

**ZONING REGULATIONS  
TOWN OF MIDDLEBURY, CONNECTICUT  
AMENDMENTS THROUGH JANUARY 30, 2015**

Amended **Section 62.3.5 Stores and Offices** to reduce parking requirement of ground floor area  
Adopted November 2, 2000, Effective November 11, 2000

Revised **Section 31** Commercial A-40 District to include a new **Section 31.7.5** to permit a residential facility within a commercial building as a Special Exception use  
Adopted November 2, 2000, Effective November 11, 2000

Re-codification of regulations with amendments through March 5, 1999  
Adopted December 7, 2000, Effective December 31, 2000

Revised **Section 22.2.1** to include an additional PRD eligible area  
Adopted November 1, 2001, Effective November 15, 2001

Revised **Section 22.2.2** to permit property separated from other property by a Town road to be considered contiguous provided there is a minimum of 30 acres on each side of the Town road  
Adopted November 1, 2001, Effective November 15, 2001

Revised **Section 22.2.3** to qualify North Benson Road as a required frontage  
Adopted November 1, 2001, Effective November 15, 2001

Amended **Section 42.5.2** to permit a minimum of a ten (10) foot setback for parking on property zoned as LI-200 as of May 1, 2001 which is adjacent property changed from LI-200 to R-40/PRD  
Adopted November 1, 2001, Effective November 15, 2001

Amended **Section 54 Special Development District** to provide for special regulations applicable to Special Development District No. 1  
Adopted October 25, 2001, Effective November 15, 2001

Amended **Section 22.4.2 Preliminary Development Plan Submission** permitting a building envelope area within which a home conforming to the building standards in **Section 22.9.3** shall be located  
Adopted December 6, 2001, Effective December 27, 2001

Amended **Section 22.3.1 Special Density** by changing the formula used in determining the maximum number of units allowed  
Adopted January 3, 2002, Effective January 19, 2002

Amended **Article I, Section 9 Definitions** to include additional definitions to this Section.  
Adopted January 2, 2003, Effective January 23, 2003

Amended **Article II, Residential Districts** to include new **Section 27: Planned Residential Recreation Development Overlay District**  
Adopted January 2, 2003, Effective January 23, 2003

Amended **Article V Section 52.10.12** and **Article VI Section 66.3**  
Adopted March 6, 2003, Effective March 25, 2003

Amended **Article I Sections 6, 7, 8 and 9; Article II, Section 21; Article VI, Section 64.**  
Adopted July 3, 2003, Effective July 20, 2003

Amended **Article II, Section 26**  
Adopted October 2, 2003, Effective October 24, 2003

Amended **Article II, Section 26.7.6**  
Adopted January 8, 2004, Effective February 5, 2004

Amended **Article I, Section 8** and **Article III and IV** to reflect changes to **Article I, Section 8** and amended **Article V, Sections 51 and 52** and **Article VI, Section 64, and Article VII, Section 72.6.3**  
Adopted March 4, 2004, Effective March 25, 2004

Amended **Article IV, Section 42.1.8** to add **Subsection K**  
Adopted April 1, 2004, Effective April 23, 2004

Amended **Article III, Section 31.4** to add **Subsection 31.4.6**  
Adopted May 6, 2004, Effective May 28, 2004

Amended **Article VI, Section 64** to change the fees to add to **Subsection 64.4.7** and to **64.11**  
Adopted June 3, 2004, Effective June 21, 2004

Amended **Article IV, Section 41** to add **Subsection 41.4.4** and renumber current **Subsection 41.4.4 to 41.4.5**  
Adopted August 5, 2004, Effective August 25, 2004

Amended **Article V, Section 52.10.2A** and **52.10.2E(2)** to provide for adult daycare  
Adopted October 7, 2004, Effective October 28, 2004

Amended **Article II, Sections 22.4.1** and **22.4.7** to provide for Section C “**Modifications**”  
Adopted January 6, 2005, Effective January 31, 2005

Amended **Article II, Section 24** to provide for the change of age from 62 years of age to 55 years of age  
Adopted February 3, 2005, Effective February 28, 2005

Amended **Article II, Section 21.2** to add **Section 21.2.14** to replace current 21.2.14 and 21.2.14 to become **21.2.15**  
Adopted March 3, 2005, Effective March 28, 2005

Amended **Article VI**, to add **Section 62.3.10** and to amend **Section 62.3.12** and to amend **62.4.1** and to add **Section 62.4.2**  
Adopted March 3, 2005, Effective March 28, 2005

Amended **Article II, Section 27**  
Adopted June 2 and 9; 2005, Effective June 29, 2005

Amended **Article II, Section 27.3.2**  
Adopted July 6, 2006, Effective July 28, 2006

Amended **Article II, Section 26 (eliminated)**  
Adopted February 1, 2007, Effective February 22, 2007

Amended **Article IV, Section 42.4.2 (eliminated)**  
Adopted October 4, 2007, Effective October 25, 2007

Amended **Article IV, Section 42.4.5** added "**Commercial Health Club Facility**"  
Adopted July 3, 2008, Effective July 25, 2008

Amended **Article IV, Section 8** added new section "**Areas adjacent to Regional Water System Interconnection**"  
Adopted July 3, 2008, Effective July 25, 2008

Amended **Article I, Section 9** to revise definition of "Museum"  
Adopted October 2, 2008, Effective October 25, 2008

Amended **Article VI, Section 66.2** revised  
Adopted October 2, 2008, Effective October 25, 2008

Amended **Article III, Section 31.4.2** revised  
Adopted November 6, 2008, Effective November 28, 2008

Amended **Article III** to add **Section 34 "Gateway Industrial Design District"**  
Adopted February 5, 2009, Effective February 25, 2009

**Amended Article II, Section 23.2.5**

Adopted May 7, 2009, Effective May 27, 2009

**Amended Article III, Section 34**

Adopted August 5, 2010, Effective August 27, 2010

**Amended Article IV, Section 42.4.4**

Adopted May 5, 2011, Effective June 7, 2011

**Amended Article VI, Section 66**

Adopted May 5, 2011, Effective June 7, 2011

**Amended Article II, Section 27 (Sections 27.3.2; 27.5.1; 27.5.2; 27.8; and 27.4.8)**

Adopted May 5, 2011, Effective June 7, 2011

**Amended Article III and Article V (Section 31.4.2 and Section 52.10.8)**

Adopted October 4, 2012, Effective November 1, 2012

**Amended Article VI, Section 66.3 added "Light Industrial 80" and Article IV, Section 41 added Sections 41.4.6 & 41.4.7**

Adopted December 6, 2012, Effective December 29, 2012

**Amended Article II, Section 25 (to add Subsection 25.6; 25.6.1; 25.6.2, 25.6.3; 25.6.4; 25.6.5; 25.6.6; 25.6.7; 25.6.8; 25.6.9; 25.6.10)**

Adopted November 7, 2013, Effective November 29, 2013

**Amended Article II, Section 22 (Section 22.7.1; 22.7.2; 22.7.3(B))**

Adopted January 8, 2015, Effective January 30, 2015