

**TABLE 2.1
VILLAGE DISTRICT**

(A) Purpose. The purposes of the Village District are to allow for a concentrated mix of residential, cultural and commercial uses within the town's traditional community centers in a manner that respects the historic settlement pattern of compact village surrounded by rural countryside.

(B) Permitted Uses:

1. Accessory Apartment
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bed & Breakfast
5. Cemetery
6. Dwelling/Single Family
7. Dwelling/Two Family
8. Funeral Home
9. Group Home (6 or fewer residents)
10. Home Child Care
11. Home Occupation
12. Personal Service
13. Place of Worship
14. Private Club
15. Professional/Business Office

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Bank/Financial Institution
3. Community Center
4. Cultural Facility
5. Day Care Center
6. Dwelling/Multi-Family
7. Health Clinic
8. Home Industry
9. Hotel/Motel
10. Lumberyard
11. Mixed Use
12. Public Facility/Utility
13. Rail Siding
14. Recreation Facility (Indoor)
15. Recreation Facility (Outdoor)
16. Residential Care Facility
17. Restaurant [excluding drive-through]
18. Retail Store
19. School
20. Transit/Transportation Facility
21. Telecommunications Facility
22. Veterinary Clinic

| (D) Dimensional Standards (unless otherwise specified for a particular use): | |
|---|--------------------|
| Minimum Lot Size | 10,000 square feet |
| Minimum Frontage | 70 feet |
| Minimum Setback/Front | 35 feet |
| Minimum Setback/Side | 10 feet |
| Minimum Setback/Rear | 10 feet |
| Minimum Setback/Side and Rear for Accessory Structure | 5 feet |
| Maximum Height | 35 feet |

**TABLE 2.2
MIXED-USE DISTRICT**

(A) Purpose. The purpose of the Mixed-Use District is to provide an opportunity for residential development and compatible non-residential uses in a compact manner in an area with convenient access to major transportation corridors and proximity to Middlesex Village.

(B) Permitted Uses:

1. Accessory Apartment
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bed & Breakfast
5. Campground
6. Day Care Center
7. Dwelling/Single Family
8. Dwelling/Two Family
9. Dwelling/Multi-Family [see subsection (E) below]
10. Forestry
11. Group Home [6 or fewer residents]
12. Home Child Care
13. Home Occupation

(C) Conditional Uses:

1. Extraction of Earth Resources
2. Home Industry
3. Light Industry
4. Mixed Use
5. Professional/Business Office
6. Residential Care Facility
7. Public Facility/Utility
8. Recreation Facility [Indoor]
9. Recreation Facility [Outdoor]
10. Telecommunications Facility
11. Elderly Housing
12. Restaurant [Limited to 75 seats, no drive-through facilities]
13. Research & Development Facility

(D) Dimensional Standards (unless otherwise specified for a particular use):

| | |
|---|---|
| Minimum Lot Area per Principal Structure and/or Dwelling Unit | One (1) structure per two (2) acres |
| Minimum Lot Size | As approved by the Board of Adjustment in accordance with Section 5.7 |
| Minimum Frontage | 100 feet, or as approved per Section 5.7 |
| Minimum Setback/Front | 75 feet from Center Road; 50 feet from any interior road. |
| Minimum Setback/Side | 25 feet, or as approved per Section 5.7 |
| Minimum Setback/Rear | 25 feet, or as approved per Section 5.7 |
| Minimum Setback/Side and Rear for Accessory Structure | 20 feet |
| Maximum Height | 35 feet |
| Maximum Building Gross Floor Area | 25,000 square feet |

(E) Supplemental District Standards

- (1) Multi-Family Dwellings shall be limited to not more than four dwelling units per building and not more than five multi-family dwellings within any single contiguous area of land designated as Mixed-Use District.
- (2) Light Industry shall be limited to not more than 25,000 square feet of total floor area.
- (3) All subdivisions shall be reviewed and approved as a Planned Residential or Planned Unit Development (PRD or PUD) in accordance with Section 5.7.

**TABLE 2.3
INDUSTRIAL DISTRICT**

(A) Purpose. The purpose of the Industrial District is to encourage a variety of industrial, manufacturing and appropriate commercial and residential uses in locations that have historically been used for such uses and which are served by good highway access.

(B) Permitted Uses:

1. Accessory Structure/Use (to a permitted use)
2. Agriculture
3. Forestry
1. Group Home (6 or fewer residents)*
2. Home Child Care
4. Home Occupation
5. Recreation (Outdoor)
6. Research & Development Facility
7. Professional/Business Office
8. Veterinary Clinic

*within an existing single family dwelling

(C) Conditional Uses:

1. Accessory Apartment
2. Accessory Structure/Use (to a conditional use)
3. Bulk Fuel Storage
4. Contractor's Yard
5. Day Care Center
6. Dwelling/Multi-Family
7. Dwelling/Single Family
8. Dwelling/Two Family
9. Hazardous Waste Facility
10. Home Industry
11. Kennel
12. Light Industry
13. Lumberyard
14. Manufacturing
15. Motor Vehicle/Equipment Repair
16. Public Facility/Utility
17. Rail Siding
18. Recreation Facility (Indoor/Outdoor)
19. Salvage Yard
20. Sanitary Landfill
21. Sawmill
22. Telecommunications Facility
23. Transfer Station
24. Trucking Terminal
25. Warehouse/Storage

| (D) Dimensional Standards (unless otherwise specified for a particular use): | |
|---|----------|
| Minimum Lot Size | 1 acre |
| Minimum Frontage | 100 feet |
| Minimum Setback/Front | 50 feet |
| Minimum Setback/Side | 25 feet |
| Minimum Setback/Rear | 25 feet |
| Minimum Setback/District Boundary [non-residential use] | 75 feet |
| Maximum Height | 35 feet |

**TABLE 2.4
MEDIUM DENSITY RESIDENTIAL DISTRICT**

(A) Purpose. The purpose of the Medium Density Residential District is to accommodate moderate density residential neighborhoods and compatible uses in areas of town that are well served by public roads and good access to community facilities and services, and are generally more appropriate for such uses and settlement patterns than in surrounding rural and conservation districts.

(B) Permitted Uses:

1. Accessory Apartment
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Bed & Breakfast
5. Cemetery
6. Dwelling/Single Family
7. Dwelling/Two Family
8. Forestry
9. Group Home (6 or fewer residents)
10. Home Child Care
11. Home Occupation

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Community Center
3. Cultural Facility
4. Day Care Center
5. Dwelling/Multi-Family (only in PRD under Section 5.7)
6. Extraction of Earth Resources
7. Greenhouse/Nursery
8. Home Industry
9. Mobile Home Park
10. Residential Care Facility
11. Place of Worship
12. Public Facility/Utility
13. Recreation Facility (Outdoor)
14. School
15. Telecommunications Facility

| (D) Dimensional Standards (unless otherwise specified for a particular use): | |
|---|----------|
| Minimum Lot Size | 2 acres |
| Minimum Area per Unit | 2 acres |
| Minimum Frontage | 200 feet |
| Minimum Setback/Front | 75 feet |
| Minimum Setback/Side | 50 feet |
| Minimum Setback/Rear | 50 feet |
| Minimum Setback/Rear (Accessory Structure) | 10 feet |
| Maximum Height | 35 feet |

**TABLE 2.5
RURAL RESIDENTIAL DISTRICT**

(A) Purpose. The purpose of the Rural Residential District is to promote agriculture, forestry and low density residential development in areas with limited access to public roads and community services, while protecting natural resources and the district's rural character.

(B) Permitted Uses:

1. Accessory Apartment
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Cemetery
5. Dwelling/Single Family
6. Dwelling/Two Family
7. Forestry
8. Group Home (6 or fewer residents)
9. Home Child Care
10. Home Occupation

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Bed & Breakfast
3. Extraction of Earth Resources
4. Home Industry
5. Kennel
6. Mobile Home Park
7. Public Facility/Utility
8. Recreation (Outdoor)
9. Telecommunications Facility

| (D) Dimensional Standards (unless otherwise specified for a particular use): | |
|---|--|
| Minimum Area per Dwelling Unit / Overall Density | One (1) dwelling per five (5) acres (see subsection (E)) |
| Minimum Lot Size | 2 acres (see subsection (E)) |
| Minimum Frontage (lot less than 5 acres) | 200 feet |
| Minimum frontage (lot 5 acres or greater) | 300 feet |
| Minimum Setback/Front | 75 feet |
| Minimum Setback/Side | 50 feet |
| Minimum Setback/Rear | 50 feet |
| Minimum Setback/Rear (Accessory Structure) | 50 feet |
| Maximum Height | 35 feet |

(E) Supplemental District Standards.

(1) Density & Lot Size:

- a. **Existing Lots.** A principal use allowed in this district, and associated accessory uses, may be erected on any single undeveloped lot of record in existence as of date of passage in accordance with Section 3.5 and all other applicable provisions of this bylaw.
- b. **Minimum Lot Size.** A lot created after date of passage may be a minimum of 2 acres, provided that the balance of the acreage necessary to achieve the maximum density remains with one or more lot created at the time of subdivision in accordance with Article 6 of these regulations. Such acreage shall not be used to calculate allowable density for any other use (e.g., a 30 acre parcel may be subdivided into 6 lots, in accordance with subsection (D), which may be comprised of five, two-acre, lots and one 20 acre lot, and no portion of the 20 acre lot may be used to comply with the density requirement for more than one dwelling or use).
- c. **Residential Density.** With regard to the subdivision of any lot in existence as of date of passage, the maximum density shall not exceed one dwelling unit or other principal use for every 5 acres. Accordingly, the maximum number of dwelling units or other uses which may be developed on or subdivided from a parcel in existence as of date of passage to include existing dwelling units, shall be calculated by dividing the total area of the pre-subdivision parcel (in acres) by 5 acres/dwelling unit, and rounding downward to the nearest whole number.
- d. **Subdivision Requirements.** Subdivisions within this district shall comply with Article 6, including subsections 6.2 and 6.4(D).

**TABLE 2.6
CONSERVATION DISTRICT**

(A) Purpose. The purpose of the Conservation District is to protect significant forest and agricultural resources and limit development to low densities in areas with steep slopes, shallow soils, significant wildlife habitat, and poor access to town roads and community facilities and services.

(A) Permitted Uses:

1. Accessory Apartment
2. Accessory Structure/Use (to a permitted use)
3. Agriculture
4. Dwelling/Single Family
5. Forestry
6. Group Home (6 or fewer residents)
7. Home Child Care
8. Home Occupation

(C) Conditional Uses:

1. Accessory Structure/Use (to a conditional use)
2. Bed & Breakfast
3. Extraction of Earth Resources
4. Home Industry
5. Public Facility/Utility
6. Recreation [Outdoor]
7. Telecommunications Facility

| (D) Dimensional Standards (unless otherwise specified for a particular use): | |
|---|---|
| Minimum Area per Dwelling Unit / Overall Density | One (1) dwelling unit per 10 acres (see subsection (E)) |
| Minimum Lot Size | 4 acres (see subsection (E)) |
| Minimum Frontage | 400 feet |
| Minimum Setback/Front | 75 feet |
| Minimum Setback/Side | 50 feet |
| Minimum Setback/Rear | 50 feet |
| Minimum Setback/Rear (Accessory Structures) | 20 feet |
| Maximum Height | 35 feet |

(E) Supplemental District Standards.

(1) Density & Lot Size:

- a. **Existing Lots.** A principal use allowed in this district, and associated accessory uses, may be erected on any single undeveloped lot of record in existence as of date of passage in accordance with Section 3.5 and all other applicable provisions of this bylaw.
- b. **Minimum Lot Size.** A lot created after date of passage may be a minimum of 4 acres, provided that the balance of the acreage necessary to achieve the maximum density remains with one or more lot created at the time of subdivision in accordance with Article 6 of these regulations. Such acreage shall not be used to calculate allowable density for any other use (e.g., a 60 acre parcel may be subdivided into 6 lots, which may be comprised of five, four-acre, lots and one 40 acre lot, and no portion of the 40 acre lot may be used to comply with the density requirement for more than one dwelling or use).
- c. **Residential Density.** With regard to the subdivision of any lot in existence as of date of passage, the maximum density shall not exceed one dwelling unit or other principal use for every 10 acres. Accordingly, the maximum number of dwelling units or other uses which may be developed on or subdivided from a parcel in existence as of date of passage to include existing dwelling units, shall be calculated by dividing the total area of the pre-subdivision parcel (in acres) by 10 acres/dwelling unit, and rounding downward to the nearest whole number.
- d. **Subdivision Requirements.** Subdivisions within this district shall comply with Article 6, including subsections 6.3 and 6.4(D).
- e. **Density Bonus.** See section 5.7.

TABLE 2.7
FLOOD HAZARD AREA OVERLAY DISTRICT

(A) Purpose. The purpose of the Flood Hazard Area Overlay District is to (1) protect public health, safety, and welfare by preventing or minimizing hazards to life and property due to flooding, and (2) to ensure that private property owners within designated flood hazard areas are eligible for flood insurance under the National Flood Insurance Program (NFIP).

(B) Permitted Uses:

1. Agriculture
2. Home Child Care *
3. Forestry
4. Home Occupation
5. Group Home*

* within an existing single family dwelling.

(C) Conditional Uses:

All other uses allowed within the underlying zoning district, except for contractor's yards, salvage yards, and solid and hazardous waste management facilities, which are specifically excluded from this district.

(D) Dimensional Standards (unless otherwise specified for a particular use):

As required for the underlying zoning district.

(E) District Standards

1. Where the standards of this overlay district differ from underlying district standards, the more restrictive shall apply.
2. Uses permitted within the Flood Hazard Area Overlay District include agriculture and forestry, undeveloped open space, and those uses generally allowed within existing single family dwellings which do not require structural alterations (i.e., home child care and home occupations). All other uses and structures, including but not limited to new or expanded single family dwellings, additions and accessory structures, are subject to review under Section 5.6, as well as all other applicable municipal and state regulations. A "permitted" use in the underlying zoning district will be reviewed only in accordance with the standards set forth in Section 5.6, and not other conditional use standards under Section 5.5.
3. Mandatory state [§4412] and federal [44 CFR 60.3 and 60.6] requirements for continued eligibility in the National Flood Insurance Program, including but not limited to associated structural standards, definitions, administrative and variance requirements, are hereby adopted by reference and shall be applied to all development in this district. Accordingly:
 - a. Applications for development within the Flood Hazard Area Overlay District must include information required under Section 5.6.
 - b. Development in the Flood Hazard Area Overlay District shall be subject to flood hazard area review standards under Section 5.6, in addition to applicable requirements of the underlying zoning district.
 - c. Requests for variances for development within the Flood Hazard Area Overlay District must meet the requirements of Section 5.6 in addition to variance requirements under Section 4.6.
 - d. Permits, certifications and variance actions for development within the Flood Hazard Area Overlay District shall be recorded by the Zoning Administrator in accordance with Section 4.8.