

Town of Middleburgh - Zoning Map

Adopted
March 2008

R-1 High Density Residential:
Starting at Route 30 at the south Middleburgh town line thence running west along said property line to the west property line parcel 106-4-11 thence northerly along said property line and extended to 800 feet from town line thence paralleling the town line at a width of 800 feet to center line Route 30.

R-2 Medium Density Residential:
Beginning at the intersection of Pesson Hill Road and Brooky Hollow Road running south a distance of 4000 feet, plus or minus, along Brooky Hollow Road to Rural Road #21, thence along Rural Road #21 to east property line parcel 131-5-15.1 and 131-5-12, 131-5-16. Also along Coons Road from Rural Road #21 back to Rural Road #21 and paralleling the indicated highways on both sides at a distance of 400 feet.

Commercial District #1:
Beginning at the center line Route 30 where it intersects the 100 year flood plain between Christmas Tree Lane and Bouck Road, thence paralleling Route 30 on the east side at a distance of 400 feet to the south property line of parcel #095-4-4 thence along said property line to the west property line of parcel #095-4-4 across to the west property line #096-1-3 along said property line to west property line parcel #096-1-2 along said property line to west property line parcel #084-6-16 extending northerly to the town line thence west along said town line to center line Route 30 thence along center line Route 30 to beginning.

Commercial District #2:
Beginning at the center line Route 30 where it intersects the 100 year flood plain between Christmas Tree Lane and Bouck Road, thence paralleling Route 30 on the east side at a distance of 400 feet to the south property line of parcel #083-5-11.2 along said property line to the west property line of parcel #083-5-7 along said property line to the west property line parcel #083-5-9 and #083-5-4 across parcel #083-5-5 to the west property line of parcel #083-5-4 along said property line to the west property line parcel #083-5-3 to the North Middleburgh town line east along Middleburgh town line to the intersection with center line Route 30 thence along center line Route 30 to its beginning excluding Parcel #083-5-17.111, #083-5-17.12, #083-5-17.2, #083-5-17.113, #083-5-17.117 that border Clover Lane and are R-3.

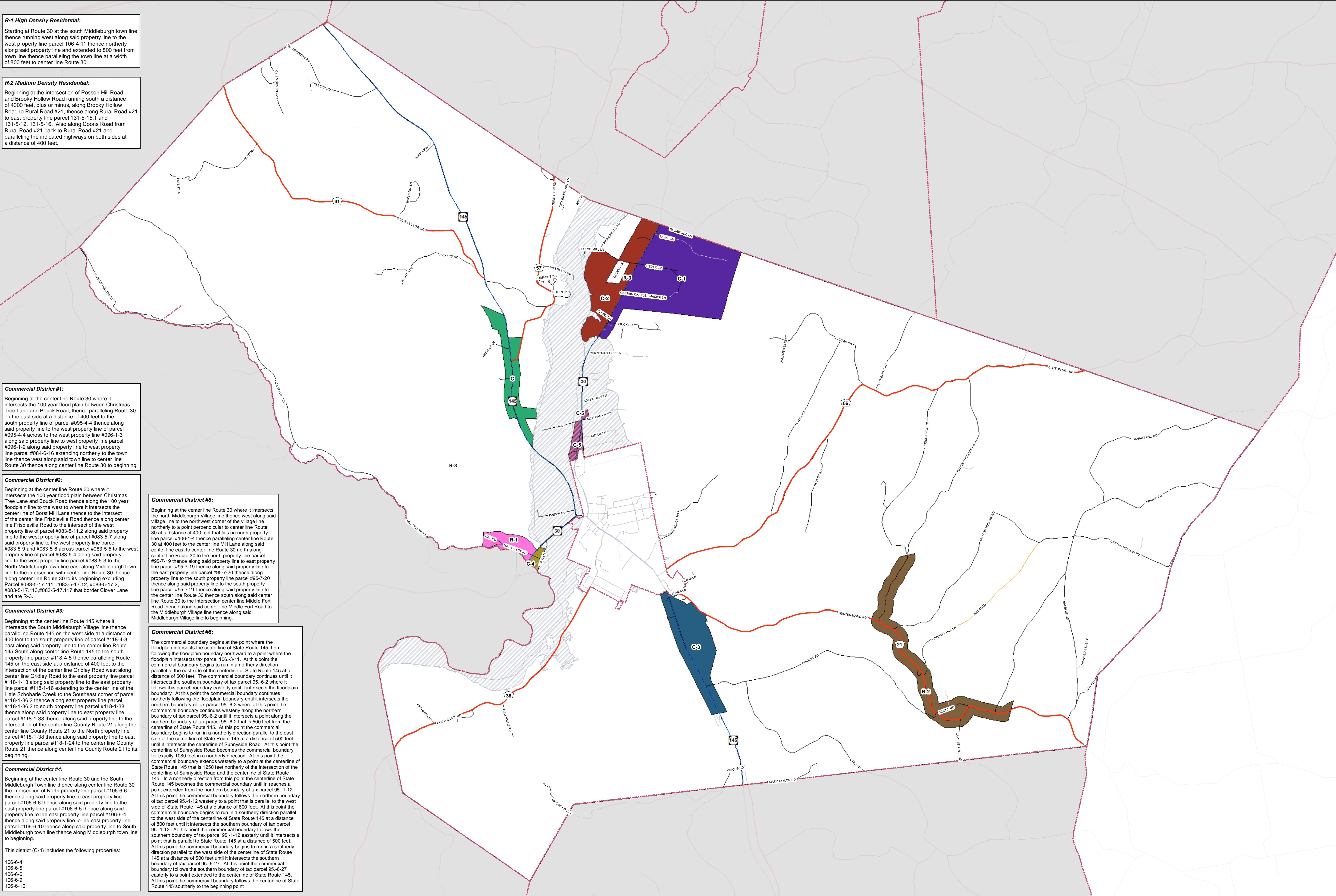
Commercial District #3:
Beginning at the center line Route 145 where it intersects the South Middleburgh Village line thence paralleling Route 145 on the west side at a distance of 400 feet to the south property line of parcel #118-4-3, east along said property line to the center line Route 145 South along center line Route 145 to the south property line parcel #118-4-5 thence paralleling Route 145 on the east side at a distance of 400 feet to the intersection of the center line Gridley Road west along center line Gridley Road to the east property line parcel #118-1-13 along said property line to the east property line parcel #118-1-16 extending to the center line of the Little Schoharie Creek to the Southeast corner of parcel #118-1-36.2 thence along said property line parcel #118-1-36.2 to south property line parcel #118-1-38 thence along said property line to east property line parcel #118-1-38 thence along said property line to the intersection of the center line County Route 21 along the center line County Route 21 to the North property line parcel #118-1-38 thence along said property line to east property line parcel #118-1-24 to the center line County Route 21 thence along center line County Route 21 to its beginning.

Commercial District #4:
Beginning at the center line Route 30 and the South Middleburgh Town line thence along center line Route 30 the intersection of North property line parcel #106-6-6 thence along said property line to east property line parcel #106-6-6 thence along said property line to the east property line parcel #106-6-5 thence along said property line to the east property line parcel #106-6-4 thence along said property line to the east property line parcel #106-6-10 thence along said property line to South Middleburgh town line thence along Middleburgh town line to beginning.

This district (C-4) includes the following properties:
106-6-4
106-6-5
106-6-6
106-6-9
106-6-10

Commercial District #5:
Beginning at the center line Route 30 where it intersects the north Middleburgh Village line thence west along said village line to the northwest corner of the village line northerly to a point perpendicular to center line Route 30 at a distance of 400 feet that lies on north property line parcel #106-1-4 thence paralleling center line Route 30 at 400 feet to the center line Mill Lane along said center line east to center line Route 30 north along center line Route 30 to the north property line parcel #95-7-19 thence along said property line to east property line parcel #95-7-20 thence along said property line to the south property line parcel #95-7-21 thence along said property line to the center line Route 30 thence south along said center line Route 30 to the intersection center line Middle Fort Road thence along said center line Middle Fort Road to the Middleburgh Village line thence along said Middleburgh Village line to beginning.

Commercial District #6:
The commercial boundary begins at the point where the floodplain intersects the centerline of State Route 145 then following the floodplain boundary northward to a point where the floodplain intersects tax parcel 106-3-11. At this point the commercial boundary begins to run in a northerly direction parallel to the east side of the centerline of State Route 145 at a distance of 500 feet. The commercial boundary continues until it intersects the southern boundary of tax parcel 95-6-2 where it follows this parcel boundary easterly until it intersects the floodplain boundary. At this point the commercial boundary continues northerly following the floodplain boundary until it intersects the northern boundary of tax parcel 95-6-2 where at this point the commercial boundary continues westerly along the northern boundary of tax parcel 95-6-2 until it intersects the northern boundary of tax parcel 95-6-2 that is 500 feet from the centerline of State Route 145. At this point the commercial boundary begins to run in a northerly direction parallel to the west side of the centerline of State Route 145 at a distance of 500 feet until it intersects the centerline of Sunnyside Road. At this point the centerline of Sunnyside Road becomes the commercial boundary for exactly 1080 feet in a northerly direction. At this point the commercial boundary extends westerly to a point at the centerline of State Route 145 that is 250 feet northerly of the intersection of the centerline of Sunnyside Road and the centerline of State Route 145. In a northerly direction from this point the centerline of State Route 145 becomes the commercial boundary until it reaches a point extended from the northern boundary of tax parcel 95-1-12. At this point the commercial boundary follows the northern boundary of tax parcel 95-1-12 westerly to a point that is parallel to the west side of State Route 145 at a distance of 800 feet. At this point the commercial boundary begins to run in a northerly direction parallel to the west side of the centerline of State Route 145 at a distance of 800 feet until it intersects the southern boundary of tax parcel 95-1-12. At this point the commercial boundary follows the southern boundary of tax parcel 95-1-12 easterly until it intersects a point that is parallel to State Route 145 at a distance of 500 feet. At this point the commercial boundary begins to run in a southerly direction parallel to the west side of the centerline of State Route 145 at a distance of 500 feet until it intersects the southern boundary of tax parcel 95-6-27. At this point the commercial boundary follows the southern boundary of tax parcel 95-6-27 easterly to a point extended to the centerline of State Route 145. At this point the commercial boundary follows the centerline of State Route 145 southerly to the beginning point.



Zoning

- Floodplain
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- R-1
- R-2
- R-3

NORTH

0 Feet 5,000

0 Mile 1

BMF