

SECTION II: ESTABLISHMENT OF DISTRICTS

2.0 TYPES OF DISTRICTS

For the purposes of this Bylaw, the Town of Middlefield is hereby divided into the following types of use districts:

<u>Full Name</u>	<u>Abbreviated Name</u>
Agricultural-Residential	AR
Business	B
Village Center	VC
Floodplain and Westfield River Protection	FWR

District Purposes:

Agricultural-Residential - To accommodate agriculture, horticulture or floriculture as well as single family detached dwellings at lower densities, while providing protection for environmentally sensitive areas, agricultural resources, and other similar lands.

Business – To accommodate a wide range of retail uses and services and commercial activities in appropriate locations within the Town and provide for the appropriate development and special requirements for the major business concentrations which serve an area larger than the immediate neighborhood.

Village Center - See Section ?

Floodplain and Westfield River Protection – See Section 5.0.1

2.1.2 Boundaries of Districts

The boundaries of the districts established in Section 2.0 and shown on the official Zoning Map referred to in Section 2.1.1 are specifically defined as follows:

- a) Agriculture-Residential: All Section not included in (b) or (c) below
- b) Business: As depicted on the Zoning Map along Bell Road and Skyline Drive
- c) Village Center: As depicted on the Zoning Map along Skyline Drive, Town Hill Road and Bell Road
- d) Floodplain and Westfield River Protection: This is an overlay district as described in Section 5.0

SECTION III: GENERAL USE REGULATIONS

3.0 SCHEDULE OF USE REGULATIONS

3.0.1 Except as provided elsewhere in this bylaw, no building or structure shall be constructed, and no building, structure or land, or part thereof shall be used for any purpose or in any manner other than for one or more of the uses hereinafter set forth as permitted in the district in which such building, structure or land is located, or set forth as permissible by special permit in said district and so authorized. The restrictions and controls intended to regulate development in each district are set for in Table 3.0 Middlefield Schedule of Use Regulations:

Y – Yes - Use Permitted

SPZBA – Use allowed by Special Permit from Zoning Board of Appeals

SPPB – Use Allowed by Special Permit from Planning Board

N – No – Use Prohibited

Uses permitted by right and uses permitted by the granting of a special permit shall be in conformity with all intensity regulations and any other pertinent requirements of this Bylaw. Uses Permitted through the Special Permit process are not guaranteed the issuance of a permit.

3.0.2 Floodplain and Westfield River Protection District Uses.

See Section 5.0, the Floodplain and Westfield River District, to determine what uses are permitted.