

CHAPTER II. ZONING DISTRICTS

Section 2.1 Zoning Districts & Zoning Map

The following zoning districts are established for the Town of Charlotte, in accordance with the Act:

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

The location and boundaries of these zoning districts are established as shown on the “Charlotte Zoning Map,” which is on file at the Town Offices and incorporated into these regulations and made part hereof. Flood Hazard Area Overlay District boundaries are shown in and on the most current flood insurance studies and depicted on the most recent National Flood Insurance Program maps for the Town of Charlotte, published by the Department of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, as provided by the Secretary of the Agency of Natural Resources pursuant to 10 V.S.A. Chapter 32 §753. These maps are adopted by reference and incorporated as part of these regulations. The official zoning map may only be altered by adoption or amendment in accordance with the Act [§§4441, 4442] and this bylaw (Section 1.5).

Section 2.2 Interpretation of District Boundaries

(A) Where uncertainty exists as to the boundaries of districts shown on the zoning map, the following rules shall apply:

- (1) Boundaries indicated as following roads, highways, or utility rights-of-way shall be interpreted to follow the centerlines of such features.
- (2) Boundaries indicated as following railroad tracks shall be interpreted to be midway between the main tracks, or the centerline of the right-of-way if no tracks are present.
- (3) Boundaries indicated as following property boundaries or platted lot lines shall be interpreted to follow such property boundaries.
- (4) Boundaries indicated as following rivers or streams shall be interpreted to follow the channel centerline of such features, and shall move with the channel.
- (5) Boundaries indicated as following shorelines shall be interpreted as following the mean high water mark (which for Lake Champlain is 98 feet above mean sea level), and shall move with the shoreline.
- (6) Boundaries indicated as elevation contour lines shall be interpreted to follow a constant, specified elevation as measured from mean sea level or other accepted reference datum.

- (7) Boundaries indicated as parallel or perpendicular to, or extensions of, the above features shall be interpreted as such on the ground.
- (8) Distances not specifically indicated on the official zoning map or otherwise described in these regulations shall be determined by the scale of the map.

(B) The abandonment or relocation of a right-of-way or other feature that references a district boundary line after the effective date of these regulations, shall not effect the location of the district boundary line except as specified above for rivers, streams and shorelines.

(C) Within the Flood Hazard Area Overlay District, where available (i.e., in Zones A1-A30, AE and AH), base flood elevations and floodway limits provided by the National Flood Insurance Program (NFIP) in the most recent Flood Insurance Study for the Town of Charlotte and accompanying maps shall be used to administer and enforce the flood hazard area overlay district provisions of these regulations. In Special Flood Hazard Areas where base flood elevations and floodway limits have not been provided by the NFIP in the Flood Insurance Study and accompanying maps (i.e., Zone A), it is the applicant's responsibility to develop the necessary base flood elevation and floodway information. Where available, the applicant shall use data obtained from FEMA, state or federal agencies or other sources. Should the flood hazard areas and regulations be subsequently amended by state or federal law, agency or regulations, those revised flood hazard areas and regulations shall be automatically incorporated herein by reference.

(D) When the Zoning Administrator cannot definitely determine the location of a district boundary, the Planning Commission and/or appropriate state or federal official may be consulted prior to issuing a determination. A determination by the Zoning Administrator regarding the location of a district boundary may be appealed to the Board of Adjustment under Section 9.6.

If uncertainty exists with respect to the boundaries of the Special Flood Hazard Area or the floodway, the location of the boundary shall be determined by the Zoning Administrator (ZA). If the applicant disagrees with the determination made by the ZA, a Letter of Map Amendment from FEMA shall constitute proof.

(E) Where a lot is divided by a town boundary, the standards of these regulations shall be applied to that portion of the lot located in the Town of Charlotte in the same manner as if the entire lot was located in the town.

Section 2.3 Application of District Standards

(A) Tables 2.1 through 2.11 set forth the stated purpose, allowed uses, and specific standards for each zoning district. Listed uses must meet all applicable district standards.

(B) Uses for each district are classified as either a "permitted use" to be reviewed by the Zoning Administrator prior to the issuance of a zoning permit under Section 9.3, or as a "conditional use" to be reviewed by the Board of Adjustment in accordance with Section 5.4. Both permitted and conditional uses must meet applicable district standards, and also general standards found in Chapter III and specific standards found in Chapter IV.

(C) In the event that a proposed use is not set forth as either a permitted or conditional uses, the Board of Adjustment may allow it as conditional use after a public hearing as provided in Section 5.4 if the Board of Adjustment finds that the proposed use is consistent with the purpose of the district (as stated in this chapter), is of the same general character as one or more permitted or conditional uses allowed within the district, and that such use will not be detrimental to adjoining land uses.

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 w/ one bedroom [see Section 4.2]
6. Dwelling/Single Family
7. Dwelling/Two Family
8. Dwelling/Multi-family (w/in a PRD or PUD)
9. Dwelling/Elderly (w/in a PRD or PUD)
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. Community Care Facility
5. Cultural Facility
6. Day Care Facility [see Section 4.7]
7. Dwelling/Accessory w/ two bedrooms [see Section 4.2]
8. Dwelling/Elderly (not w/in PUD or PRD; Max:10 units)
9. Dwelling/Multi-Family (not w/in PUD or PRD; Max: 4 units)
10. Funeral Home
11. Health Clinic (Max: 3,500 sq. ft.)*
12. Home Occupation III [see Section 4.11]
13. Inn
14. Municipal Facility [see Section 4.15]
15. Office (Max: 3,500 sq. ft.)*
16. Outdoor Market (more than 15 vendors)
17. Personal Service (Max: 3,500 sq. ft.)*
18. Place of Worship [see Section 4.15]
19. Private Club
20. Public Facility [see (F)(1), Section 4.15]
21. Recreation/Outdoor
22. Restaurant (no fast food or drive-through)
23. Retail Store (Max: 2,000 sq. ft.)*
24. School [see Section 4.15]
25. Snack Bar
26. Veterinary Clinic

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

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

Minimum Lot Area:		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)]

(F) District Standards:

- (1) Public facilities allowed within this district are limited to those publicly owned and/or operated 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 disposal 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 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 w/ one bedroom [see Section 4.2]
6. Dwelling/Elderly (w/in a PRD or PUD)
7. Dwelling/Multi-family (w/in a PRD or PUD)
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. Community Care Facility
5. Cultural Facility
6. Day Care Facility [see Section 4.7]
7. Dwelling/Accessory w/ two bedrooms [see Section 4.2]
8. Dwelling/Elderly (not w/in a PUD or PRD, Max: 10 units)
9. Dwelling/Multi-Family (not w/in a PUD or PRD, Max: 4 units)
10. Funeral Home
11. Health Clinic (Max: 2,000 sq. ft.) *
12. Home Occupation III [see Section 4.11]
13. Inn
14. Mobile Home Park [see Section 4.13]
15. Municipal Facility [see Section 4.15]
16. Office (Max: 2,000 sq. ft.) *
17. Outdoor Market (more than 15 vendors)
18. Personal Service (Max: 2,000 sq. ft.) *
19. Place of Worship [see Section 4.15]
20. Private Club
21. Public Facility [see (F)(1), Section 4.15]
22. Retail Store (Max: 2,000 sq. ft.) *
23. Recreation/Outdoor
24. Restaurant (no fast food or drive-through)
25. Snack Bar
26. Veterinary Clinic

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

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

Minimum Lot Area:		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)]

(F) District Standards:

- (1) Public facilities allowed within this district are limited to those publicly owned, operated and/or regulated institutions and facilities (other than municipal facilities) which are open and accessible to the general public (e.g., offices) or which otherwise serve residents of the district and town (e.g. switching and substations). Solid and hazardous waste management facilities, state garages, and regional institutional uses and facilities (e.g., hospitals, correctional or confined treatment facilities) are specifically excluded from this district.
- (2) Planned unit or planned residential developments review is required for subdivisions within this district in accordance with Section 8.2.

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. Dwelling/Accessory w/ one bedroom [see Section 4.2]
7. Dwelling/Elderly (w/in a PRD or PUD)
8. Dwelling/Multi-family (w/in a PRD or PUD)
9. Dwelling/Single Family
10. Dwelling/Two Family
11. Health Clinic (Max: 3,500 sq. ft.)*
12. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
13. Home Occupation II [see Section 4.11]
14. Municipal Facility [see Section 4.15]
15. Office (Max: 3,500 sq. ft.)*
16. Outdoor Market (Max:15 vendors)
17. Personal Service (Max: 3,500 sq. ft.)*
18. Post Office [see Section 4.15]
19. Private Club

West Charlotte Village—West of Route 7 only

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

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 gross 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. Community Care Facility
5. Cultural Facility
6. Day Care Facility [see Section 4.7]
7. Dwelling/Accessory w/ two bedrooms [see Section 4.2]
8. Dwelling/Elderly (Max: 10 units)
9. Dwelling/Multi-Family (Max: 4 units)
10. Funeral Home
11. Health Care Facility (Max: 10,000 sq. ft.)*
12. Home Occupation III [see Section 4.11]
13. Inn
14. Office (Max: 10,000 sq. ft.)*
15. Outdoor Market (more than 15 vendors)
16. Place of Worship [see Section 4.15]
17. Public Facility [see (F)(2); Section 4.15]
18. Recreation/Indoor
19. Recreation/Outdoor
20. Restaurant (no fast food or drive-through)
21. School [see Section 4.15]
22. Snack Bar
23. Transit Facility (Max: 10,000 sq. ft.)*
24. Veterinary Clinic

West Charlotte Village—East of Route 7 only:

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

West Charlotte Village—West of Route 7 only):

32. Retail Store (Max: 10,000 sq. ft.)*

East Charlotte Village:

33. Contractor's Yard [see Section 4.6]
34. Gasoline Station [see Section 4.9]
35. Retail Store (Max: 10,000 sq. ft.)*

TABLE 2.3 VILLAGE COMMERCIAL DISTRICT, CONTINUED

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

Minimum Lot Area:	
Residential	5 acres/dwelling unit
Non residential	1 acre
Minimum Density:	
Residential	5 acres/dwelling unit
Non-residential	No minimum density is required; such uses will be evaluated by coverage and other applicable requirements.
Minimum Frontage:	75 feet (along ROW)
Route 7:	100 feet (along ROW)
Minimum Setback/Front:	15 feet (from ROW)
Route 7, west side:	100 feet (from ROW)
Route 7, east side:	30 feet (from ROW)
Minimum Setback/Side:	15 feet
Minimum Setback/Rear:	15 feet
Maximum Height (Section 3.6):	35 feet
Maximum Building Coverage:	lesser of 25% or 10,000 sq.ft.
Maximum Lot Coverage:	40%

PRDs: Required [see (F)(3)]

PUDs: Required [see (F)(3)]

(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 square feet of contiguous open space.
- (2) Public facilities allowed within this district are limited to those publicly owned, operated and/or regulated institutions and facilities (other than municipal facilities) which are typically open and accessible to the general public (e.g., offices), or which otherwise serve residents of the district and town. Solid and hazardous waste management facilities, state garages, and regional institutional uses (e.g., hospitals, correctional, and other confined care facilities) are specifically excluded from this district.
- (3) Planned unit or planned residential development 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. Commercial Farm Stand
4. Dwelling/Accessory w/ one bedroom [see Section 4.2]
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Financial Institution (Max: 4,000 sq. ft.; no drive-through.)*
8. Home Child Care serving 7-10 children, inclusive, as provided in Section 4.7
9. Home Occupation II [see Section 4.11]
10. Light Industry (Max: 10,000 sq. ft.)*
11. Office (Max: 4,000 sq. ft.)*
12. Outdoor Market (Max 15 vendors)
13. Warehouse Facility (Max: 10,000 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 Equipment Sales & Service [see (F)(1)].
5. Boat Sales & Service [see (F)(1)]
6. Contractor's Yard [see Section 4.6]
7. Day Care Facility [see Section 4.7]
8. Dwelling/Accessory w/ two bedrooms [see Section 4.2]
9. Dwelling/Elderly (Max: 10 units)
10. Dwelling/Multi-Family (Max: 4 units)
11. Financial Institution (Max: 10,000 sq. ft.; drive-through allowed.)*
12. Health Clinic (Max: 20,000 sq. ft.)*
13. Home Occupation III [see Section 4.11]
14. Light Industry (> 10,000 sq. ft., Max: 20,000)*
15. Municipal Facility [see (F)(4); Section 4.15]
16. Mobile Home Sales [see (F)(1)]
17. Motor Vehicle Sales & Service [see (F)(1)]
18. Office (Max: 20,000 sq. ft.; only on a PUD)*
19. Outdoor Market (more than 15 vendors)
20. Personal Service (Max: 20,000 sq. ft.)*
21. Parking Facility
22. Public Facility [see (F)(2); Section 4.15]
23. Restaurant (no drive-through)
24. Recreation/Indoor
25. Recreation/Outdoor
26. Retail Store (Max: 20,000 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 (F)(4); Section 4.15]

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

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

<p>Minimum Lot Area:</p> <p style="padding-left: 20px;">Residential: 5 acres/dwelling unit</p> <p style="padding-left: 20px;">Non-Residential 1 acre</p> <p>Minimum Density:</p> <p style="padding-left: 20px;">Residential 5 acres/dwelling unit</p> <p style="padding-left: 20px;">Non-residential No minimum density is required; such uses will be evaluated by coverage and other applicable requirements.</p> <p>Minimum Frontage: 200 feet</p>	<p>Minimum Setback/Front: 25 feet (from ROW)</p> <p>Minimum Setback/Side: 50 feet</p> <p>Minimum Setback/Rear: 50 feet</p> <p>Maximum Height (Section 3.5): 35 feet</p> <p>Maximum Building Coverage: 25%</p> <p>Maximum Lot Coverage: 40%</p> <p>PRDs: Required [see (F)(3)]</p> <p>PUDs: Required [see (F)(3)]</p>
---	--

TABLE 2.4 COMMERCIAL/ LIGHT INDUSTRIAL DISTRICT, CONT.

(F) District Standards:

- (1) Agricultural equipment, boat, mobile home and motor vehicle sales and service facilities shall not exceed 40,000 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 20,000 square feet of contiguous open space.
- (2) Public facilities allowed within this district are limited to publicly owned, operated and/or regulated institutions and facilities (other than municipal facilities) which are not typically open and accessible to the general public (e.g., institutional uses) and solid and hazardous waste management facilities, transfer stations and recycling centers.
- (3) Planned unit and planned residential development is required for all subdivisions within this district in accordance with Section 8.2.

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 & Services [see (F)(4) below]
5. Airstrip (private)
6. Bed & Breakfast
7. Campground
8. Cemetery
9. Commercial Farm Stand [see (F)(4) below]
10. Community Care Facility
11. Composting (Commercial)
12. Contractor's Yard [see (F)(4) below & Section 4.6]
13. Cultural Facility
14. Day Care Facility [see Section 4.7]
15. Dwelling/Accessory [see Section 4.2]
16. Dwelling/Elderly (Max:10 units; only in a PRD)
17. Dwelling/Multi-family (Max: 4 units; only in a PRD)
18. Extraction of Earth Resources
19. Farm Café [see Section 4.19]
20. Garden Center [see (F)(4) below]
21. Golf Course [see Section 4.10]
22. Home Occupation III [see Section 4.11]
23. Kennel [see (F)(4) below]
24. Municipal Facility [see (F)(1); Section 4.15]
25. Outdoor Market [see (F)(4) below]
26. Place of Worship [see Section 4.15]
27. Public Facility [see (F)(2); 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 gross floor area.

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

Minimum Lot Area:	5 acres	
Minimum Density:		
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)	
Route 7:	100 feet (from ROW)	PRDs: May be Required [see (F)(3)]
Minimum Setback/Side:	50 feet	PUDs: Not Allowed
Minimum Setback/Rear:	50 feet	

TABLE 2.5 RURAL DISTRICT, CONTINUED

(F) District Standards:

- (1) Municipal facilities allowed within this district are limited to municipal parks and recreational facilities, and other municipally owned and/or operated facilities which are not typically open or accessible to the general public (e.g., town garage, fire station).
- (2) Public facilities allowed within this district are limited to publicly owned and/or operated park, recreation, conservation and wildlife management areas.
- (3) Planned residential developments are allowed within this district, and may be required by the Planning Commission in accordance with Section 8.2.
- (4) Agricultural Sales & Services, Commercial Farm Stand, Contractor's Yard, Garden Center, Kennel, Outdoor Market, and Snack Bar shall only be allowed as a Home Occupation III [see Section 4.11], or as an Adaptive Reuse [see Section 4.3], which allows a business to be owned and operated by a person other than the property owner. For the above uses to be approved as adaptive reuses, if the business owner does not reside on the property, the property owner must reside on the property.

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]

(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. Dwelling/Accessory w/ two bedrooms [see Section 4.2]
9. Ferry Facility
10. Home Occupation III [see Section 4.11]
11. Inn
12. Marina [see (F)(4)]
13. Municipal Facility [see (F)(2); Section 4.15]
14. Public Facility [see (F)(3); Section 4.10]
15. Recreation/Outdoor
16. Restaurant (no drive-through)
17. Shoreline Improvements [see (F)(6)]

(C) Permitted Uses

1. Accessory Structure/Use (to a permitted use)
2. Affordable Housing [see Section 4.4]
3. Dwelling/Accessory w/ one bedroom [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]

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

Minimum Lot Area: 5 acres
 Minimum Density: 5 acres/dwelling unit or use
 Minimum Frontage/Road: 300 feet (along ROW)
 Minimum Frontage/Shore: 300 feet (at MHW*)
 Minimum Setback/Front: 50 feet (from ROW)
 Minimum Setback/Side: 50 feet
 Minimum Setback/Rear: 50 feet
 Minimum Setback/Lakeshore:
 Structures: 150 feet (from MHW*)
 Septic Systems: 150 feet (from MHW*)

Maximum Height (Section 3.5):
 Lesser of 30 ft. or 2 stories
 Maximum Building Coverage: 5%
 Maximum Lot Coverage: 10%
 PRDs: May be Required [see(F)(10)]
 PUDs: Allowed [see (F)(10)]

*MHW = mean high water mark

(F) District Standards:

- (1) See Section 3.15(G) **Lakeshore Buffers** for restrictions on cutting vegetation, dredging, draining and filling.
- (2) Municipal facilities allowed within this district are limited to municipally owned and/or operated outdoor recreational facilities (parks, beaches, lake access, other outdoor facilities and associated accessory structures); and municipal water and wastewater treatment systems.
- (3) Public facilities allowed within this district (other than municipal facilities) are limited to publicly owned and/or operated outdoor recreational or environmental facilities (park, beach, outdoor recreation, boat and fishing access, wildlife management areas, and associated accessory structures); water safety and rescue facilities; and public or community water and wastewater treatment systems.
- (4) Temporary docks which are wooden or metal, used only for noncommercial purposes, are mounted on piles or floats, and removed at the end of each season do not require a zoning permit if the total (combined) I

TABLE 2.6 SHORELAND DISTRICT, CONTINUED

length of all docks under single ownership does not exceed 50 feet (from Mean High Water), and the total (combined) area of all docks, including deck areas, does not exceed 500 square feet.

No concrete, masonry, earth or rock fill, sheet piling, bulkheading, cribwork, or similar construction may form any part of the dock. Other types of docks shall be considered shoreline improvements.

- (5) Marinas and yacht clubs may be allowed only within town-designated Mooring Management Areas if and when mooring management plans have been adopted by the Selectboard. Due to the extent of existing development, fragile environmental conditions, and ferry facilities at McNeil Cove, no additional marinas, boat yards, or associated facilities shall be located at McNeil Cove.
- (6) Shoreline improvements are exempt from shoreline setback requirements, but shall be sited and designed to avoid wetlands, designated wildlife habitat, and other sensitive shoreline features; shall minimize surface runoff, channeling and soil erosion; and shall avoid adverse impacts and obstructions to adjoining shoreland areas.
- (7) Parking areas, with the exception of handicapped parking, shall be set back at least 150 feet from the shoreline, must be screened as viewed from the lake, and must not create unsafe traffic conditions in the area.
- (8) Fuel storage tanks, except as used in marina and ferry facilities, agricultural operations, or as required for residential or commercial heating and cooking, shall not exceed 20 gallons in volume.
- (9) For uses in this district subject to conditional use review under Section 5.4, the Board of Adjustment shall also find that:
 - (a) the proposed use will not cause unsafe or unsanitary conditions on land or on the water;
 - (b) the proposed use will not result in accelerated erosion, sedimentation or water pollution;
 - (c) the proposed use will not adversely impact wildlife habitat areas;
 - (d) the proposed use will not interfere with existing public lake access, or scenic views of the lake as designated in the town plan; and
 - (e) visual impacts, as viewed from the lake and from adjoining properties, are minimized.

The Board of Adjustment may require for approval the submission of erosion control and/or shoreland management plan, prepared by a qualified professional, which identifies potential adverse environmental or visual impacts and associated mitigation measures. Such measures may be incorporated as a condition of approval.

- (10) Planned residential and planned unit developments are allowed within this district, and may be required by the Planning Commission in accordance with Section 8.2. PRD and PUD review and approval under Chapter VIII, however, shall not allow for any reduction in the minimum shoreland frontage required for this district, nor for any increase in the overall development density of a parcel within this district (e.g., through the application of density bonuses or transfers).
- (11) For the Cedar Beach Association parcel, there shall be a setback of 50 feet between structures.

TABLE 2.7 SHORELAND SEASONAL HOME MANAGEMENT DISTRICT (SHM)

(A) **Purpose.** The purposes of the Shoreland Seasonal Home Management District are (1) to protect and preserve, for seasonal residential use only, those areas of Thompson’s Point that have been historically developed for seasonal residential use and have remained essentially unchanged over the years; (2) to protect the unique historic and physical character of these areas; (3) to protect the scenic beauty of the shoreland and lake, as viewed from the lakeshore and the water; (4) to protect the environmental quality of the area and the lake, and (5) to allow for development which 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]

(C) Permitted Uses

1. Dwelling/Seasonal (pre-existing only)

(D) Conditional Uses

1. Accessory Structure [see (F)(2)]
2. Municipal Facility [see (F)(3); Section 4.15]
3. Demolition of an existing structure or portion thereof [see (F)(9)]
4. Alteration of an existing structure [see (F)(7) and (F)(8)]
5. Replacement of an existing structure see (F)(9)]
6. Shoreline Improvements [see (F)(11)]

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

Minimum Lot (Leasehold) Area: NA [see F(1)]
 Minimum Frontage/Road: Existing
 Minimum Frontage/Shore: Existing
 Minimum Setback/Front: 50 feet (from ROW)
 Minimum Setback/Side: 50 feet
 Minimum Setback/Rear: 50 feet
 Minimum Setback/Shore: Existing (see (F)(8))

Maximum Height: (Section 3.5):
 Lesser of 30 ft or 2 stories
 Maximum Building Coverage: 7% [see (F)(7)]
 Maximum Lot Coverage: 10%
 Subdivision: Not allowed
 PRDs: Not Allowed
 PUDs: Not Allowed

(F) District Standards:

- (1) For the purposes of these regulations, leaseholds shall be considered lots. No further subdivision of leaseholds, other than boundary adjustments that do not result in the creation of additional leaseholds, is allowed.
- (2) Accessory structures to allowed residential uses within this district are limited to one structure per leasehold (e.g., a utility shed) that does not exceed eight (8) feet in width, 12 feet in length, or 12 feet in height. Accessory dwellings of any type are specifically prohibited in this district.
- (3) Municipal facilities allowed within this district are limited to municipally owned and/or operated outdoor recreational facilities (parks, beaches, lake access, other outdoor facilities and associated accessory structures), and municipal water and wastewater systems.
- (4) In addition to the provisions of Section 3.15, existing native woody vegetation between the shoreline and a structure shall be preserved and maintained. No existing or proposed use or activity shall result in soil erosion or adversely impact designated wildlife habitat areas. All trees on leased lots are owned by the Town, and permission from the Tree Warden shall be required for cutting or pruning within this district. Dead or storm damaged trees shall not be cut unless they are determined by the Tree Warden to be a hazard to structures or to public safety.
- (5) Ordinary maintenance and repair of an existing structure which does not alter its footprint, height, appearance or historic character does not require a zoning permit.

TABLE 2.7 SHORELAND SEASONAL HOME MANAGEMENT DISTRICT, CONTINUED

- (6) No construction activity other than routine maintenance shall occur within this district between July 1 and Labor Day.
 - (7) The alteration or expansion of an existing principal structure may be approved by the Board of Adjustment subject to conditional use review under Section 5.4, provided that:
 - (a) the building footprint which is covered by a roof (including covered porches and decks) does not exceed seven percent (7%) of the area of the leasehold it occupies; and
 - (b) the alteration or expansion is not for the purpose of increasing occupancy; and
 - (c) the applicant can demonstrate that all municipal and state regulations for sewage disposal are met for each structure altered or expanded including, where applicable, the Thompson's Point Wastewater System Sewer Ordinance.
 - (8) The alteration, expansion or repair of any structure shall not reduce the structure's existing setback distance from the shoreline (mean high water mark) as of the effective date of these regulations, nor increase the height of the structure so that it exceeds two (2) stories or 30 feet, whichever is less.
 - (9) Demolition and alterations, expansions or repairs that change the appearance, height, footprint or historic character of an existing structure are subject to conditional use under Section 5.4, design review under Subsection (G), and the requirements of Section 3.1. Historic structures damaged beyond repair may be replaced within the same footprint, subject to conditional use review under Sections 5.4, and design review under Subsection (G).
 - (10) Temporary docks which are wooden or metal, used only for noncommercial purposes, are mounted on piles or floats, and removed at the end of each season do not require a zoning permit if the total (combined) length of all docks under single ownership does not exceed 50 feet (from Mean High Water), and the total (combined) area of all docks, including deck areas, does not exceed 500 square feet. No concrete, masonry, earth or rock fill, sheet piling, bulkheading, cribwork, or similar construction may form any part of the dock. Other types of docks shall be considered shoreline improvements.
 - (11) Shoreline improvements are exempted from shoreline setback requirements, but shall be sited and designed to avoid wetlands, designated wildlife habitat, and other sensitive shoreline features; shall minimize surface runoff, channeling and soil erosion; and shall avoid adverse impacts and obstructions to adjoining shoreland areas.
- (G) District Design Review Standards.** Before granting conditional use approval for any alteration, expansion, demolition, or removal of any portion of any principal structure in this district, the Board of Adjustment shall seek the recommendations of the Design Review Committee, based on information found in the Historic Sites and Structures Survey for the Town of Charlotte, prepared by the Vermont Division for Historic Preservation, and the report titled "A Natural and Cultural Resource Inventory and Planning Recommendations for Thompson's Point, Charlotte, Vermont" (September 1990, as may be amended). Copies of both reports are available for review at the Planning and Zoning Office. In addition, the Committee's recommendation to the Board shall include its findings with regard to the following design review criteria:
- (1) The size, scale, style, design and materials of any structural alteration, expansion or replacement are consistent and harmonious with existing structures, and with the overall historic and aesthetic character of the area.
 - (2) Natural features should be identified.
 - (3) Alterations or additions to an historic structure shall preserve the historic appearance of the structure and not alter the structure's historic integrity.
 - (4) Alterations to existing structures and new structures within the district shall be compatible with the visual elements of surrounding historic structures and the overall historic and aesthetic character of the area.
 - (5) The demolition of structures of historic significance shall be discouraged.

TABLE 2.8 CONSERVATION DISTRICT (CON)

(A) **Purpose.** The purposes of the Conservation District is to protect lands designated on the accompanying zoning map which include areas of high public value or which present public hazards, as specified in the *Charlotte Town Plan*.

(B) Allowed By Right (No permit needed)

1. Agriculture [see Section 9.2]
2. Forestry [see Section 9.2]

(C) Permitted Uses

1. Recreation/Outdoor (excluding structures)

(D) Conditional Uses

1. Accessory Structure/Use (to an allowed use)
2. Municipal Facility [see (F)(1), (F)(2) & Section 4.15]
3. Nature Center
4. Parking Facility (unpaved surface only)
5. Shoreland Improvements [see (F)(3)]

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

Minimum Lot Area:	5 acres
Minimum Density:	5 acres/ use
Minimum Frontage/Road:	300 feet
Minimum Frontage/Shore:	300 feet (at MHW*)
Minimum Setback/Front:	100 feet (from ROW)
Minimum Setback/Side:	50 feet
Minimum Setback/Rear:	50 feet
Minimum Setback/Lakeshore:	
Structures:	150 feet (from MHW*)
Septic Systems:	150 feet (from MHW*)

Maximum Height (Section 3.5):	Lesser of 25 feet or 2 stories;
Maximum Building Coverage:	5%
Maximum Lot Coverage:	10%
PRDs:	Not allowed except as provided in (F)(7)
PUDs:	Not allowed except as provided in (F)(7)

*MHW = mean high water mark

(F) District Standards:

- (1) No structures, except for accessory structures to an allowed use, are allowed within this district.
- (2) Municipal facilities allowed within this district are limited to municipally owned and/or operated parks, beaches, lake accesses, outdoor recreational facilities, trails and associated accessory structures, and municipal water and wastewater systems to serve seasonal dwellings on Thompson's Point.
- (3) Shoreline improvements are exempted from shoreline setback requirements, but shall be sited and designed to avoid wetlands, designated wildlife habitat, and other sensitive shoreline features; shall minimize surface runoff, channeling and soil erosion; and shall avoid adverse impacts and obstructions to adjoining shoreland areas.
- (4) Parking areas, with the exception of handicapped parking, shall be set back at least 150 feet from the shoreline, must be screened as viewed from the lake.
- (5) Driveways, access roads and utility corridors within this district, to the extent feasible, shall share existing or proposed corridors, and conform with Section 3.2.
- (6) Uses shall not adversely affect fragile soils or vegetation, impair the quantity or quality of surface and ground water or cause soil erosion.
- (7) Land in the Conservation District may be considered with contiguous and noncontiguous land for a planned residential development or planned unit development in another zoning district, and such land may be counted for density and coverage purposes. In no case, however, shall a new residential use be permitted on land within the Conservation District.

TABLE 2.9 ROUTE 7 SCENIC OVERLAY DISTRICT (R7O)

(A) **Purpose.** The purpose of the Route 7 Scenic Overlay District is to protect scenic resources within a designated area along the Route 7 corridor which are identified in the *Charlotte Town Plan* as special features. The scenic resources of this section of the corridor are significant because of the high level of public and private investment in conservation in this area, the openness of both easterly and westerly views to mountains, lake and fields, the importance of Route 7 as a major transportation artery and the additional importance of agricultural and historic resources in this area.

(B) Permitted Uses

Any use allowed as a permitted use in the underlying zoning district that does not involve the construction or expansion of a structure(s).

(C) Conditional Uses

The construction or expansion of any structure, as allowed in the underlying zoning district [see Subsection (E)].

(D) Dimensional Standards

Dimensional standards will be as required for the underlying district, except that greater standards may be required in order to meet the district purpose and specific standards under Subsection (E).

(E) District Standards

(1) For properties with an existing conservation easement (as of the effective date of these regulations) or a building envelope(s) established by the Planning Commission, construction or expansion of any structures allowed as a permitted use in the underlying zoning district shall be a permitted use, unless a driveway or road is proposed that is to be located outside of the approved building envelope or an approved driveway or road location, in which case the use will be reviewed as a Conditional Use. The applicant shall, to the greatest extent possible, consider and implement the standards in section 2 below in connection with such permitted use.

(2) Construction of new principal and accessory structures or the expansion of existing structures may be approved by the Board of Adjustment subject to conditional use review under Section 5.4, and findings that the proposed construction or expansion will have no undue adverse effect on the scenic resources of the area and, to the greatest extent possible, the standards below are met.

- (a) Structures are sited so that they do not protrude above a ridgeline.
- (b) Structures are sited in wooded areas or on field edges.
- (c) Structures are sited in such a way that agricultural resources are not fragmented or otherwise impacted.
- (d) New structures are sited in proximity to existing structures.
- (e) Existing vegetation is retained and supplemented with new plantings compatible with existing vegetation to screen structures and minimize impacts on views from Route 7.
- (f) New driveways, roads and parking areas are sited away from open fields, follow existing contours to minimize the visual impact of cut and fill, are screened from Route 7, and sited in such a way that agricultural resources are not fragmented or otherwise impacted.
- (g) Structures are designed and sited so that the visual impact is minimized through means such as:
 - (i) placing gable ends toward the road;
 - (ii) avoiding long unbroken planes of building frontage;
 - (iii) use of colors and materials that are compatible with surrounding structures and natural features, and;
 - (iv) use of materials which minimize glare from reflective surfaces or siting so that glare is not visible from Route 7.

2.10 FLOOD HAZARD AREA OVERLAY DISTRICT (FHO)

(A) **Purpose.** The Flood Hazard Area Overlay District includes designated Special Flood Hazard Areas (SFHAs) in and on the most current flood insurance studies and the most recent National Flood Insurance Program maps issued by the Federal Insurance Administration for the Town of Charlotte. Such areas are subject to a one percent or greater chance of flooding in any given year (i.e., 100-year floodplains). The purpose of the Flood Hazard Area Overlay District is to (1) protect public health, safety, and welfare by preventing or minimizing hazards to life and property due to flooding (e.g.: inundation, fluvial erosion and land slides), (2) prevent increases in flooding caused by the uncontrolled development of lands in special flood hazard areas; (3) to minimize losses due to floods; (4) manage all flood hazard areas designated pursuant to 10 V.S.A. Chapter 32 § 753, the municipal hazard mitigation plan; and, (5) to ensure that the town of Charlotte, its private property owners, and businesses are eligible for flood insurance under the National Flood Insurance Program (NFIP), federal disaster recovery funds, and hazard mitigation funds as may be available.

(B) Allowed By Right (No permit needed)

1. All allowed uses within the underlying zoning district, subject to District Standards [see Subsection (G)]

(C) Permitted Uses:

1. All permitted uses allowed within the underlying zoning district, subject to District Standards [see Subsection (G)]
2. Non-substantial improvements to existing structures not within the floodway [see definition of "Substantial Improvement" in Section 10.2]

(D) Conditional Uses:

1. All conditional uses allowed within the underlying zoning district except for Prohibited Uses [see Subsection (E)], subject to District Standards [see Subsection (G)] and Section 5.6.
2. All Improvements (substantial and non-substantial) to existing structures within the floodway
3. Construction of new roads and driveways
4. Fill only as necessary to elevate structures above the base flood elevation
5. Improvements to existing roads and driveways
6. Public Facility (limited to facilities that are functionally dependent on river or water access)
7. Substantial improvements to existing structures not within the floodway, including relocation, elevation, or flood-proofing

(E) Prohibited Uses:

1. Contractor yards
2. Junk or salvage yards

(F) Dimensional Standards

As required for the underlying zoning district unless otherwise specified for a particular use.

(G) District Standards:

- (1) Where the standards of this overlay district differ from underlying district standards, the more restrictive shall apply.
- (2) No new structures (including accessory structures, manufactured homes and structures for agricultural use) are allowed.
- (3) No new on-site water supply and wastewater disposal systems are allowed except to replace failed systems within the Flood Hazard Area Overlay District, and only if locating such systems outside of the district is not possible on the applicants' parcel. Replacement water supply and wastewater

disposal systems shall be designed and constructed to minimize or eliminate the infiltration of flood waters into the systems and discharges from the systems into flood waters, respectively.

- (4) No new fuel or other storage tanks are allowed except to replace existing tanks. Replacement fuel storage tanks in this district are allowed only as needed to serve existing buildings, and shall be located a minimum of one foot above the base flood elevation and securely anchored to prevent flotation, or may be located underground if securely anchored, as certified by a qualified professional.
- (5) The storage of chemicals, fertilizers, pesticides, explosives, and flammable, toxic, and hazardous materials is prohibited.
- (6) Home Child Care and Home Occupations are only allowed within single family dwellings in existence as of the effective date of these regulations which do not require structural alterations in order to practice such uses.
- (7) Uses listed in Subsection D above that are not conditional uses in the underlying zoning district will be reviewed only in accordance with the standards set forth in Section 5.6, and not other conditional use standards under Section 5.4.
- (8) Fill shall only be allowed as necessary to elevate existing or expanded structures above the base flood elevation
- (9) Mandatory state [§4424] and federal [44 CFR 60.3 and 60.6] requirements for continued eligibility in the National Flood Insurance Program, including but not limited to associated structural standards, definitions, administrative and variance requirements, are hereby adopted by reference and shall be applied to all development in this district. Accordingly:
 - (a) Applications for development within the Flood Hazard Area Overlay District must include information required under Section 5.2, and are subject to state and federal agency referral requirements under Section 5.6.
 - (b) Development in the Flood Hazard Area Overlay District shall be subject to flood hazard area review standards under Section 5.6, in addition to applicable requirements of the underlying zoning district.
 - (c) Requests for variances for development within the Flood Hazard Area Overlay District must meet the requirements of Section 9.7(C) in addition to variance requirements under Section 9.7(A).
 - (d) Permits, certifications and variance actions for development within the Flood Hazard Area Overlay District shall be recorded by the Zoning Administrator in accordance with Section 9.9.

(H) Warning and Disclaimer:

District designation does not imply that lands outside of designated flood hazard areas, or land uses permitted within designated flood hazard areas, will be free from flooding or flood damages.

District designation and the administration of associated standards shall not create liability on the part of the municipality, or any official or employee thereof, for any damages that result from the application of this bylaw or any decision lawfully made thereunder.