

**Proposed Zoning Revisions 2021-Town of Charlemont**  
**Proposed Revisions shown in red**  
**Revised December 16, 2021**

**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) <sup>1</sup>
Solar Installations, Residential (Accessory)	Y	Y	Y	Y

<sup>1</sup>The maximum height of Solar Installations in the Rural Residential/Route 2 District (RR/R2D) is 20 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)
<del>Agricultural Uses including but not limited to The keeping or raising of livestock, including piggeries, large ruminants, and <del>keeping or raising of poultry</del> male fowl on a lot less than <del>two (2)</del> 5 acres<sup>2</sup></del>	N	N	N	N
<del>Commercial Agriculture, at 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 two (2) acres or larger</del>	N <sup>3</sup>	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
Forestry and Agricultural Uses on lots <u>two (2)</u> 5 acres or <del>greater larger</del> , not including Marijuana Cultivation	SPR	Y	Y	Y
Commercial Greenhouses on lots <u>two (2)</u> 5 acres or <del>greater larger</del> , not including Marijuana Cultivation	SPR	Y	Y	Y
<u>Seasonal</u> farm stands not including Marijuana Cultivation	≠ <u>SPR</u>	Y	Y	Y

*(Footnotes for Agricultural Uses):*

<sup>2</sup>Up to six (6) 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.

<sup>3</sup> 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) <sup>4</sup>
Artisan Studios	SPR	SP	SP	SP
Solar Installations, Commercial (Accessory)	SP <del>R</del>	SP	SP	SP <sup>5</sup>

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

<sup>5</sup>The maximum height of Solar Installations in the Rural Residential/Route 2 District (RR/R2D) is 20 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)
<del>Artisan Studios</del>	<del>SPR</del>	<del>SP</del>	<del>SP</del>	<del>SP</del>
Solar Installation, Industrial (Primary) <sup>6</sup>	N	SP	SP	N
Earth Removal <sup>7</sup>	N	Y	Y	Y

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

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