

§ 602 SCHEDULE OF DISTRICT REGULATIONS - USES AND DISTRICTS.

(A) The following uses are permitted only in the zoning district marked with a "Y". Uses permitted in the zoning district as a special use under the provisions of uses requiring a variance or special use permit or Article 9 are marked with an "S". Where the letter "N" appears, the use is prohibited.

(B) Any use which is not specifically included in the use provisions herein is prohibited everywhere in the Town of Middletown, unless the Zoning Officer makes an interpretation that such use is included in any of the sub-classifications set forth herein. Uses not specified in this chapter may be permitted only if the Zoning Officer makes an interpretation that they are included in a use sub-classification permitted in the zoning district and if such use would be consistent with the purposes and intent of this chapter.

ZONING DISTRICT PERMITTED USES																	
	Y = Permitted S = Special Use N = Not Permitted																
PRINCIPAL USE	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI₁	LI₂	OP	OS	P	MT	ABD	Reference
ZONING DISTRICT PERMITTED USES																	
	Y = Permitted S = Special Use N = Not Permitted																
PRINCIPAL USE	ZONING DISTRICT																
	R60	R40	R30	R20	R10	RM	GB	LB	OB	LI₁	LI₂	OP	OS	P	MT	ABD	Reference
NOTES:																	
AGRICULTURAL																	
Field crop farms or horticultural nurseries, including wholesale sales on the same lot	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	Y	Y	N	N	
Livestock farms, excluding raising swine, which is prohibited	Y	Y	Y	N	N	N	N	N	N	N	N	N	Y	N	N	N	
Offices of veterinarians and animal hospitals	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	
Offices of veterinarians and animal hospitals, including the boarding of dogs, cats and other fur bearing animals. Indoor facility	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	
Licensed kennels for the raising, boarding and care of dogs, cats or other fur-bearing animals	S	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	

Wind turbine for generation of electricity, limited to location on properties for which the principal use is field crop farms, horticultural nurseries or livestock farms ³	S	S	S	S	N	N	S	S	S	S	S	N	S	S	N	N	
RESIDENTIAL - Conventional Development																	
Single-family dwellings	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	
Two-family dwellings	N	S	S	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	
Multifamily dwelling structure (3 - 6 dwelling units per lot) See §§ 1500 - 1508	N	N	N	N	N	S	N	S	N	N	N	N	N	N	N	N	
RESIDENTIAL - Conventional Development (Cont'd)																	
Multifamily dwelling project, including condominiums See §§ 1500 - 1508	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N	
Mobile home parks	N	N	N	N	N	S	N	N	N	N	N	N	N	N	Y	N	See §§ 2300 - 2314
Transient trailer parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	
Motel or hotel	N	N	N	N	N	N	S	S	S	N	N	S	N	N	N	S	
Rooming houses	Y	Y	Y	Y	Y	N	N	Y	N	N	N	N	N	N	N	N	
Short-term rental	S ^{**}	Y	Y	Y	N	N	N	N	N	S ^{**}	S ^{**}						
Single mobile home or transient trailer on a lot	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	
Family day care home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Community residence	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y	Y	Y	
Senior independent living facilities	S	S	S	S	S	N	N	N	N	N	N	N	N	N	N	N	
Time share unit within a multifamily dwelling structure or project	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Time share unit within a motel or	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	N	N	N	

hotel																		
Mixed residential and commercial uses in a single building See § 719	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	Y	
Mixed Use Development Projects See §§ 27A00 - 27A07	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	Y	
Adaptive reuse See § 728	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Congregate housing	S	S	S	S	S	N	N	S	S	N	N	N	N	N	N	N	N	
Accessory dwelling unit (ADU) See Article 16	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	
RESIDENTIAL - Conservation Development																		
Single-family	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	
Two-family	Y	Y	Y	Y	Y	Y	N	S	S	N	N	N	N	N	N	N	N	
Multifamily project, including only townhouse style condominiums	N	N	Y	Y	Y	Y	N	S	S	N	N	N	N	N	N	N	N	
Accessory dwelling unit (ADU) See Article 16	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	
EXTRACTIVE AND INDUSTRIAL NON-MANUFACTURING																		
Earth removal, quarries, sand and gravel lots	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	
Storage of bottled gas, oil or other liquid petroleum products	N	N	N	N	N	N	S	N	N	S	N	N	N	N	N	N	N	
Construction general and special trade contractors, with outdoor storage, but excluding outdoor storage of bulk materials	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	N	
Construction general and special trade contractors with outdoor storage, including outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	

Other extractive and industrial non-manufacturing not elsewhere classified	N	N	N	N	N	N	S	S	N	S	N	N	N	N	N	N	
Salvage yard operation	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	
MANUFACTURING																	
Handicraft/custom manufacturing or small-scale craft or artisan-oriented production of goods	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	S	
Food and beverage and related products including meat products, dairy products or bakeries; canning, preserving and miscellaneous food processing; no retail sales	N	N	N	N	N	N	Y	N	N	Y	S	N	N	N	N	N	
Brewery/distillery up to 20,000 sq. ft., with retail sales and/or tasting room required	N	N	N	N	N	N	Y	S	N	Y	S	S	N	N	N	S	
Brewery/distillery over 20,000 sq. ft., with retail sales and/or a tasting room required	N	N	N	N	N	N	Y	N	N	Y	S	S	N	N	N	S	
Apparel and other finished products made from fabrics and similar materials	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	
Lumber and wood products including furniture and fixtures; plastics molding, extrusion and/or assembly of plastic parts; rubber, leather, stone, clay or glass products	N	N	N	N	N	N	S	N	S	Y	S	N	N	N	N	N	

Printing, publishing and allied industries	N	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	N	N	N	N	
Concrete plant	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Fabricated metals products, including heavy machinery, transportation equipment, engines etc.	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	
Fabricated metals products, excluding heavy machinery, transportation equipment, engines etc.	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	
Boat building and repairing, including storage	N	N	N	N	N	N	S	S	N	Y	S	N	N	N	N	N	N	
Engineering, computers, scientific and research instruments, small motors and associated equipment	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	
Gravel processing, with or without outdoor storage of bulk materials	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	
TRANSPORTATION, COMMUNICATION AND UTILITIES																		
Large solar energy systems	N	N	N	N	N	S	S	S	S	S	S	S	S	S	S	S	N	
Small solar energy systems*	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Highway and transportation services, including terminals, storage yards, etc.	N	N	N	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	
Airports and heliports	N	N	N	N	N	N	N	N	N	S	N	S	N	N	N	N	N	
Commercial dock or pier	N	N	N	N	N	N	N	N	N	N	N	N	S	S	N	N	N	
Commercial off-street parking	N	N	N	N	N	N	S	N	S	S	S	S	N	S	N	S	S	
Electric power substation	S	S	S	S	S	S	S	S	S	S	S	N	N	S	N	N	N	
High voltage electric	S	S	S	S	S	S	S	S	S	S	S	N	N	S	N	N	N	

30% of gross floor area) under 20,000 sq. ft.																		
General merchandise retailing activities, including department stores (storage areas not to exceed 30% of gross floor area) over 20,000 sq. ft.	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N	N	
Small-scale shopping center	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	S	See §§ 1800 - 1811
Large-scale shopping center	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N	
Auto dealers, trailers (new and used)	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	
Gasoline or electric vehicle service station (minor repairs only)	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	N	N	
Gasoline or electric vehicle station with convenience store	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	N	S	
Boat sales, including trailers	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	
Commercial greenhouse under 20,000 sq. ft.	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	N	
Commercial greenhouse over 20,000 sq. ft.	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N	N	
Restaurant (no alcoholic beverages) hours of operation 7:00 a.m. - 7:00 p.m.	N	N	N	N	N	N	Y	Y	S	Y	N	N	N	N	N	N	Y	
Restaurant (no alcoholic beverages) hours beyond 7:00 a.m. - 7:00 p.m.	N	N	N	N	N	N	Y	S	S	Y	N	N	N	N	N	N	S	
Restaurant (alcoholic beverages)	N	N	N	N	N	N	Y	S	S	S	N	N	N	N	N	N	S	

Packaged wine, beer or liquor store	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	Y	
Retail outlet for wholesale, storage or manufacturing use up to 20,000 sq. ft. (provided that floor area devoted to such retail selling shall not exceed 25% gross floor area)	N	N	N	N	N	N	Y	S	N	Y	N	N	N	N	N	N	
Retail outlet for wholesale, storage or manufacturing use over 20,000 sq. ft. (provided that floor area devoted to such retail selling shall not exceed 25% gross floor area)	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	
Compassion center (medical cannabis)	N	N	N	N	N	N	S	N	N	S	S	N	N	N	N	N	
Cannabis retailer (medical or recreational)	N	N	N	N	N	N	S	N	N	S	S	N	N	N	N	N	
Cannabis product manufacturer (medical or recreational)	N	N	N	N	N	N	N	N	N	S	S	S	N	N	N	N	
Cannabis cultivation center (medical or recreational)	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	
Nonresidential cooperative cultivation (medical cannabis)	N	N	N	N	N	N	N	N	N	S	S	N	N	N	N	N	
Residential cooperative cultivation (medical cannabis)	S	S	S	S	S	S	N	N	N	N	N	N	N	N	S	N	
Patient cultivation (medical cannabis)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	
Caregiver cultivation (medical cannabis)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	

Cannabis laboratory (medical or recreational cannabis)	N	N	N	N	N	N	N	N	N	N	N	N	S	N	N	N	N	
PERSONAL SERVICES																		
Laundry or dry cleaners, pick up only (no plant)	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	Y	
Laundry or dry cleaners with plant	N	N	N	N	N	N	Y	Y	N	Y	S	N	N	N	N	N		
Self service laundromat	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	Y	
Beauty or barber shop	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	Y	
Mortuary or funeral home without cremation services	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N	N	
Crematorium	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	N	N	
Therapeutic massage and physical therapy services	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	N	
Miscellaneous personal services not otherwise classified	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	N	S	
BUSINESS SERVICES																		
Automotive repair, service and garages, vehicle body shop 7,500 sq. ft. or less	N	N	N	N	N	N	S	S	N	Y	S	N	N	N	N	N	N	
Automotive repair, service and garages, vehicle body shop more than 7,500 sq. ft.	N	N	N	N	N	N	S	N	N	Y	S	N	N	N	N	N	N	
Catering and food packaging	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	
Miscellaneous repair shops and related services (non-vehicle) without outdoor storage	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	N	Y	
Miscellaneous repair shops and related services (non-vehicle) with outdoor storage	N	N	N	N	N	N	S	S	N	S	S	N	N	N	N	N	N	

Vehicle washing establishment (mechanical car wash or self-wash)	N	N	N	N	N	N	Y	S	N	Y	N	N	N	N	N	N	
Auto detailing (without mechanical car wash or self-wash)	N	N	N	N	N	N	Y	S	N	Y	S	N	N	N	N	S	
Vehicle or equipment rentals	N	N	N	N	N	N	Y	S	N	Y	S	N	N	N	N	S	
Duplicating, printing or photocopying services	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	Y	
Miscellaneous business services not otherwise classified	N	N	N	N	N	N	S	S	S	N	S	S	N	N	N	S	
PROFESSIONAL SERVICES																	
General professional offices	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	N	N	Y	
Bank or financial institution without drive-up window/ATM	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	N	N	Y	
Bank or financial institution with drive-up window/ATM	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	N	N	S	
Research or development offices	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	S	
Office - customary home occupation (for use by a resident of the premises up to one employee or associate)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	
Temporary real estate sales office located on the premises being sold	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	N	
Sales and service offices for fuel oil and bottled gas dealers including parts and repairs but excluding storage and distribution of the	N	N	N	N	N	N	Y	S	N	Y	S	N	N	N	N	N	

product on the premises																		
Miscellaneous professional services not otherwise classified	N	N	N	N	N	N	S	S	S	S	N	N	N	N	N	S		
INDOOR COMMERCIAL AMUSEMENT SERVICES																		
Motion picture/performing arts theaters, 50 seats or less	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	S		
Motion picture/performing arts theaters, more than 50 seats	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	S		
Video and amusement arcades	N	N	N	N	N	N	S	S	N	N	N	N	N	N	N	S		
Bowling alleys	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	N		
Billiard and pool parlors	N	N	N	N	N	N	Y	S	N	N	N	N	N	N	N	S		
Exercise center, court games	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	N	N	N		
Exercise center, without court games	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	N	N	Y		
Skating rinks	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
Indoor roller blade and skateboarding facility	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	N		
GOVERNMENTAL, EDUCATIONAL AND INSTITUTIONAL ON PRIVATELY OWNED LAND																		
Church or other place of worship	Y	Y	Y	Y	Y	Y	Y	S	S	N	N	N	N	N	N	S		
Library or museum	S	S	S	S	S	S	Y	Y	Y	N	N	S	Y	N	N	Y		
Private college or university, preparatory school, elementary or secondary school, including dormitories and other accessory buildings	Y	Y	Y	N	N	N	S	S	N	N	N	S	N	Y	N	N		
Professional or musical schools	N	N	N	N	N	N	Y	Y	Y	N	N	Y	N	N	N	S		
Day nursery school, kindergarten or	S	S	S	S	S	S	Y	Y	Y	N	N	S	N	N	N	S		

Stadia and fairgrounds	N	N	N	N	N	N	N	S	N	N	N	N	N	N	N	N	
Conservation lands, bird sanctuaries, wildlife preserves	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Public and private parks	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Bathing beaches, public or non-profit ownership	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	

¹ Refer to § 725 and Article 23 of this chapter for use and design restrictions and performance standards applicable to uses in light industrial districts.

² (Abutting Residential) Light industrial (adjacent to residential) is not a separate zoning district. It is a subset of light industry and is shown here for clarity only.

³ Refer to Article 25A of this chapter for use restrictions, design standards and application procedures for wind turbines.

* Allowed only as an accessory to the principal use in residential districts per § 725.

(Ord. passed 10-30-06; Am. Ord. 07-16, passed 12-3-07; Am. Ord. 07-18, As Amended, passed 12-3-07; Am. Ord. 08-05, passed 5-19-08; Am. Ord. 08-06, passed 6-2-08; Am. Ord. 08-08, passed 8-4-08; Am. Ord. passed 1-20-09; Am. Ord. 2012-4, passed 5-21-12; Am. Ord. 2012-15, passed 9-17-12; Am. Ord. 2012-16, passed 9-17-12; Am. Ord. 2018-15, passed 9-4-18; Am. Ord. 2018-16, passed 9-4-18; Am. Ord. 2021-13, passed 9-20-21; Am. Ord. 2021-14, passed 10-4-21; Am. Ord. 2021-15, passed 10-18-21; Am. Ord. 2023-7, passed 12-2-23; Am. Ord. 2023-10, passed 12-18-23; Am. Ord. 2024-21, passed 10-21-24; Am. Ord. 2025-7, passed 1-27-25; Am. Ord. 2025-8, passed 2-18-25; Am. Ord. 2025-12, passed 3-17-25; Am. Ord. 2025-16, passed 6-2-25)