

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.)*

(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.)*

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

TABLE 2.3 VILLAGE COMMERCIAL DISTRICT, CONTINUED

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

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|-------------------------------|--|
| 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.