

CHARLOTTE LAND USE & DEVELOPMENT REGULATIONS

Adopted March 1, 2016

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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
32. [Transfer Station/Recycling Center \[see \(F\)\(2\) Section 4.15\]](#)

West Charlotte Village—West of Route 7 only:

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

East Charlotte Village:

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

TABLE 2.3 VILLAGE COMMERCIAL DISTRICT, CONTINUED

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

West Charlotte Village:

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.

East Charlotte Village:

Minimum Lot Area:

Residential	1 acres/dwelling unit
Non residential	1 acre

Minimum Density:

Residential	1 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 2.5 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. Garden Center [see (F)(4) below]
20. Golf Course [see Section 4.10]
21. Home Occupation III [see Section 4.11]
22. Kennel [see (F)(4) below]
23. Municipal Facility [see (F)(1); Section 4.15]
24. Outdoor Market [see (F)(4) below]
25. Place of Worship [see Section 4.15]
26. Public Facility [see (F)(2); Section 4.15]
27. Recreation/Outdoor
28. School
29. Snack Bar [see (F)(4) below]
30. Telecommunications Facility [see Section 4.16]
31. Transfer Station/Recycling Center [see Section 4.15]
32. Veterinary Clinic

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

[Note 2: ‘Farm Cafes’ deleted from list of conditional uses in redlined draft]

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

- Minimum Lot Area: 5 acres
- Minimum Density:
 - Residential 5 acres/dwelling unit
 - Non-residential 5 acres/principal use
- Minimum Frontage: 300 feet
- Minimum Setback/Front: 50 feet (from ROW)
- Route 7: 100 feet (from ROW)

- Minimum Setback/Side: 50 feet
- Minimum Setback/Rear: 50 feet

- Maximum Height (Section 3.5): 35 feet
- Maximum Building Coverage: 20%
- Maximum Lot Coverage: 30%

PRDs: May be Required [see (F)(3)]
 PUDs: Not Allowed

Section 3.3 Conversion or Change in Use

A conversion or change of use that involves the subdivision of land also requires subdivision approval under Chapter VI, and may require Conditional Use approval under Chapter V [see also zoning district standards under Chapter II].

Section 3.6 Lot, Yard & Setback Requirements

(A) **Principle & Accessory Structures.** Only one (1) principle use or structure shall be located on a single lot, unless otherwise allowed as an agricultural use under Section 4.2(B), an Accessory On-Farm Business (AOFB) under Section 4.19 or an adaptive reuse under Section 4.3, a mixed use under Section 4.12, or with the approval of the Planning Commission, as part of a Planned Residential Development (PRD) or Planned Unit Development (PUD) under Chapter VIII.

Section 3.12 Performance Standards

(A) The following performance standards must be met and maintained for uses, inclusive of Accessory On-Farm Businesses (AOFBs) in all districts, as measured at the property line. Forestry and agriculture are excluded from compliance with these performance standards. In determining compliance, the burden of proof shall fall on the applicant. The Town or a complainant shall be required to provide reasonable proof if challenging compliance after a permit has been issued, as well as in the case where a permit is not required, but a complaint stating that an AOFB is not in compliance with the standards listed below. The Planning Commission or Board of Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance. No use, under normal conditions, shall cause or result in:

...

(9) For Accessory On-Site Farm Business the following additional standards are required:

- i. where an AOFB will be providing retail sales to the public, a curb cut permit for the new use must be obtained from the Selectboard for either condition of a new curb cut access point or the continued use of an existing curb cut access point.
- ii. parking for the AOFB must be accommodated on-the property of the AOFB and is not permitted to negatively impact the traveled way of roads or driveways utilized for access to adjacent properties. No parking adjacent to sides of the traveled way is permitted. Parking for the AOFB on an adjacent property owner's property is not permitted.

Emergency vehicle access must be provided at all times to allow police, fire and ambulance access to and from the AOFB, including sufficient vehicle maneuvering areas to accommodate the CVFRS equipment (DA1).

Section 3.16 Water & Wastewater System Requirements

(A) ... (B) .. (unchanged)

(C) Extensions of a water or sewer line across a public road right-of-way shall be allowed only in the following circumstances: 1) to replace a failed system; or 2) the proposed development site is located within either the West Charlotte Village District, the East Charlotte Village District, the Village Commercial District, or the Commercial/Light Industrial District; or 3) if the proposed project meets the Planned Residential Development (PRD) or Planned Unit Development (PUD) standards as applicable (see Chapter VIII); or 4) to allow water supply and wastewater systems to cross into the East Charlotte Village Commercial District (VCM) from the East Charlotte Village (ECV) or Rural (RUR) District. The crossing of a Town right-of-way requires approval from the

Selectboard in accordance with 19 V.S.A. §1111. The use of, or connection to, an off-site system shall be secured through an easement or other form of legal conveyance.

(D) Connections to water supply facilities operated under the jurisdiction of the Champlain Water District are specifically prohibited. The Zoning Administrator shall not issue a zoning permit for any structure or lot that is part of or connected to the Champlain Water District or any other water district within the Champlain Water District's boundaries, except for the existing nine lots on Orchard Road that were connected to the district as of the effective date of these regulations.

(E) Community sewage disposal systems may be required to be designed in such a way that they may eventually be connected to a municipal sewage disposal system, should such a system become available.

(F) Prior to the issuance of a certificate of occupancy under Section 9.5(A) for any use requiring a wastewater permit from the Charlotte Sewage Officer and/or a Wastewater System and Potable Water Supply Permit from the Vermont Department of Environmental Conservation, the applicant shall document that all such permits have been issued.

Section 4.3 Adaptive Reuse of an Existing Structure

(A) Adaptive reuse is intended to encourage the continued viability, reuse, restoration and rehabilitation of historically, culturally or architecturally significant structures within the Town of Charlotte. The adaptive reuse of such a structure may be allowed in any zoning district except the Seasonal Shoreland Home Management District, subject to conditional use review under Section 5.4, site plan review under Section 5.5 and the provisions below.

...

(G) **Conditional Use Review Standards.** In addition to conditional use review requirements under Section 5.4, it shall be demonstrated to the satisfaction of the Board of Adjustment that:

- (1) A structure intended for adaptive reuse which is accessory to a **principle** structure shall be retained in common ownership with **that** principle structure. However the proposed business may be separately owned by a person other than the property owner.
- (2) There shall be adequate water supply and wastewater system capacities to accommodate the proposed reuse in accordance with Section 3.16.

Section 4.5 Camper

A camper trailer may be stored on a lot. Camper trailers may not be occupied for dwelling purposes for more than a cumulative time period of four (4) months during a **12-month period**. In no case shall a camper trailer be attached to a septic system. Any sewage generated by a camper trailer shall be disposed of off-site in accordance with all applicable town, state and federal regulations.

Section 4.8 Extraction or Placement of Earth Resources

(A) The **import, infill, placement**, extraction, or removal of more than 300 cubic yards per year of topsoil, rock, sand, and gravel for sale or use off-site may be allowed in designated zoning districts subject to conditional use review under Section 5.4, site plan review under Section 5.5, and the following requirements. Extraction shall be limited to 5,000 cubic yards per year.

...

Section 4.17 Temporary Structure or Use

Temporary Structure. A temporary structure used for office or storage space (e.g., trailer, mobile home, portable storage unit, outdoor storage area structure, etc.), or for special events may be allowed as a temporary accessory structure to a permitted use. Such a structure shall comply with all set back standards and other dimensional standards for the district in which it is located, and shall not be used for dwelling purposes unless specifically approved under Section 4.2. Temporary structures may be issued a zoning permit by the Zoning Administrator, for a specified period of time not to exceed one (1) year from the date of issuance, with the provision that the structures will be dismantled and/or removed upon expiration of the permit. The Zoning Administrator may renew a permit for a temporary structure for a period not to exceed one (1) additional year.

Section 4.19 *[delete Farm Café, replace with]* Accessory On-Farm Business (AOFB)

Accessory On-Farm Businesses (AOFBs) are allowed as a subordinate operation to a farm (as defined or determined by State statute). AOFBs must conform to Performance Standards (see Section 3.12). In the event that a business claiming to be an AOFB fails to meet the intended definition (e.g. it does not operate as an accessory to the “farm”, etc.), then the business will be required to conform with Home Occupation standards (see Section 4.11).

[deleted: all standards defining Farm Café uses]

CHAPTER VI. SUBDIVISION REVIEW PROCEDURES

Section 6.1 Applicability

...

(C) **Classification of Subdivisions** (see Sketch Plan Review). For the purposes of these regulations, subdivisions shall be classified by the Planning Commission in accordance with the following:

...

- (2) **Major Subdivision**, which shall include any residential subdivision, or re-subdivision of land resulting in the creation of four (4) or more lots within any 10 year period, regardless of any change in ownership; and any nonresidential subdivision or PUD. Major Subdivisions require Preliminary Approval (see Section 6.4) and Final Plan Approval (see **Section 6.5**). Applications for Preliminary Approval and Final Plan Approval will be reviewed under the standards within Chapter VII, and if applicable, Chapter VIII. **All major subdivisions are PRDs (see Section 8.2(B))**

CHAPTER VII. SUBDIVISION REVIEW STANDARDS

Section 7.1 Application of Subdivision Standards

...

Table 7.1 Areas of High Public Value

Areas of high public value include land characterized by:

- Land in active agricultural use,
- Primary (prime & statewide) agricultural soils,
- Steep slopes (equal to or in excess of 15%),
- Flood hazard areas,
- Surface waters, wetlands and associated setback and buffer areas,
- Shoreland setback and buffer areas,
- Special natural areas (list identified in the Charlotte Town Plan – Chapter 2),
- Wildlife habitat (as identified in *Charlotte Town Plan* or as field delineated),
 - Forest Habitat
 - Persistent Shrubland Habitat
 - Aquatic Habitat
 - Linkage Habitat and Connecting Corridors
- Water supply and ground water recharge areas
- Source Protection Areas (SPAs),
- Historic districts, sites and structures,
- Scenic views and vistas (as identified in *Charlotte Town Plan*), or
- Conserved land on the same parcel or adjacent parcels.

Section 7.3 District Standards

...

(A) Rural, Shoreland & Conservation Districts.

Within the Rural, Shoreland and Conservation Districts, all subdivisions and associated site development shall be designed and reviewed according to the following standards:

...

- 5) Clustering of development, including the creation of lots with an area less than the minimum lot size for the district, shall be off-set with the dedication of open space. In instances in which clustering and/or the creation of small lots is needed to avoid undue adverse impacts to Areas of High Public Value, the Commission may require that the subdivision be reviewed concurrently as a planned residential development in accordance with Chapter VIII.

Section 7.7 Sewage Disposal

...

- A) 3) A privately-owned septic system that is proposed to cross Town property or a Town Highway right-of-way shall only be allowed if the proposed project meets Planned Residential Development (PRD) standards (see Chapter VIII), or if the development site is located within either the West Charlotte Village District, the East Charlotte Village District, the Village Commercial District, or the Commercial/Light Industrial District. To support a development project within the East Charlotte Village, a septic system may originate within the Rural District.

CHAPTER VIII. PLANNED RESIDENTIAL & PLANNED UNIT DEVELOPMENT

Section 8.4 Planned Residential Developments [PRDs]

...

(D) **Village Standards.** In addition to the general standards set forth under subsection (B), PRDs within the East Charlotte Village District; West Charlotte Village District; the East Charlotte and West Charlotte Village Commercial Districts; and the Commercial/Light Industrial District shall be designed so that the layout and configuration of lots and the subsequent placement of buildings are consistent with the historic pattern and scale of development found within these villages, and with historic structures in the vicinity. At minimum, PRDs located within these districts shall:

...

CHAPTER IX. ADMINISTRATION & ENFORCEMENT

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:

...

(2) **Wheelchair** ramps and walkways that do not obstruct public rights-of-way or pedestrian traffic.

...

(10) **Required Agricultural Practices (RAPs)¹ and Best Management Practices (BMPs)**, including farm structures, as defined by the Secretary of the **Agency of Agriculture, Food and Markets** in accordance with the Act [§4413(d)].

...

Section 9.5 Certificates of Occupancy & Compliance

...

(B) **Certificate of Compliance.** In accordance with Sections **5.5 and 6.5**, after the effective date of these regulations, the **Zoning Board of Adjustment** or the Planning Commission may require, as a condition of **conditional use or** subdivision approval, that a certificate of compliance be obtained to ensure that public and private improvements have been installed in accordance with the conditions of approval prior to any further land development.

CHAPTER X. DEFINITIONS

Accepted Agricultural Practices (AAPs): [deleted except for:] **See Required Agricultural Practices (RAPs).**

Accessory Structure: A structure on a lot which is clearly and customarily related to the principal structure or use on that lot. For residential uses these include, but may not be limited to garages, garden and tool sheds, children's playhouses, boat houses for the storage of three (3) or fewer boats, **portable storage units, outdoor storage area structures,** and permanent swimming pools. **See Section 4.18, and Section 3.5(B) pertaining to height requirements. See also Accessory Use, Dwelling/Accessory, Outdoor Storage, Portable Storage Unit.**

¹ As part of Act 64 - the Vermont Clean Water Act (2015) -- the Accepted Agricultural Practices, also known as the AAPs, were updated, and are now known as the Required Agricultural Practices (RAPs).

Accessory On-Farm Business (AOFB): An activity that is accessory to a farm and comprises one or more of the following: Storage, preparation, processing, and sale of qualifying products, provided that more than 50% of the total annual sales are from qualifying products that are principally produced on the farm at which the business is located; and/or educational, recreational, or social events that feature agricultural practices or qualifying products, including farm stays (as defined per Act 143, “An act relating to municipal regulation of accessory on-farm businesses and to hemp cultivation”, July 1, 2018 and [§4412(11)]). AOFBs must conform to Performance Standards (see **Section 3.12**). In the event that a business claiming to be an AOFB fails to meet the intended definition (e.g. it does not operate as an accessory to the “farm”, etc.), then the business will be required to conform with Home Occupation standards (see **Section 4.11**),

Certificate of Compliance (CC or CoC): Often requested by finance or bonding agencies, a Certificate of Compliance is an official verification by the Zoning Administrator that a property complies with all of the Town's Land Use regulations and has no outstanding violations. A CC may require a site inspection.

Certificate of Occupancy (CO or COO): A Certificate of Occupancy may be required by a zoning permit as the official verification by the Zoning Administrator that the structure abides by the submitted plans of the original permit approval, and is therefore suitable for Occupancy.

Commercial Farm Stand: A booth, stand, or other structure greater than 400 square feet from which agricultural products not principally produced on the premises are sold to the general public. Such facilities may, but are not required to, be located on an active agricultural operation. This definition specifically does not include farm stands located on an active agricultural operation from which agricultural products principally produced on the premises are sold to the general public as part of the agricultural operation; these are included under the definition of Required Agricultural Practices (RAPs). See also: Agriculture, Agricultural On-Farm Businesses, Farm Structure, Outdoor Market.

Dwelling/Accessory: A secondary dwelling unit established in conjunction with and clearly subordinate to a single-family dwelling, which has facilities and provisions for independent living, including sleeping, food preparation, and sanitation which is retained in common ownership. The total floor area of the accessory dwelling shall not exceed 30% of the total habitable floor area of the single family dwelling, or 1,000 square feet, whichever is larger. Accessory dwellings may be contained within or attached to a single-family dwelling or may be within a stand-alone accessory structure.(see Section 4.2).

Farm Café: [deleted]

Green Stormwater Infrastructure (GSI): Also referred to as Green Infrastructure, GSI mitigates the impact of stormwater run-off along with the associated pollutants. Such may include: pervious concrete, rain gardens, cisterns, green roofs, swales, and detention ponds. See also Impervious Surface, Low Impact Development (LID).

Highway Access Permit (HAP): A permit that is required for all driveways, entrances, curb-cuts, and approaches (i.e. access points) within the right-of-way of a Town highway. No such construction may take place until the Town has issued a permit, which is only approved by the Selectboard. Further information on this ordinance is covered in the 2003 approved “Policy and Procedure for Highway Access Permit”.

Highway Right-of-Way: see Right-of-Way

Impervious Surface: A solid surface that either prevents or impedes the natural infiltration of water into the soil, or which causes water to run off the surface in increased quantities or a rate of flow than would occur under natural conditions. Common impervious surfaces include, but are not limited to: rooftops; roads, driveways, and parking lots; sidewalks and walkways; patios; porches and decks; or other similar hard-surfaces whether constructed of concrete, asphalt, stone, brick, gravel, macadam, or compacted earthen materials, unless they are

specifically designed, constructed, and maintained to be pervious. See also Green Stormwater Infrastructure (GSI), Low Impact Development (LID).

Land Development: Any of the following: 1) the division of a lot into two (2) or more lots; 2) the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or structure; 3) any mining, excavation or landfill involving more than 300 cubic yards of material; 4) any material change in the use of any building, structure, land or extension of use of land; or 5) installation of infrastructure or improvements including but not limited to roads, utilities, drainage, wastewater or water. Land Development does not include interior construction or remodeling which does not affect the exterior appearance of a structure (except for adding, enlarging, or reducing the size of new windows and doors), or affect the water or septic requirements of the structure. See also Subdivision.

Lot Coverage: That portion (percentage) of a lot area which is covered by buildings, structures, and other man-made improvements and impervious surfaces, including: parking and loading areas, access roads, service areas, and other impermeable surfaces which prevent the infiltration of storm water. See also Impervious Surface.

Low Impact Development (LID): A set of development practices that mitigates stormwater run-off and associated pollutants generated from a site. Effective implementation of LID strategies reduce the total volume and peak flow rates of stormwater runoff while filtering out the pollutants before reintroduction into the ecosystem. In Charlotte, LID strategies do not allow runoff to be drained into the highway ROW. See also Green Stormwater Infrastructure (GSI).

Outdoor Storage: The storage of any goods, commodities, merchandise, supplies, materials for processing or sale upon the premises, equipment, vehicles, boats, junk, waste, or debris, which is not contained within a structure comprising a roof, floor, and at least three (3) sides that are constructed of impervious material. The use is subject to screening and other mitigation measures addressed in the following: Performance Standards (Section 3.2), standards for Outdoor Storage (Section 3.10), a Contractor's Yard (Section 4.6), Extraction or Placement of Earth Resources (Section 4.8), Home Occupation standards (Section 4.11), Site Plan Review (Section 5.5), the zoning district standards covered in Chapter II, and other relevant regulations. See also Accessory Structure, Contractor's Yard, Home Occupation.

Portable Storage Unit (PSU): Otherwise known as a Portable Storage Container or Shipping Container, a PSU is a container without a chassis, axles, or wheels that is intended for multi-modal transportation via ship, rail, or semi-trailer truck. Shipping containers may be employed for business or residential use as long term on-site or off-site storage, or for other purposes. A PSU may qualify as an accessory structure if approved by the Zoning Administrator. See also Accessory Structure.

Required Agricultural Practices (RAPs): Required practices for agriculture are the management standards defined by the State by which farms are required to reduce their impact upon water quality. RAPs establish nutrient, manure, and waste storage standards, make recommendations for soil health and establish requirements for vegetated buffer zones and livestock exclusion from surface water. In addition, the RAPs establish standards for nutrient management planning and soil conservation. RAPs also apply to farm structures other than dwellings, as currently defined by the Secretary of the Vermont Agency of Agriculture, Food and Markets (see exemptions under Section 9.2). See also Agriculture, Farm Structure.

Retail Store: Premises where goods or merchandise are offered for retail sale to the general public for personal, business, or household consumption, and where services incidental to the sale of such goods are provided. This definition excludes the retail sale of gasoline and automobiles and other goods and services that are otherwise more specifically identified under these regulations. See also Agricultural Sales & Service, Accessory On-Farm Businesses (AOFB), Boat Sales & Service, Commercial Farm Stand, Gasoline Station, Mobile Home Sales, Motor Vehicle Sales & Service, Personal Service, and Restaurant.

Right-of-Way (ROW): A designated land easement for a roadway, trail, utility (e.g. water supply, septic, electrical transmission lines, pipelines, etc.), or for crossing a property for access to and from another parcel. The right to cross property without a specific description or delineation is known as a ‘floating easement’. Town highway ROW is often expressed in rods (i.e. 1 rod = 16.5 feet) and generally ranges from three to four rods in width, where State highways can be greater. A consolidated historical list of Town highway ROW widths for the Town of Charlotte are listed in the handbook: “*Charlotte Road Statistics: Their Locations & Widths as Recorded in the Charlotte Town Records*”, by Francis J. Thornton (1986). Otherwise, Vermont Statute **19 V.S.A. § 702** indicates that: “*the right-of-way for each highway and trail shall be three rods wide unless otherwise properly recorded.*”

Self Storage Facility: A multi-unit storage facility that provides separate storage spaces for rent. **Self-storage facilities are prohibited in the Town of Charlotte.** Also see Storage Facility.

Shipping Container: See Portable Storage Unit (PSU).

Sketch Plan Review: A conceptual review that is required ahead of any preliminary major subdivision, final minor subdivision, amendment, boundary adjustment, or site plan review proceeding. Within 45-days of the closing of a sketch plan review hearing, a sketch plan letter will be provided to the applicant that serves as advisory guidance for their forthcoming application to approve the land development. The Sketch Plan Review letter does not reflect a decision of the Planning Commission (see Sections 5.5 and 6.3). A Sketch Plan Review remains valid for six (6) months from its date of issue, but may be extended up to one (1) year upon a formal written request submitted to Planning Commission before the expiration date.

Storage Facility: A building for storing goods as an accessory to a business. Self-storage facilities are prohibited in the Town of Charlotte,. See also Outdoor Storage, Portable Storage Unit (PSU), Adaptive Reuse (see definition above and Section 4.3), Warehouse.

Use: The specific purpose for which a parcel of land or structure is designated, designed or intended, or for which it may be used and maintained. See also Change of Use (Section 3.3), Accessory Use, Structure.

Variance: A variance is a permit granted by a ZBA or Planning Commission to use or alter a structure (or development) in a way that does not comply with the strict application of a zoning requirement, but which does conform with the requirements of 24 VSA 4469. See **Section 9.7** for further detail.

Waste Management Facility: A public facility licensed or certified by the state of Vermont for the collection, storage, transfer, shipment or disposal of solid or hazardous waste materials (see Section 4.15). See also **Outdoor Storage**, Public Facility, Salvage Yard, Transfer Station/Recycling Center.

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Missing stuff, questions:

- 1) Does the above incorporate ‘oops list’ items? If not, where are those?
- 2) Did not see any much-discussed East Charlotte Village changes in Table 2.2 (no markups). (There are references to ECV in rev. Table 2.3 Village Commercial standards)
- 3) What’s the best way to ‘cluster’ these changes for next level reviews? By category/topic? Segregate by what’s likely to be controversial vs. just technical?
- 4) What about adding flexibility to locate required handicap parking spot in front of bldg.?