

ZONING

140 Attachment 3

Town of Cobleskill

Appendix C

Summary of Zoning District Requirements

[Amended 6-11-2001 by L.L. No. 1-2000; 3-11-2002 by L.L. No. 2-2002; 9-13-2004 by L.L. No. 4-2004; 3-13-2017 by L.L. No. 1-2017; 6-10-2019 by L.L. No. 2-2019; 9-13-2021 by L.L. No. 6-2021]

District	Permitted Uses	Lot Requirements		Minimum Yard Dimensions (feet)			Maximum Building Height	Uses Permitted By Special Use Permit
		Minimum Area	Minimum Width (feet)	Setback Row/ Center Line	Rear	Side		
R-R Agricultural Rural Residential	Agriculture, including sale, processing and storage of farm products on property where produced	43,560 square feet 1 acre	150	75/100	50	40	30 feet 2 1/2 stories	Air landing field, cemetery, crematorium, drive-in theater, golf course, mobile home park, motel, riding stable, historical (with admission), veterinary clinic, quarry; sand, gravel and stone, commercial recreation. The construction of more than one building for all uses, with the exception of farms and/or related activities. Mobile home, travel trailer, utility-scale solar energy collector or solar farm ¹
	1- and 2-family dwellings and their accessory building and uses Home occupation Accessory buildings			100/125	10	10	21 feet	

Front yard setback to be measured from the public road right of way wherever possible. Where the row cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to be read thusly:

row center line

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		50 feet		75 feet				
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R-1 Residential (low density)	1-family dwelling and accessory buildings with customary use	43,560 square feet	150	30/55	25	30	30 feet	Utility-scale solar energy collector or solar farm ¹
	Private garage and accessory building Home occupation			80/105	6	10	2 1/2 stories 21 feet	
R-2 Residential (medium density)	1-family dwelling and accessory building with customary use	12,000 square feet	75	30/55	25	12	36 feet 3 stories	Mobile home park, church/parish house, educational facility, clubhouse, athletic field, radio, television transmission facility, nursing home, medical or dental clinic, utility-scale solar energy collector or solar farm ¹
	2-family dwelling	15,000 square feet	90	30/55	25	15	36 feet 3 stories	
	Semidetached dwelling	15,000 square feet	90	30/55	25	15	36 feet 3 stories	
	Row or town house	5,000 square feet	90	30/55	25	18		
	Home occupation Multifamily dwelling [3 or more]							

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B-1 Neighborhood Business District	All R-2 Barbershops, beauty parlors, drive-in financial institutions, gas stations, home occupation	12,000 square feet	75	30/55	25	12	36 feet 3 stories	Retail shops and office, utility-scale solar energy collector or solar farm ¹
B-2 Highway Business (all uses subject to site development plan [Appendix B])	Amusement or assembly offices, restaurants, hotels, motor courts, retail business including incidental manufacturing or processing, accessory building with customary incidental use, veterinary clinic and kennel, commercial greenhouse, home occupation, drive-in business, truck terminal, motor home and farm implement sales, warehouse	50,000 square feet	200	80/105	50	30	50 feet	All other lawful uses that are not explicitly prohibited uses [see § 140-13A(12)], utility-scale solar energy collector or solar farm ¹

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B-3 Business Interchange	Home occupation. All uses subject to requirements of planned development districts. Exception: existing residential uses	See R-1 Zone		See R-1 Zone			See R-1 Zone	See R-1 Zone. Utility-scale solar energy collector or solar farm ¹
I Heavy Industrial	Home occupation. Primarily for general and heavy industrial use and development. All uses subject to requirement of planned development districts	50,000 square feet						Utility-scale solar energy collector or solar farm ¹
L-C Land Conservation	Agriculture with accessory buildings, park, playground, athletic field, golf course, riding academy, game preserve and similar uses and accessory buildings, home occupation	43,560 square feet 1 acre	150	75/100	50	50	35 feet	Utility-scale solar energy collector or solar farm ¹

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PDD Planned Development District	Uses with a demonstrated need and which are deemed appropriate by the Planning Board and Town Board, and approved as outlined in these regulations (Refer to §140-11A)							Utility-scale solar energy collector or solar farm ¹
FP-D Flood Protection District	Refer to §140-11B							Utility-scale solar energy collector or solar farm ¹

NOTES:

¹ This use also requires site plan review.