

**TABLE IV - 2
ZONING SCHEDULE**

1. Districts	2. Permitted Principal Uses	3. Minimum Lot Area	4. Minimum Lot Width Feet	4a. Minimum Frontage Feet	5. Max. Ht. of Dwell. Feet	6. Minimum Yard Dimensions in Feet				10. Min. Flr. Area Per Dwelling Sq. Ft.	11. Maximum Percentage of		13. Permitted Accessory Uses	14. Accessory Uses Minimum Distance in Feet to							
						7. Front	8. Total Two Side	9. One Side Yard	10. Rear Yard		11. Lot Occupancy Total	12. Accessory Buildings		14. Maximum Height in Feet	15. Front Lot Line	16. Side Lot Line	17. Rear Lot Line	18. Main or Principal Building			
Residential [R]	1-Private dwellings with customary home occupations	2 acres	150	150	30	40	40	15	50	Residential [R]	17%	5%	1-Private garage	20	40	5	5	5 (if detached)			
	2-Churches and other places of worship and religious instruction; parish houses; rectories; convents**	2 acres	200	200	40	60	100	40	50	800			2-Tool house, play house, greenhouse	20	75	5	5	25 (if detached)			
	3-Public schools, private schools offering general education**	2 acres	200	200	40	60	100	40	50	See Definition of "Floor Area" in Article II			Accessory building in 1 & 2 above may be in side yard subject to columns 7,8,14,15 and 18 or in rear yard subject to columns 14,15,16,17 and 18	Except cannot exceed height of dwelling							
	4-Libraries, police and fire stations**	2 acres	200	200	40	60	100	40	50				3-Swimming pool – permitted in rear or side yards only	No limit other than in side or rear yard.	10	10		No Limit			
Residential/ Agriculture [R/A]	1-Farms, dairy	50 acres	500	500	30	60	200	100	100	Residential/ Agriculture [R/A]	5%	4%	1-Private garage	20	40	5	5	5 (if detached)			
	2-Farms, livestock (except dairy)	25 acres	500	500	30	60	200	100	100				2-Tool house, play house, greenhouse, pole barn	20	75	5	5	25 (if detached)			
	3-Farms, crops only	5 acres	300	300	30	60	200	100	100				3-Swimming pool-permitted in rear or side yard only	---	No limit other than in side or rear yard	10	10	No limit.			
	4-Private dwellings with customary home occupations	2 acres	200	200	30	60	100	40	50				800								
	5-Private dwellings with customary home occupations and keeping of horses for recreational purposes	3 acres	300	200	30	60	150	60	100							4-Customary agricultural accessory uses	50	200	100	100	100
	6-Churches and other places of worship and religious instruction; parish houses; rectories; convents in connection with schools**	2 acres	200	200	40	60	100	40	50				See Definition of "Floor Area" in Article II			5-Horse barn, stable	40	125	100	100	100
	7-Public schools, private schools offering general education**	2 acres	200	200	40	60	100	40	50							6-Customary religious or educational accessory uses**	30	75	75	75	75
	8-Libraries, police and fire stations and community buildings**	2 acres	200	200	40	60	100	40	50												
	9-Ponds	2 acres	200	200	Not Applicable	Not Applicable	100	40	50												
Agriculture [A]	1-Farms, dairy	50 acres	500	500	30	60	200	100	100	Agriculture [A]	5%	4%	1-Private garage	20	40	5	5	5 (if detached)			
	2-Farms, livestock (except dairy)	25 acres	500	500	30	60	200	100	100				2-Tool house, play house, greenhouse	20	75	5	5	25 (if detached)			
	3-Farms, crops only	5 acres	300	300	30	60	200	100	100				3-Swimming pool-permitted in rear or side yard only	---	No limit other than in side or rear yard	10	10	No limit.			
	4-Private dwellings with customary home occupations	2 acres	200	200	30	60	100	40	50				800								
	5-Private dwellings with customary home occupations and keeping of horses for recreational purposes	3 acres	300	200	30	60	150	60	100							4-Customary agricultural accessory uses	50	200	100	100	100
	6-Churches and other places of worship and religious instruction; parish houses; rectories; convents in connection with schools**	2 acres	200	200	40	60	100	40	50				See Definition of "Floor Area" in Article II			5-Horse barn, stable	40	125	100	100	100
	7-Public schools, private schools offering general education**	2 acres	200	200	40	60	100	40	50							6-Customary religious or educational accessory uses**	30	75	75	75	75
	8-Libraries, police and fire stations and community buildings**	2 acres	200	200	40	60	100	40	50												
	9-Ponds	2 acres	200	200	Not Applicable	Not Applicable	100	40	50												
Historic Overlay [HO]	1 Private Dwellings***	2 acres	200	200	30	60	100	40	50	Same as Residential/ Agricultural District	Same as Residential/ Agricultural District	Same as Residential/ Agricultural District	Same as Residential District	Same as Residential/ Agricultural District	Same as Residential/ Agricultural District	Same as Residential/ Agricultural District	Same as Residential/ Agricultural District	Same as Residential/ Agricultural District			

** Site Plan Approval by Town of Charlton Planning Board required (see Appendix B-5).

*** Review by Historic District Commission required (see Appendix B-3). See Zoning Map (Appendix A) for Historic Overlay District boundaries.