

Town of Cairo

A Local Law Enacting Certain Changes to the Town of Cairo Zoning Law

Section 1. Authority.

This Local Law is adopted pursuant to sections 261-263 of the Town Law and Section 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and in accordance with the Town of Cairo's Comprehensive Plan as adopted in 2004, and as may be updated from time to time.

Section 2. Legislative Intent.

It is the intent of this local law to amend the Town of Cairo Zoning law, as the same may have been amended from time to time, in order to update terminology, modify allowed uses, add new zone-specific standards for the C-I zone, enact other minor changes to correct cross-references and other textual issues, update zoning district boundaries, and make certain other changes. This local law would provide further differentiation between the CMU and C-I zones to support economic development initiatives in the Town. In addition, the zoning map would be amended to change the zoning designation of parcels generally along Route 23, Route 145, and Route 32 to CMU, with the exception of an area lying at and to the east and south of the intersection of Route 23 and Route 32, which would retain the C-I designation.

Section 3. Zoning Text Amendments.

Section 3.A.

Section II.A.7 is hereby repealed and replaced in its entirety as follows:

7. **Commercial/Industrial (C-I):**

This district allows for and encourages the development of large- or small-scale commercial and industrial uses. This district recognizes that although residential, including development requiring access to Route 23 as well as public water and sewer, that support the Town's economic development goals while taking advantage of our most important assets – our great scenic beauty and small town ambiance.

Section 3.B.

Section V.C is hereby repealed and replaced in its entirety as follows:

C. **Front, Rear and Side Setback Requirements.**

1. No structure, as defined by this law, shall be placed within the required setback distances set forth below, except as follows:

- a. Fences.
 - b. Retaining walls.
 - c. Mailboxes and newspaper delivery boxes.
 - d. Decorative and/or ornamental landscaping items.
 - e. Utilities.
 - f. Septic systems.
 - g. Storm water control measures.
 - h. Wells.
 - i. Driveways, walkways, and paved surfaces.
 - j. Any other structure required by statute.
2. All structures shall adhere to the minimum set-back distances as follows:
- a. For the Hamlet-Cairo (HC), Main Street Downtown (MS) and Main Street Commercial (MS-COM) districts, the front, rear and side yard setback requirements shall be as follows:
 - [1] Front Setback: consistent with existing, surrounding structures.
 - [2] Side and Rear Setback: 15 feet minimum as measured from the property line
 - b. For the Commercial/Industrial (C-I) district, the front, rear and side yard setback requirements shall be as follows:
 - [1] Front Setback: 100 feet minimum as measured from the property line.
 - [2] Side Setback: 100 feet minimum as measured from the property line.
 - [3] Rear Setback: 50 feet minimum as measured from the property line.
 - [4] Front setback distances for lots with frontage on two or more public or private roadways or rights-of-way shall be 100 feet as measured from the property line.
 - [5] The minimum setback from any dwelling shall be 350 feet, as measured from the nearest wall of each structure.
 - c. For all other districts:
 - [1] Front Setback: 65 feet minimum as measured from the center of the roadway or right-of-way.
 - [2] Side and Rear Setbacks: 25 feet minimum as measured from the property line.
 - [3] Setback distances for lots with frontage on two or more public or private roadways or rights-of-way shall be 65 feet as measured from the center line of each such roadway or right-of-way.

Section 3.C.

A new Section V.E is hereby added as follows:

E. Height Requirements.

1. Performance standard: On hills or ridge tops, building heights should, to the extent practical, remain below the surrounding forest canopy level to maintain the tree line, or should be placed below the ridgeline to prevent disruption of the ridgeline.
2. Maximum building height in the C-I Zone shall be 35 feet, provided that a building may be erected to a maximum height of 50 feet if it is set back from streets or from lot lines that do not constitute boundaries of districts with lower maximum height restrictions, in addition to each of the required minimum yard dimensions, a distance of not less than 1 foot for each 10 feet of height that it exceeds the 35-foot limit. No structure shall exceed the maximum building height. The Planning Board may require a visual impact analysis to demonstrate substantial conformance to the performance standard set forth in Section V.E.1 of this law.

Section 3.D.

Formatted: English (U.S.)

Section VI.B.3. is hereby modified in order to correct a typographic error and to read as follows:

- b. Notwithstanding the provision of any other law to the contrary, the Planning Board shall not waive site plan review of any project upon any lot that borders or is within 100 feet of the mean high water level of the Shinglekill Creek. When conducting its review, the Planning Board shall ensure that the applicant's proposal provides for all the protections listed in paragraph a., above.

Section 3.E.

Section VII.B is hereby modified in to add a new subsection three (3) as follows:

3. All existing buildings within this District which now or formerly contained a store front or other commercial use downstairs must continue to have a store front or commercial use on the downstairs level and may not be converted to a residential use on such downstairs level. The provisions set forth in this paragraph shall expire on December 31, 2021.

Section 3.F.

Formatted: Font: 12 pt, Bold

Section VII.C is hereby modified to as follows:

1. A permanent, year-round buffer, designed to reduce noise or other negative environmental impacts and provide a visual screen shall be provided for whenever a commercial use is adjacent to a residential use.
2. Auto Salvage Yards must conform to the following standards:

- a. all regulated and licensed operations must occur inside of a building; and
- b. no outdoor storage of auto junk is permitted.

Formatted

Section 3.F.

Section VII.D is hereby repealed and replaced in its entirety with the following:

D. Commercial/Industrial (C-I):

1. To the extent practicable, existing tree and forested vegetation located along state highways shall be permanently maintained to act as a visual buffer and landscape element. In the discretion of the planning board, existing vegetation may comprise a portion or all of the required buffer area.
2. A permanent, year-round buffer, designed to provide the greatest degree of screening feasible and minimize visual contact between uses, creating a strong impression of total separation shall be provided for whenever a commercial or industrial use is adjacent to a residential use or district.
 - a. The buffer area width shall not be less than 25 feet and shall be situated between the property line and the proposed use.
 - b. The buffer shall consist of the following:
 - [1] Two rows of evergreen trees a minimum of 6 feet in height and planted at intervals of no greater than 20 feet on center. The trees must be backed by a sight obscuring fence, a minimum of 5 feet or higher, or the required width of the planting area must be increased by 10 feet, and
 - [2] Shrubs a minimum of 3-1/2 feet in heights planted in an area a strip at least 5 feet in width, and other plant materials, planted so that the ground will be covered within 3 years.
 - [3] Alternatively, the trees and shrubs may be planted on an earthen berm at least 15 feet in width and an average of 5 feet along its midline designed to provide a minimum opacity of 95%.
3. With respect to industrial uses, to the greatest extent practicable, the planning board shall ensure that the industrial use, buildings and structures are screened from public view by a permanent, year-round buffer designed to reduce noise and provide visual screening.
4. All industrial uses shall comply with the following performance standards established to promote a clean and attractive environment, protect the community from potential hazards, and prevent depreciation of property values. The following standards apply to industrial uses in the C-I district:
 - a. Site lighting should encourage safety and security while conserving energy and avoiding excessive lighting, glare, and light pollution over property lines or into the night sky. Lighting shall conform to the following standards:
 - [1] All lighting shall be full cut-off fixtures and shall be Dark Sky Compliant.
 - [2] The light level at the property boundary shall not exceed 0.1

footcandle (fc)

- [3] The average maximum lighting level in parking areas shall not exceed 1 fc.
- [4] The average maximum lighting level in high security areas shall not exceed 5 fc.
- [5] The maximum height of lighting fixtures shall be 18 feet.
- [6] Lighting may be required to be turned off after business hours.
- [7] The Planning Board may require a photometric plan.
- b. Slopes. Development on slopes equal to or exceeding 20% is prohibited. To the maximum extent practical, development on slopes less than 20% but equal to or greater than 15% should be avoided.
- d. The need for truck parking and rest facilities shall be considered.
 - [1] The Planning Board may require a truck trip generation study during site plan review.
 - [2] No truck parking facilities shall be placed within the required setback from dwelling units.
 - [3] Truck parking facilities shall be designed in order to minimize spillover of noise and light beyond the site boundaries. In order to mitigate spillover, the Planning Board may require installation of idle-reduction equipment, stationary power hookups, and similar technologies. The safety and security of truck parking facilities shall also be considered.
 - [4] For development of industrial parks, the Planning Board may require a coordinated truck parking strategy and the construction of shared truck parking facilities to serve developments within the industrial park, as appropriate.
 - [5] The Planning Board may require that applicants consider during site plan review implementing operational strategies, such as flexible delivery/pick-up times and off-peak deliveries, to mitigate congestion and ensure adequate truck parking.
- e. All solid waste material, debris, refuse or garbage must be kept within an enclosed building or properly contained in closed or screened containers.
- f. All ground level and rooftop mechanical equipment shall be screened by a principal structure, located away from the perimeter of the property, or screened by a visually solid fence, screen wall, parapet wall, or other visually solid screen and shall be constructed of materials consistent with the principal structure.
- 5. Principal building façades of data centers located in the C-I district shall avoid the use of undifferentiated surfaces. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment.
- 6. Auto Salvage Yards must conform to the following standards:
 - a. all regulated and licensed operations must occur inside of a building; and
 - b. no outdoor storage of auto junk is permitted.

Formatted: Indent: Left: 0", First line: 0"

Section 3.F.

Section X. Utilities is hereby modified as follows:

Section 3.F.1.

Section X.2.(a) is hereby modified to add the following sentence:

In order to achieve such balance, the maximum percentage of acreage within the town that may be utilized for Commercial Solar Generation Arrays at any point in time shall not exceed one half of one percent (0.005) of all lands within the Town of Cairo.

Section 3.F.2.

Section X.2.(b)(1) is hereby repealed and replaced in its entirety as follows:

- (1) Permitted Districts: Commercial solar arrays are only allowed in the Rural Residential (RR), Mountain Top (MT), Commercial/Industrial (C-I) and Commercial/mixed use (C-MU) districts.

Section 3.F.3.

A new subsection three (3) is hereby added to Section X.2.(b) as follows:

- (3) Design Limitations: No Solar Energy Generation Array shall be allowed in the Town of Cairo that is designed to generate more than 20 megawatts of power.

Section 3.F.4.

A new subsection is hereby added to Section X.2.(d)(3) as follows:

- [C] All ground mounted solar energy generation arrays shall be required to seed 20% of the total surface area of all solar panels on the lot with native perennial vegetation designed to attract pollinators. Owners shall develop, implement, and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing native perennial vegetation and foraging habitat beneficial to game birds, songbirds, and pollinators. When establishing perennial vegetation and beneficial foraging habitat, the owners shall use native plant species and seed mixes.

Section 3.G.

Formatted: English (U.S.)

Section 3.G.1.

The following terms are hereby modified to read as follows:

Campground: A parcel of land upon which five or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes, but shall not include uses limited solely to the personal use of the owner.

Car Sales: The rental, lease, sale and/or resale of motor vehicles, new or used, but excluding heavy equipment.

Car Repair: The making of repairs to motor vehicles, their mechanical systems and/or their body structure, including painting, but excluding heavy equipment.

Industrial Property: Types of industrial property include, but are not limited to, factory-office multi-use property; factory-warehouse multi-use property; heavy manufacturing buildings; industrial parks; light manufacturing buildings; distribution centers; data centers; and research and development parks.

Traditional industrial uses include, but are not limited to, processing or manufacturing of materials; fabrication, assembly, treatment, or distribution of manufactured products or storage of bulk materials.

Section 3.G.2.

The following terms are hereby repealed in their entirety.

Junk Yard or Salvage Yard – The use of any land for the temporary or permanent storage of garbage, rubbish, clutter, litter, debris, junk appliances, junk furniture, junk material, or more than two junk vehicles regardless of the intended future use of materials. Junk yard shall also mean those activities defined in Cairo Local Law #6 of 1985 or any of its subsequent amendments.

Manufacturing: Any commercial process whereby the nature, size or shape of articles or raw materials are changed, or where articles are assembled or packaged in bulk quantity primarily for shipping or use off-site .where there are the equivalent of more than 10 employees are normally employed.

Manufacturing, Light: A commercial, manufacturing enterprise or business that normally employs the equivalent of 10 or fewer full time employees.

Self-Storage: See Warehouse, Self-Storage.

Section 3.G.3.

The following new terms are hereby added to Section XVI.C as follows:

Auto Salvage Yard – The use of land to receive, decommission, process, dismantle, store, and recycle end-of-life vehicles and operate a vehicle dismantling facility as defined in and regulated under 6 NYCRR Part 361-7 and/or which must be licensed in accordance with General Municipal Law Section 136.

Beverage bottling, distribution and warehousing: Facilities combining several activities related to manufacturing beverages, such as soft drinks, bottled water and ice manufacturing, but excluding alcoholic beverage manufacturing.

Brewery, Large: An establishment where beer and malt beverages are made on the lot at an annual beer production rate in excess of 15,000 barrels. A large brewery may engage in ancillary sales of merchandise promoting the products produced thereby.

Business park: A tract of land that may provide for more than one type of commercial use, which is designed to be developed and maintained, through covenants and restrictions that run with the land, as a unit in order to provide for quiet, clean, well-maintained professional, administrative, research and design uses.

Contractor Yard: A lot or portion of a lot or parcel used to store and maintain construction equipment and other materials and facilities customarily required in the contractor's trade, but excluding storage of materials or equipment for on-site or off-site sale. May include an office use accessory to the contractor trade use.

Data Center: A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at a data center.

Data Center, Micro: A smaller data center with a size of up to approximately 10,000 square feet designed to be dispersed and located closer to end users and which are typically unstaffed and may be co-located with other uses or other utility infrastructure, such as utility poles or cellular towers.

Distribution center: An area and building where trucks load and unload cargo and freight, and where the cargo and freight may be transferred to other vehicles or modes of transportation. Storage facilities such as warehouses, incidental to the principal use, may also be part of a distribution center.

Fabrication Shop: A use involving the construction of machines, tools and structures from various raw materials. Fabrication shops generally concentrate on the metal preparation, welding and assembly aspects, while the machine shop is more concerned with the final assembly, fitting and finishing of the project. As used herein the term includes a machine shop and welding shop but excludes auto body repair shops.

Heavy Equipment: Large vehicles and/or equipment customarily used for transportation, distribution, construction activities, and the like.

Heavy Equipment, Rental, Sales, and Service: Facilities involving the rental, sales, and/or servicing of Heavy Equipment.

Industrial Park: A type of planned industrial environment for a variety of industrial and related activities in which special emphasis and attention are given to aesthetics and community compatibility. Subdivided and developed according to an enforceable master plan that includes detailed provisions for streets and all necessary utilities, the park provides serviced sites for a community of industrial and industry-oriented uses. Adequate control of the land, buildings and industrial operations is provided through zoning, private restrictions incorporated as legal requirements in deeds of sale or leases and the provision of continuing management, all for the purpose of assuring attractive and efficient uses within the park and the harmonious integration of the industrial area into the community in which it is located.

Junk Yard – The use of any land for the temporary or permanent storage of garbage, rubbish, clutter, litter, debris, junk appliances, junk furniture, junk material, or more than two junk vehicles regardless of the intended future use of materials. Junk yard shall also mean those activities defined in Cairo Local Law #6 of 1985 or any of its subsequent amendments. Junk yard shall not mean Auto Salvage Yard, as defined by this Chapter.

Machine Shop: An establishment utilized for the repair, servicing, assembly and/or modification of small motors and/or equipment and/or small parts used in connection with others to comprise large equipment.

Manufacturing, Large Scale: Any commercial process whereby the nature, size or shape of articles or raw materials are changed, or where articles are assembled or packaged in bulk quantity primarily for shipping or use off-site where there are the equivalent of more than 10 employees are normally employed.

Manufacturing, Small Scale: A commercial, manufacturing enterprise or business that normally employs the equivalent of 10 or fewer full time employees.

Materials Recovery, Reuse, and Recycling Facility: A publicly or privately operated fully-enclosed facility that receives recyclable materials for the purpose of sorting, handling, batching and baling prior to transferring to another facility.

Native Perennial Vegetation: Native wildflowers, forbs, and grasses that serve as habitat, forage, and migratory way stations for pollinators and shall not include any prohibited or regulated invasive species as determined by the New York State Department of Environmental Conservation.

Pollinator: Bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

Principal Building Façade: All exterior building façades that are adjacent to public rights-of-way.

Storage, Equipment: Storage of commercial, industrial, or municipal equipment and vehicles not intended for resale as an accessory use to a Major Home Business, Commercial, Industrial, or Municipal Use.

Trucking and Freight Terminal: An area where cargo is stored and where trucks load and unload cargo on a regular basis.

Section 4. Zoning Text Amendments to “Appendix A, Schedule of Uses”

The Use Table included as Appendix “A” is hereby repealed and replaced in its entirety as follows:

APPENDIX “A”

Use	MS	HC	MS-COM	RR	MT	C-I	C-MU	M
P= Permitted Use B = Residential Requiring a Building Permit SU= Special use X= Prohibited	Main	Hamlet Cairo	Main Street Commercial	Rural Residential	Mountain Top	Commercial/Industrial	Commercial Mixed Use	Municipal
Residential Uses								
Single Family	B	B	B	B	B	X	B	X
Two Family	B	B	B	B	B	X	B	X

Multi- Family Including Condominiums, Townhouses and Senior Citizen Housing	SU	SU	SU	SU	SU	X	SU	X
Accessory Apartments	B	B	B	B	B	X	B	X
Home Occupation, Minor	B	B	B	B	B	X	B	X
Home Occupation, Major or any Home Occupation in Accessory Structure	B	B	B	B	B	X	B	X
Conversion of existing single family to two family dwelling	B	B	B	B	B	X	B	X
Guest Cottage	B	B	B	B	B	X	B	X
Manufactured Home	B	B	B	B	B	X	B	X
Manufactured Home Parks	X	X	X	X	X	X	SU	X
Customary Accessory Use	B	B	B	B	B	X	B	B
Non- Residential Uses								
Use	MS	HC	MS-COM	RR	MT	C-I	C-MU	M
P= Permitted Use SU= Special use X= Prohibited A = Permitted an accessory use	Main	Hamel Cairo	Main Street Commercial	Rural Residential	Mountain Top	Commercial/Industrial	Commercial Mixed Use	Municipal
Agricultural uses outside of an Ag. District.								
crops	X	X	P	P	P	X	P	X
livestock	X	X	X	P	P	X	X	X

Agricultural uses within an Ag. District								
crops	P	P	P	P	P	P	P	P
livestock	P	P	P	P	P	P	P	P
Auto Junk	X	X	X	X	X	SU	SU	X
Auto Salvage Yard	X	X	X	X	X	SU	SU	X
Bank	P	P	P	X	SU	X	P	X
Bar/ Tavern	P	SU	P	X	P	X	P	X
Bed and Breakfast Inn	P	P	P	P	P	X	P	X
Beverage bottling, distribution and warehousing	X	X	X	X	X	P	X	X
Brewery, Large	X	X	X	X	X	P	X	X
Business Park	X	X	X	X	X	P	X	X
Campground	X	X	X	SU	SU	X	SU	X
Camp, Seasonal	X	X	X	SU	SU	X	SU	X
Car Repair	SU	X	SU	X	X	SU	SU	X
Car Sales	SU	X	SU	X	X	SU	SU	X
Car Wash	SU	X	SU	X	X	A	SU	X
Contractor Yard	X	X	X	X	X	P	SU	X
Country Inn	P	P	P	SU	P	X	P	X
Data Center	X	X	X	X	X	P	X	X
Day Care Center or Nursery School	P	P	P	P	P	A	P	X
Distribution Center	X	X	X	X	X	P	X	X
Educational/ Training Facility	SU	SU	SU	SU	SU	SU	SU	X
Equipment Storage	SU	SU	SU	SU	SU	A	SU	P
Fabrication Shop	X	X	X	X	X	P	SU	X
Farm Markets	P	P	P	P	P	X	P	X
Farm Stands	P	P	P	P	P	X	P	X

Formatted Table

Fuel Storage and Distribution Facility	X	X	X	X	X	P	X	P
Gas Station	X	SU	SU	X	X	X	SU	X
Heavy Equipment Rental, Sales, and Service	X	X	X	X	X	P	X	X
Horse Boarding	X	X	SU	P	P	X	P	X
Hotel	SU	SU	SU	X	SU	X	SU	X
Industrial Park	X	X	X	X	X	SU	X	X
Itinerant Vendor	SU	X	SU	X	X	X	SU	X
Junk Yard	X	X	X	X	X	X	X	X
Kennel	X	X	SU	X	X	X	SU	X
Use	MS	HC	MS-COM	RR	MT	C-I	C-MU	M
P= Permitted Use SU = Special use X = Prohibited Use A = Permitted an accessory use	Main	Haml et Cairo	Main Street Commercial	Rural Residential	Mounta in Top	Commercial/Industrial	Commercial Mixed Use	Municipal
Machine Shop	X	X	X	X	X	P	SU	X
Manufacturing, Large Scale	X	X	SU	X	X	P	X	X
Manufacturing, Small Scale	SU	X	SU	X	SU	P	SU	X
Materials Recovery, Reuse, and Recycling Facility	X	X	X	X	X	SU	X	X
Membership Club	SU	SU	SU	SU	SU	X	SU	X
Mass Gathering (2,500 or more at any one time.)	SU	SU	SU	SU	SU	X	SU	SU
Mine	X	X	X	SU	SU	SU	X	P
Multi-Occupancy Building	SU	SU	SU	SU	SU	SU	SU	X
Municipal Use	P	P	P	P	P	P	P	P
Mortuary/ Funeral Parlor	P	P	P	SU	SU	X	P	X

Office Building (> 10,000 Square feet)	P	P	P	SU	SU	P	P	P
Office Building (<10,000 square feet)	P	P	P	X	SU	P	P	P
Propane Storage or Distribution	X	X	X	X	X	SU	SU	X
Public Utility	P	P	P	X	X	P	P	P
Recreational Business, indoor	P	P	P	SU	SU	X	P	X
Recreational Business, outdoor	SU	SU	SU	SU	SU	X	SU	X
Recreational Vehicle/Boat Storage	X	X	X	X	X	P	P	X
Religious Structures	P	P	P	P	P	SU	P	X
Research Laboratory	SU	SU	SU	X	X	P	SU	X
Restaurant	P	P	P	X	SU	X	P	X
Retail Business > 4,000 Square feet	SU	SU	SU	X	SU	X	SU	X
Retail Business < 4,000 Square feet	P	P	P	X	SU	X	P	X
Scrap Yard	X	X	X	X	X	SU	SU	X
Self-storage structures	X	X	SU	X	X	SU	SU	X
Service Business, with no customers at site	P	P	P	P	P	X	P	X
Service Business, with customers at site	P	P	P	SU	SU	X	P	X
Timbering*	P	P	P	P	P	P	P	P
*If clear cutting 15,000 square feet or more you need a site plan								
Use	MS	HC	MS-COM	RR	MT	C-I	C-MU	M
P= Permitted Use SU = Special use	Main	Haml et	Main Street	Rural Residenti	Mounta in Top	Commerci al/Industri	Commerci al Mixed	Municipal

X = Prohibited Use A = Permitted as an accessory use		Cairo	Commercial	al		al	Use	
Tourist Resort/Spa	SU	SU	SU	X	SU	X	SU	X
Trucking and Freight Terminal	X	X	X	X	X	P	X	X
Veterinary Hospital with Boarding Facility	X	X	X	X	X	X	SU	X
Veterinary Hospital, No Outdoor Boarding Facility	P	P	P	SU	SU	X	P	X
Warehouse	P	P	P	X	X	P	P	X
Wind Tower Private	P	P	P	P	P	P	P	P
Wind Tower Commercial	X	X	X	X	X	X	X	X
Solar Array Private	P	P	P	P	P	P	P	P
Solar Array Commercial	X	X	X	SU	SU	SU	SU	P
Adult Uses as defined in Section 4 of Local Law #3 of 2006	Allowed only in Adult Use District specified in Section 6 of Local Law #3 of 2006 (Adult Uses) and permitted as a Special Use. All requirements of Local Law #3 of 2006 shall be met.							X

Section 5. Zoning Map Amendments.

The Official Zoning Map, adopted on or about June 6, 2017, is hereby repealed and replaced in its entirety with the Amended Zoning Map included as Exhibit A, which is attached hereto and made a part hereof.

Section 5. Severability.

The invalidity or unenforceability of any section, subsection, paragraph, sentence, clause, provision, or phrase of the aforementioned sections, as declared by the valid judgment of any court of competent jurisdiction to be unconstitutional, shall not affect the validity or enforceability of any other section, subsection, paragraph, sentence, clause, provision, or phrase, which shall remain in full force and effect.

Exhibit A

Amended Zoning Map

Existing Official Zoning Map

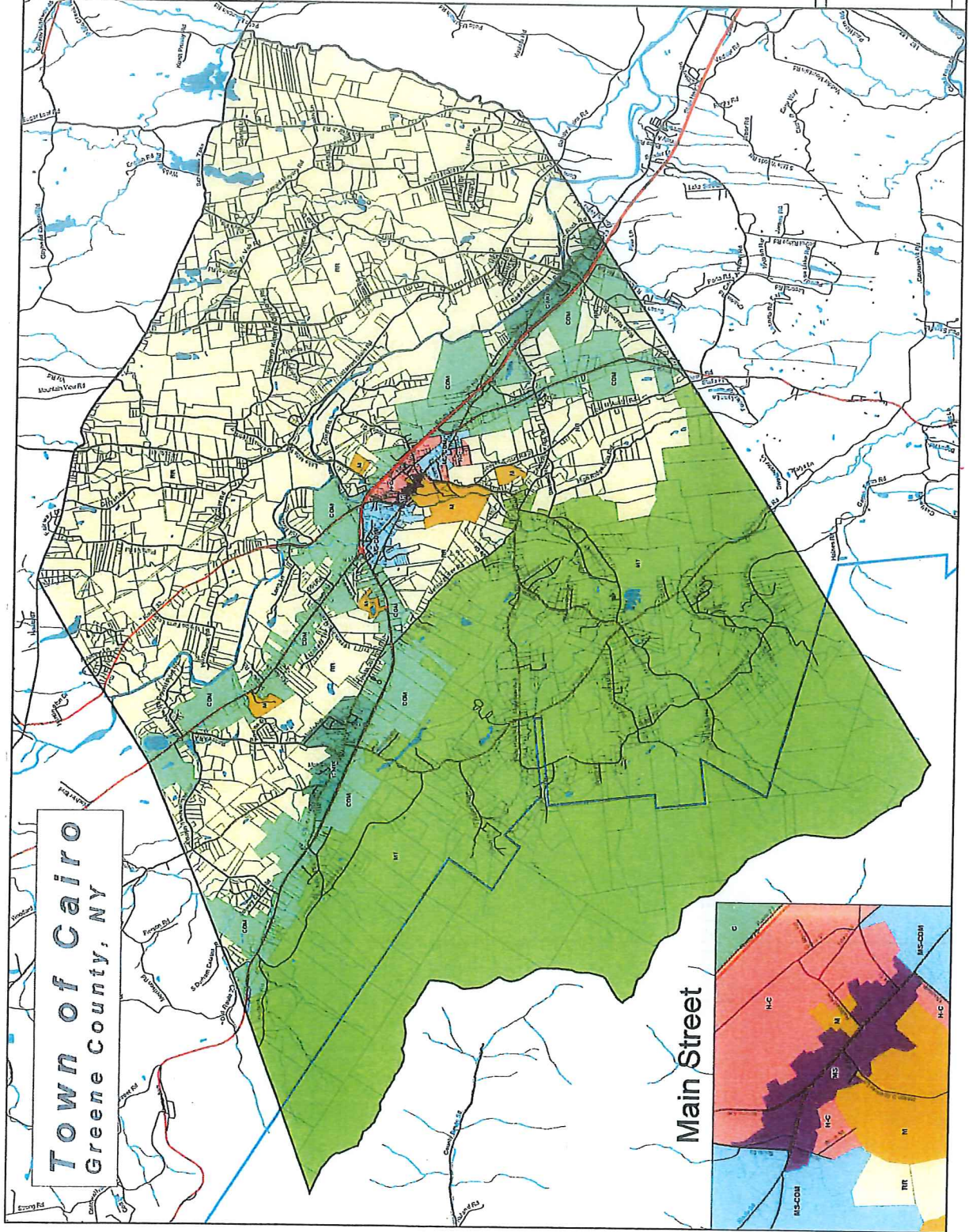
Town of Cairo Greene County, NY

Official Town of Cairo Zoning Map

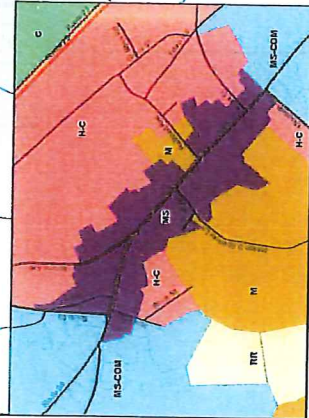
Adopted June 6, 2017

Legend

- Town Boundary
- Cemetery Boundary
- Property Boundaries
- Water
- Streams
- Zoning Districts**
- Hamlet Districts**
- H-C: Hamlet - Cairo
- MS: Main Street
- Commercial/Industrial Use Districts**
- COI: Commercial
- C-MI: Commercial Mixed Use
- MS-COI: Main Street Commercial
- Residential Districts**
- RR: Rural Residential
- MT: Mountain District
- Other Districts**
- MT: Municipal
- Adult Use Designated Area

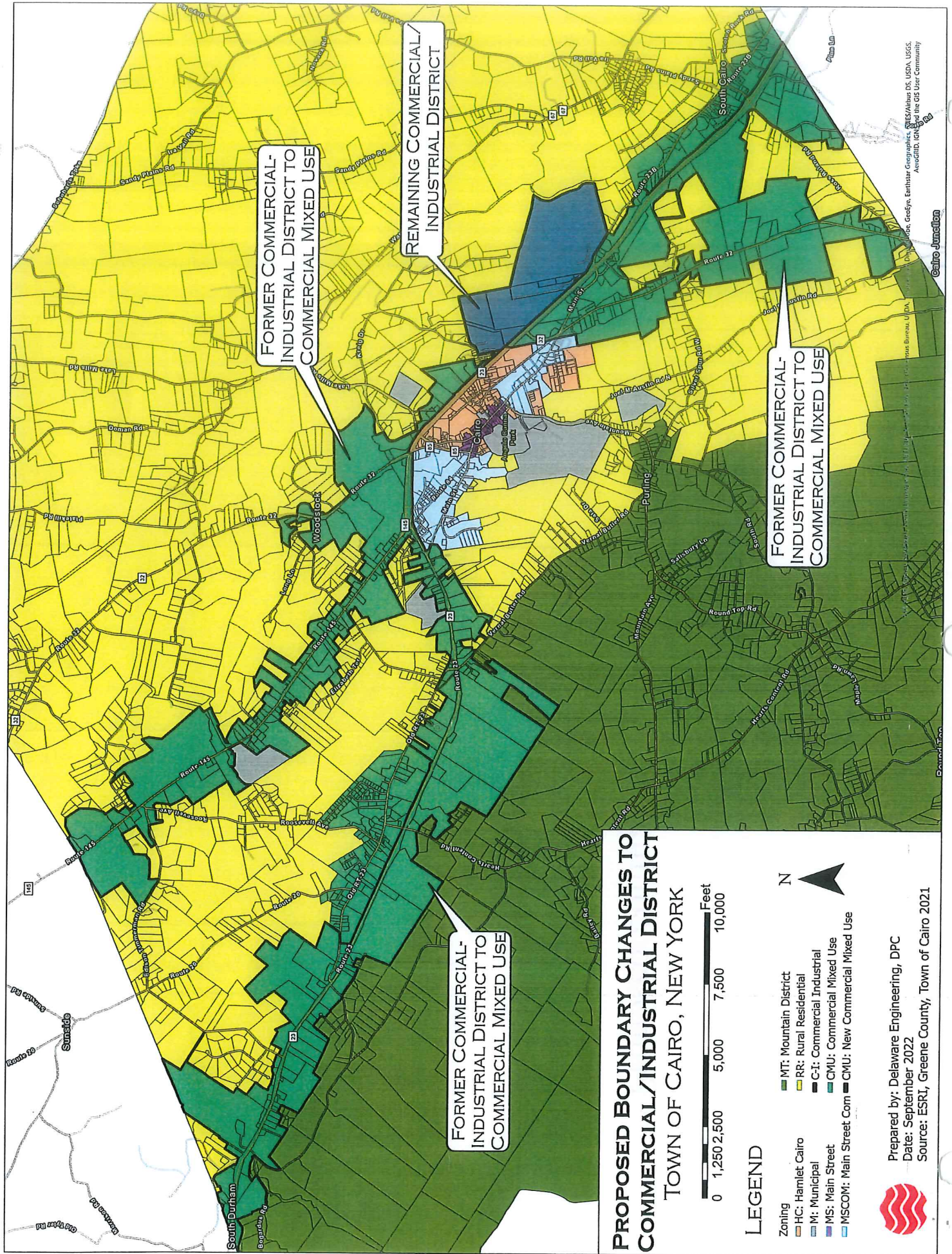


Main Street



Don Meltz
Planning and GIS
www.donmeltz.com
P. O. Box 205 • 1533 Route 9
Columbville, NY 12050
Office: 518-945-5044
Mobile: 518-799-5412
donmeltz@donmeltz.com

Proposed Zoning Map Changes



Proposed Official Zoning Map

