Summary of Proposed Amendments to Middleton Zoning Ordinance 2026

Article	Proposed Zoning Amendment	Impact
1	To increase maximum fence height from 42 to 48 inches in Sunrise Village Lake District properties only.	Allows property owners to purchase 4-foot boards for fences without blocking abutters access to views.
2	To remove Family Compound as future option in Zoning Ordinance.	*Will not affect existing family compounds.* Many of the benefits of family compounds can be found through using Accessory Dwelling Units. Current ordinance conflicts with state's Additional Dwelling Units (ADU) laws.

Statutorily Mandated Zoning Ordinance Regulation Amendments		
3	To require all administrative appeals to be filed within 30 days of a decision.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
4	To change maximum occupancy from three persons to two and remove the requirement to be a family member for housing for older residents.	Nests local ordinance with state law. This is currently in effect but needs to be updated as the current restrictions are prohibited by RSA.
5	To reduce the requirement for 2.25 parking spaces to 1 per dwelling of Housing for Older Persons.	Nests local ordinance with state law. This is currently in effect but needs to be updated as the current restrictions are prohibited by RSA.

Article	Proposed Zoning Amendment	Impact
Statutorily Mandated Zoning Ordinance Regulation Amendments		
6	To allow Accessory Dwelling Units (ADU) as: • attached or detached • 750-950 sq. ft. • from converted existing structures (even nonconforming ones) • with no additional review beyond building permits • owner occupancy • using the same standards as single family homes	Nests local ordinance with state law. This is currently in effect but needs to be updated as the current restrictions are prohibited by RSA.
7	To amend the definition of an ADU.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
8	To update the definition of ADU – attached dwelling.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
9	To amend the definition of ADU – detached dwelling.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
10	To add Multi-Family Dwelling to Base Zoning District – B1.	Nests local ordinance with state law. This is currently in effect and needs updating.

Summary of Proposed Amendments to Middleton Zoning Ordinance 2026

Article	Proposed Zoning Amendment	Impact
	Statutorily Mandated Zoning Ordinance Regulation Amendments	
11	To add Multi-Family Dwelling to Base Zoning District – D Middleton 4 Corners.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
12	To amend Home Enterprise to include Home Based Daycare where Single Family Homes are allowed.	Nests local ordinance with state law. This is currently in effect but needs to be updated.
13	To amend Home Based Child Care to uses in Base Zoning District – A Residential to include: • group nursery schools or group day care centers adjacent to collector streets • care for 12 children or more • care of 13 children or more under the age of 5 • care of 5 or more under the age of 3 family group care of 7 – 12 children	Nests local ordinance with state law. This is currently in effect but needs to be updated.
14	To update General Dimensional Requirements with 200 feet minimum road frontages, including: • Class V or better roads • Class VI roads (w/liability waiver and insurance) Private Roads (w/review from Planning Board)	Nests local ordinance with state law. This is currently in effect but needs to be updated.