

For discussion purposes only. The table below indicates the general allowability of each use in each district, and is built from the Charlotte LURs adopted in November 2023. This does not propose any changes to the LURs, but describes what is already in place. Please note that in several cases, there are specific ways that each use is allowed; refer to the District Standards in each zoning district for details.

Zoning Districts - Charlotte	
West Charlotte Village (WCV)	Rural (RUR)
East Charlotte Village (ECV)	Conservation (CON)
Village Commercial (VCM)	Route 7 Scenic Overlay (R7O)
Commercial/Light Industrial (C/LI)	Flood Hazard Area Overlay (FHO)
Shoreland (SHR)	Shoreland Seasonal Home Management (SHM)

BR = by right; no permit needed  
P = permitted use  
C = conditional use  
-- = use not allowed

	WCV	ECV	VCM	C/LI	RUR	SHR	SHM	CON	R7O	FHO	Notes
									See note below	See note below	

**RESIDENTIAL**

Affordable housing	P	P	P	P	P	P					
Affordable housing	CU	CU	CU	CU	CU	CU					
Community Care Facility	CU	CU	CU		CU						
Dwelling/elderly (non PUD, max 10 units)	CU	CU	CU	CU							
Dwelling/accessory	P	P	P	P	P	P					
Dwelling/Seasonal						P					
Dwelling/Seasonal (preexisting only)							P				
Dwelling/elderly (within a PUD)	P	P	P		CU						
Dwelling/elderly (within a PUD; max 4 units)					CU						
Dwelling/multi-family (non-PUD; max 4 units)	CU	CU	CU	CU							
Dwelling/multi-family (within a PUD)	P	P	P								
Dwelling/multi-family (within a PUD; max 4 units)					CU						
Dwelling/single family	P	P	P	P	P	P					
Dwelling/two family	P	P	P	P	P						
Mobile Home Park	--	CU									

**LODGING**

Bed and Breakfast	P	P	P		CU	CU					
Inn	CU	CU	CU			CU					

**COMMERCIAL**

Agricultural Equipment Sales & Service				CU	CU						
Boat Sales & Service				CU							
Boat Yard						CU					
Commercial Farm Stand			P	P	CU						
Composting (Commercial)					CU						This could be agricultural, too.
Contractor's yard				CU	CU						
Financial Institution (Max 4,000 ft2, no drive thru)				P							
Garden Center					CU						
Kennel					CU						
Marina						CU					
Mobile Home Sales				CU							
Motor Vehicle Sales and Service				CU							

COMMERCIAL										
Office (max 10,000 ft2)			CU							
Office (max 2,000 ft2)		CU								
Office (max 20,000 ft2; only in a PUD)				CU						
Office (max 3,500 ft2)	CU		P							
Office (max 4,000 ft2)				P						
Outdoor Market (max 10 vendors)	BR	BR	BR	BR	CU?					
Outdoor Market (max 15 vendors)	P	P	P	P	CU?					
Outdoor Market (more than 15 vendors)	CU	CU	CU	CU	CU?					
Parking Facility				CU				CU		
Personal Service (max 2,000 ft2)		CU								Opportunity to combine "office" (mostly a building type) and "personal service" (a business type)? Similar impacts. Current distinction is about whether they sell any products.
Personal Service (max 3,500 ft2)	CU		P							
Personal Service (max. 20,000 ft2)				CU						
Private Club	CU	CU	P							
Restaurant (no drive through)				CU		CU				
Restaurant (no fast food or drive through)	CU	CU	CU							
Retail Store (max 20,000 ft2; only PUD)				CU						
Retail Store (max 2000 ft2)	CU	CU								
Snack Bar	CU	CU	CU	CU	CU					
Veterinary Clinic	CU	CU	CU	CU	CU					
INDUSTRIAL										
Light industry (10,000-20,000 ft2)				CU						
Light industry (max. 10,000 ft2)				P						
Transfer Station/Recycling Center				CU	CU					
Warehouse Facility (max 10,000 ft2)				P						
Warehouse Facility (over 10,000 ft2)				CU						
Waste Management Facility				CU						
PUBLIC ASSEMBLY										
Campground					CU	CU				
Golf Course					CU					
Nature Center (max. 2,000 ft2)					P					
Nature Center								CU		
Place of Worship	CU	CU	CU		CU					
Recreation/Indoor			CU	CU						
Recreation/Outdoor	CU	CU	CU	CU	CU	CU		CU		
INSTITUTIONAL OR COMMUNITY FACILITY										
Cemetery										
Community Center	P	P	P							
Cultural Facility	CU	CU	CU		CU	CU				
Day Care Facility	CU	CU	CU	CU	CU					
Funeral Home	CU	CU	CU							

Health Care Facility (max 10,000ft2)			CU								
Health Clinic (Max. 2,000 ft2)		CU									
Health Clinic (max. 20,000 ft2)				CU							
Health Clinic (max. 3,500 ft2)	CU		P								
Home Child Care; 1-6 children	BR	BR	BR	BR	BR	BR					
Home Child Care; 7-10 children	P	P	P	P	P	P					
Municipal Facility	CU	CU	P	CU	CU	CU	CU	CU			
Post Office			P								
School	CU		CU	CU	CU						
<b>MINING, AGRICULTURE, &amp; FORESTRY</b>											
Agriculture	BR	BR	BR	BR	BR	BR	BR				
Cannabis - Testing (up to 10,000 ft2)				P							Check Ch. 117
Cannabis - Testing (as Adaptive Reuse Only)					CU						
Cannabis - testing, manufacturing and wholesale (10,000-20,000 ft2)				CU							
Cannabis - Wholesale (up to 10,000 ft2)				P							
Cannabis Cultivation - indoor (over 10,000-25,000 ft2)				CU							
Cannabis Cultivation - indoor (as Adaptive Reuse Only)					CU						
Cannabis - Manufacturing (up to 10,000 ft2)				P							
Cannabis - Manufacturing (as Adaptive Reuse Only)					CU						
Cannabis Cultivation-indoor (up to 10,000 ft2)				P							
Extraction of Earth Resources					CU						
Forestry	BR	BR	BR	BR	BR	BR	BR				
<b>TRANSPORTATION FACILITIES &amp; UTILITIES</b>											
Airstrip and Helipad (private)					CU						
Ferry Facility						CU					
Telecommunications Facility					CU						
Transit facility				CU							
Transit facility (max 10,000 ft2)			CU								
<b>MISCELLANEOUS</b>											
Accessory structure/use (to conditional use)	CU	CU	CU	CU	CU	CU					
Accessory structure/use (to permitted use)	P	P	P	P	P	P	CU	CU			
Adaptive reuse	CU	CU	CU	CU	CU	CU					
Alteration of an Existing Structure							CU				
Demolition of an Existing Structure							CU				
Home Occupation I	BR	BR	BR	BR	BR	BR					
Home Occupation II	P	P	P	P	P	P					
Home Occupation III	CU	CU	CU	CU	CU	CU					
Replacement of an Existing Structure							CU				
Shoreline Improvements						CU	CU	CU			

Village Commercial subcategories (p. 7 of the LURs) not listed here.

Rt. 7 Scenic Overlay District not captured above. It permits any use allowed in underlying district that doesn't involve construction or expansion. Construction or expansion of any structure allowed in the underlying zoning district is a CU.

The Flood Hazard Overlay is not captured above. Please see p. 20 of the LURs for details.