

TOWN OF MIDDLEBURGH, NEW YORK
ZONING LAW

REVISED: May 11, 2021

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.

TABLE OF CONTENTS

ARTICLE I Authority, Title, Purpose, and Scope

1.1	Authority	Page 1
1.2	Title	Page 1
1.3	Purposes in View	Page 1
1.4	Scope	Page 2
1.5	Applicability; Compliance Required	Page 2
1.6	Exemptions	Page 2
1.7	Interpretation; Conflict with Other Laws	Page 3
1.8	Repeal and Replacement of Prior Zoning Law	Page 4
1.9	Separate Validity	Page 4
1.10	Effective Date	Page 4
1.11	Periodic Review	Page 4

ARTICLE II Permits; Approval Process and Other General Standards

2.1	Permits and Approvals	Page 5
2.2	Fees and Expenses	Page 5
2.3	Professional Assistance	Page 5
2.4	Performance Bond	Page 6
2.5	SEQRA	Page 6
2.6	On-Site Sewage Disposal and Water Supply	Page 6
2.7	Performance Standards for Noisome and Injurious Substances, Conditions	Page 7
2.8	Damaged Buildings and Demolition of Buildings	Page 7
2.9	Unsafe Buildings	Page 8
2.10	Accessory Buildings and Uses	Page 10
2.11	Existing Undersized Lots	Page 11

ARTICLE III Establishment of Zoning Districts and Official Zoning Map

3.1	Zoning Districts	Page 12
3.2	Special Overlay Districts	Page 12
3.3	Establishment and Purpose of Zoning Districts	Page 12
3.4	Establishment and Purpose of Overlay Districts	Page 14
3.5	Official Town of Middleburgh Zoning Map	Page 15
3.6	Interpretation of District Boundaries	Page 15
3.7	District Boundary Descriptions	Page 15

ARTICLE IV District Regulations

4.1	Any Use Not Specifically Articulated as Allowed is Prohibited	Page 19
4.2	Change of Use or Structure	Page 19

ARTICLE V Dimensional and Use Regulations

5.1	Schedule of Uses and Dimensional Requirements	Page 21
5.2	Height Exceptions	Page 21
5.3	Number of Dwellings on a Lot	Page 21
5.4	Yards	Page 21

ARTICLE VI Overlay Districts

6.1	Scenic Viewshed Overlay District	Page 22
6.2	Floodplain Protection Overlay District	Page 25
6.3	Riparian Buffer Protection Overlay District	Page 25

6.4	Ridgeline Overlay District	Page 29
6.5	Planned Development District	Page 31
ARTICLE VII Supplemental Development Standards		
7.1	Performance Standards for Commercial Uses	Page 41
7.2	Outdoor Lighting	Page 48
7.3	Landscaping and Screening	Page 51
7.4	Parking Standards	Page 43
7.5	Utilities	Page 58
7.6	Fences, Hedges, and Walls	Page 59
7.7	Signs	Page 60
7.8	Stormwater	Page 70
7.9	Wetlands and Streams	Page 71
7.10	Energy Efficient Practices	Page 71
7.11	Steep Slopes	Page 71
7.12	Clear Cutting	Page 72
ARTICLE VIII Supplemental Regulations for Specific Uses		
8.1	Performance Standards for Certain Agricultural Uses	Page 73
8.2	Accessory Apartment	Page 75
8.3	Multi-family Dwelling (including Apartment House/Apartment Complex, Assisted Living, Condominiums and Townhome Facilities)	Page 78
8.4	Three-Family Dwelling	Page 80
8.5	Commercial Logging	Page 80
8.6	Telecommunication Facilities	Page 81
8.7	Wind Energy Facilities	Page 86
8.8	Outdoor Wood Furnace/Boiler	Page 97
8.9	Manufactured Home	Page 98
8.10	Manufactured Home Park	Page 99
8.11	Temporary Dwelling Units (Recreational Vehicles)	Page 104
8.12	Gasoline Filling Station	Page 105
8.13	Junkyards	Page 106
8.14	Horse Stable, Private and Commercial	Page 107
8.15	Commercial Equine Operation	Page 108
8.16	Farm Worker Housing	Page 109
8.17	Kennel, Commercial	Page 110
8.18	Service Establishment (Vehicle and Equipment)	Page 111
8.19	Retail Establishment (Vehicle and Equipment)	Page 112
8.20	Self-Storage Facility	Page 113
8.21	Temporary Storage Units (Portable Outdoor Storage Units (PODS))	Page 114
8.22	Bed and Breakfast	Page 115
8.23	Car Wash	Page 116
8.24	Public Utilities and Essential Services (Except for Telecommunication Facilities)	Page 116
8.25	Camps and Campgrounds	Page 117
8.26	Home Occupation	Page 122
8.27	Laundromat/Dry Cleaner/Laundry Commercial	Page 123
8.28	Farm Stands and District Marketing Operations	Page 124

8.29	Small-Scale Agricultural Processing Facility and Small-Scale Meat Packing Facility	Page 124
8.30	Extraction and Mining	Page 128
8.31	Adult Entertainment Use	Page 130
8.32	Warehouse and Storage Facility	Page 131
8.33	Brewery/Distillery/Winery/Cidery/Meadery	Page 132
8.34	Day-Care or Nursery School Facility	Page 132
8.35	Mixed Use Building	Page 133
8.36	Aircraft Landing Strip/Heliport	Page 134

ARTICLE IX Site Plan Review

9.1	Authority	Page 135
9.2	Intent and Purpose	Page 135
9.3	Applicability of Site Plans	Page 135
9.4	Effect on Existing Uses	Page 135
9.5	Procedures; General	Page 135
9.6	Sketch Plan	Page 135
9.7	Application Requirements for Site Plan Review	Page 136
9.8	Review of Site Plan	Page 138
9.9	Additional Supporting Materials	Page 139
9.10	Reimbursable Costs	Page 140
9.11	Integration of Procedures	Page 140
9.12	Application for Area Variance	Page 140
9.13	County Review	Page 140
9.14	SEQRA Compliance	Page 140
9.15	Agricultural Data Statement	Page 141
9.16	Planning Board Action on Site Plan Review	Page 141
9.17	Expiration, Change of Use, Revocation, and Enforcement	Page 141
9.18	Findings Required	Page 142
9.19	Amendments	Page 142
9.20	Performance Guarantee Options	Page 142

ARTICLE X Special Use Permits

10.1	Purpose	Page 144
10.2	Applicability	Page 144
10.3	Authorization to Grant and Deny Special Use Permits	Page 144
10.4	Standards Applicable to All Special Use Permits	Page 144
10.5	Required Findings	Page 146
10.6	Renewal, Time Limit, and Extension	Page 146
10.7	Submission of Plans	Page 146
10.8	Fees	Page 147
10.9	Application	Page 147
10.10	Application for Area Variance	Page 147
10.11	SEQRA Compliance	Page 147
10.12	Referral to the Schoharie County Planning Commission	Page 147
10.13	Agricultural Data Statement	Page 147
10.14	Notice and Hearing	Page 147
10.15	Action	Page 147

10.16	Change of Use, Revocation, and Enforcement	Page 149
10.17	Amendments	Page 149
10.18	Waiver of Requirements	Page 149
ARTICLE XI Nonconforming Buildings, Uses, and Activities		
11.1	Continuance of Existing Uses	Page 151
11.2	Maintenance and Repair	Page 151
11.3	Reconstruction and Restoration	Page 151
11.4	Changes	Page 151
11.5	Abandonment and Discontinuance	Page 151
11.6	Public Properties	Page 151
11.7	Lot in Different Districts	Page 152
ARTICLE XII Board of Appeals & Variances		
12.1	Membership	Page 153
12.2	Board of Appeals Procedure	Page 154
12.3	Permitted Action by the Board of Appeals	Page 157
12.4	Financial Gain, Conditions, Compliance, and Fees	Page 159
ARTICLE XIII Administration and Enforcement		
13.1	Powers and Duties of the Code Enforcement Officer	Page 160
13.2	Zoning and Building Permits	Page 160
13.3	Certificate of Occupancy	Page 163
13.4	Violations, Penalties, and Remedies	Page 163
13.5	Health Department Requirements	Page 166
ARTICLE XIV Property Maintenance		
14.1	Property Maintenance	Page 167
ARTICLE XV Amendments to Zoning Law		
15.1	Amendments by Town Board	Page 174
15.2	Advisory Report by Planning Board	Page 174
15.3	Public Notice and Hearing	Page 174
15.4	SEQRA Compliance	Page 175
15.5	Filing	Page 175
15.6	Fee	Page 175
15.7	Adoption	Page 175
15.8	Effective Date	Page 175
ARTICLE XVI Subdivision of Land		
16.1	Planning Board Authority	Page 176
16.2	Zoning Change in Subdivision Approval	Page 176
16.3	Policy	Page 176
16.4	Inconsistencies with Town Law	Page 177
16.5	Self-Imposed Restrictions	Page 177
16.6	Procedures for Filing Subdivision Applications	Page 177
16.7	Checklist for Minor and Major Subdivisions	Page 179
16.8	Lot Line Adjustment	Page 180
16.9	Minor Subdivision Plat	Page 181
16.10	Major Subdivision Plat	Page 183
16.11	Conservation Subdivisions	Page 190
16.12	Filing of Approved Subdivision Plat	Page 197

16.13	Required Improvements and Agreements	Page 197
16.14	General Requirements and Design Standards	Page 198
16.15	Public Streets, Recreation Areas	Page 204
16.16	Waivers	Page 204
ARTICLE XVII Definitions		
17.1	Scope and Meaning of Certain Words and Terms	Page 205
17.2	Definitions	Page 205

SCHEDULES AND TABLES

Schedule 2	Town of Middleburgh Schedule of Uses
Table 2	Town of Middleburgh Dimensional Table