

**Town of Charlton**  
**OFFICE OF THE TOWN CLERK**  
37 Main Street  
Charlton, MA 01507  
508-248-2249



**VOTE CERTIFICATE**

**TOWN OF CHARLTON**

At a legal meeting of the qualified voters of the Town of Charlton, held May 19, 2025, the following business was transacted under Article 16:

**ARTICLE 16.            ZONING BYLAW AMENDMENT – AMEND THE FOOTNOTES OF THE INTENSITY OF USE TABLE SECTION 200-3.2 (USE REGULATIONS), AMEND SECTION 200-3.3 (INTENSITY REGULATIONS) AND AMEND SECTION 200-4.2 (OFF-STREET PARKING REQUIREMENTS).**

To see if the Town will vote and amend the Zoning By-law Section 200-3.2 (Use Regulations) Paragraph D (Intensity of Use Schedule), section 200-3.3 (Intensity Regulations) Paragraph B. (Supplementary Requirements), Amend Section 200-4.2 (Off-Street Parking Requirements) Paragraph D (Other Requirements) and Amend Section 200-4.2 (Off-Street Parking Requirements) Paragraph D (Other Requirements) by removing notes and related references and inserting in place thereof a new section. The full text of the proposed amendment will be available for public review at Town Hall and on the Town's website prior to the Town Meeting. A public hearing will be held by the Planning Board as required under M.G.L. Chapter 40A, Section 5; or take any action relative thereto or thereon.

**SPONSOR: PLANNING BOARD**

**MOTION: I move that Article 16 be accepted as printed in Appendix C.**

**RECOMMENDATION OF THE PLANNING BOARD: Planning Board supports this motion.  
2/3rds Vote Needed per MGL Chapter 40A, Section 5, fifth paragraph**

**MOTION PASSES BY NECESSARY 2/3<sup>RD</sup> VOTE 53 – YES, 7 – NO**

**Appendix C: ARTICLE 16. ZONING BYLAW AMENDMENT – AMEND THE FOOTNOTES OF THE INTENSITY OF USE TABLE SECTION 200-3.2 (USE REGULATIONS), AMEND SECTION 200-3.3 (INTENSITY REGULATIONS) AND AMEND SECTION 200-4.2 (OFF-STREET PARKING REQUIREMENTS).**

To see if the town will vote to amend the Zoning Bylaw Section 200-3.2 (Use Regulations) Paragraph D (Intensity of Use Schedule), by removing notes and related references shown by deleting the language struck through and

relocating, amending and inserting paragraphs 8 through 13 into section 200-3.3 (Intensity Regulations) Paragraph B. (Supplementary Requirements) and Amend Section 200-4.2 (Off-Street Parking Requirements) Paragraph D (Other Requirements) by deleting the language struck through or take any other action relative thereto or thereon.

**Section 3**  
**Use and intensity Regulations**  
**§ 200-3.2 Uses Regulations.**

**D. Intensity of Use Schedule.**

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Width and Contiguous Street Frontage (feet)	Minimum Front Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Coverage (% of lot)	Maximum Building Height (feet)
Agricultural A	60,000	175	30	15	30	25	36
Low Density Residential R-40	40,000 <sup>(1)</sup>	150	30	15	15	30	36
Residential - Small Enterprise R-SE	40,000 <sup>(1,3)</sup>	150	30	15	15	30 <sup>(4)</sup>	36
Neighborhood Business NB	20,000 <sup>(1)</sup>	100	40	15	15	30	36
Village V <sup>(7)</sup>	10,000 <sup>(8)</sup>	75	10 <sup>(9)</sup>	10	10	60 <sup>(10)</sup>	36
Community Business CB	40,000 <sup>(1)</sup>	150	40	15	15	30	36
Industrial - General IG	40,000	155	40	35 <sup>(2)</sup>	35 <sup>(2)</sup>	40	36 <sup>(11)</sup>
Business Enterprise Park BEP	80,000	260	50 <sup>(5)</sup>	50 <sup>(5)</sup>	50 <sup>(5)</sup>	33	36 <sup>(12)</sup>

**NOTES:**

- <sup>1</sup> ~~An additional twenty thousand (20,000) square feet of contiguous land area is required for each dwelling unit beyond the first dwelling unit and fifty (50) feet of additional lot frontage plus twenty (20) feet for each dwelling unit beyond two (2). This requirement shall apply to two family and multifamily dwellings, but shall not apply to accessory apartments.~~
- <sup>2</sup> ~~Side and rear yards shall each be at least seventy (70) feet when abutting any residential or agricultural district.~~
- <sup>3</sup> ~~In an R-SE Zone, a twenty thousand (20,000) square foot lot requires a sewer connection. Without a sewer connection, the minimum lot size is forty thousand (40,000) square feet.~~
- <sup>4</sup> ~~No building in an R-SE Zone may exceed twenty thousand (20,000) square feet in gross floor area.~~
- <sup>5</sup> ~~In Business Enterprise Park Districts, buildings shall be set back a minimum of fifty (50) feet from the front lot line. Parking lots shall be set back a minimum of twenty (20) feet from the front lot line, or a minimum of thirty (30) feet from the front lot line if the front lot line abuts a state-numbered route, and they shall not be located within the required side or rear yards, nor within the required buffer area.~~
- <sup>6</sup> ~~To accomplish the purposes of the Village District, the Planning Board may authorize by special permit a reduction of front, side and rear setback standards for new or pre-existing structures. The Board must find that the required setbacks would result in, or have resulted in, construction of structures that are not in keeping with the area's scale and character. The Board must further find that the relaxation of said standards will not interfere or negatively impact abutting properties, particularly property used or zoned for residential purposes.~~

<sup>7</sup> In Village Districts, the minimum lot size is ten thousand (10,000) square feet for lots served by the municipal sewer system and twenty thousand (20,000) square feet for lots without a sewer connection.

<sup>8</sup> In order to maintain a strong sense of streetscape, in the Village District there is also established a maximum front setback of twenty-five (250) feet.

<sup>9</sup> The maximum impervious coverage of the lot (buildings, parking, access drives, etc.) shall not exceed eighty percent (80%).

<sup>10</sup> Minimum performance standards as detailed in the Intensity of Use Schedule are hereby not applicable to water and sewer pump stations and appurtenances.

<sup>10</sup> Minimum performance standards as detailed in the Intensity of Use Schedule are hereby not applicable to water and sewer pump stations and appurtenances.

<sup>11</sup> Maximum building height may exceed 36 feet up to no more than 50 feet in the Industrial General Zone District subject to a special permit from the Planning Board so approving; provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back twice the ordinary required minimum required setback for that zoning district from both: (a) the nearest residential structure, including any accessory use structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.

Further, lots having not less than 75 acres of land in the Industrial General, the maximum building height may exceed 36 feet up to no more than 75 feet, subject to a special permit from the Planning Board so approving, provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back three times the ordinary required minimum required setback from both: (a) the nearest residential structure, including any accessory structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.

<sup>12</sup> Maximum building height may exceed 36 feet up to no more than 50 feet in the Business Enterprise Zone Districts subject to a special permit from the Planning Board so approving, provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back twice the ordinary required minimum required setback for that zoning district from both: (a) the nearest residential structure, including any accessory use structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district. Further, lots having not less than 75 acres of land in the Business Enterprise Zone District, the maximum building height may exceed 36 feet up to no more than 110 feet, subject to a special permit from the Planning Board so approving, provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back three times the ordinary required minimum required setback from both: (a) the nearest residential structure, including any accessory structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.

### Section 3 Use and intensity Regulations § 200-3.3 intensity Regulations

#### B. Supplementary Requirements<sup>1</sup>

Add:

#### 8) Area and frontage

- a) In the R-40, R-SE, CB zones, an additional twenty thousand (20,000) square feet of contiguous land area is required for each dwelling unit beyond the first dwelling unit and fifty (50) feet of additional lot frontage plus twenty (20) feet for each dwelling unit beyond two (2). This requirement shall apply to two-family and multifamily dwellings but shall not apply to accessory apartments.

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<sup>1</sup> The language here, except for those sections underlined, are language restated from the footnotes of § 200-3.2 Uses Regulations

- b) In an R-SE Zone, a twenty thousand (20,000) square foot lot requires a sewer connection. Without a sewer connection, the minimum lot size is forty thousand (40,000) square feet.
- c) No building in an R-SE Zone may exceed twenty thousand (20,000) square feet in gross floor area.

9) Village District

- a) An additional five thousand (5,000) square feet of contiguous land area is required for each dwelling unit beyond the first dwelling unit.
- b) The minimum lot size is ten thousand (10,000) square feet for lots served by the municipal sewer system and twenty thousand (20,000) square feet for lots without a sewer connection.
- c) In order to maintain a strong sense of streetscape, the maximum front setback of twenty-five (25) feet.
- d) The maximum impervious coverage of the lot (buildings, parking, access drives, etc.) shall not exceed eighty percent (80%).

10) Business Enterprise Park

- a) Buildings shall be set back a minimum of fifty (50) feet from the front lot line. Parking lots shall be set back a minimum of twenty (20) feet from the front lot line, or a minimum of thirty (30) feet from the front lot line if the front lot line abuts a state-numbered route, and they shall not be located within the required side or rear yards, nor within the required buffer area.
- b) Maximum building height may exceed 36 feet up to no more than 50 feet subject to a special permit from the Planning Board so approving, provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back twice the ordinary required minimum required setback for that zoning district from both: (a) the nearest residential structure, including any accessory use structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.
- c) Further, lots having not less than 75 acres of land in the maximum building height may exceed 36 feet up to no more than 110 feet, subject to a special permit from the Planning Board so approving, provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back three times the ordinary required minimum required setback from both: (a) the nearest residential structure, including any accessory structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.

11) Industrial General

- a) Side and rear yards shall each be at least seventy (70) feet when abutting any residential or agricultural district.
- b) Maximum building height may exceed 36 feet up to no more than 50 feet in the Industrial General Zone District subject to a special permit from the Planning Board so approving; provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back twice the ordinary required minimum required setback for that zoning district from both: (a) the nearest residential structure, including any accessory use structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.

- c) Further, lots having not less than 75 acres of land in the Industrial General, the maximum building height may exceed 36 feet up to no more than 75 feet, subject to a special permit from the Planning Board so approving, provided that the nearest portion of any building or structure so exceeding 36 feet in height must be set back three times the ordinary required minimum required setback from both: (a) the nearest residential structure, including any accessory structure; and (b) the nearest boundary line of any abutting residential or agricultural zoning district.

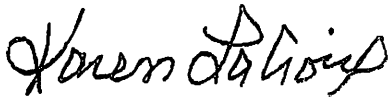
12) All districts

- a) Minimum performance standards as detailed in the Intensity of Use Schedule are hereby not applicable to water and sewer pump stations and appurtenances.
- b) No less than twenty-five percent (25%) of any lot area shall be retained as unoccupied space free of all buildings, parking, pavement including street access drives and walks or other conditions, precluding landscaping; such unoccupied areas shall be landscaped or stabilized with plant material.

13) Exceptions

- a) Lot coverage specified by Special Regulations of section 5
- b) Setback specified by Special Regulations section 5

A True copy, Attest



Karen M. LaCroix  
Town Clerk