

ZONING

264 Attachment 2

City of Schenectady

Schedule B

Use Regulations for Nonresidential Districts

[Amended 3-23-2009 by Ord. No. 2009-02; 9-12-2011 by Ord. No. 2011-15; 11-26-2012 by Ord. No. 2012-12; 3-11-2013 by Ord. No. 2013-07; 2-9-2015 by L.L. No. 1-2015; 2-13-2023 by Ord. No. 2023-02; 2-10-2025 by Ord. No. 2025-05]

KEY:

P = Permitted Use

SP = Requires a Special Permit

NP = Not Permitted

C-1 = Neighborhood Retail Business

C-2 = Mixed Use Commercial

C-3 = Waterfront Mixed Use

C-4 = Downtown Mixed-Use

C-5 = Business

I = Institutional

M-1 = Light Manufacturing and Warehousing

M-2 = Manufacturing and Warehousing

Principal Uses	Districts							
	C-1	C-2	C-3	C-4	C-5	M-1	M-2	I4
Adult bookstores and entertainment, pursuant to § 264-101	NP	NP	NP	NP	NP	P	P	NP
Animal and veterinary clinics	NP	P	NP	P	P	P	P	NP
Antique stores	P	P	P	P	P	P	P	NP
Appliance sales (repair and retail)	NP	P	NP	P	P	P	P	NP
Arenas and stadiums	NP	NP	SP	SP	SP	SP	SP	NP
Art galleries and supply shops	NP	P	P	P	P	P	P	NP
Artist and dance studios	P	P	P	P	P	P	P	P4
Assembly and packaging of products and equipment	NP	SP	NP	SP	SP	P	P	NP
Auto body repair	NP	NP	NP	NP	SP	P	P	NP
Automobile wrecking establishments	NP	NP	NP	NP	NP	SP	SP	NP
Bakeries	P	P	P	P	P	P	P	NP
Banks, branch	NP	P	P	P	P	P	P	NP
Banquet facility	NP	P	P	P	P	P	P	NP
Bars, taverns, cocktail lounges, night club	NP	P	P	P	P	P	P	NP
Bed-and-breakfasts, tourist homes	P	P	P	P	P	NP	NP	P4
Boat launches, slips, docks	NP	NP	P	SP	SP	SP	SP	NP
Boat rental establishments	NP	NP	P	NP	P	P	P	NP
Broadcasting stations	NP	P	P	P	P	P	P	NP
Business incubator	NP	P	P	P	P	P	P	NP
Cannabis establishments <sup>6</sup>	NP	SP	SP	P	P	P	P	NP
Car washes	NP	SP	NP	NP	SP	SP	P	NP
Casino gaming facility (and ancillary uses)	NP	NP	P	NP	NP	NP	NP	NP

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Principal Uses	Districts							
	C-1	C-2	C-3	C-4	C-5	M-1	M-2	I4
Community centers and facilities	P	P	P	P	P	P	P	P4
Cultural facilities and museums, nonprofit	NP	P	P	P	P	P	P	P4
Daycare centers and nursery schools	P	P	P	P	P	NP	NP	P4
Drive-in service facilities	NP	SP	NP	NP	SP	P	P	NP
Dry cleaning collection stations	P	P	P	P	P	P	P	P4
Dry-cleaning and dyeing establishments	NP	P	NP	NP	P	P	P	NP
Entertainment facilities (bowling alleys, video arcades), indoor	NP	P	P	P	P	P	P	NP
Family care homes	P	P	NP	P	P	NP	NP	P4
Financial institutions and offices, excl. branch banks	SP	P	P	P	P	P	P	NP
Food processing, canneries and bottling facilities	NP	SP	NP	NP	SP	P	P	NP
Funeral homes	SP	P	NP	P	P	P	P	SP
Gasoline service stations	NP	SP	NP	NP	SP	SP	SP	NP
Government agency structure or use	NP	P	P	P	P	P	P	P4
Group residences	P	P	NP	P	P	NP	NP	P4
Hospital	NP	P	NP	P	P	NP	NP	P4
Hotels and motels	NP	P	P	P	P	NP	NP	NP
Inns	NP	P	P	P	P	NP	NP	NP
Junkyards	NP	NP	NP	NP	NP	NP	SP	NP
Kennels	NP	SP	NP	SP	SP	P	P	NP
Laundromats and laundry collection stations	P	P	P	P	P	P	P	P4
Live and other entertainment venues	NP	NP	P	NP	NP	NP	NP	NP
Manufacturing	NP	NP	NP	NP	NP	NP	P	NP
Manufacturing, light	NP	NP	NP	NP	SP	P	P	NP
Marinas	NP	NP	P	SP	SP	P	P	NP
Mass transportation terminals	NP	NP	NP	P	NP	NP	NP	NP
Material recovery/transfer centers, excl. recycling/redemption	NP	NP	NP	NP	NP	P	P	NP
Meat processing	NP	P	P	P	P	P	P	P
Meat slaughtering	NP	NP	NP	NP	NP	NP	NP	SP
Medical and dental clinics and laboratories	NP	P	P	P	P	P	P	P4

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Principal Uses	Districts							
	C-1	C-2	C-3	C-4	C-5	M-1	M-2	I4
Medical hospitality house	P	P	P	P	P	NP	NP	P
Meeting and multifunctional space	NP	NP	P	NP	NP	NP	NP	NP
Metal and material reclaiming facilities	NP	NP	NP	NP	NP	P	P	NP
Motor vehicle parts and supply sales	NP	P	NP	P	P	P	P	NP
Motor vehicle rental	NP	P	NP	SP	P	P	P	NP
Motor vehicle repair and detailing	NP	P	NP	SP	P	P	P	NP
Motor vehicle sales, exterior sales lots	NP	NP5	NP	NP5	P	P	P	NP
Motor vehicle sales, interior showroom	NP	P	NP	P	P	P	P	NP
Nursing homes	NP	P	SP	P	P	NP	NP	P4
Off-track betting parlors	NP	P	P	P	P	P	P	NP
Open space or greenspace	P	P	P	P	P	P	P	P4
Parking lots or structures as a principal use	NP	P	SP2	P	P	P	P	SP
Parking lots or structures as accessory uses	NP	NP	P	NP	NP	NP	NP	NP
Printing and binding establishments	NP	P	NP	P	P	P	P	NP
Private clubs or lodges	SP	P	P	P	P	P	P	SP
Professional and general business offices	NP	P	SP1	P	P	P	P	NP
Professional/general business offices, limited pursuant to § 264-105	SP	P	P	P	P	P	P	P4
Recreation facilities, outdoor, commercial	NP	NP	P	NP	P	NP	NP	NP
Recreation facilities, public	P	P	P	P	P	P	P	P4
Recreational facilities, indoor, commercial	P	P	P	P	P	P	P	P4
Recycling collection point and redemption centers	NP	P	NP	P	P	P	P	NP
Religious institutions	P	P	P	P	P	P	P	P4
Research and development facilities	NP	P	SP	P	P	P	P	P4
Residential dwellings	P	P	P	P	P	NP	NP	P4
Restaurants	P3	P	P	P	P	P	P	NP
Retail sales w/light manufacturing of products as accessory use	NP	P	P	P	P	P	P	NP
Retail sales and services	NP	P	P	P	P	P	P	NP

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Principal Uses	Districts							
	C-1	C-2	C-3	C-4	C-5	M-1	M-2	I4
Retail sales and services, neighborhood	P	P	P	P	P	P	P	P4
Schools, post-secondary	NP	P	SP	P	P	P	P	P4
Schools, public and private	P	P	NP	P	P	NP	NP	P4
Schools, vocational and trade	NP	SP	NP	P	P	P	P	P4
Self-service storage warehouse structures	NP	NP	NP	NP	SP	P	P	NP
Storage, motor vehicles	NP	NP	NP	NP	NP	P	P	NP
Storage, outdoor, and storage trailers	NP	SP	SP	NP	SP	P	P	SP
Taxi services and taxi dispatch	NP	P	NP	P	P	P	P	NP
Tour boat operators	NP	NP	P	NP	NP	P	P	NP
Trucking, warehousing and storage establishments	NP	NP	NP	NP	SP	P	P	NP
Waste incinerators	NP	NP	NP	NP	NP	NP	SP	NP
Wholesale and distribution establishments, except bulk fuel	NP	NP	NP	NP	P	P	P	NP
Wholesale establishments, permitted retail use	NP	NP	NP	SP	P	P	P	NP

**NOTES:**

- 1 Professional and business offices shall not be located on the ground floor. Retail and service-related uses on ground floor only.
- 2 Parking uses and structures as a principal use shall not be located within 100 feet of the river.
- 3 Maximum seating capacity of 30.
- 4 Special use permit required for any development within 150 feet of a Residential or Open Space District.
- 5 Allowed in rear yards of interior lots that are not through lots, as accessory storage for interior showrooms.
- 6 See § 264-113 for further regulations.