

TOWN OF MIDDLEBURGH, NEW YORK
ZONING LAW

ADOPTED: November 12, 2020

How to Use the Town of Middleburgh Zoning Law

This Zoning Law divides the Town of Middleburgh into zoning districts and establishes rules for the use of land in each district. Article III describes the districts and their location is depicted on the Town of Middleburgh Official Zoning Map. Other information in this Zoning Law can be found as follows:

- A.** Refer to the Schedule 2 in Article V, Dimensional and Use Regulations, to determine the uses that are allowed in each district. The definitions found in Article XVI explain what many of the different use categories mean. The Dimensional Table in Article V contains density requirements, setbacks, and other building and lot dimension standards relating to the development of lots.

- B.** Article II, Section 2.3, outlines the requirements for the reimbursement of professional consultant fees in the review of applications before the Town Board, Planning Board, and Zoning Board of Appeals. An escrow account shall be established for such purposes.

- C.** Articles VII, VIII, IX, X, and XVI contain regulations that apply to specific types of uses and structures, and the procedures used to apply for an obtain site plan, special use permit, and subdivision approvals from the Town Planning Board.

- D.** Article XVI, Section 16.11 contains special conservation requirements and standards that apply to subdivision development in the Town. These requirements are in addition to the Town's Land Subdivision Regulations (See Article XVI).

- E.** Article VII, Section 7.1 contains Design Standards and are used in conjunction with Article VII to help applicants understand what is intended by the criteria for site designs, building design, landscaping, and design of both lighting and signage. Their purpose is to clarify what is intended, thereby simplifying and speeding the Site Plan approval process.

- F.** Article XI applies to nonconforming and noncomplying buildings, structures, and uses. Article XIII stipulates the procedures for applying for building permits and certificates of occupancy, and the responsibilities of the Town's Code Enforcement Officer. Article XII describes how to apply for variances from the Zoning Board of Appeals and the consequences of not complying with this Zoning Law. Article XV explains the procedures for amendments to this Zoning Law.

- G.** Article XVII provides definitions for important terms used in this Zoning Law. Readers should consult the definitions section to obtain a complete understanding of the Zoning Law.

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