

ZONING

157 Attachment 1

Village of Canajoharie

Zoning Schedule A

[Amended 1-10-2019 by L.L. No. 1-2019; 7-7-2020 by L.L. No. 4-2020]

Schedule of Use Regulations

KEY

P = Permitted use in specified district

SP = Special use permit required from the Planning Board

X = Prohibited use in the specified district

Residential Uses, General Uses and Accessory Uses							
Structure/Land Use	R-1	R-2	R-3	B-1	G-1	M-1	WD
Residential Uses							
Single-family dwellings (detached)	P	P	P	X	X	X	X
Two-family dwellings	SP	P	P	X	X	X	X
3- or 4-family dwellings	X	SP	SP	X	X	X	X
Multiple-family dwellings	X	X	SP	X	X	X	X
Mixed use	X	X	X	P	SP	SP	X
Rowhouses; townhouses	X	SP	SP	X	X	X	X
Mobile home parks	SP	X	X	X	X	X	X
Group homes	SP	X	X	X	X	X	X
General Uses							
Churches and similar places of worship	P	P	P	X	X	X	X
Cultural institutions (library, museum, etc.)	SP	SP	SP	P	P	P	P
Municipal buildings	X	X	X	SP	SP	SP	SP
Public camps or campsites	SP	X	X	X	X	X	P
Public parks and recreational areas	P	P	P	X	X	X	P
Public schools	P	P	P	X	X	X	X
Public service facilities	SP	SP	SP	P	P	P	P
Social, recreational and fraternal organizations	X	X	X	P	P	X	X
Accessory Uses							
Accessory apartments within single-family dwelling	SP	SP	SP	X	X	X	X
Farm stand	X	X	X	P	X	X	X
Home occupations	SP	SP	SP	X	X	X	X
Private garages and sheds	P	P	P	X	X	X	X
Signs	P	P	P	P	P	P	P
Outdoor dining	X	X	X	SP	SP	X	X
Outdoor storage	X	X	X	SP	SP	SP	X

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Business and Commercial Uses							
Structure/Land Use	R-1	R-2	R-3	B-1	G-1	M-1	WD
Artist studios and art galleries	X	X	X	P	P	SP	SP
Automobile repair facility or body shop	X	X	X	X	SP	P	X
Auto and vehicle sales/rental	X	X	X	P	P	P	X
Banks and savings or loan institutions	X	X	X	P	P	P	X
Bar, tavern or nightclub	X	X	X	P	P	P	X
Bed-and-breakfast	SP	SP	SP	P	P	X	X
Car wash	X	X	X	X	P	P	X
Commercial recreation (indoor)	X	X	X	P	P	P	X
Commercial recreation (outdoor)	X	X	X	SP	P	P	X
Day-care center or nursery	SP	SP	SP	P	P	X	X
Drive-through facility	X	X	X	SP	P	P	X
Dry-cleaning and laundry establishments	X	X	X	P	P	P	X
Equipment rental	X	X	X	SP	P	P	X
Farm operation	P	P	P	X	X	X	X
Farm implement sales or service	X	X	X	X	P	P	X
Food service establishments	X	X	X	P	P	P	X
Fruit or vegetable markets	X	X	X	P	P	P	X
Funeral homes	SP	SP	SP	P	P	P	X
Gasoline service stations	X	X	X	X	SP	X	X
Hotels or motels	X	X	X	P	P	P	X
Health club or gym	X	X	X	P	P	P	X
Kennels	X	X	X	X	P	P	X
Medical or dental clinics	X	X	X	P	P	P	X
Mixed use	X	X	X	P	SP	SP	X
Nursing or convalescent homes	SP	SP	P	X	X	X	X
Personal service establishments	X	X	X	P	P	P	X
Pharmacies	X	X	X	P	P	P	X
Printing or publishing establishments	X	X	X	SP	P	P	X
Private or vocational school	SP	SP	SP	SP	SP	X	X
Professional offices	SP	SP	SP	P	P	P	X
Retail stores	X	X	X	P	P	P	X
Self-storage facilities	X	X	X	SP	P	P	X
Shopping center	X	X	X	X	SP	X	X
Theatres	X	X	X	P	P	P	X
Veterinarian's office; animal hospital	X	X	X	X	P	P	X

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Industrial and Manufacturing Uses							
Structure/Land Use	R-1	R-2	R-3	B-1	G-1	M-1	WD
Agribusiness	X	X	X	X	SP	P	X
Artisan manufacturing	X	X	X	SP	SP	P	X
Breweries and distilleries	X	X	X	SP	SP	P	X
Bulk fuel sales or storage	X	X	X	X	X	P	X
Business park	X	X	X	X	P	P	X
Light manufacturing	X	X	X	X	SP	P	X
Lumber yards and contractor's storage	X	X	X	X	X	P	X
Machine shops	X	X	X	X	SP	P	X
Research and development facilities	X	X	X	X	X	P	X
Warehousing and distribution	X	X	X	X	X	P	X
Wholesale businesses	X	X	X	X	SP	P	X