

ZONING

165 Attachment 5

Town of Coeymans

Schedule of District Zoning Regulations

[Adopted 6-19-1961; amended 4-6-1967; 1-28-1969; 5-24-1993; 2-25-2020 by L.L. No. 1-2020; 1-26-2023 by L.L. No. 1-2023]

DISTRICT	USES			MINIMUM LOT SIZE		MAXIMUM PERCENT OF LOT TO BE OCCUPIED		MINIMUM YARD DIMENSIONS OF PRINCIPAL BUILDINGS (feet)				PRINCIPAL BUILDINGS		ACCESSORY BUILDINGS			REQUIRED SITE PLAN REVIEW AND APPROVAL BY PLANNING BOARD/ZONING BOARD OF APPEALS
	PRINCIPAL	ACCESSORY	PERMISSIBLE UPON ISSUANCE OF A SPECIAL PERMIT	Area (sq. ft.)	Width (ft.)	Principal Buildings	Accessory Buildings	Front	Rear	Side		Minimum First Floor Area (sq. ft.)	Maximum Height in Feet and Stories	Minimum Distance To:			
										One	Total			Principal Building	Side Lot Line	Rear Lot Line	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
R-1 Single-Family Residence [NOTE: Whenever there is no water nor sewer currently available, changes area to R-A Residential and Agricultural, with all of its current restrictions.]	1. Single-family residences 2. Places of worship; parish buildings 3. School, parks & playgrounds 4. Library; community buildings	1. Private garages & sheds 2. Home occupations (see Supp. Reg.) 3. Parking & loading areas (see Supp. Reg.) 4. Greenhouses 5. Private swimming pools 6. Barns	1. Private schools & institutions of higher learning 2. Two-family residences 3. Cultural, religious & educational buildings 4. Cemeteries & crematories 5. Undertakers 6. Fire & police stations 7. Community recreational facilities 8. House trailer storage	15,000	100	30	15	25	40	15	30	1 story: 900  2 to 2 ½ stories: 750	35 feet  2 ½ stories	5	15	15	For special permits
R-2 Single- and Two-Family Residence	1. All uses permitted in R-1 2. Two-family residences 3. Professional offices	1. All uses permitted in R-1	1. All uses permitted in R-1	10,000	80	25	6	25	15	10	20	1 story: 800  2 to 2 ½ stories: 650	30 feet  2 ½ stories	5	10	10	For special permits
R-3 Multifamily Residence	1. All uses permitted in R-1 2. Two-family residences 3. Tourist homes; rooming / boarding houses 4. Professional offices 5. Row houses 6. Apartment houses 7. Garden-type apartments	1. All uses permitted in R-1 2. Residential recreational facilities	1. All uses permitted in R-1 2. Hotels 3. Nursing homes 4. Fraternal facilities 5. Recreational facilities	2,500 per dwelling unit	80	30	15	15	20	15	30	1 story: 1,200  2 to 3 stories: 1,000	40 feet  3 stories	25	10	10	For all uses
R-4P Planned Residential	1. All uses permitted in R-1 2. Two-family residences 3. Commercial neighborhood units 4. Public / private recreational facilities 5. Educational & cultural facilities 6. General farming 7. Public utility facilities	1. All uses permitted in R-3	1. Trailer camps 2. Motels 3. Nursing homes 4. Fraternal facilities 5. Professional offices 6. Garden-type apartments 7. Fire & police stations 8. Cemeteries / crematories 9. Row houses	15,000	80	25	6	25	15	15	30	1 story: 800  2 to 3 stories: 650	30 feet  2 ½ stories	5	10	10	For all uses

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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
R-A Residential and Agricultural	<ol style="list-style-type: none"> <li>All uses permitted in R-2</li> <li>Seasonal cottages</li> <li>General farming</li> <li>Cultural facilities</li> <li>Recreational facilities</li> <li>Reforestation areas</li> <li>Day camps</li> <li>Riding academies</li> <li>Public utility facilities</li> <li>Market gardening</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in R-3</li> <li>Roadside stands</li> <li>Barns and outbuildings</li> <li>Professional offices</li> <li>Farm produce warehouse, barn and transportation terminal</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in R-3</li> <li>Campsite &amp; trailer parks</li> <li>Motels</li> <li>Drive-in theaters</li> <li>Sand &amp; gravel pits</li> <li>Junkyards</li> <li>Dumps</li> <li>Gasoline stations</li> <li>Golf courses &amp; clubhouse</li> <li>House trailer</li> </ol>	80,000	100	15	5	40	50	30	60	750 Dwellings only	40 feet  3 stories	10	30	20	For special permits
R-A1 Residential Agricultural Limited	<ol style="list-style-type: none"> <li>All uses permitted in R-A</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in R-A</li> </ol>	<ol style="list-style-type: none"> <li>All uses permitted in R-3</li> <li>Motels</li> <li>Golf courses &amp; clubhouse</li> <li>Sand &amp; gravel pits</li> <li>Gasoline stations</li> </ol>														
B-1 General Business	<ol style="list-style-type: none"> <li>Retail stores / personal service shops</li> <li>Bank business &amp; professional offices</li> <li>Restaurants &amp; caterers</li> <li>Public transportation buildings</li> <li>Governmental offices</li> <li>Theaters &amp; assembly halls</li> <li>Hotels &amp; apartment houses</li> <li>Schools, churches, parks &amp; playgrounds</li> <li>Printing &amp; publishing</li> <li>Fraternal &amp; cultural buildings</li> <li>Launderettes</li> </ol>	<ol style="list-style-type: none"> <li>Private garages &amp; sheds</li> <li>Parking &amp; loading areas</li> <li>Storage for merchandise carried in stock</li> <li>Customary vehicle storage</li> </ol>	<ol style="list-style-type: none"> <li>Gasoline stations</li> <li>Shopping centers</li> <li>Motels</li> <li>Recreational buildings</li> <li>Undertakers</li> <li>Temporary commercial buildings</li> <li>Auto showrooms &amp; used car lots, service facilities</li> <li>Home occupations</li> <li>Wholesale establishments</li> </ol>	25,000	100			15	15	15	30		60 feet  5 stories				For all uses

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C-1P Planned Commercial (or C-1PS)	1. Business, professional and industrial offices 2. Lumber and building supply places 3. Auto showrooms / used car lots 4. Municipal / private transportation garages 5. Commercial laundries 6. Automotive service facilities 7. Motels and auto courts 8. Restaurants; eating / drinking places 9. Private clubs 10. Drive-in theaters 11. Places of worship 12. Public & private recreational facilities 13. Wholesale establishments 14. Banking facilities 15. Laundrettes 16. Public utility facilities	1. Any customary use incident to a permitted use, but not including areas for outdoor storage	1. Auto junkyards 2. Residential custodial housing 3. Apartment houses / hotels 4. Retail stores / personal service shops 5. Public transportation buildings 6. Governmental offices 7. Theaters & assembly halls 8. Schools, churches, parks & playgrounds 9. Printing and publishing 10. Fraternal & cultural buildings 11. Trucking terminal 12. Fuel storage terminal	25,000	100			15	15	15	30							For all uses
C-2P Planned Commercial (or C-1PN)	Same as C-1P	Same as C-1P	Same as C-1P	40,000	200			15	15	15	30							
I-1 Industrial	1. Quarrying & extractive operations 2. Warehousing & storage 3. Public utility facilities 4. Manufacturing, assembly & processing facilities 5. Research & development laboratories 6. Wholesaling with storage 7. Barge & ship terminals 8. Transportation terminals 9. Building material plants 10. Farming and timber operations 11. Trucking terminal 12. Fuel storage terminal	1. Any customary use incident to a permitted use 2. Resident custodial housing 3. Repair shops 4. Outdoor storage normal to principal use	1. Breweries 2. Animal matter processing 3. Petroleum processing 4. Chemical processing 5. Blast furnaces 6. Clothing manufacturing 7. Printing and publishing 8. Crushing, grinding & stockpiling of stone for any commercial purpose	40,000	200	70	Total	50	50	50	100				50	50		For all except principal uses

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I-2 Industrial	1. Research / development laboratories 2. Warehousing & storage 3. Public utility facilities 4. Printing & publishing 5. Manufacturing, assembly & processing facilities 6. Wholesaling with storage 7. Subsidiary industries to I-1 8. Barge & ship terminals 9. Transportation terminals 10. Building material plants 11. Farming & timber operations 12. Trucking terminal 13. Fuel storage terminal	1. Any customary use incident to a permitted use 2. Resident custodial housing 3. Repair shops 4. Outdoor storage normal to principal use	1. All uses permitted in I-1	40,000	200	70	Total	50	50	50	100				50	50	For all except principal uses
I-3P Planned Industrial	1. Research / development laboratories 2. Light & heavy manufacture and assembly plants 3. Transportation terminals 4. Industrial parks	1. Any customary use incident to a permitted use 2. Resident custodial housing 3. Repair shops 4. Outdoor storage normal to principal use	1. All uses permitted in I-1 2. Extractive operations	40,000	200	70	Total	50	50	50	100				50	50	For all uses
I-B Industrial Buffer	SEE SUPPLEMENTARY REGULATIONS																
CF-1 Community Facility	1. Parks & playgrounds 2. Recreational facilities	1. Permanent & temporary concessions incident to principal uses 2. Club buildings 3. Locker rooms 4. Storage buildings 5. Resident custodial housing	1. Outdoor theaters 2. Band shell 3. Exhibition building 4. Temporary animal displays 5. Circus & carnival facilities 6. Private & commercial boat docking & storage facilities					25	25	25							For all uses
CF-2 Community Facility	1. Sewage treatment facilities 2. Community water facilities	1. Resident custodial facilities															