



# **TOWN OF CAIRO**

## **Zoning Law**

**June 5, 2017**

**Prepared by the  
Town of Cairo Town Board**

- [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.
- c. Setback distances for lots with frontage on two or more public or private roadways or right-of-ways shall be 65 feet as measured from the center line of each such roadway or right-of-way.

**D. Lot Frontage Requirements.**

- 1. All lots shall be required to have a minimum amount of frontage on an existing public or private road as follows:
  - a. Main Street - Downtown (MS): 25 feet.
  - b. Hamlet Cairo (HC) and Main Street-Commercial (MS-COM): 50 feet.
  - c. All other districts: 150 feet.
- 2. **Exceptions:** The required minimum frontage on Flag Lots shall be 50 feet. Lots with frontage along a cul-de-sac shall be a minimum of 50 feet as measured along the arc of such cul-de-sac.

**SECTION VI. GENERAL REGULATIONS FOR ALL DISTRICTS**

**A. General Review Standards**

No use shall be allowed unless it complies with the standards set forth in this section. Continued conformance with such standards shall be a requirement for the continuation of any certificate of occupancy.

**1. Compliance with Site Plan Law Review Criteria:**

For all proposed uses requiring Site Plan review, the Planning Board shall apply the review criteria contained in the Town of Cairo Site Plan Law.

**2. Compliance with Special Use Permit Requirements:**

For all proposed uses requiring a special use permit, the Planning Board shall apply the review criteria contained in Section XI of this law.

**3. Compliance with Supplementary Regulations for Specific Districts:**

The Planning Board shall apply the appropriate supplementary regulations contained in Section VII of this law to each proposed use in each district as applicable thereto.

**4. Building Access:**

Every building shall have access to a public or approved private road, and all structures shall be so located on lots as to provide safe and convenient access for rescue and fire protection vehicles. All new roads and intersections shall receive approval from the Town Highway Superintendent and/or Town Engineer. Whenever a private road is the sole means of access, a road maintenance agreement shall be submitted to the Town Attorney or Attorney for the Town for approval and shall be filed with the County Clerk's Office following such

approval.

*Amend  
this section*



**5. Accessory Buildings and Uses:**

Accessory uses are subject to the following requirements:

- (a) Accessory uses shall not be established prior to the establishment of a principal use.
- (b) No accessory building or structure hereafter constructed, erected, placed, structurally altered or enlarged shall be permitted within the required set back as set forth in Section V.C.2 of this law.

**6. Stormwater, Drainage, Grading, Erosion and Siltation Control:**

To insure as completely as possible that post-development storm water runoff rates do not exceed pre-development rates, the Planning Board shall ensure that all land disturbances shall conform to the substantive requirements of the most current NYS Department of Environmental Conservation (NYS DEC) State Pollutant Discharge Elimination System (SPDES) General Permit for Construction Activities and that Erosion and storm water control management practices shall be designed and constructed in accordance with the most current NYS DEC SPDES Design Manual.

**7. Flood Plains:**

All requirements of the Town of Cairo Local Law #1 of 1988, Local Law #3 of 1989 and any subsequent amendments thereto shall be met.

**B. Stream Corridor Protections.**

**1. Applicability and Purpose:**

- a. These protective regulations shall apply to all land uses, disturbances, buildings and structures within the distances specified below of the mean high water level of any stream classified by the NYS Department of Environmental Conservation (DEC) as class "C" or higher. Additional regulations are specifically applicable to uses, disturbances, buildings and structures within the distances specified below of the Shinglekill Creek.
- b. The purpose of these stream corridor protections is twofold, With respect to the Shinglekill Creek; it is the Town of Cairo's intent to protect the health, safety and general welfare of the community by preventing groundwater contamination to the Town's public water supply system. With respect to other class "C" streams or higher, the purpose is to promote and preserve the stream's environmental health.

**2. All Class "C" Stream Protection Regulations:**

- a. No structure shall be placed within 50 feet of the mean high water level of any any Class C or higher stream
- b. Clear-cutting and removal of vegetation within 20 feet of the mean high water level of any class C or higher stream is prohibited. Selective cutting of individual trees within 20 feet of the mean high water level of any class C or higher stream in order to create "view corridors" or for forestry operations is allowable upon review and approval by the planning board.