



## **CAIRO ZONING LAW: GENERAL CONTENT**

• Purpose/Establish law/Table of Contents	11 pages
• Grandfathering	5 pages
• Tables of Uses and Lot sizes	12 pages
• Density Incentives (designed to give more freedom for development)	5 pages
• General Regulations	4 pages
• Specific Zone Regulations	7 pages
• Parking	6 pages
• Mobile home parks and individual homes	5 pages
• Signs and utilities	6 pages
• Conservation Subdivisions (voluntary and discretionary)	9 pages
• Resorts	10 pages
• Special Use Permit standards (including Mass Gatherings)	31 pages
• Admin/Enforcement	8 pages
• Zoning Board of Appeals process and procedure	6 pages
• Definitions and procedure for amendments	26 pages
• Supplemental/Recommended design standards and Animals	15 pages

85 pages relate to table of contents, density incentives (to give more freedom), Special use standards, table of uses and dimensions and definitions.

11 pages relate to mobile home parks and signs---which we already have local laws for (which will be repealed)

17 pages relate to Grandfathering, parking and process/procedure

11 pages relate to required general or specific regulations

15 pages relate to recommended design stds or animals

19 pages relate resorts and discretionary/voluntary subdivisions.

## SPECIFIC CHANGES TO CAIRO ZONING AGREED TO ON 11/11/13

- In the Route 23 Commercial zone, change “Retail Business” to Agricultural-related Retail”
- In the Route 23 Commercial zone, remove restaurant as permitted use
- Add Main Street Commercial to list on page 24 for Density Incentives
- Make the minimum setback for Main Street-Commercial consistent at 35 feet throughout the law, including removal of all references to the formula for future regulation
- Add a reference on page 38 to the Special Use Standards
- Add the words “...to the extent practicable” to page 38
- On page 41, change “individual Family Residence” to “Single Family Residence” and make it consistent throughout the law
- Change Use Table to allow Mobile Home parks in the Industrial Zone
- Add the words”...when practicable..” to page 81
- Add the words “...in accordance with NYS Law” to page 119
- Delete height restrictions on page 36 and make it consistent throughout the law
- Create new use of “Bee Keeping” that is allowed in all zones a permitted use, add to zoning table, create new definition
- Draft new definition of “Manufacturing” and make it consistent throughout the law
- Draft new definition of “Warehouse” and make it consistent throughout the law
- Better define or make it more clear where new streetlights are to be located