

**§ 44-1. Conditions for issuance of permits. [Amended 10-27-2003]**

The Town of Aurora Building Inspector is delegated the authority to issue building permits under the circumstances described in § 280-a of the Town Law, provided that the following conditions are met by each applicant:

- A. For ingress and egress, each applicant shall furnish proof of a fifty-foot permanent easement or right-of-way or title to an area at least 50 feet in width for ingress and egress, extending from the public street or highway to the building. **[Amended 1-11-2010 by L.L. No. 1-2010]**
- B. The front yard of the applicant's lot shall be that portion facing the public highway; and if more than one highway exists, the Building Superintendent shall determine the front of the lot using the Zoning Map<sup>1</sup> and the Town records as a guide.
- C. The applicant shall install a culvert of a type approved by the Town Highway Superintendent.
- D. Installation of culverts and excavation and backfill of pipe trenches shall be in accordance with the Standard Specifications and Details for Materials and Construction of the Town of Aurora.<sup>2</sup>
- E. The applicant shall conform to all other zoning requirements as set forth in Chapter 116, Zoning, and the Table of District Regulations.<sup>3</sup>

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1. Editor's Note: The Zoning Map is on file in the office of the Town Clerk.

2. Editor's Note: The Standard Specifications and Details are on file in the Town offices.

3. Editor's Note: The Table of District Regulations is included in a pocket at the end of this volume.