

## SECTION 5 – ZONING MAP

### 5.1 **Map:**

The boundaries of the districts specified in Section 4 are hereby established as shown on a map entitled “Zoning Map, Middlebury, Connecticut” – dated May 29, 1975, including any special maps and boundary descriptions supplementary thereto and any amendments thereof, which map is hereby declared to be a part of these Regulations and is herein referred to as “Zoning Map”.

### 5.2 **Interpretation of Map:**

Zone limits parallel to all roads shall be measured from the property line if discernible, if not, property lines shall be deemed 25 feet from the centerline of the travelway, except as otherwise noted. In the case of Route 64, the CB-40 zone in the vicinity of Four Corners, the zone boundary shall be measured from the centerline of pavement.

Where a question arises as to exact boundaries of a district shown on the Zoning Map, the Commission shall by resolution determine the location of the boundary, giving due consideration, among other factors, to the indicated location of the boundary property lines and the expressed intent and purposes of these Regulations.

### 5.3 **Extension of Use:**

Where the boundary of a district divides a lot, the existence of which lot is evidenced by deed or deeds recorded in the land records of the Town of Middlebury on the effective date of these Regulations establishing such boundary, the Zoning Commission, in accordance with the provisions of Section 52, may grant a Special Exception authorizing a use of land, buildings and other structures permitted in one district to be extended into the other district for a distance of not more than 30 feet.