

ZONING

264 Attachment 1

City of Schenectady

Schedule A

Use Regulations for Residential Districts

[Amended 3-23-2009 by Ord. No. 2009-02; 9-12-2011 by Ord. No. 2011-15;  
3-11-2013 by Ord. No. 2013-07; 7-8-2024 by Ord. No. 2024-11]

Key:

P = Permitted as of right in district  
 SP = Requires a special use permit  
 NP = Not permitted in the district  
 OS = Recreation and Open Space District  
 R-3 = Multiple-Family Residential District  
 R-1 = Single-Family Residential District

RH-1 = Historic Residential District  
 R-2 = Two-Family District  
 RH-2 = Stockade Historic Residential District

Principal Uses	Districts					
	OS	R-1	RH-1	R-2	RH-2	R-3
Bed-and-breakfasts/tourist homes	NP	NP	NP	NP	SP	SP
Boardinghouses	NP	NP	NP	NP	NP	SP
Botanical gardens, arboretums, conservatories	P	NP	NP	SP	SP	SP
Clubs and lodges, private	NP	NP	NP	NP	NP	NP
Cemeteries and related facilities	SP	NP	NP	NP	NP	NP
Commercial uses, first floor	NP	NP	NP	NP	NP	SP
Community centers	NP	NP	NP	SP	SP	SP
Cultural facilities, nonprofit	SP	NP	NP	SP	SP	SP
Day-care centers and nursery schools	NP	NP	NP	P	P2	P
Dwelling, attached single-family; townhouses (see § 264-111)	NP	SP	NP	P	NP	P
Dwelling, multifamily	NP	NP	NP	NP	NP	P
Dwelling, two-family	NP	NP	NP	P1	P2	P
Dwelling, single-family	NP	P	P	P	P	P
Family-care homes	NP	SP	NP	P	P2	P
Golf courses, private	SP	NP	NP	NP	NP	SP
Home occupations, subject to § 264-104	NP	P	P	P	P	P
Hospitals	NP	NP	NP	NP	NP	NP
Medical hospitality house	NP	SP	NP	SP	NP	SP
Nonprofit institutions of educational, religious or philanthropic nature	NP	NP	NP	SP	SP	SP
Nursing homes	NP	NP	NP	SP	SP	SP
Open space and greenways	P	P	P	P	P	P
Parking areas with more than 5 spaces	NP	NP	NP	P	SP	NP
Parking, ancillary (see § 264-102)	NP	NP	NP	SP	SP	SP
Parks and playgrounds, public	P	P	P	P	P	P

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<b>Principal Uses</b>	<b>Districts</b>					
	<b>OS</b>	<b>R-1</b>	<b>RH-1</b>	<b>R-2</b>	<b>RH-2</b>	<b>R-3</b>
Professional offices subject to § 264-105	NP	NP	NP	SP	SP2	SP
Recreational facilities incidental to religious institutions	NP	SP	SP	SP	SP	SP
Religious institutions	NP	P	SP	P	P	P
Schools, postsecondary	NP	SP	SP	SP	SP	P
Schools, elementary and secondary, private and public	NP	P	NP	P	P	P

**NOTES:**

<sup>1</sup>See § 264-9. Existing and new construction two-family uses are permitted; conversion of one-family dwellings to two-family are prohibited.

<sup>2</sup>See § 264-10. Existing and new construction two-family uses are permitted. Excepting bed-and-breakfasts/tourist homes, and home occupations pursuant to § 264-104, the conversion of any existing single-family dwelling with one dwelling unit into a two-family dwelling with two dwelling units, or any other use, is prohibited.