

# ZONING

## 218 Attachment 2

### Town of Charlestown

#### Dimensional Table; Restore Existing Cluster Dimensions [Amended 8-31-2022 by Ord. No. 397]

Zoning Districts	Minimum Lot Size (square feet)	Frontage & Lot Width (ft)	Primary Structure			Building Coverage (percent)	Building Height (feet)	Building Height (feet)	Accessory structures		
			Front Yard (feet)	Rear Line (feet)	Side Line (feet)				Front Yard (feet)	Rear Line (feet)	Side Line (feet)
<b>Residential Districts:</b>											
R-20	20,000	120	40	50	20	20		15	40	10	10
R40	40,000	150	40	60	25	15		25	40	10	10
R40 Cluster Subdivision*	20,000	100	40	50	20	15		15	40	10	10
R2A	2 acres	200	50	100	35	10	See § 218-42B	25	50	10	10
R2A Multi-family **	2 acres per DU	200 + 10/DU	100	60	35	10		25	100	10	10
R3A	3 acres	300	50	100	35	10		25	50	10	10
R2A, R3A Cluster Subdivision*	40,000	125	50	60	25	10		25	50	10	10
R3A Multi-family**	3 acres per DU	300 + 20/DU	100	75	35	10		25	100	10	10
R-40, R-2A, R-3A Conservation Development Subdivision***	20,000	50	40	50	20	15		25	40	10	10
Two Family Dwelling ****	2 x min. lot size	R2A: 250 R3A/PD: 300	50	100	50	10		25	50	10	10
Non-conforming legal lots of record Less than 20,000 sq. ft.	Less than 20,000	n/a	30	38	12	*****		15	30	10	10
<b>Traditional Village District</b>	20,000	120	20	30	20	25	35	35	20	30	20
<b>Nonresidential Districts:</b>											
C-1	20,000	120	40	30	20	25		30	40	30	20
C-2	20,000	150	40	30	20	25	See § 218-42B	30	40	30	20

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			Front Yard (feet)	Rear Line (feet)	Side Line (feet)				Front Yard (feet)	Rear Line (feet)	Side Line (feet)
C-3	40,000	150	40	30	20	25		30	40	30	20
<b>Nonresidential Districts (contd):</b>											
Open Space/Recreation	*****	100	100	100	35	30		30	100	100	35
Municipal	*****	*****	30	30	20	30		30	30	30	20
Industrial	80,000	200	100	100	35	30		30	100	100	35
Planned Development	3 acres *****	200	100	100	50	25		30	100	100	50
Non-conforming legal lots of record	Less than 20,000	n/a	30	38	12	*****		30	setback of principal structure		
Less than 20,000 sq. ft.											

**NOTES:**

- \* To be applied to cluster subdivisions in place prior to the enactment of Residential Conservation Development
- \*\* See § 218-51 Multi-Family Dwellings
- \*\*\* See § 218-52 Residential Conservation Development
- \*\*\*\* See ARTICLE VI § 218-37I(13) Dwelling, Two Family
- \*\*\*\*\* No minimum lot size for Open Space/Recreation or Municipal District
- \*\*\*\*\* No frontage requirement for Municipal District
- \*\*\*\*\* See § 218-48 Planned Development District (PDD)
- \*\*\*\*\* See § 218-43 Non-Conformity with Dimensional Standards
  
- DU Dwelling Unit