

ZONING

160 Attachment 1

Village of Cobleskill

Schedule of Use Regulations

[Amended 1-19-2010 by L.L. No. 1-2010; 8-16-2011 by L.L. No. 6-2011; 6-19-2012 by L.L. No. 4-2012;
9-16-2014 by L.L. No. 3-2014; 5-19-2015 by L.L. No. 4-2015; 4-16-2019 by L.L. No. 1-2019; 3-15-2022 by L.L. No. 1-2022]

KEY:

P = Permitted use.

S = Permitted use subject to site plan review (see § 160-7).

SP = Special use permit (see § 160-6 and Note 4 below).

N = Use not permitted.

AS = Additional standards.

NAS = No additional standards.

X = All municipal uses permitted; nonmunicipal purposes prohibited.

Use Category ²	Section	LC	RR	R-1	R-2	R-3	RMF	CB	GB	VG ³	MU 1 MU 2	MU 3	C-I	FG	Combined Residential Business Overlay (Refer to Base Zoning District)	RC	P	RPUD-1
Agriculture																		
Agriculture, nonanimal		P	P	N	N	P	S	N	N	N	S	S	N	N	N	P	X	P
Agriculture, animal		P	P	N	N	N	N	N	N	N	N	N	N	N	N	P	X	P
Agricultural accessory buildings used for commercial purposes		S	S	N	N	N	S	N	N	N	S	S	N	N	N	S	X	S
Residential																		
Boardinghouse and rooming house		N	N	N	N	SP	S	S/AS	S	S	S	S	N	N	S ⁴	N	X	N
Mobile home(s)	160-6 ⁴	N	SP/S	N	N	N	N	N	N	N	N	N	N	N	N	SP/S	X	SP/S
Multifamily		N	N	N	N	S	S	S/AS	S	S	S	S	N	N	S ⁴	SP/S	X	N
Multiple-occupancy dwelling	160-8.5	N	N	N	N	S/AS	S/AS	N	S/AS	N	S/AS	S/AS	N	N	N	N	X	N
Single-family		N	P	P	P	P	P	N	P	N	P	P	N	N	S ⁴	P	X	P
Student residence		N	N	N	N	S	S	S	S	S	S	N	N	N	N	N	N	N

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Two-family	160-8.6	N	N	N	P/AS	P/AS	P/AS	N	P/AS	N	P/AS	P/AS	N	N	S ⁴	P/AS	X	N
Three- or four-family		N	S	N	N	S	S	S/AS	S	S	S	S	N	N	S ⁴	S	X	S
Residential-accessory																		
Home occupation	160-8.10	N	P/AS	P/AS	P/AS	P/AS	N	N	P/AS	N	P/AS	P/AS	N	N	S ⁴	P/AS	X	P/AS
Customary accessory uses/buildings		N	P	P	P	P	P	N	P	N	P	P	N	N	S ⁴	P	X	P
Commercial uses																		
Adult entertainment	160-6.3	N	N	N	N	N	N	N	N	SP/S	N	N	SP/S	N	N	N	X	N
Animal hospital		N	S	N	N	N	N	N	N	S	N	N	N	N	N	N	X	S
Appliance and computer repair		N	N	N	N	N	N	S	S	S	S	S	SP	N	N	N	X	N
Bank		N	N	N	N	N	N	S	S	S	S	S	N	N	N	N	X	N
Bar/tavern/nightclub	160-8.2	N	N	N	N	N	N	S/AS	S/AS	S/AS	N	N	N	N	N	N	X	N
Bed-and-breakfast		N	S	N	N	SP	S	N	S	S	S	S	N	N	S ⁴	S	X	S
Bus depot/cab stand		N	N	N	N	N	N	S	S	S	N	N	N	N	N	N	X	N
Cannabis retail dispensaries	160-8.26	N	N	N	N	N	N	N	N	P*/AS	N	N	P	N	N	N	N	N
Car wash	160-8.3	N	N	N	N	N	N	N	S/AS	S/AS	S/AS	S/AS	N	N	N	N	X	N
Coin-operated laundry		N	N	N	N	N	N	S	S	S	S	S	N	N	S ⁴	N	X	N
Convenience store with gasoline sales		N	N	N	N	N	N	N	N	P/AS	N	S	N	N	N	N	N	N
Convenience store without gasoline sales		N	S	N	N	N	N	S	S	S	N	S	N	N	N	N	X	S
Cybercafé		N	N	N	N	N	N	S	S	S	N	S	P	N	N	N	X	N
Drive-in or drive-through facility		N	N	N	N	N	N	N	S	S	N	S	N	N	N	N	X	N
Dry cleaner		N	N	N	N	N	N	S	S	S	N	N	N	N	N	N	X	N
Fairgrounds		N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	X	N

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Use Category ²	Section	LC	RR	R-1	R-2	R-3	RMF	CB	GB	VG ³	MU 1 MU 2	MU 3	C-1	FG	Combined Residential Business Overlay (Refer to Base Zoning District)	RC	P	RPUD-1
Farmers market	160-8.16	P/AS	P/AS	N	N	N	N	P/AS	P/AS	P/AS	P/AS	P/AS	P	N	N	P/AS	X	P/AS
Freestanding drive-through business		N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	X	N
Funeral home	160-8.7	N	S/AS	N	N	N	S/AS	N	N	S/AS	N	N	N	N	N	S/AS	X	S/AS
Galleries and museum		N	N	N	N	N	N	S	S	S	S	S	N	N	S ⁴	S	X	N
Games arcade	160-8.8	N	N	N	N	N	N	P/AS	P/AS	P/AS	N	N	N	N	N	N	X	N
Gasoline station	160-8.9	N	N	N	N	N	N	N	N	P/AS	N	N	N	N	N	N	X	N
Golf course		N	S	N	N	N	N	N	N	N	N	N	N	N	N	S	X	S
Indoor theaters/auditorium		N	N	N	N	N	N	S	S	S	N	N	N	N	N	N	X	N
Kennel		N	S	N	N	N	N	N	N	S	N	N	N	N	N	N	X	S
Livery/taxi	160-8.13	N	N	N	N	N	N	N	N	P/AS	P/AS	P/AS	P/AS	N	N	N	X	N
Lunch wagon or movable diner	160-8.1	N	N	N	N	N	N	P/AS	P/AS	P/AS	P/AS	P/AS	P/AS	P	N	N	X	N
Medical and dental clinic		N	S	S	S	S	S	S	S	S	S	S	N	N	S ⁴	N	X	S
Manufactured home sales		N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	X	N
Motor vehicle repair facility		N	N	N	N	N	N	N	N	SP/S	N	N	N	N	N	N	X	N
New/used vehicle sales		N	N	N	N	N	N	N	N	S	N	N	N	N	N	N	X	N
Nursery school or day-care facility	160-8.15	N	P/AS	P/AS	P/AS	P/AS	P/AS	P/AS	P/AS	P/AS	P/AS	P/AS	P/AS	N	N	N	X	P/AS
Outdoor market	160-8.16	P/AS	N	N	N	N	N	P/AS	N	P/AS	N	N	P	N	N	N	X	N
Performing art studio		N	N	N	N	N	N	S	S	S	N	N	N	N	N	N	X	N
Personal service		N	N	N	N	S	N	S	S	S	S	S	N	N	S ⁴	N	X	N
Offices		N	N	N	N	S	N	S	S	S	S	S	P	N	S ⁴	N	X	N
Radio and television antennas and dish antennas	160-8.17	N	N	N	N	N	N	N	N	P/AS	N	N	P/AS	N	N	N	X	N
Recreational vehicles	160-8.18	N	P/AS	P/AS	P/AS	P/AS	P/AS	N	N	N	P/AS	N	N	P	NAS	N	X	P/AS
Recreation, passive or		S	S	N	N	N	N	N	N	N	N	N	N	S	N	P	X	S

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active																		
Recreational business		N	S	N	N	N	N	N	S	S	S	S	N	N	N	N	X	S
Restaurant with drive-in facility		N	N	N	N	N	N	N	S	S	N	N	N	N	N	N	X	N
Restaurant without drive-in facility		N	N	N	N	N	N	S	S	S	N	S	P	N	N	N	X	N
Retail		N	N	N	N	N	N	S	S	S	S	S	P	N	S ⁴	N	X	N
Truckload sales	160-8.23	P/AS	N	N	N	N	N	N	N	P/AS	N	N	P	N	N	N	X	N
Village inn/hotel	160-8.2 ⁴	N	N	N	N	N	N	S/AS	S/AS	S/AS	N	N	N	N	N	N	X	N
Visual art studio		N	N	N	N	N	N	S	S	S	SP/S	SP/S	N	N	S ⁴	N	X	N
Wireless telecommunications towers and facilities	160-6.6	N	SP/S	N	N	N	N	N	N	N	N	N	SP/S	N	N	N	X	SP/S
Commercial accessory																		
Enclosed storage/shed		N	N	N	N	N	N	S	S	S	S	S	S	N	S ⁴	N	X	N
Motorcycle repair/inspection	160-8.15	N	N	N	N	N	N	N	SP/AS	N	N	N	N	N	N	N	X	N
Sidewalk café	160-8.20	N	N	N	N	N	N	P/AS	P/AS	P/AS	P/AS	P/AS	N	N	N	N	X	N
Institutional																		
Cemetery		N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	X	S
Cemetery storage facility		N	S	N	N	N	N	N	N	N	N	N	N	N	N	N	X	S
Charitable organization		N	N	N	N	N	N	S	S	S	S	S	N	N	N	N	X	N
Convent/monastery		N	S	N	N	S	S	N	N	S	S	S	N	N	S ⁴	N	X	S
Group home		N	S	N	N	S	S	N	N	S	S	S	N	N	S ⁴	S	X	S
Hospital		N	S	S	S	S	S	N	N	S	N	N	N	N	N	N	X	S
Membership club		N	N	N	N	N	N	S	S	S	N	N	N	N	N	N	X	N
Nursing home		N	S	S	S	S	S	N	N	S	S	S	N	N	N	N	X	S

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Public utility facility	160-6.5	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	SP/S	X	SP/S
Religious uses		N	S	S	S	S	N	N	S	S	S	S	N	N	N	N	X	S
Rest home		N	S	N	N	S	S	N	N	S	N	N	N	N	S ⁴	N	X	S
Schools (public and private)		N	S	N	N	N	N	N	N	S	S	S	P	N	N	N		S
Institutional accessory																		
Off-street parking		N	S	S	S	S	S	S	S	S	S	S	S	N	S ⁴	S		S
Industrial																		
Cottage industry		N	S	N	N	N	N	S	S	S	S	S	N	N	N	N		S
Junkyard		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Light industry	160-8.12	N	N	N	N	N	N	N	S/AS	S/AS	S/AS	S/AS	P	N	N	N		N
Manufacturing		N	N	N	N	N	N	N	N	N	S	N	P	N	N	N		N
Printing/publishing		N	N	N	N	N	N	N	N	N	N	N	S	N	N	N		N
Quarrying and soil mining subject to Mined Land Reclamation Law		N	N	N	N	N	N	N	N	N	N	N	P	N	N	N		N
Quarrying and soil mining not subject to Mined Land Reclamation Law		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N		N
Rail transfer		N	N	N	N	N	N	N	N	N	S	S	S	N	N	N		N
Recycling		N	N	N	N	N	N	N	N	N	N	N	S	N	N	N		N
Research lab		N	N	N	N	N	N	N	N	N	SP	N	SP	N	N	N		N
Storage of bulk fuels and flammable materials	160-8.21	N	S/AS	N	N	N	N	N	N	S/AS	N	N	S/AS	N	N	N		S/AS
Truck terminal		N	N	N	N	N	N	N	N	N	N	N	SP	N	N	N		N
Warehouse		N	N	N	N	N	N	N	N	N	S	N	P	N	N	N		N
Wholesaling		N	N	N	N	N	N	N	N	N	S	N	P	N	N	N		N

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Industrial accessory																		
Business offices		Only accessory to specifically allowed industrial use												N	N	N	X	Only accessory to specifically allowed industrial use N
Off-street parking														N	N	N	X	
Industrial landfill														N	N	N	X	

NOTES:

¹ Refer to § 160-2.1 for district names.

² All uses specified herein are subject to additional standards if in the Historic Overlay District or Flood Hazard Overlay District.

³ Structures with multiple floors. For structures in all commercial areas, the second or higher floors, if present, may contain either apartment dwellings or commercial or professional office uses.

⁴ Consult standards for Combined Residential Business Overlay (CRB) District, § 160-3.1.