

**Middleton Zoning Bylaw  
Proposed Amendment  
DRAFT Last Updated January 28, 2026**

**Attachment 5 – Table of Activities Requiring a Special Permit**

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

<b>5.3.9</b>	Landscaping requirements	Reduce any of the requirements of Section 5.3, where such reduction will not result in substantial detriment.
<b>6.2</b>	Earth removal	Incidental earth removal where such removal is permitted as an accessory use.
<b>6.3.4</b>	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.
<b>6.3.6</b>	Common driveways	Common driveways serving not more than two lots may be allowed on special permit.
<b>8.5</b>	Adult uses	Adult uses require a special permit from the Board of Appeals.
<b>8.6</b>	Medical marijuana	Registered marijuana dispensary are allowed pursuant to a special permit from the Board of Appeals.
<b>7.5.4</b>	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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