

Table 3.0 USE REGULATIONS, TOWN OF MIDDLEFIELD (10-23-12)

	PRINCIPAL USE	RES.	COMMERCIAL		OVER-LAY	STANDARDS & CONDITIONS
	AGRICULTURAL	AR	B	VC	FWR	
	Agriculture, Horticulture, Floriculture, Viticulture, Aquaculture uses on parcels of land 5 acres or more, Including: a. Commercial livestock, Dairy, poultry farm b. Farm business, Commercial Greenhouse c. Farm stand	Y	Y	Y	Y	b. See definition of farm business c. For the sale and display of farm products, 50% of farm products must have been raised on the premises.
	Agriculture, Horticulture, Floriculture, Viticulture, Aquaculture uses on parcels of land 1 less than 5 acres except for the following uses: a. Commercial livestock, Dairy, poultry farm b. Commercial raising of swine and fur bearing animals c. Riding Stable d. Nursery, Truck Gardening, Green- houses, Maple Sugar Production e. Display and Sale of Natural products	Y SPZBA SPZBA SPZBA SPZBA	Y SPZBA SPZBA SPZBA SPZBA	Y SPZBA SPZBA SPZBA SPZBA	Y N N N N	b. Provided such activity is carried on at least 500 feet away from any property line or highway e. For the sale and display of farm products, 50% of farm products must have been raised on the premises.
	Non-commercial Raising and Keeping farm animals on less than 5 acres	Y	Y	Y	Y	<ul style="list-style-type: none"> Horses shall be restricted from areas containing wells and septic systems (including leaching area). Stable/housing areas and manure piles must be kept at least 100' away from any well.
	Tree Farm, Nursery, Maple Sugar Production	Y	Y	Y	Y	
	PRINCIPAL USE	RES.	COMMERCIAL		OVER-LAY	STANDARDS & CONDITIONS
	RESIDENTIAL	AR	B	VC	FWR	
	One-Family Detached Dwelling	Y	Y	Y	SPZBA	
	Two-Family Dwelling	N	N	N	N	
	Multifamily Dwelling	N	N	N	N	
	Conversion of a One-Family Dwelling to a Two-Family Dwelling	N	N	SPZBA	N	Single-Family Dwelling must have existed at the time of adoption of zoning bylaw

	Mobile Home Park	N	N	N	N	
	Temporary Mobile Home or manufactured home – up to 1 year	Y	Y	Y	Y	Allowed while rebuilding a home destroyed by fire or other natural disaster
	Temporary Mobile Home or manufactured home – up to 1 year	SPZBA	SPZBA	SPZBA	SPZBA	Allowed for a temporary office or residence (whether or not placed on a foundation) during construction of a building on premises (1 year begins on date of issuance of Building Permit)
	PRINCIPAL USE	RES.	COMMERCIAL		OVER-LAY	STANDARDS & CONDITIONS
	COMMUNITY FACILITIES	AR	B	VC	FWR	
	Church or Other Religious Purpose	Y	Y	Y	N	
	Cemetery	Y	Y	Y	N	
	Educational Institution	Y	Y	Y	N	
	Essential Services	Y	Y	Y	Y	
	Library or Museum	Y	Y	Y	N	
	Public Recreation Use	Y	Y	Y	Y	
	Public Utilities	N	SPZBA	N	N	Includes solar farms.
	Town Building Except Public Works Garage and Fire	Y	Y	Y	N	
	Town Public Works Garage and Fire Station	Y	Y	Y	N	
	PRINCIPAL USE	RES.	COMMERCIAL		OVER-LAY	STANDARDS & CONDITIONS
	RETAIL AND SERVICES	AR	B	VC	FWR	Except where specifically noted, all Retail and Service Principal Uses may not exceed a 2,500 square foot cumulative maximum building area per lot. The Planning Board may issue a Special Permit for a cumulative total exceeding this figure where they find that it is consistent with the intent of this Bylaw and will not have a detrimental effect on the surrounding neighborhood.
	Retail Establishment Selling Principally Convenience Goods	N	SPPB	SPPB	N	
	Retail Establishment Selling General Merchandise	N	SPPB	SPPB	N	In the granting of a Special Permit attention shall be given to areas for outside display and sales.
	Eating and Drinking Places					
	a. Restaurant	N	SPPB	SPPB	N	
	b. Drive-In Restaurant	N	N	N	N	b. See definition of drive-in restaurant
	c. Fast-food Restaurant	N	N	N	N	c. See definition of fast-food restaurant
	Bed and Breakfast Inn					
	a. 4 bedrooms or less	SP	Y	Y	N	
	b. 5 or more bedrooms	SP	SP	SP	N	Maximum cumulative building area shall not apply.
	Bank or Other Personal and Consumer Service Establishment	N	SPPB	SPPB	N	
	Private Club – not for profit	SPPB	SPPB	SPPB	SPPB	
	Private Club – for profit	SPPB	SPPB	SPPB	N	
	Professional and Business Offices	N	Y	SPPB	N	

	Professional and Business Offices and Services	N	Y	SPPB	N	
	Automotive, Auto Body Repair Services and other Repair Services that generate hazardous materials	N	SPPB	N	N	
	Business Repair Services that do not generate hazardous materials	N	SPPB	SPPB	N	
	Communication and Television Towers					
	Recreational Camp for Children	SPPB	SPPB	N	N	Maximum cumulative building area shall not apply.
	Private or Commercial (non Public Recreation Use) Amusement and Recreational Facilities	SPPB	SPPB	SPPB	N	Such as Arcades, Golf, Tennis, Swimming, Ski and Hunting Clubs.
	Gasoline Sales and Related Services	N	SPPB	N	N	
	Fuel Storage	N	N	N	N	
	Medical or Dental Center	N	SPPB	SPPB	N	
	Aviation Field	SPPB	N	N	N	
	Commercial or Noncommercial Kennels, or Veterinary Hospital	SPPB	N	N	N	Parcel must be 5 acres or more in size. All animals must be completely enclosed in pens or other structures at least 40 feet from any residential lot lines.
	Child Care Facility	Y	Y	Y	N	See definition
	PRINCIPAL USE	RES.	COMMERCIAL		OVER-LAY	STANDARDS & CONDITIONS
	WHOLESALE, INDUSTRIAL & TRANSPORTATION	AR	B	VC	FWR	
	Earth Removal	SPPB	SPPB	N	N	See Section 4.4 for details in the B District
	Processing Earth Products	N	N	N	N	See Section 4.4 for details in the B District
	Light Manufacturing	N	SPPB		N	See Definition. All operations shall confine disturbing smoke, fumes, dust and noise to the premises, and no operations shall be hazardous by reasons of potential fire, explosion or radiation.
	Warehousing, Wholesale Trade and Distribution	N	SPPB	N	N	
	Open Storage of Materials and Equipment	N	SPPB	N	N	All operations shall be conditioned on adequate screening, hours of operation and mitigation of noise and traffic.
	Research Offices and Development Activities	N	SPPB	N	N	All operations shall confine disturbing smoke, fumes, dust and noise to the premises, and no operations shall be hazardous by reasons of potential fire, explosion or radiation.
	Printing, Publishing, data	N	SPPB	SPPB	N	All operations shall confine disturbing smoke, fumes, dust and noise to the premises, and no operations shall be hazardous by reasons of potential fire, explosion or radiation.
	Assembling, packaging	N	SPPB	SPPB	N	All operations shall confine disturbing smoke, fumes, dust and noise to the premises, and no operations shall be hazardous by reasons of potential fire,

	PRINCIPAL USE	RES.	COMMERCIAL		OVER-LAY	STANDARDS & CONDITIONS
	ACCESSORY USES	AR	B	VC	FWR	
	Home Occupation	Y	Y	Y	SP	See Section
	Home-Based Businesses	SPPB	SPPB	SPPB	N	See Section
	Family Day Care Home & Elder Day Care Home	Y	Y	Y	N	Provided it shall occupy less than 40 percent of gross floor area and have a minimum of 75 square feet of outside play area for each enrolled child. See Definition.
	Up to six lodging units with no cooking facilities in an existing dwelling	Y	Y	Y	N	In a dwelling regularly occupied for A-R purposes
	Accessory uses to a Principal use permitted by right which is necessary in connection with the scientific research or scientific development or related products	SPPB	SPPB	SPPB	N	Must not substantially derogate from the public good. Must be Accessory to activities permitted as a matter of right whether or not performed on the same parcel as activities permitted as a matter of right.
	Accessory Apartment	SPPB	SPPB	SPPB	N	See Section 3.4
	Establishments Selling Class II Motor Vehicles and/or Accessories	SPPB	SPPB	SPPB	N	Considered a Home Based Business/Cottage Industry. See Section 4.7
	Dining Club	SPPB	SPPB	SPPB	SPPB	