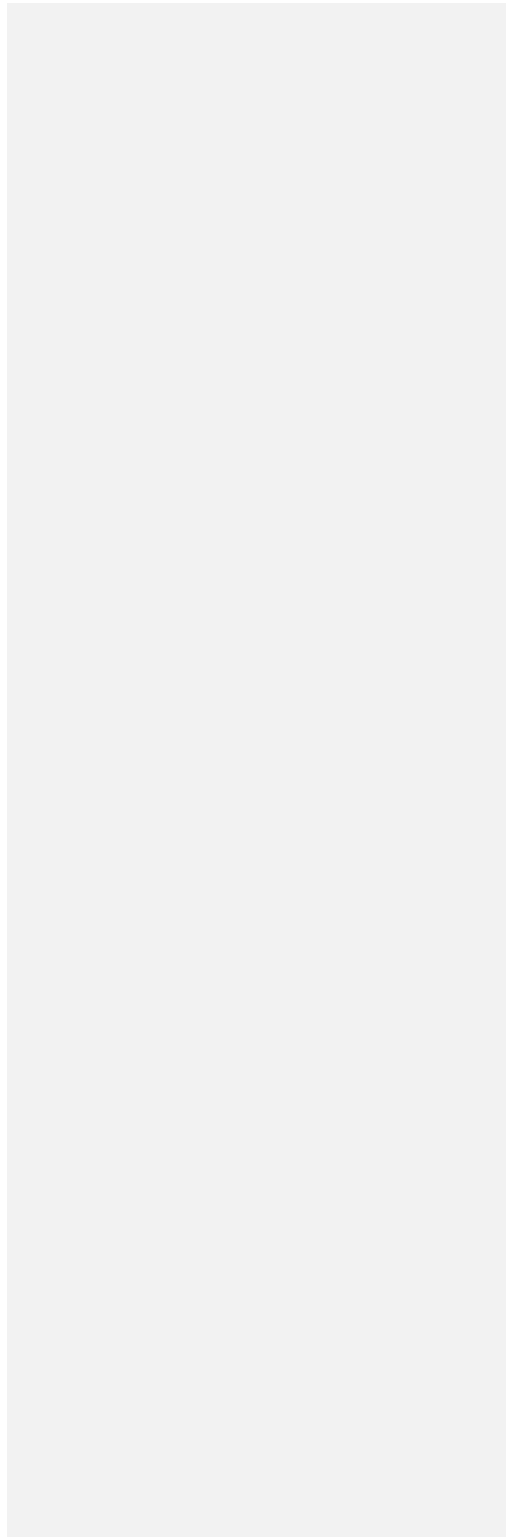


Table 2.3 – Village Commercial District (VCM)

(A) **Purpose.** The purposes of the 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.)
- 67. Dwelling/Accessory [see Section 4.2]
- 78. Dwelling Elderly (~~w/in a PRD or PUD~~Max: 10 units)
- 89. Dwelling/Multi-family (~~w/in a PRD or PUD~~Max: 10 units)
- 910. Dwelling/Single Family
- 4011. Dwelling/Two Family
- 12. Financial Institution (Max: 5,000 sq. ft., no drive-through)
- 13. Funeral Home
- 4414. Health Clinic (Max: ~~3,500~~5,000 sq. ft.)*
- 4215. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
- 4316. Home Occupation II [see Section 4.11]
- 17. Inn
- 4418. Municipal Facility [See Section 4.15]
- 4519. Office (Max: ~~3,500~~5,000 sq. ft.)*
- 4620. Outdoor Market (Max: ~~15~~ ≥ 10 vendors)
- 4721. Personal Service (Max: ~~3,500~~5,000 sq. ft.)*
- 22. Place of Worship [see Section 4.15]
- 4823. Post Office [see Section 4.15]
- 4924. Private Club
- 25. Retail Store (Max: 5,000 sq. ft.)*
- 26. School [see Section 4.15]
- 27. Snack Bar
- 28. Veterinary Clinic (Max: 5,000 sq. ft.)*

West Charlotte Village – West of Route 7 Only

- 2029. Financial Institution (Max: 2,500 sq. ft.; no drive-through)
- Parking Facility

East Charlotte Village:

- 22. Financial Institution (Max: 2,500 sq. ft.; no drive-through)
- 23. Retail Store (Max: 3,500 sq. ft.)*

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

(D) Conditional Uses

- 1. Accessory Structure/Use (to a conditional use)
- 2. Adaptive Reuse [see Section 4.3]
- 43. Community Care Facility
- 64. Cultural Facility (Max: 10,000 sq. ft.)*
- 65. Day Care Facility [see Section 4.7]
- 76. Dwelling Elderly (Max: ~~10~~20 units)
- 87. Dwelling/Multi-family (Max: ~~4~~10 units)
- 408. Health Care Facility (Max: 10,000 sq. ft.)*
- 449. Home Occupation III [see Section 4.11]
- 10. Office (Max: 10,000 sq. ft.)*
- 4611. Recreation/Indoor
- 4712. Recreation/Outdoor
- 4813. Restaurant (no fast food or drive-through)
- 14. Retail Store (Max: 10,000 sq. ft.)*
- 15. School [see Section 4.15]
- ~~14. Outdoor Market (more than 15 Vendors)~~
- 2416. Transit Facility (Max: 10,000 sq. ft.)*
- 2217. Veterinary Clinic (Max: 10,000 sq. ft.)*

West Charlotte Village – East of Route 7 Only:

- 2318. Agricultural Equipment Sales & Service [see (F)(1)]
- 2419. Boat Sales & Service [see (F)(1)]
- 2520. Contractor’s Yard [see Section 4.6]
- 2621. Gasoline Station [see Section 4.9]
- 2722. Mobile Home Sales [see (F)(1)]
- 2823. Motor Vehicle Sales & Service [see (F)(1); Section 4.14]
- 2924. Parking Facility

East Charlotte Village:

- 3425. Contractor’s Yard [see Section 4.6]
- 3226. Gasoline Station [see Section 4.9]

West Charlotte Village – West of Route 7 Only:

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

Commented [DS4]: 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 east of Route 7 truly belong in the VCM district or if they should be merged with Rural.

Commented [DS5]: Consider whether the Village Commercial should be separated into two districts: West Charlotte VCM & East Charlotte VCM.

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

Minimum Lot Area:	1 acre	Minimum Setback/Side:	15 feet
Residential:	5 acres/dwelling unit	Minimum Setback/Rear:	15 feet
Non-Residential:	4 acre	Maximum Height (section 3.5):	35 feet
Minimum Density:		Maximum Building Coverage:	lesser of 25% or 10,000 sq. ft.
Residential:	5 acres/dwelling unit	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)]

Commented [DS6]: In West Charlotte VCM, this change would make all but 14 out of 31 existing parcels conforming (one of which appears to be just under 1 acre). Of the 14 remaining nonconforming lots, 10 would be limited to a building footprint less than 5,000 sq ft due to its small lot area.

In East Charlotte VCM, this change would make all but 3 out of 13 existing parcels conforming (one of which appears to be just under 1 acre). Only the Tenney's Snack Bar lot would be limited to a building footprint less than 5,000 sq ft due to its small lot area.

(F) District Standards

(1) Agricultural equipment, boat, mobile home sales and motor vehicle sales and service facilities shall not exceed 10,000 sq. ft. in total occupied area, to include all interior show rooms, office, service and storage areas, and exterior (outdoor) display areas. Exterior display and storage areas shall be limited to a maximum of 1,500 sq. ft. of contiguous open space.

(2) Public facilities allowed within this district are limited to those publicly owned and/or regulated institutions and facilities (other than municipal facilities) and regulated utilities which are open and accessible to the general public (e.g., offices), or which otherwise serve residents of the district and town. 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.

~~(3) Planned unit or planned residential developments review is required for all subdivisions within this district in accordance with Section 8.2.~~

Note: Within this district, West Charlotte Village refers to the Village Commercial District located adjacent to the West Charlotte Village District area, and the East Charlotte Village refers to the Village Commercial District located adjacent to the East Charlotte Village District area.

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

(A) **Purpose.** The purpose of the Commercial/ Light Industrial District is to offer sites for the development of light industry that support small to medium work forces, especially those industries with low water usage which do not generate traffic, wastewater or pollutants in excess of local infrastructure, facility and assimilation capacities; which do not adversely affect the town’s natural and scenic resources or properties and uses in the vicinity; and which are compatible with the village character and pattern of development, 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. Cannabis Cultivation—Indoor (~~up to~~Max: 10,000 SF)
4. Cannabis—Manufacturing (~~up to~~Max: 10,000 SF)
5. Cannabis—Testing (~~up to~~Max: 10,000 SF)
6. Cannabis—Wholesale (~~up to~~Max: 10,000 SF)
7. Commercial Farm Stand
8. Dwelling/Accessory [see Section 4.2]
9. Dwelling/Single Family
10. Dwelling/Two Family
11. Financial Institution (Max: ~~4,000-5,000~~ sq. ft.*; no drive-through)
12. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
13. Home Occupation II [see Section 4.11]
14. Light Industry (Max: 10,000 sq. ft.*)
15. Office (Max: ~~4,000-10,000~~ sq. ft.*)
16. Outdoor Market (Max: 15 vendors)
17. Warehouse Facility (Max: 10,000 sq. ft.*)

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

(D) Conditional Uses

1. Accessory Structure/Use (to a conditional use)
2. Adaptive Reuse [see Section 4.3]
3. ~~Affordable Housing [see Section 4.4]~~
4. Agricultural Equipment Sales & Service [see (F)(1)]
5. Boat Sales & Service [see (F)(1)]
6. Cannabis Cultivation—Indoor (>10,000 – 25,000 SF)
7. Cannabis—Testing, Manufacturing & Wholesale (>10,000 - 20,000 SF)
8. Contractor’s Yard [see Section 4.6]
9. Day Care Facility [see Section 4.7]
10. Dwelling Elderly (Max: 10 units)
11. Dwelling/Multi-family (Max: 4 units)
12. Financial Institution (Max: 10,000 sq. ft.*; drive-through allowed)
13. Health Clinic (~~Max: 20,000 > 10,000~~ sq. ft.*)
14. Home Occupation III [see Section 4.11]
15. Light Industry (>10,000 sq. ft.; Max: 20,000 sq. ft.*)
16. Municipal Facility [See (F)(4); Section 4.15]
17. Mobile Home Sales [see (F)(1)]
18. Motor Vehicle Sales & Service [see (F)(1)]
19. Office (~~Max: 20,000 > 10,000~~ sq. ft.*; ~~only in a PUD~~)
20. Outdoor Market (more than 15 Vendors)
21. Personal Service (~~Max: 20,000 > 10,000~~ sq. ft.*)
22. Parking Facility
23. Restaurant (no drive-through)
24. Recreation/Indoor
25. Recreation/Outdoor
26. Retail Store (~~Max: 20,000 > 10,000~~ sq. ft.*; ~~only in a PUD~~)
27. School
28. Snack Bar
29. Transfer Station/Recycling Center [see Section 4.15]
30. Transit Facility
31. Veterinary Clinic
32. Warehouse Facility (> 10,000 sq. ft.*)
33. Waste Management Facility [see Section 4.15]

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

Minimum Lot Area:		Minimum Setback/Side:	50 feet
Residential:	5 acres/dwelling unit	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/dwelling unit	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)

(A) **Purpose.** The purposes of the Rural District are (1) to protect important agricultural land and promote viable agriculture, wildlife habitat, productive woodland, natural areas, aquifers, scenic vistas and views, open spaces, and other significant natural, cultural and scenic resources identified in the *Charlotte Town Plan*; and (2) to allow for low density or clustered residential development in accordance with the capability of the land to support such development, that does not adversely affect the town’s natural and scenic resources or properties and uses in the vicinity, and is compatible with the rural character of the town 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]

(C) Permitted Uses

- 1. Accessory Structure/Use (to a permitted use)
- 2. Affordable Housing [see Section 4.4]
- 3. Dwelling/Accessory [see Section 4.2]
- 4. Dwelling/Single Family
- 5. Dwelling/Two Family
- 6. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
- 7. Home Occupation II [see Section 4.11]
- 8. Nature Center (Max: 2,000 sq. ft) *

(D) Conditional Uses

- 1. Accessory Structure/Use (to a conditional use)
- 2. Adaptive Reuse [see Section 4.3]
- 3. Affordable Housing [see Section 4.4]
- 4. Agricultural Sales & Service [see (F)(4) below]
- 5. Airstrip and Helipad (private)
- 6. Bed & Breakfast
- 7. Campground
- 8. Cannabis Cultivation—Indoor (as Adaptive Reuse only)
- 9. Cannabis—Manufacturing (as Adaptive Reuse only)
- 10. Cannabis—Testing (as Adaptive Reuse only)
- 11. Cemetery
- 12. Commercial Farm Stand [see (F)(4) below]
- 13. Community Care Facility
- 14. Composting (Commercial)
- 15. Contractor’s Yard [see (F)(4) below & Section 4.6]
- 16. Cultural Facility
- 17. Day Care Facility [see Section 4.7]
- 18. Dwelling Elderly (Max: 10 units; only in a PRD)
- 19. Dwelling/Multi-family (Max: 4 units; only in a PRD)
- 20. Extraction of Earth Resources
- 21. Garden Center [see (F)(4) below]
- 22. Golf Course [see Section 4.10]
- 23. Home Occupation III [see Section 4.11]
- 24. Kennel [see (F)(4) below]
- 25. Municipal Facility [see (F)(1); Section 4.15]
- 26. Outdoor Market [see (F)(4) below]
- 27. Place of Worship [see Section 4.15]
- 28. Recreation/Outdoor
- 29. School
- 30. Snack Bar [see (F)(4) below]
- 31. Telecommunications Facility [see Section 4.16]
- 32. Transfer Station/Recycling Center [see Section 4.15]
- 33. Veterinary Clinic

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

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

Minimum Lot Area:	5 acres	Minimum Setback/Side:	50 feet
Minimum Density:		Minimum Setback/Rear:	50 feet
Residential:	5 acres/dwelling unit	Maximum Height (section 3.5):	35 feet
Non-Residential:	5 acres/principal 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)

(A) **Purpose.** The purposes of the Shoreland District are: (1) to protect the scenic beauty, environmental qualities and recreational opportunities of Lake Champlain and its shoreline, as viewed from both the lakeshore and the water (2) to minimize runoff pollution and maintain bank stability by maintaining a vegetated buffer within 100 feet of the shoreline, and (3) to allow residential and limited commercial development that is consistent with these aims and is compatible with the rural character of the town 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]

(C) Permitted Uses

- 1. Accessory Structure/Use (to a permitted use)
- 2. Affordable Housing [see Section 4.4]
- 3. Dwelling/Accessory [see Section 4.2]
- 4. Dwelling/Seasonal
- 5. Dwelling/Single Family
- 6. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
- 7. Home Occupation II [see Section 4.11]

(D) Conditional Uses

- 1. Accessory Structure/Use (to a conditional use)
- 2. Adaptive Reuse [see Section 4.3]
- ~~3. Affordable Housing [see Section 4.4]~~
- 4. Bed & Breakfast
- 5. Boat Yard
- 6. Campground [see Section 4.5]
- 7. Cultural Facility
- 8. Ferry Facility
- 9. Home Occupation III [see Section 4.11]
- 10. Inn
- 11. Marina [see (F)(4)]
- 12. Municipal Facility [see (F)(2); Section 4.15]
- 14. Recreation/Outdoor
- 15. Restaurant (no drive-through)
- 16. Shoreline Improvements [see (F)(6)]

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

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

Minimum Lot Area:	5 acres	Minimum Setback/Front:	50 feet (from ROW)
Minimum Density:	5 acres/dwelling unit or 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

CHAPTER IX. ADMINISTRATION & ENFORCEMENT

Section 9.1 Permits & Approvals

(A) **Permit Requirements.** No development or subdivision of land may commence in the Town of Charlotte until all applicable municipal land use permits and approvals have been issued, unless the development is specifically exempted from these regulations under Section 9.2. ~~Permits are required for all structural improvements in the Flood Hazard Area Overlay District.~~ Such permits and approvals include:

- (1) **Zoning Permits** issued by the Zoning Administrator under Section 9.3 for all development except for subdivisions of land requiring subdivision approval, and any activity exempted under Section 9.2;
- (2) **Variance Approval** issued by the Development Review Board under Section 9.7 for variance requests on appeal of a Zoning Administrator decision.
- (3) **Conditional Use Approval** issued by the Development Review Board under Section 5.4, and Section 5.6 (Flood Hazard Area Overlay District), for uses subject to conditional use review.
- (4) **Site Plan Approval** issued by the Development Review Board under Section 5.5 for all uses subject to site plan review.
- (5) **Subdivision Approval**, including preliminary and/or final approval, issued by the Development Review Board under Chapter VI for the subdivision of land; and also including Planned Unit or Planned Residential Development (PRD or PUD) Approval issued by the Development Review Board under Chapter VIII in association with subdivision approval.
- (6) **Boundary Adjustments and Subdivision Amendments** issued by the Development Review Board for changes to parcel boundaries, easements, or conditions of approved subdivisions.
- (7) **Certificates of Occupancy and Certificates of Compliance** issued by the Zoning Administrator under Section 9.5.

(B) **Additional Permits & Approvals.** Additional permits or approvals may be required for activities associated with subdivision and development including, but not necessarily limited to, the following:

- (1) **Wastewater Disposal System and Water Supply Construction Permits** issued by the Charlotte Sewage Officer for the Vermont Agency of Natural Resources in accordance with the the Vermont Wastewater and Water Supply Rules.
- (2) **Highway Access Permit** issued by the Charlotte Selectboard and/or the Vermont Agency of Transportation.

In accordance with the Act [§4448], the Zoning Administrator will coordinate the development review process on behalf of the Town of Charlotte, refer applications to the appropriate board or municipal officer, and provide information and assistance to applicants for municipal land use permits as appropriate.

Section 9.2 Exemptions

(A) Except as regulated by the Flood Hazard Area Overlay District, the following uses and structures are exempt from these regulations. No zoning permit or approval shall be required for:

- (1) The normal maintenance and repair of existing structures, utilities and infrastructure which does not result in any change to the footprint or height of a building, the historic character of a designated historic structure, or a change in use.
- (2) Interior construction or remodeling which does not affect the exterior appearance of a structure, or affect the water or septic requirements for the structure, or adding, eliminating, replacing, enlarging or reducing the size of windows and doors, or replacing exterior siding or roofing materials, or painting

Commented [DS8]: Recommended per a separate audit of Charlotte's LURs for NFIP compliance. This change will ensure that permits are required for all development in the Flood Hazard Overlay District, including earthwork as defined in [44 CFR § 59.1](#).

Dwelling/Seasonal: A dwelling unit located within the Shoreland or Shoreland Seasonal Home Management Districts which is not the primary residence of the owner or occupant, and is occupied only on a part-time or seasonal basis, for no more than six (6) consecutive months during any one (1) year period, including the summer months, or as otherwise specified in a lease agreement with the town.

Dwelling/Single Family: (1) A building containing one principal dwelling unit for year-round use, and up to one (1) accessory dwelling in accordance with Section 4.2; or (2) in accordance with the Act [§4412(1)] a state licensed or registered residential care home, or group home, serving not more than eight (8) persons who are developmentally disabled or physically handicapped, shall be considered by right to constitute a permitted single family residential use of property, except that no such home shall be so considered if it locates within 1,000 feet of another such home. See also Family. (*See also Accessory Dwelling, Community Care Home.*)

Dwelling/Two Family: A building containing two (2) principal dwelling units. See also Family.

Dwelling Unit: A building, or portion thereof, designed, constructed, or used as separate living quarters for one family, including any domestic employees employed on the premises, which includes food preparation, sleeping and sanitary facilities. This definition specifically excludes boarding or rooming houses, community care facilities, inns and other types of lodging facilities. See also Family.

Dwelling Unit/Affordable: See Affordable Housing.

Dwelling Unit/Elderly: See Elderly Housing.

Easement: The authorization of a property owner for the use by another of any designated part of the property for a specified purpose.

Easement/Agricultural, Conservation: A document establishing a legal agreement between the property owner and the town which identifies features with high public and natural resource values, and indicates allowed and prohibited uses within a prescribed area for the purpose of protecting these features.

Elderly Housing: Dwellings in one or more buildings, each unit of which is specifically designed and intended for occupancy by at least one person who is 55 years of age or older. In accordance with the federal Fair Housing Act, elderly housing includes housing that: (1) is specifically designed for and occupied by elderly persons under a federal or state housing program; (2) is to be occupied by a person 62 years or older; or (3) at least 80% of the dwelling units are to be occupied by at least one (1) person who is 55 years or older, in adherence to adopted policies to house persons who are 55 years or older. Such housing may include, as accessory uses, congregate dining and recreational facilities, and assisted living services. See Section 4.4. (*See also Community Care Facility.*)

Emergency Shelter: Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and that does not require occupants to sign leases or occupancy agreements (24 V.S.A. § 4303(40)).

Enlargement: Any increase in the height or the footprint of a structure.

Extraction: A use involving the on-site removal of surface and subsurface materials, including soil, sand, gravel, stone, rock, minerals or similar materials. Typical uses include sand and gravel pits and related operations such as the crushing, screening, and temporary storage of materials on-site (see Section 4.8). Specifically excluded from this definition is the grading and removal of dirt which is associated with and incidental to an approved site plan or subdivision, or an excavation associated with an accepted agricultural practice. (*See also Quarrying.*)