

ZONING AND LAND USE

285 Attachment 1

City of Cohoes

Schedule A

Schedule of Use Regulations

[Amended 5-28-2019 by L.L. No. 1-2019; 3-24-2020 by L.L. No. 1-2020]

P = Permitted Use
 S = Specially Permitted Use
 A = Accessory Use

Use	Zoning District												
	MU-CC	MU-DC	MU-TC	MU-NC	R-1	R-2	MFR	MU-1	MU-2	C-1	I-1	LC	PDD
Housing													
Congregate housing	P	P	P	P	P	P							P
Dwelling, attached or row	P	P	P	P		P	S	P	P				P
Dwelling, condominium	P	P	P	P									P
Dwelling, multifamily	P	P	P	P			P	P	P				P
Dwelling, single-family			S	P	P	P	P	S			S		P
Dwelling, two-family	P	P	P	P		P	P	S					P
Dwelling unit, accessory	A	A	A	A	S	S	A						A
Home occupation	A	A	A	A	S	S	A/S ²		S				
In-law apartment	A	A	A	A	A	P	A						
Mobile home				P									
Mobile home park							S						
Residential care facility	P	S	S	S			P						
Lodging													
Bed-and-breakfast	S	S	S	S			P	P					S
Boarding or rooming house	S		S			P ¹	S ¹	P ¹					
Inn	P	P	P	P				P ³	P				S
Hotel	S	S	S						P				
Motel	S	S	S	S									
Commercial													
Banks	P	P	P	P									S
Beauty shops	P	P	P	P									S
Bar or tavern	S	S	S	S				S	S				
Convenience store	P	P	P	P								S	
Day-care center	S	S	S	S									S

COHOES CODE

Use	Zoning District												
	MU-CC	MU-DC	MU-TC	MU-NC	R-1	R-2	MFR	MU-1	MU-2	C-1	I-1	LC	PDD
Drive-in facility										S			
Family day-care home	P	P	P	S	S	S	S		S	P			
Farmer's market	S	S						S					
Laundromats												S	S
Microbrewery	S	S	S					S	S		P		
Microdistillery	S	S	S					S	S		P		
Nightclub	P	S	S				S	S	S	S			
Nonalcoholic dance club	P	S	S					S	S				
Office building	P	P	P	P			S	P	P	P			
Restaurant	P	P	P	P				P	P				S
Retail	P	P	P	P				P	P	P			
Shopping center	P	P	P	P									
Structure, mixed-use	P	P	P	P	S	S	S	P	P	P			
Tailor	P	P	P	P									S
Sales office for sale and rental of PDD property													S
Civic													
Cultural use facility or museum	P	P	P					S	S	P			
Outdoor recreation	P	P	P	P	P	P			P				S
Park	P	P	P	P	P	P			P				
Place of worship	P	P	P	P						P			
Public uses	P	P	P	P	P	P							S
Public utilities										P		P	
Recreational area	P	P	P	P								S	
Recreation, indoor commercial	S	S	S							P			S
Telecommunications tower										S			
Health													
Animal hospital	S	S	S					P					
Funeral home	S				S	S	S	P					
Medical care offices	S	S	S	S			S	S	S	S			S
Nursing home	S	S	S										
Auto-Oriented													
Gasoline station, neighborhood			S	S				S		S			
Motor service station			S	S						S	S		
Motor vehicle wash			S								S		
Parking garage	A	A	A					S			S		

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	MU-CC	MU-DC	MU-TC	MU-NC	R-1	R-2	MFR	MU-1	MU-2	C-1	I-1	LC	PDD
Parking lot	S						P	S	S	S			
Water-Related													
Boat launch									P				
Dock									S				
Marina									P				
Waterfront retail services									P				
Manufacturing													
Contractor's yard											P		
Light industry								S ⁴			P		
Machine shops								S ⁴			P		
Machinery and transportation services, sales or repair											P		
Manufacturing industries											P		
Natural product extraction											S		
Rock and stone crushing and mixing plants											S		
Warehouse or wholesale use											P		
Agricultural													
Farms												P	
Greenhouse												P	
Hydroponics	S	S	S	S				S	S		P	P	
Nature preserve												S	
Accessory													
Dock ⁵									A				
Garage			A	A	A	A	A	A	S		S	S	
Playhouse	A	A	A	A	A	A	A		S		S	S	
Stable												S	
Swimming pool, private				S	S	S	S						
Tool or storage shed				A	A	A	A		S		S	S	
Adult Uses													
Adult use ²											S		

- ¹ Up to three tenants
- ² In principal building (accessory), in accessory building (special use permit)
- ³ Up to 35 rooms
- ⁴ Not within 300 feet of a residence
- ⁵ Single Family Residential On