

Proposed Zoning Revisions 2022-Town of Charlemont

Proposed Revisions shown in **red**

Revised July 26, 2022

Section 32.3 Use Table

RESIDENTIAL USES	VILLAGE CENTER DISTRICT (VC)	RURAL RESIDENTIAL DISTRICT (RR)	RURAL RESIDENTIAL/MARIJUANA RETAIL DISTRICT (RR/MRD)	RURAL RESIDENTIAL/ROUTE 2 DISTRICT (RR/R2D) ¹
Solar Installations, Residential (Accessory)	Y	Y	Y	Y

¹The maximum height of Solar Installations in the Rural Residential/Route 2 District (RR/R2D) is 25 feet.

AGRICULTURAL, FORESTRY AND RECREATIONAL USES	VILLAGE CENTER DISTRICT (VC)	RURAL RESIDENTIAL DISTRICT (RR)	RURAL RESIDENTIAL/MARIJUANA RETAIL DISTRICT (RR/MRD)	RURAL RESIDENTIAL/ROUTE 2 DISTRICT (RR/R2D)
Agricultural Uses including but not limited to The keeping or raising of livestock, including piggeries, large ruminants, and keeping or raising of poultry male fowl on a lot less than two (2) acres ²	N	N	N	N
Commercial Agriculture, al Uses including but not limited to The keeping or raising of livestock, including piggeries, large ruminants, and the keeping or raising of poultry on a lot larger than two (2) acres	N ³	SPR	SPR	SPR
Commercial Greenhouse(s) on a lot less than <u>two (2)</u> 5 acres, not including Marijuana Cultivation	SP	SP	SP	SP
<u>Forestry and Other Agricultural Uses on a lot less than two (2) acres, not including Marijuana Cultivation</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>
Forestry and <u>Other</u> Agricultural Uses on lots <u>two (2)</u> 5 acres or <u>greater larger</u> , not including Marijuana Cultivation	SPR	Y	Y	Y
Commercial Greenhouses on lots <u>two (2)</u> 5 acres or <u>greater larger</u> , not including Marijuana Cultivation	SPR	Y	Y	Y

<u>Seasonal</u> farm stands not including Marijuana Cultivation	✗ <u>SPR</u>	Y	Y	Y
<u>Seasonal Farmers Market</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>

(Footnotes for Agricultural Uses):

²Up to six (6) ~~hens chickens~~ (no roosters), up to six (6) ducks and up to six (6) rabbits allowed by right, if in an enclosure that is sited 20 feet from all property lines and not sited in the front yard of any property within the Village Center (VC) District.

³ Commercial Agriculture on land of 2 acres or more that generate \$1,000 per acre or more in gross sales may apply for an exception but requires a SPR and must provide proof of gross sales on an annual basis.

BUSINESS/COMMERCIAL USES	VILLAGE CENTER DISTRICT (VC)	RURAL RESIDENTIAL DISTRICT (RR)	RURAL RESIDENTIAL/ MARIJUANA RETAIL DISTRICT (RR/MRD)	RURAL RESIDENTIAL/ ROUTE 2 DISTRICT (RR/R2D) ⁴
Artisan Studios	<u>SPR</u>	SP	SP	SP
Solar Installations, Commercial (Accessory)	<u>SPR</u>	SP	SP	SP ⁵

⁴The size of a Commercial Solar Installation in the Rural Residential/Route 2 District (RR/R2D) must occupy no more than 5 acres of land.

⁵The maximum height of Solar Installations in the Rural Residential/Route 2 District (RR/R2D) is 25 feet.

INDUSTRIAL USES	VILLAGE CENTER DISTRICT (VC)	RURAL RESIDENTIAL DISTRICT (RR)	RURAL RESIDENTIAL/ MARIJUANA RETAIL DISTRICT (RR/MRD)	RURAL RESIDENTIAL/ ROUTE 2 DISTRICT (RR/R2D)
Artisan Studios (moved to Business/Comm Uses)	<u>SPR</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>
Solar Installation, Industrial (Primary) ⁶	N	SP	SP	N
Earth Removal ⁷	N	Y	Y	Y

⁶Small-Scale Industrial Solar Energy Generating Facilities are allowed by-right with Site Plan Review by the Planning Board in the Solar Overlay District.

⁷Earth removal operations shall require an Earth Removal Permit (ERP) from the Earth Removal Committee (ERC); See Town of Charlemont General Bylaws.