

Table 2: Town of Middleburgh Zoning Law Dimensional Table 05/11/2021

	R-1 High Density Residential	R-2 Medium, Density Residential	R-3 High Density Residential	C Commercial	CLI Commercial Light Industrial	FPD Flood Protection District	PDD Planned Development District	SVD Scenic Viewshed Overlay District	RPD Riparian Buffer Protection Overlay District	RLD Ridgeline Overlay District
Minimum Lot Size (1)	20,000 Square Feet	43,560 Square Feet (One Acre)	87,120 Square Feet (Two Acres)	43,560 Square Feet (One Acre)	43,560 Square Feet (One Acre)	871,200 Square Feet (20 Acres)	Set During Local Law Process	See Section 6.1 of the Zoning Law for Regulations	See Section 6.3 of the Zoning Law for Regulations	See Section 6.4 of the Zoning Law for Regulations
Minimum Road Frontage	85 Feet	100 Feet	200 Feet	200 Feet	200 Feet	200 Feet				
Minimum Front Yard Setback *Measured from ROW (ft.)	55 Feet	55 Feet	75 Feet	80 Feet or 300 for Fuel Storage and Distribution	80 Feet or 300 For Fuel Storage and Distribution	75 Feet				
Side Yard Setback, Each Side	20 Feet	25 Feet	25 Feet	30 Feet	30 Feet	25 Feet				
Rear Yard Setback	35 Feet	50 Feet	50 Feet	50 Feet	50 Feet	50 Feet				
Maximum Structure Height	30 Feet	35 Feet	35 Feet	35 Feet	35 Feet	35 Feet				

- 1) Minimum lot size if lot can support on-site septic and water in accordance with the Schoharie County Department of Health Regulations.
- 2) *Distance of setback shall be measured from edge of highway or shall be specified distances plus twenty-five (25) feet from the highway centerline.
- 3) A minimum of ten percent (10%) greenspace is required for all lots.
- 4) Lot depth may be varied when a cluster or conservation subdivision design is required or proposed.
- 5) Cupolas and other roof ornaments may extend above the roof height.