

PUBLIC HEARING



Proposed Amendments to Charlotte Land Use Regulations

10/16/25

LUR AMENDMENT

Process and Procedure

1. State statute requires the Planning Commission to hold at least one public hearing on proposed LUR amendments prior to finalizing these drafts. Often the Planning Commission changes its draft following that hearing, reflecting community feedback.
2. The town is then required to notify neighboring towns.
3. Once drafts are finalized, proposed LUR amendments are reviewed by the town attorney, then forwarded to the Charlotte Selectboard for additional review, and at least one more public hearing.
4. The Selectboard determines the final wording of any proposed amendments that will be decided by a town vote.



Purpose of the proposed LUR Amendments

- East and West Village Commercial Districts.
- Clarify administrative language.
- Comply with newly enacted state statutes.
- Streamline property owner processes.



East and West Village Commercial Districts

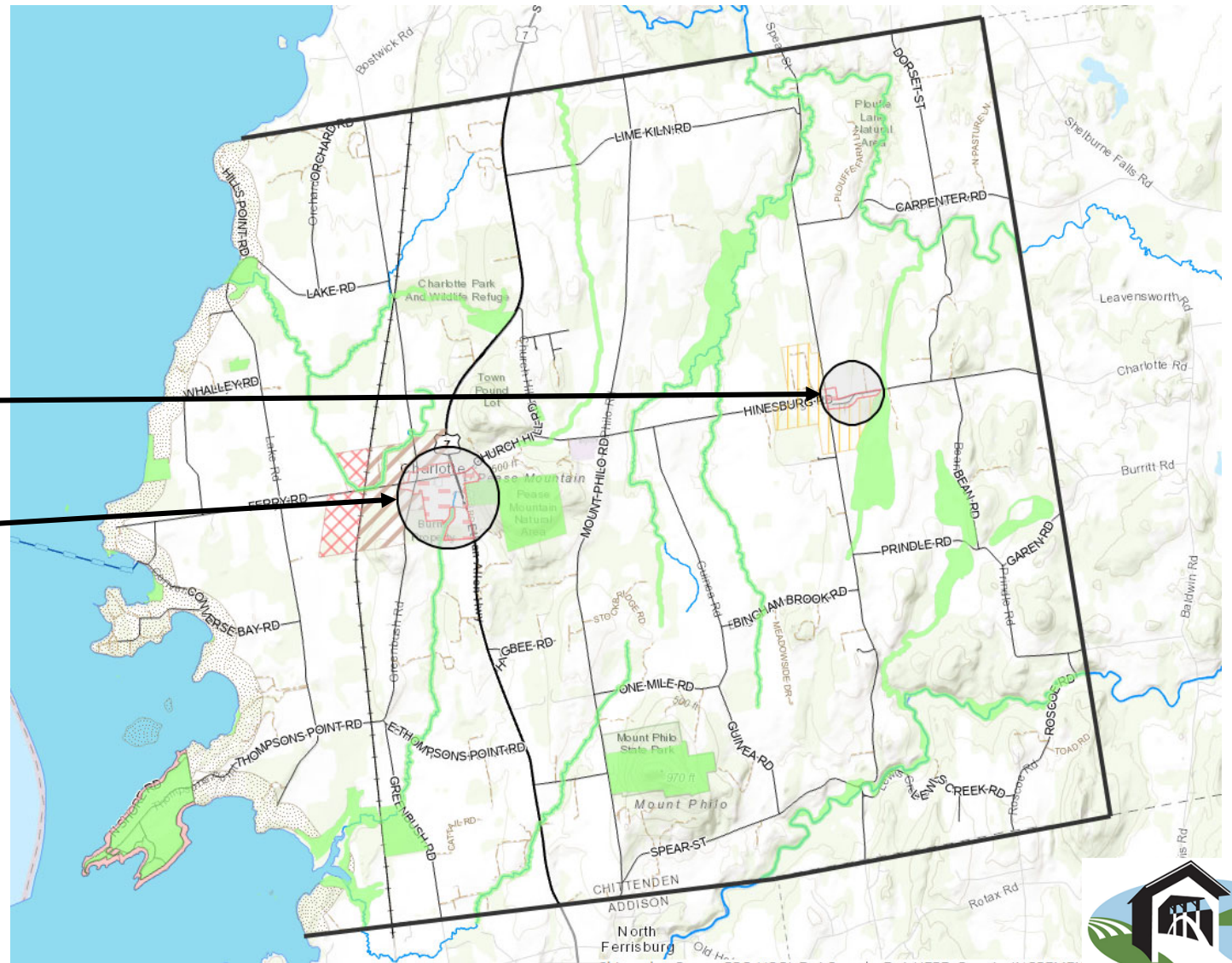
West Village Commercial District: 1 acre mixed use

East Village Commercial District: 2 acres mixed use

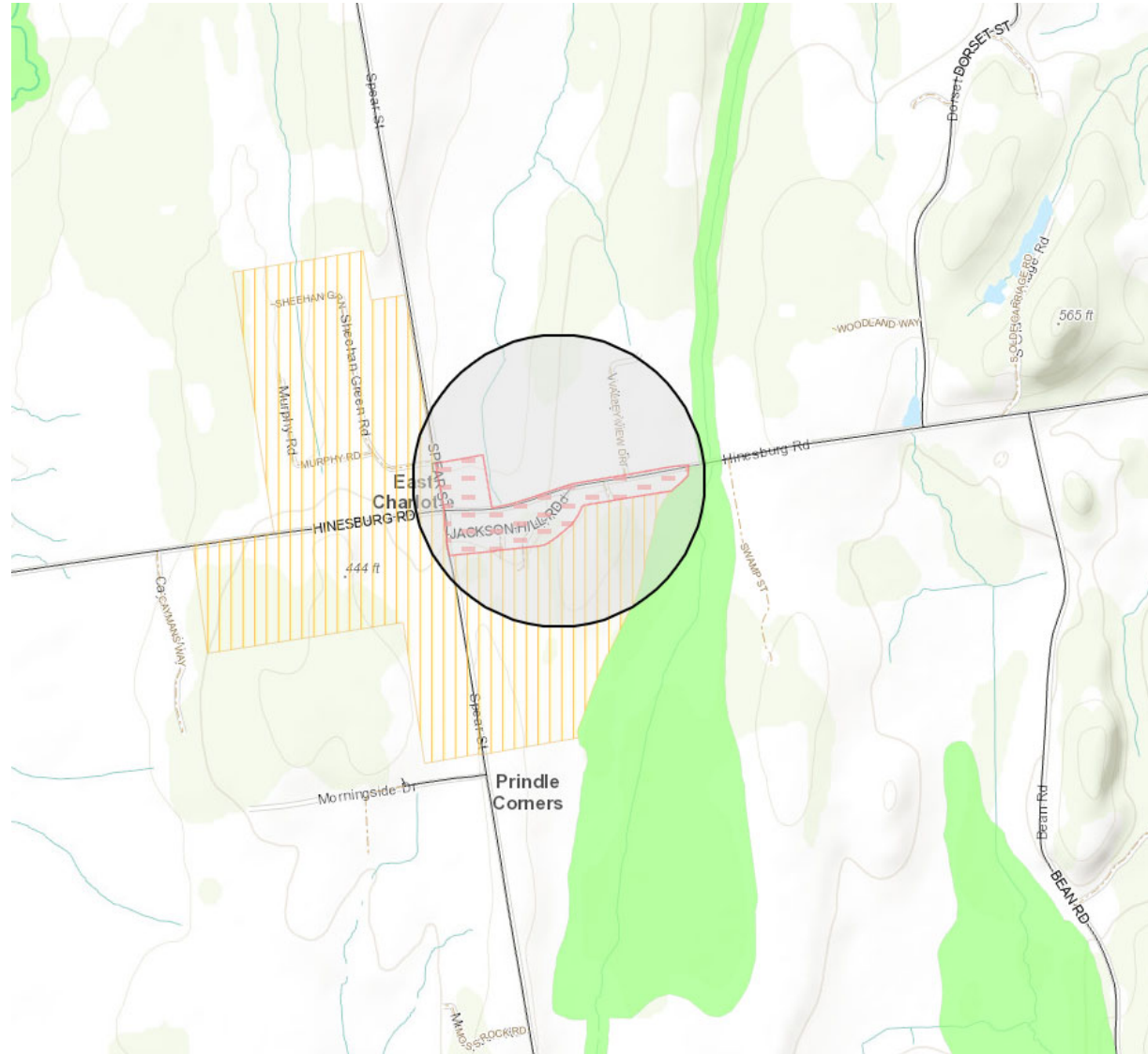


East Village Commercial District

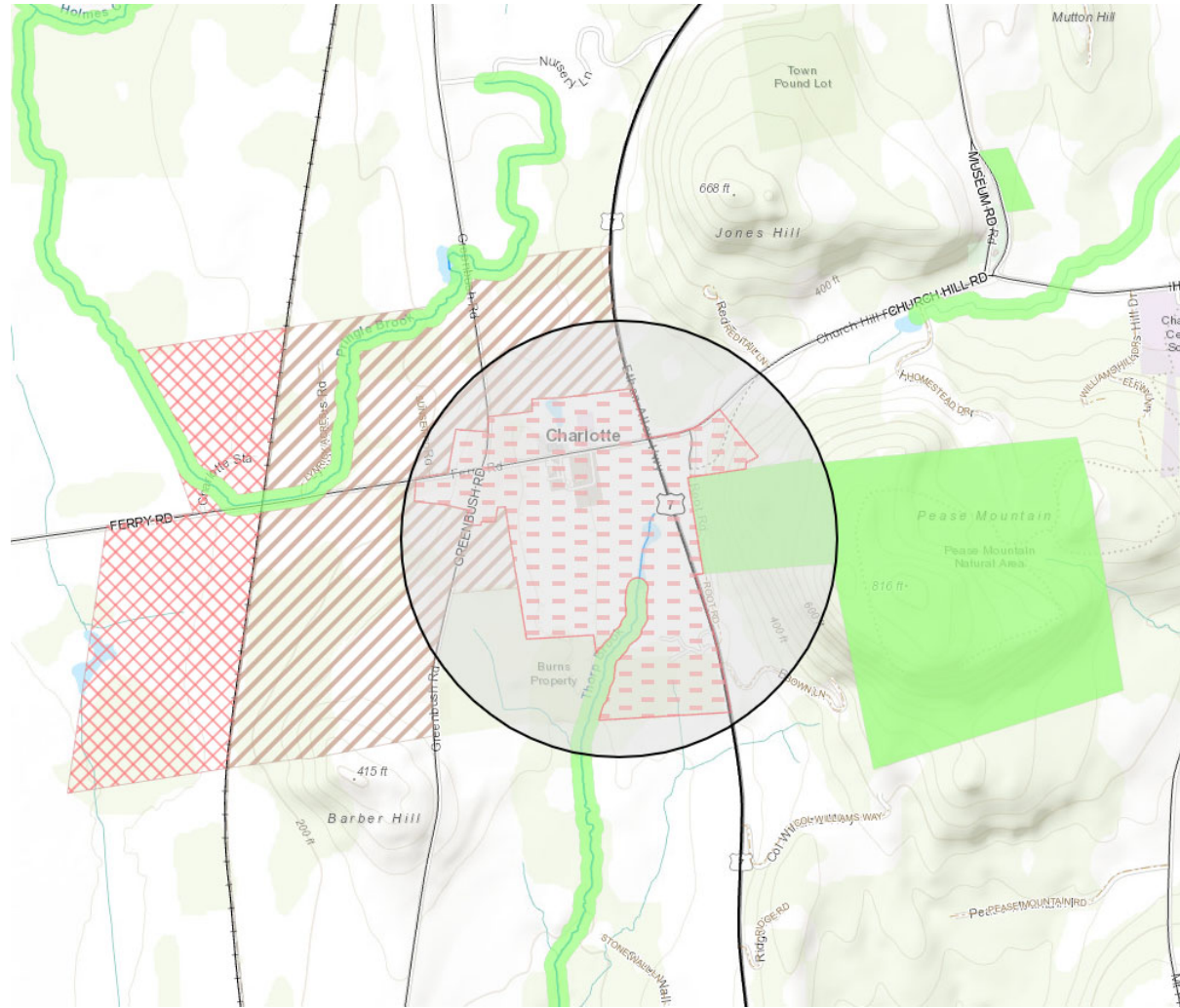
West Village Commercial District



East Village Commercial District



West Village Commercial District



Clarify administrative language

Clarify ambiguous Dimensional Standards language.

Move mixed use dimensional standards to the zoning district tables.

Specify damaged structure requirements for public safety.

Refine the conditional use review requirements.



Comply with newly enacted state statutes.

Act 47 dimensional standards: duplex=single unit dwelling.

Zoning appeals process : 'interested parties' definition for appeals to decisions increased from 10 to 20.

Appeals cannot be based on character of the area for affordable housing.

Zoning District Tables consistent with state statute.



Streamline property owner processes.

PUD Review no longer triggered by unit count.

Redefine the singular Village Commercial District to a unique East Charlotte Village Commercial and West Charlotte Village Commercial Districts.



Comment Period

