

ZONING

201 Attachment 2

Town of Coxsackie

Schedule B

Use Regulations for Nonresidential/Mixed Use Districts

[Amended 11-12-2013 by L.L. No. 3-2013; 4-14-2015 by L.L. No. 1-2015; 11-13-2018 by L.L. No. 2-2018; 7-9-2019 by L.L. No. 1-2019; 7-13-2022 by L.L. No. 1-2022; 11-12-2024 by L.L. No. 6-2024; 8-13-2025 by L.L. No. 2-2025]

Principal Uses	Zoning Districts			
	MU	C	CI	I
Adult entertainment	NP	NP	SP	NP
Agriculture, excluding livestock	P	NP	NP	NP
Art and antique galleries, artist studios	P	P	NP	NP
Assembly places, stadiums, arenas	NP	SP	NP	SP
Automotive repair service facilities	NP	SP	SP	P
Banks and other financial institutions	NP	P	NP	NP
Bars, taverns, cocktail lounges	NP	SP	NP	NP
Bed-and-breakfasts	P	NP	NP	NP
Boat rental, sales, storage, supplies and repair	NP	P	NP	P
Broadcasting studio without transmitter tower	NP	P	P	P
Bulk fuel and chemical storage	NP	NP	NP	SP
Business and professional offices	P	P	P	P
Cannabis cultivation	NP	SP	SP	NP
Cannabis distributor	NP	SP	NP	NP
Cannabis laboratory testing facility	NP	SP	NP	NP
Cannabis microbusiness	NP	SP	NP	NP
Cannabis nursery	NP	SP	SP	NP
Cannabis on-site consumption	NP	SP	NP	NP
Cannabis processor	NP	SP	SP	NP
Cannabis retail sale	NP	SP	NP	NP
Cannabis retailer	NP	SP	NP	NP
Cannabis warehouse	NP	SP	SP	NP
Cannabis wholesale	NP	SP	NP	NP
Car wash	NP	SP	NP	P
Commercial event venue	SP	SP	SP	NP
Cultural uses, including libraries and museums	P	SP	NP	NP
Day care, adult	NP	SP	NP	NP
Dwellings, multifamily	P	NP	NP	NP
Dwellings, single-family	P	NP	NP	NP
Dwellings, single-family attached	P	NP	NP	NP
Dwellings, single-family semidetached	P	NP	NP	NP
Dwellings, two-family	P	NP	NP	NP
Entertainment and recreation, commercial	SP	SP	SP	NP
Funeral homes	P	P	NP	NP
Gasoline stations (service station/convenience store)	NP	SP	NP	SP
Governmental offices	P	P	SP	P
Home occupations	P	SP	NP	NP
Hotel, inns	SP	P	NP	NP
Junkyards	NP	NP	SP	NP

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Principal Uses	Zoning Districts			
	MU	C	CI	I
Kennels	NP	P	NP	NP
Laboratories, biological	NP	NP	SP	SP
Lumberyards and building supply places	NP	P	NP	P
Manufacturing and industry	NP	NP	SP	SP
Manufacturing and industry, light	NP	SP	P	P
Medical clinics and laboratories, dental clinics	NP	P	NP	NP
Medical clinics and laboratories, dental clinics less than 10,000 square feet	P	NP	NP	NP
Motel	P	P	NP	NP
Motor vehicle sales agency, new and used, with outdoor sales, display and storage	NP	P	NP	P
Nursery school/day-care center (child-care facilities)	P	P	NP	NP
Nursing care, assisted living	SP	SP	NP	NP
Outdoor dining	P	P	NP	NP
Outdoor storage	SP	SP	SP	P
Personal service shops	NP	P	NP	NP
Printing and publishing	P	P	P	P
Public utility installations and substations	NP	NP	SP	SP
Parks, open space and recreational facilities, public	P	P	P	SP
Religious institutions	P	P	NP	NP
Research and development facilities	NP	P	P	P
Restaurants, excluding drive-through	P	P	NP	NP
Restaurants, including drive-through	NP	SP	NP	NP
Retail businesses less than 25,000 square feet	P	P	NP	NP
Retail businesses larger than 25,000 square feet	NP	SP	NP	NP
Retail sales and services except as otherwise mentioned	NP	P	NP	NP
Schools, elementary and secondary, public or private	P	SP	NP	NP
Self-storage units	NP	SP	SP	P
Shopping centers	NP	SP	NP	NP
Theaters	NP	SP	NP	NP
Transportation services, public or private	NP	SP	NP	NP
Truck terminals	NP	NP	SP	NP
Utility-scale solar collector systems	NP	SP	NP	SP
Veterinary hospitals and offices	NP	SP	NP	NP
Vocational or business schools	NP	SP	SP	SP
Warehousing, distribution and storage	NP	NP	SP	SP
Wholesale and distribution establishments, except bulk fuel	NP	NP	SP	P
Wholesale establishments, permitted retail use	NP	SP	NP	NP

NOTES:

- P = Permitted Use
- SP = Requires a Special Use Permit
- NP = Not Permitted