

Middleton Zoning Bylaw

Proposed Amendment

DRAFT Last Updated January 28, 2026

Attachment 5 – Table of Activities Requiring a Special Permit

Zoning Bylaw Section	Topic	Activity Requiring a Special Permit
3.3.2	Nonconforming uses	Change, alter, or modify a nonconforming use.
3.3.3	Nonconforming structures	Reconstruct, extend, alter, or change a nonconforming structure.
4.2.5	Business District dimensional requirements	A lot in the Business District which does not meet the area or frontage requirements of Section 4.0.
5.1.8	Off-street parking and loading	Adjust any of the requirements of Section 5.1 if such adjustment will not be substantially detrimental to safety.
5.2.9	Electronic message boards	May be used only on ground signs and with the issuance of a special permit.
5.2.9	Off-premises signs	Prohibited except by special permit.
5.2.11.2.d	Large signs	Sign areas larger than 96 square feet and signs in excess of 15 feet above ground level.
5.2.11.3.e	Roof and wall signs	A multioccupant building may be permitted to erect multiple roof and wall signs for each occupant; a building may have wall or roof signs on more than one side of a building.
5.2.13	Off-premises signs	On private property if granted a special permit.

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5.3.9	Landscaping requirements	Reduce any of the requirements of Section 5.3, where such reduction will not result in substantial detriment.
6.2	Earth removal	Incidental earth removal where such removal is permitted as an accessory use.
6.3.4	Driveways - grade	The grade of each driveway where it intersects with the public way shall not exceed 6% on major streets, 9% on secondary streets, or 9% on minor streets for a distance of 20 feet from the travel surface of the public way, unless the Board of Appeals shall grant a special permit after a determination that said driveway will provide safe and reasonable access for fire, police and emergency vehicles.
6.3.6	Common driveways	Common driveways serving not more than two lots may be allowed on special permit.
8.5	Adult uses	Adult uses require a special permit from the Board of Appeals.
8.6	Medical marijuana	Registered marijuana dispensary are allowed pursuant to a special permit from the Board of Appeals.
7.5.4	Garage serving an ADU	The construction of a new garage to serve an ADU shall require a Special Permit from the Board of Appeals.

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