

**PROPOSED
ZONING
ORDINANCE**

Town of

CHARLESTOWN, NEW HAMPSHIRE

1976

**PROPOZED ZONING ORDINANCE
TOWN OF CHARLESTOWN, N. H.**

**Article I
Authority**

SECTION 100: Pursuant to the authority conferred by Champter 31, Sections 60-89, New Hampshire Revised Statutes Annotated 1955, as amended, and for the purpose of promoting the health, safety, and welfare of the inhabitants, the following ordinance is presented to the Town of Charlestown, New Hampshire for adoption. It shall, upon its adoption, supersede any previous zoning ordinance within the town.

**Article II
General Provisions**

SECTION 200: Administration and Enforcement:

- A. This ordinance shall become effective immediately upon the affirmative vote of the majority of the voters present and voting.
- a B. A zoning administrator shall be elected by the Town at the annual meeting and he shall be responsible for administering and enforcing the provisions of this ordinance. The Selectmen shall appoint an interim administrator within 15 days after the passage hereof who shall serve until his successor shall be elected at the Town Meeting in March 1977. The zoning administrator shall serve for a term of one year. In fulfilling his duties, the zoning administrator shall receive applications, inspect premises, maintain records, issue permits and perform other tasks necessary to carry out the provisions of this ordinance. Any vacancy shall be filled by appointment by the Selectmen.
- C. Section 2. No building or structure shall be moved, altered or erected without a permit duly issued by the zoning administrator. A zoning permit shall be issued by the zoning administrator only if the requirements of this ordinance have been met. A zoning permit shall be issued or denied by the zoning administrator within 10 working days of the submission of an application, except that an application to move and erect a mobile home in an approved mobile home park shall be issued or denied within 5 days of the date of submission of the application.
- D. This ordinance shall not prohibit or require a permit for repairs or alterations to a building which alterations do not increase the floor area of the building, or change the use thereof.
- E. Application for a permit for any structure from which waste will be discharged which is not served by municipal sewerage must be accompanied by state construction approval of the waste disposal system.

- F. Whenever any provisions of this ordinance have been violated, the Board of Selectmen upon their own initiative or upon notification by the zoning administrator shall take such action as shall be appropriate for the enforcement of the provisions of this ordinance. Whoever violates any provisions of this ordinance shall be punishable by a fine not exceeding Fifty Dollars (\$50.00) for each day of violation.

SECTION 210: Separability:

- A. Each and every provision of this ordinance shall be deemed a separate, distinct, and independent provision, and the invalidity of any provision, or section thereof shall not affect the validity of the remaining sections or provisions of this ordinance.

SECTION 220: General Regulations:

- A. Lots in more than one zone - Where the boundary line of a zone divides a lot the regulations for either zone may at the option of the owner extend to the entire lot, but in no case shall any use be extended more than 100 feet into an abutting zone which does not permit the use.
- B. Parking - The following off street parking spaces shall be provided by the owner of the property for each of the following uses. One parking space shall constitute a rectangular area at least 9 feet in width and 20 feet in length, exclusive of the area required for ingress and egress.
 - 1. Dwellings and Mobile Homes - At least two park-spaces for each dwelling unit.
 - 2. Places of Public Assembly - At least one parking space for each four seats of maximum seating capacity.
 - 3. Stores and Office Buildings - At least one parking space for each 200 square feet of floor area with a minimum of five spaces.
 - 4. Industrial Buildings - At least one parking space for each two employees, except there must be a minimum of ten spaces.
 - 5. Motels, hotels, and other lodging places - At least one parking space for each guest unit.
 - 6. Other commercial and professional uses - At least one-parking space for each 300 square feet of floor area.
 - 7. All parking spaces pursuant to this section shall be on the same lot with the building or on a lot within 500 feet of the building.
- C. Lighted Signs: No sign which is lighted shall have flashing lights. The lights shall not be directed so as to constitute a traffic hazzard, nor shall they be directed so as to shine directly onto a neighboring property.
- D. Swimming Pools - Not to be considered a structure unless they have a capacity of 10,000 or more gallons of water.
- E. This ordinance shall not prohibit the keeping of horses or other large animals or fowl for family use.

F. Public parks, recreation areas and historical sites may be allowed in any zone.

SECTION 230: Existing Conditions:

- A. Any lawful use of any building, structure, or premise in existence at the time this ordinance becomes effective may continue as a non-conforming use. These uses shall be allowed to expand within their property boundaries which exist at the time of the adoption of this ordinance.
- B. If any non-conforming use of any buildings, structures, or premise is discontinued for one year and one day, any subsequent use shall conform to this ordinance.
- C. Any non-conforming use may be continued but shall not be changed to another non-conforming use except in compliance with the following provisions:
 - 1. A non-conforming use may be changed, to nother non-conforming use, only upon determination by the Zoning Board of Adjustment, after public hearing, that the proposed change will be no more detrimental to its neighborhood and surroundings, than is the existing or previous non-conforming use. In determining relative "detriment" the Zoning Board of Adjustment shall take into consideration among other things, traffic generated; nuisance characteristics such as emission of noise, dust and smoke; fire hazards; hours and manner of operation; increased intensity of use; impact on the overall zoning plan; public health and safety.
 - 2. Any extension or enlargement shall also conform to all applicable lot size, frontage and lot line distances, and height regulations of the zone in which it is located.
- D. A lot of record at the time of passage of this ordinance which does not conform to the area and frontage requirements of the zone in which it is located may be occupied by any use permitted in that zone.

SECTION 240: Section 1. The board of Selectmen shall appoint a Board of Adjustment consisting of five (5) members and shall be removable by the Board of Selectmen only upon written charges and after public hearing. In addition the Selectmen shall appoint five (5) alternate members removable only upon written charges and after public hearing and who shall serve during their term whenever a regular member of the Board of Adjustment shall be absent or disqualified under the provisions of RSA 31:73. Within thirty (30) days of adoption of this amendment the Board of Selectmen shall appoint a new Board of Adjustment and alternate members and one regular member and one alternate member shall be appointed to serve for one year, one for two years, one for three years, one for four years and one for five years and thereafter the Board of Selectmen shall annually appoint one regular member

and one alternate member for a term of five years. The Board of Adjustment shall have all of the power and duties set forth under provisions of RSA 31:56 through RSA 31:77 as amended. The Board of Adjustment shall serve without compensation.

Section 2. Whenever a special exception may be granted under the provisions of this ordinance such special exception shall be granted only in accordance with the following regulations and restrictions:

1. No use shall be permitted which could cause any undue hazard to health, safety or property values or which is offensive to the public because of noise, vibration, excessive traffic, unsanitary conditions, noxious odor, smoke or other similar reason.
2. Sufficient off-street parking shall be provided to allow 300 square feet for each 2 anticipated patrons or employees on the premises at the same time.
3. All set back regulations shall be complied with. All known abutters of any proposed special exception site shall be notified by the Board of Adjustment by Certified Mail at least one week prior to any public hearing regarding the special exception. The names and addresses of the known abutters shall be supplied by the applicant on a plot plan to be submitted to the Board of Adjustment.

SECTION 250: Variances:

- A. Appeals for variances to this ordinance may be made by any person. Such appeal shall be made within a reasonable time, as provided by the rules of the Board of Adjustment. (Chapter 31:69, NHRSA, 1955).
- B. The Board of Adjustment shall fix a reasonable time for the hearing of the appeal, give public notice thereof, as well as notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or attorney. (Chapter 31:71, NHRSA, 1955).

SECTION 260: Amendments:

- A. Any amendment of this ordinance as proposed by the Planning Board or Selectmen shall be submitted to the voters of the town as shown in Chapter 31:63a, NHRSA, 1955.
- B. Upon the petition of twenty-five voters for an amendment to this zoning ordinance, the Planning Board shall proceed and submit the amendment or amendments to the voters of the town as prescribed in Chapter 31:63a, NHRSA, 1955. An amendment proposed by petition shall be submitted to the voters only at an annual town meeting. (Chapter 31:63b, NHRSA, 1955).

SECTION 270: Definitions: For the purpose of this ordinance the following definitions shall apply.

- A. Accessory building - any building separate from the main building on any lot; the use which is incidental or subordinate to the use of the main building (as a detached garage to a house).
- B. Agriculture - raising or keeping of crops, livestock, poultry, or dairy products.
- C. Building - any structure having a roof and intended for the shelter, housing, or enclosure of persons, animals, or properties.
- D. Dwelling - A place of residence which is constructed on a foundation and designed to be permanent. Modular homes of a width of 20 feet or more placed on permanent foundations shall be considered as dwellings.
- E. Dwelling Unit - A building or part of a building providing complete housekeeping facilities for one family.
- F. Home Occupation - business conducted within the home or accessory building which does not change the residential character of the property.
- G. Lot - a parcel of land having fixed boundaries.
- H. Lot Frontage - the length of the lot bordering the right of way.
- I. Mobile Home - a transportable structure built on a chassis and designed to be used as living quarters with or without a permanent foundation, when connected to the required utilities. This definition shall not apply to travel trailers, camper trailers, or campers which are designed for recreational use.
- J. Mobile Home Park - A tract of land occupied and designed to be occupied by two or more mobile homes in use as living quarters.
- K. Non-conforming Use - Any structure or land lawfully occupied by a use at the time of passage of this ordinance or amendment thereto which does not conform after the passage of this ordinance or amendment thereto with the regulations and restrictions of the zone in which it is located.
- L. Park and Recreation Areas - lots designed for recreational use.
- M. Stories in Height - a story shall be considered a set of rooms on the same floor, or level (not to include attic space).
- N. Structure - anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. Not to be considered in this ordinance are fences, signs, dog houses, portable screened dining-rooms, tents, antennas.

- O. Services - the act of serving, the performance of labor for another.
- P. Setback - the distance between a structure on a lot and any lot line measured in a straight line between the two nearest points.
- Q. Historical Site - land use having historical background which is preserved for future generations.
- R. Manufacturing - Production of goods.
- S. PUD - PUD is a planned land development complex for which the overall density of development shall conform to the provisions hereof, but for which individual lot size, set back and lot density regulations may be waived by the Planning Board pursuant to subdivision regulations adopted by said Board.

SECTION 280: PUD - Planned unit developments shall be permitted in Residential 1, Residential 2, and Rural zones.

**ARTICLE III
ZONES**

SECTION 300: For the purposes of this ordinance, the Town of Charlestown is divided into the following zones as shown on the zoning map filed with the Town Clerk and dated March 1976.

- RESIDENTIAL 1**
- RESIDENTIAL 1A**
- RESIDENTIAL 2**
- CENTRAL COMMERCIAL**
- HIGHWAY COMMERCIAL**
- INDUSTRIAL**
- RURAL**
- WATERSHED**

Section 310: RESIDENTIAL 1 - Uses Permitted:

- A. One family dwellings and their accessory buildings shall be allowed.
 1. Each lot shall be a minimum of 15,000 square feet with 100 feet minimum frontage provided it is to be serviced by municipal water and sewerage systems. With municipal water only, the lot size shall be a minimum of 25,000 square feet with 150 feet minimum frontage. If both municipal water and sewerage are not available, the lot size shall be a minimum of 40,000 square feet with 150 feet minimum frontage.
 2. Every new building or structure, and every building or structure moved from another location, shall be set back from the front property line a minimum of 25 feet, and be a minimum of 20 feet from all other boundaries.

3. Each new dwelling shall have a minimum first floor area of 750 square feet.
 4. No building or structure shall exceed two stories in height.
- B. Professional occupations and business conducted by stenographers, real estate brokers, insurance agents, hairdressers, tailors and dress-makers shall be allowed.
- C. Signs shall be limited to those related to the sale, rent and lease of the property, and those related to the business of the occupant. The size of the sign or group of signs shall not exceed 3 square feet.

SECTION 315: RESIDENTIAL 1A - Uses Permitted:

- A. One family dwellings, multi-family dwellings (apartment houses) not to exceed four dwelling units; public schools and libraries; and their accessory buildings shall be allowed.
1. Each lot shall have the same lot size as required in Residential 1 zone (Paragraph 310 (A)(1).
 2. Conversion of existing buildings and the construction of new buildings for a maximum of four dwelling units shall be permitted. The same lot size as specified in the foregoing paragraph shall be required for the first dwelling unit in a multi-family dwelling and a minimum of 5,000 square feet for each additional dwelling unit.
 3. Every new building or structure, and every building or structure moved from another location shall be set back from the front property line a minimum of 25 feet and be a minimum 20 feet from all other boundaries.
 4. Each new dwelling shall have a minimum first floor living area of 750 square feet. Each multi-family dwelling shall have a minimum living area of 1200 square feet.
 5. No dwelling shall be less than 1½ stories in height and no building or structure shall be more than 2½ stories in height.
 6. Home occupations allowed are those allowed in Residential 1 plus guest homes, barber shops, music teachers and antique shops, which shall not have any exterior displays.
 7. Signs shall be limited to those related to the sale, rent, and lease of the property and those related to the business of the occupant. The size of the sign or group of signs shall not exceed 3 square feet.

SECTION 320: RESIDENTIAL 2 - Uses Permitted:

- A. One family dwellings, multi-family dwellings (apartment houses) not to exceed four dwelling units; individual mobile homes on individual lots; public schools and libraries; and their accessory buildings shall be allowed.
1. Each lot shall be a minimum of 10,000 square feet with 90 feet minimum frontage provided it is to be serviced by municipal water and sewerage systems. With municipal water only, the lot size shall be a minimum of 25,000 square feet with 150

feet minimum frontage. If both municipal water and sewerage are not available, the lot size shall be a minimum of 40,000 square feet with 150 feet minimum frontage.

2. Conversions of existing buildings and the construction of new buildings for a maximum of four dwelling units shall be permitted. The same lot size as specified in the foregoing paragraph shall be required for the first dwelling unit in a multi-family dwelling and a minimum of 5,000 square feet for each additional dwelling unit.
 3. Every new building, or structure, and every building or structure moved from another location shall be set back from the front property line at least 25 feet and be a minimum of 12 feet from all other property boundaries.
 4. Each new single family dwelling or mobile home shall have a minimum first floor living area of 750 square feet. Each multi-family dwelling shall have a minimum living area of 1200 square feet.
 5. No building or structure shall exceed two stories in height.
- B. Home occupations allowed are those allowed in Residential 1A.
1. Must comply with the requirements of Residential 1A.
- C. Signs shall be limited to those related to the sale, rent, and lease of the property; and those related to the business of the occupant. The size of the sign or group of signs shall not exceed 5 square feet.
- D. The following uses and buildings may be allowed by a special exception, which cannot be granted until after a duly notified public hearing has been held by the Zoning Board of Adjustment.
1. Private clubs and organizations which will not be conducted for a profit.
 2. Water supply and sewage disposal.
 3. Hospital, clinic, convalescent home, sanitarium.
 4. Museum.
 5. Research Center.
 6. Church.
 7. Country Club and/or golf course.
 8. Botanical garden or nursery.
 9. Private school.
 10. Philanthropic use.
 11. Funeral Home.

SECTION 330: CENTRAL COMMERCIAL — Uses permitted:

- A. All uses in Residential 1A.
- B. Municipal buildings.
- C. Business and professional offices.
- D. Retail businesses.

E. Laundromats.

F. Eating establishments.

G. Service businesses.

H. Commercial greenhouses.

I. Hotels.

J. Churches.

K. Requirements (A-J)

1. Each lot shall be a minimum of 5,000 square feet.
2. Buildings shall be set back from all property boundaries a minimum of 10 feet.
3. First-floor area shall not exceed 50% of the lot area.
4. Outside storage area must be enclosed.
5. All exterior signs or groups of signs relating to business shall not exceed 20 total square feet.

SECTION 335: HIGHWAY COMMERCIAL - Uses permitted:

A. Business and professional offices.

B. Retail businesses.

C. Eating establishments.

D. Laundromats.

E. Service businesses.

F. Commercial greenhouses.

G. Motels.

H. Automotive service stations.

I. New and used automobile sales and services.

J. Mobile home and trailer sales and services.

K. Equipment sales and services.

L. Bowling alleys.

M. Radio and TV Stations.

N. Requirements -

1. Each lot shall be a minimum of 40,000 square feet.
2. Buildings shall be set back from front property lines a minimum of 50 feet and from all other property lines a minimum of 20 feet.
3. First floor area shall not exceed 50% of the lot area.
4. Outside storage area must be enclosed.
5. All exterior signs or groups of signs relating to a business use shall not exceed 35 total square feet.

SECTION 340: INDUSTRIAL - Uses permitted:

- A. All uses in Highway Commercial.
- B. Manufacturing, truck terminals, warehouses, bottling and packaging plants, wholesale outlets, concrete plants, and fuel distribution storage facilities.
- C. Requirements.
 - 1. Minimum lot size shall be 40,000 square feet.
 - 2. Buildings shall be set back from front property lines a minimum of 50 feet and from all other property lines a minimum of 30 feet.
 - 3. First floor area shall not exceed 30% of the area.
 - 4. All shipping and receiving traffic must be on premises.
 - 5. Waste material storage must be enclosed so as not to be visible from highways and adjoining properties.
 - 6. All exterior signs or groups of signs relating to an industry shall not exceed 35 total square feet.

SECTION 350: RURAL - Uses Permitted:

- A. All uses allowed in Residential 2, Central Commercial, Highway Commercial, and Industrial.
- B. Agriculture, lumbering, gravel pits, and gravel processing plants.
- C. Mobile Home Parks: A permit for existing mobile home parks, or expansion of existing mobile home parks must:
 - 1. Comply with all State Regulations.
 - 2. Have a minimum of 40,000 square feet.
 - 3. Present the following information:
 - a. Interested party - the name and address of the applicant and the name of the real party in interest if other than the applicant.
 - b. Plat plan - a plat plan showing the site of the mobile home park; roads; location, size, shape, and identification of mobile home spaces; location of sanitation provisions; and the names of the abutting property owners. Three copies of the plan must accompany the application.

Mobile Home Parks not in existence at the time of this ordinance must comply with above paragraphs No. 1, No. 2, No. 3.

- D. Camping Areas.
 - 1. Camping areas must comply with all State Regulations.
 - 2. Must contain a minimum of 10 acres.
 - 3. All campsites and structures shall be set back from all public highways a minimum of 200 feet and from all abutting properties a minimum of 150 feet.
 - 4. A permit must be obtained from the Zoning Administrator. The application must contain the following information:
 - a. Interested party - the name and address of the applicant and the name of the real party in interest if other than the applicant.

b. Plat Plan - A plat plan showing the number and location of campsites, and the location of sanitation and recreational facilities. Three copies of the plan must accompany the application.

E. Dumps, landfills, and disposal areas.

1. Must comply with all State Regulations.
2. Must be located more than 1500 feet from all Class I, II, III or IV highways.

F. Airstrips

G. Slaughter houses - provided that they are located at least 500 feet from any lot line.

H. Pig Farms - (the raising or keeping of five or more pigs) - provided they use grains only as food and that pigs are kept at least 500 feet from any lot line.

I. Fur ranches provided that raising pens or pelting facilities are located at least 500 feet from any lot line.

J. Requirements - Except as other wise provided in Paragraphs A through I above each lot shall have a minimum of 40,000 square feet.

1. First floor area of buildings shall not exceed 25% of the lot area.
2. All structures shall be not less than 25 feet from front property lines and 25 feet from side and rear property lines.
3. Multi-family dwellings may include no more than 12 dwelling units.
4. Dwelling units including single family dwellings shall have a minimum of 500 square feet of first floor living area.

SECTION 360: WATERSHED - The purpose of this zone is to protect the water supply and the watershed of the Town of Charlestown. Uses permitted:

A. One family dwellings; multi-family dwellings (apartment houses) not to exceed four dwelling units; individual mobile homes on individual lots; and their accessory buildings shall be allowed.

1. Each lot shall be a minimum of 5 acres with 300 feet minimum frontage.
2. Every new building or structure and every building or structure moved from another location shall be set back a minimum of 40 feet from all boundaries.
3. Each new single family dwelling and mobile home shall have a minimum living area of 500 square feet. Each multi-family dwelling shall have a minimum living area of 1200 square feet.

- B. Home occupations allowed are those allowed in Residential 2.
- C. Agriculture devoted only to the raising of crops or grazing of cattle, horses and sheep.
- D. The following uses may be allowed by the Zoning Board of Adjustment as a special exception:
 - 1. Timber operations
 - 2. Gravel pits
 - 3. Gravel processing plants
- E. Signs shall be limited to those related to the sale rent and lease of the property and those to the business of the occupant. The size of the sign or group of signs shall not exceed 5 square feet.

**CHARLESTOWN, N. H.
ZONE DESCRIPTIONS**

Residential 1 shall include the following:

- 1) The area of Crown Point Heights as shown on the sub-division maps.
- 2) The area west of the Old Springfield Road extending to the Connecticut River and bound on the south by Clay Brook and on the north by the north boundary of the Fort No. 4 property extended to the Old Springfield Road.
- 3) The Beaudry sub-division on the Old Claremont Road.

Residential 1A shall include the following:

- 1) The area on the west side of Main Street bound by the railroad and extending from the overpass of the railroad at the south end to the overpass of the railroad at the north end exclusive of the Central Commercial zone.
- 2) The area on the east side of Main Street to a depth of 250 feet, extending from Dickerson Brook to Clay Brook, exclusive of the Central Commercial zone.

Residential 2 shall include the following:

- 1) The area east of Route 12 bound at the south end by Dickerson Brook and at the north end by Sullivan Street and having easterly boundaries along East Street Extension north to 200 feet south of High Street to the Central Vermont hydroelectric power line and then northerly along this power line to the south most corner of Crown Point Heights and then northerly along the Crown Point Heights boundary to the corner and then westerly along the Crown Point Heights Boundary to Sullivan Street; exclusive of the Residential 1A and the Central Commercial zones.

- 2) The area west of South West Street and the railroad, north of Dell Street, with the south end being bound by the south end of Catholic Cemetery and at the north end by the Old Springfield Road and Clay Brook and extending westerly to the depths of the following: a line from the northwest corner of the cemetery to the west end of Dell Street and from this point to the west end of River Street Extension and then northerly parallel to West Street for a distance of 500 feet and then easterly parallel to River Street to a distance of 200 feet west of West Street and then northerly parallel to West Street to Clay Brook.
- 3) The area east of the Old Springfield Road to a depth of 200 feet extending from the railroad at its south end to the Lover's Lane Road at its north end, and excluding the present property of the General Casting Corporation.
- 4) The area west of the Old Springfield Road and the Cheshire Bridge with its south boundary being the north boundary of the Fort No. 4 property extended to the Old Springfield Road and the other boundary being the Connecticut River.
- 5) The area along Lover's Lane Road to a 500 foot depth on each side, excluding:
 - A. The area north of Lover's Lane Road, bounded on the West by the railroad tracks and on the East by Route 12;
 - B. The area South of Lover's Lane and bound on the West by Route 12, and bound on the east 500 feet from the centerline intersection Route 12 and Lover's Lane.
- 6) The area east of Main Street bound by Sullivan Street and Clay Brook extending easterly bound by Clay Brook to within 500 feet of the Old Claremont Road and then extending northward on the west side of the Old Claremont Road to a depth of 500 feet, crossing Route 12 and terminating at Route 12; exclusive of the Central Commercial zone.
- 7) The area on the east side of the Old Claremont Road to a depth of 500 feet extending from the north boundary of Crown Point Heights to the intersection of Route 12; exclusive of the Beaudry sub-division.
- 8) The area east of the Old Claremont Road which is bound by the Old Claremont Road and Route 12.
- 9) The area on the west side of Old Route 12 to a depth of 500 feet and being bound at the south end by new Route 12 and at the north end by the railroad; exclusive of the area within 1000 foot radius of the town well which is Watershed zone.
- 10) The area on the east side of Old Route 12 for a depth of 150 feet extending northward and then being bound by Ox Brook with the boundary at the south end being new Route 12 and the boundary at the north end being the railroad.

Central Commercial shall include the following:

- 1) The area on the west side of Main Street to the railroad and bound on the south by Railroad Street and on the north by Church Street and an extension of this line to the railroad.
- 2) The area on the east side of Main Street bound at the South by Elm Street, and at the North by Sullivan Street and having Easterly boundaries of the East boundaries of Arbor Way, and continuing on a line extended from Arobr Way parallel to Main Street to a point 150 feet north of Summer Street and then a line at this depth parallel to Summer Street easterly to 150 feet west of East Street and then a line parallel to East Street northerly to Sullivan Street.

Highway Commercial shall include the following:

- 1) The area at the North end of town bound by the Claremont town line, the railroad and Route 12.
- 2) The area South of Lover's Lane to a depth of 500 feet, bound on the West by Route 12, and bound on the East by a line perpendicular to Lover's Lane starting 500 feet from the centerline intersection of Route 12 and the Lover's Lane Road.

Industrial shall include the following:

- 1) The area east of South West Street extending to the railroad and bound at the south end by the Lower Landing Road and at the north end by Dell Street.
- 2) The area east of Route 12 extending to a depth of 500 feet and bound at the south by Clay Brook and at the north by a line east and west at the north end of the turn-off to the Old Springfield Road.
- 3) The area west of Route 12 with a north boundary 500 feet south of the Lover's Lane Road and having a west boundary 200 feet east of the Old Springfield Road and including the present property of the General Casting Corporation.
- 4) The area east of Route 12 bound by Route 12 and lines 500 feet west of the Old Claremont Road and 500 feet north of the Lover's Lane Road.

Watershed shall include the following:

- 1) The area bound by a line starting at the intersection of the Acworth Road with the east boundary of Charlestown and extending northerly along this boundary to the end of this

line and then easterly along the town boundary, a distance of approximately 1700 feet to the highest ground and then extending northerly along the high ground along the side of the stream that feeds the North Charlestown reservoir to an intersection with the road north of the reservoir and then west along this road to the stream crossing it and then along this stream southward to the top of the north end of Hubbard Hill and then along the highpoints of Hubbard Hill to the high point of its south end and then southwesterly along a line tangent to an arc of 1000 foot radius from the town well on the west side of the well and then along this arc to a line north and south which is tangent to this arc and then along this line to the Old Stage Road and then along the Old Stage Road to the Acworth Road and then along the Acworth Road to the town line.

- 2) The area within a circle of 1000 foot radius from the North Charlestown town well.

Rural shall include the following:

- 1) All the area exclusive of that of all other zones.

Appendix

- 1) All depths are given from the right-of-ways.