

ZONING AND LAND USE

285 Attachment 1

City of Cohoes

Schedule A

Schedule of Use Regulations

[Amended 5-28-2019 by L.L. No. 1-2019; 3-24-2020 by L.L. No. 1-2020]

P = Permitted Use
 S = Specially Permitted Use
 A = Accessory Use

| Use | Zoning District | | | | | | | | | | | | |
|---------------------------|-----------------|-------|-------|-------|-----|----------------|------------------|----------------|------|-----|-----|----|-----|
| | MU-CC | MU-DC | MU-TC | MU-NC | R-1 | R-2 | MFR | MU-1 | MU-2 | C-1 | I-1 | LC | PDD |
| Housing | | | | | | | | | | | | | |
| Congregate housing | P | P | P | P | P | P | | | | | | | P |
| Dwelling, attached or row | P | P | P | P | | P | S | P | P | | | | P |
| Dwelling, condominium | P | P | P | P | | | | | | | | | P |
| Dwelling, multifamily | P | P | P | P | | | P | P | P | | | | P |
| Dwelling, single-family | | | S | P | P | P | P | S | | | S | | P |
| Dwelling, two-family | P | P | P | P | | P | P | S | | | | | P |
| Dwelling unit, accessory | A | A | A | A | S | S | A | | | | | | A |
| Home occupation | A | A | A | A | S | S | A/S ² | | S | | | | |
| In-law apartment | A | A | A | A | A | P | A | | | | | | |
| Mobile home | | | | P | | | | | | | | | |
| Mobile home park | | | | | | | S | | | | | | |
| Residential care facility | P | S | S | S | | | P | | | | | | |
| Lodging | | | | | | | | | | | | | |
| Bed-and-breakfast | S | S | S | S | | | P | P | | | | | S |
| Boarding or rooming house | S | | S | | | P ¹ | S ¹ | P ¹ | | | | | |
| Inn | P | P | P | P | | | | P ³ | P | | | | S |
| Hotel | S | S | S | | | | | | P | | | | |
| Motel | S | S | S | S | | | | | | | | | |
| Commercial | | | | | | | | | | | | | |
| Banks | P | P | P | P | | | | | | | | | S |
| Beauty shops | P | P | P | P | | | | | | | | | S |
| Bar or tavern | S | S | S | S | | | | S | S | | | | |
| Convenience store | P | P | P | P | | | | | | | | S | |
| Day-care center | S | S | S | S | | | | | | | | | S |

COHOES CODE

| Use | Zoning District | | | | | | | | | | | | |
|--|-----------------|-------|-------|-------|-----|-----|-----|------|------|-----|-----|----|-----|
| | MU-CC | MU-DC | MU-TC | MU-NC | R-1 | R-2 | MFR | MU-1 | MU-2 | C-1 | I-1 | LC | PDD |
| Drive-in facility | | | | | | | | | | S | | | |
| Family day-care home | P | P | P | S | S | S | S | | S | P | | | |
| Farmer's market | S | S | | | | | | S | | | | | |
| Laundromats | | | | | | | | | | | | S | S |
| Microbrewery | S | S | S | | | | | S | S | | P | | |
| Microdistillery | S | S | S | | | | | S | S | | P | | |
| Nightclub | P | S | S | | | | S | S | S | S | | | |
| Nonalcoholic dance club | P | S | S | | | | | S | S | | | | |
| Office building | P | P | P | P | | | S | P | P | P | | | |
| Restaurant | P | P | P | P | | | | P | P | | | | S |
| Retail | P | P | P | P | | | | P | P | P | | | |
| Shopping center | P | P | P | P | | | | | | | | | |
| Structure, mixed-use | P | P | P | P | S | S | S | P | P | P | | | |
| Tailor | P | P | P | P | | | | | | | | | S |
| Sales office for sale and rental of PDD property | | | | | | | | | | | | | S |
| Civic | | | | | | | | | | | | | |
| Cultural use facility or museum | P | P | P | | | | | S | S | P | | | |
| Outdoor recreation | P | P | P | P | P | P | | | P | | | | S |
| Park | P | P | P | P | P | P | | | P | | | | |
| Place of worship | P | P | P | P | | | | | | P | | | |
| Public uses | P | P | P | P | P | P | | | | | | | S |
| Public utilities | | | | | | | | | | P | | P | |
| Recreational area | P | P | P | P | | | | | | | | S | |
| Recreation, indoor commercial | S | S | S | | | | | | | P | | | S |
| Telecommunications tower | | | | | | | | | | S | | | |
| Health | | | | | | | | | | | | | |
| Animal hospital | S | S | S | | | | | P | | | | | |
| Funeral home | S | | | | S | S | S | P | | | | | |
| Medical care offices | S | S | S | S | | | S | S | S | S | | | S |
| Nursing home | S | S | S | | | | | | | | | | |
| Auto-Oriented | | | | | | | | | | | | | |
| Gasoline station, neighborhood | | | S | S | | | | S | | S | | | |
| Motor service station | | | S | S | | | | | | S | S | | |
| Motor vehicle wash | | | S | | | | | | | | S | | |
| Parking garage | A | A | A | | | | | S | | | S | | |

ZONING AND LAND USE

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|--|-----------------|-------|-------|-------|-----|-----|-----|----------------|------|-----|-----|----|-----|
| | MU-CC | MU-DC | MU-TC | MU-NC | R-1 | R-2 | MFR | MU-1 | MU-2 | C-1 | I-1 | LC | PDD |
| Parking lot | S | | | | | | P | S | S | S | | | |
| Water-Related | | | | | | | | | | | | | |
| Boat launch | | | | | | | | | P | | | | |
| Dock | | | | | | | | | S | | | | |
| Marina | | | | | | | | | P | | | | |
| Waterfront retail services | | | | | | | | | P | | | | |
| Manufacturing | | | | | | | | | | | | | |
| Contractor's yard | | | | | | | | | | | P | | |
| Light industry | | | | | | | | S ⁴ | | | P | | |
| Machine shops | | | | | | | | S ⁴ | | | P | | |
| Machinery and transportation services, sales or repair | | | | | | | | | | | P | | |
| Manufacturing industries | | | | | | | | | | | P | | |
| Natural product extraction | | | | | | | | | | | S | | |
| Rock and stone crushing and mixing plants | | | | | | | | | | | S | | |
| Warehouse or wholesale use | | | | | | | | | | | P | | |
| Agricultural | | | | | | | | | | | | | |
| Farms | | | | | | | | | | | | P | |
| Greenhouse | | | | | | | | | | | | P | |
| Hydroponics | S | S | S | S | | | | S | S | | P | P | |
| Nature preserve | | | | | | | | | | | | S | |
| Accessory | | | | | | | | | | | | | |
| Dock ⁵ | | | | | | | | | A | | | | |
| Garage | | | A | A | A | A | A | A | S | | S | S | |
| Playhouse | A | A | A | A | A | A | A | | S | | S | S | |
| Stable | | | | | | | | | | | | S | |
| Swimming pool, private | | | | S | S | S | S | | | | | | |
| Tool or storage shed | | | | A | A | A | A | | S | | S | S | |
| Adult Uses | | | | | | | | | | | | | |
| Adult use ² | | | | | | | | | | | S | | |

¹ Up to three tenants
² In principal building (accessory), in accessory building (special use permit)
³ Up to 35 rooms
⁴ Not within 300 feet of a residence
⁵ Single Family Residential On