235 Attachment 2

Town of Middleton

Table of Use Regulations
[Amended 11-29-2011 STM by Art. 6; 5-14-2013 ATM by Art. 6; 12-12-2024 STM by Art. 1]

Use	Districts						
	R-1a	**R-1b**	**RA**	**R-2**	**B**	**M-1**	**IH**
A. Agriculture							
1. Use of land for the primary purpose of agriculture, horticulture, floriculture or viticulture on a parcel of more than five acres in area, as per G.L. c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y
2. Facilities for the sale of produce, and wine and dairy products, provided that during the months of June, July, August and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than five acres in area on which the facility is located	Y	Y	Y	Y	Y	Y	Y
3. Farm, commercial	N	N	~~BA~~SP	N	Y	Y	N
4. Nonexempt farm stand	~~BA~~SP	~~BA~~SP	N	N	N	N	N
5. Commercial greenhouse or nursery	N	N	~~BA~~SP	N	N	N	N
6. Poultry farm	N	N	~~BA~~SP	N	N	N	N
B. Residential							
1. Single-family detached dwelling	Y	Y	Y	Y	N	N	N
2. Two-family dwelling	~~PB~~SP	~~PB~~SP	N	~~PB~~SP	N	N	N
3. Conversion of single-family nonconforming dwelling into two-family dwelling (See Section 7.2)	~~PB~~SP	~~PB~~SP	N	~~PB~~SP	N	N	N
4. Multifamily dwelling; conversion of existing single-family dwelling into multifamily dwelling (See Section 7.1)	N	N	N	~~PB~~SP	N	N	N
5. Flexible development (See Section 7.3)	N	~~PB~~SP	~~PB~~SP	N	N	N	N
6. Rooming or boarding house with not more than 2 boarders	Y	Y	Y	N	N	N	N
C. Commercial							
1. Retail establishment	N	N	N	N	Y	Y*	N
2. Personal service establishment	N	N	N	N	Y	Y*	N

| | | | | Districts | | | | |
Use		R-1a	R-1b	RA	R-2	B	M-1	IH
3.	General service establishment	N	N	N	N	~~BAS~~ P	~~BA~~SP	N
4.	Trade shop	N	N	N	N	Y	Y~~*~~	N
5.	Funeral home	N	N	N	N	Y	Y*	N
6.	Nursing home	N	N	N	N	~~BA~~SP	~~BA~~SP	N
7.	Veterinary hospital	N	N	N	N	~~BA~~SP	~~BA~~SP	N
8.	Kennel	N	N	~~BA~~SP	N	~~BA~~SP	~~BA~~SP	N
9.	Riding stable	N	N	~~BA~~SP	N	~~BA~~SP	~~BA~~SP	N
10.	Motor vehicle light service or repair establishment	N	N	N	N	N	~~BA~~SP	N
11.	Motor vehicle general or body repair	N	N	N	N	N	~~BA~~SP	N
12.	Boat sales, new and used	N	N	N	N	~~BA~~SP	~~BA~~SP	N
13.	Restaurant	N	N	N	N	Y	Y~~*~~	N
14.	Restaurant with entertainment	N	N	N	N	~~BA~~SP	N	N
15.	Restaurant drive through	N	N	N	N	~~BA~~SP	~~BA~~SP	N
~~16.~~	~~Restaurant, fast food~~	~~N~~	~~N~~	~~N~~	~~N~~	~~Y~~	~~Y*~~	~~N~~
17.	Business or professional office	N	N	N	N	Y	~~BA~~SP	Y
18.	Medical or dental office, clinic, or laboratory	N	N	N	N	Y	~~BA~~SP	Y
19.	Bank or other financial institution	N	N	N	N	Y	~~BA~~SP	Y
20.	Contracting or landscaping business and equipment storage yard	N	N	N	N	~~BA~~SP	~~BA~~SP	~~BA~~SP
21.	Bed-and-breakfast	N	~~BA~~SP	N	N	N	N	N
22.	Nonprofit country club, tennis club, lodge building, or other social, civic or outdoor recreational use	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP	N	N	N
23.	Camp	N	N	~~BA~~SP	N	N	N	N
24.	Indoor commercial recreational use	N	N	N	N	~~BA~~SP	~~BA~~SP	N
25.	Hotel, motel	N	N	N	N	~~BA~~SP	~~BA~~SP	Y
26.	Educational use, nonexempt	N	N	N	N	~~BA~~SP	~~BA~~SP	N
27.	Wireless communication facility (See Section 6.5)	N	N	N	N	N	~~BA~~SP	~~BA~~SP

~~*Only with frontage on South Main and North Main Street and not more than 500 feet back from the center line of South Main Street on either side of the street.~~

D. Industrial								
1.	Light manufacturing	N	N	N	N	Y~~**~~	Y	N
2.	Machine shop	N	N	N	N	Y~~**~~	Y	N
3.	Woodworking and furniture manufacturing	N	N	N	N	Y~~**~~	Y	N

Use		Districts						
		R-1a	**R-1b**	**RA**	**R-2**	**B**	**M-1**	**IH**
4.	Industrial park (See Section 6.6)	N	N	N	N	Y~~**~~	Y	N
5.	Research facility	N	N	N	N	N	~~BA~~SP	Y
6.	Wholesale, warehouse, distribution or storage facility, including mini-storage warehouse	N	N	N	N	N	~~BA~~SP	~~BA~~SP
7.	Accessory retail, personal service, or food service to permitted use, not to exceed 5% of gross floor area	N	N	N	N	N	~~BA~~SP	N
8.	Accessory outdoor storage of fuel supply	N	N	N	N	N	~~BA~~SP	N
~~** Only with frontage on South Main south of the intersection with Meadow Drive.~~								
E. Exempt/Public/Institutional								
1.	Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y
2.	Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y
3.	Adult day-care facility	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP	N	N
4.	Child-care facility	Y	Y	Y	Y	Y	Y	Y
5.	Municipal facilities	Y	Y	Y	Y	Y	Y	Y
6.	Essential services	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP
7.	Cemetery	N	N	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP	~~BA~~SP
8.	Hospital or sanitarium	N	N	~~BA~~SP	N	N	N	N
F. Other Uses								
1.	Drive-through or drive-up window or facility	N	N	N	N	~~BA~~SP	~~BA~~SP	~~BA~~SP
2.	Parks, playgrounds, conservation areas, water supply areas, or land owned and operated for the public enjoyment or service by a public or semipublic entity	Y	Y	Y	Y	Y	Y	Y
3.	Temporary uses (See Section 3.4)	SP~~SB~~	~~SB~~SP	N	N	N	N	N
4.	Heliport	N	N	N	N	N	N	Y
G. Accessory Uses								
1.	Home occupation (See Section 3.2.2)	Y	Y	Y	N	N	N	N
2.	Private: swimming pool, pool cabana, tool shed, boathouse, garage, and recreational playing surface, including, but not limited to, tennis court, sport court, basketball court, and ice sport surface	Y	Y	Y	N	N	N	N
3.	Use of building or land for raising and keeping of pets and/or livestock or other farm animals or poultry (See Section 3.2.1)	Y	Y	Y	N	N	N	N
4.	Removal of sod, loam, sand, gravel or other earth product in connection with the	SP~~Y~~	SP~~Y~~	SP~~Y~~	N	N	N	N

Use		Districts						
		R-1a	**R-1b**	**RA**	**R-2**	**B**	**M-1**	**IH**
	construction of a building (See Section 3.2.1)							
5.	Family day-care, small	Y	Y	Y	N	N	N	N
6.	Family day-care, large	~~BA~~SP	~~BA~~SP	~~BA~~SP	N	N	N	N
7.	Adult day-care	~~BA~~SP	~~BA~~SP	~~BA~~SP	N	~~BA~~SP	~~BA~~SP	N
8.	Renting of room to not more than 2 boarders	Y	Y	Y	N	N	N	N
9.	Accessory dwelling unit (See Section 7.5 for additional requirements)	Y	Y	Y	Y	N	N	N
10.	Other accessory uses	Y	Y	Y	Y	Y	Y	Y