

ZONING AND LAND USE

285 Attachment 2

**City of Cohoes
Schedule B
Schedule of Area and Bulk Regulations**

Zoning District	Permitted Uses	Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Setback Requirements			Minimum Green Space	Maximum Allowable Lot Coverage	Maximum Building Height	
					Front	Side	Rear				
R-1 Residential	Building, accessory	N/A	N/A	N/A	50	10	10	N/A	N/A	15	
	Congregate housing	10,000	70	100	30	12	20	50	50	35	
	Dwelling, single-family	10,000	70	100	30	12	20	50	50	35	
	In-law apartment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Outdoor recreation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Parks	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Public uses	10,000	70	100	30	12	20	N/A	N/A	10	
	Uses Requiring a Special Use Permit										
	Accessory dwelling, as part of or in place of a detached garage	N/A	N/A	N/A	50	10	10	50	40	25	
	Family day-care home	10,000	80	100	30	12	20	50	50	35	
	Funeral home	10,000	80	100	30	12	20	50	50	35	
	Home occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Office or service (in a mixed-use building)	10,000	80	100	30	12	20	50	50	35	
Swimming pool, private	N/A	N/A	N/A	50	10	10	50	50	N/A		
R-2 Residential	Boarding or rooming house for up to 3 roomers	7,500	50	100	5 to 10	10	20	50	50	35	
	Building, accessory	N/A	N/A	N/A	50	10	10	N/A	N/A	15	
	Congregate housing	7,500	50	100	5 to 10	10	20	50	50	35	
	Dwelling, attached or row	7,500	50	100	5 to 10	10	20	50	50	35	
	Dwelling, single-family	7,500	50	100	5 to 10	10	20	50	50	35	
	In-law apartment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Outdoor Recreation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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	Parks	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R-2 Residential	Public uses	10,000	70	100	30	10	20	N/A	N/A	N/A
	Uses Requiring a Special Use Permit									
	Accessory dwelling, as part of or in place of a detached garage	N/A	N/A	N/A	50	10	10	50	40	25
	Dwelling, two-family	7,500	50	100	5 to 10	10	20	50	50	35
	Family day-care home	10,000	80	100	30	12	20	50	50	35
	Funeral home	10,000	80	100	30	12	20	50	50	35
	Home occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Office or service (in a mixed-use building)	10,000	80	100	30	12	20	50	50	35
	Swimming pool, private									
MFR-Multifamily Residential	Bed-and-breakfast/inn	7,500	50	100	5 to 15	5	20	30	70	35
	Building, accessory	N/A	N/A	N/A	50	10	10	N/A	N/A	15
	Dwelling, accessory, as part of or in place of a detached garage	N/A	N/A	N/A	50	10	10	N/A	N/A	25
	Dwelling, attached or row	7,500	50	100	5 to 15	5	20	20	80	35
	Dwelling, multifamily	10,000	75	100	5 to 15	10	20	50	50	35
	Dwelling, single-family	5,000	50	100	5 to 15	5	20	40	60	35
	Dwelling, two-family	6,000	60	100	5 to 15	5	20	30	70	35
	Funeral home	8,000	50	100	5 to 15	5	20	30	70	35
	Home occupation located in principal building	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	In-law apartment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Parking lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Residential-care facility	8,000	60	100	5 to 15	10	20	30	70	35
Uses Requiring a Special Use Permit										

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					Front	Side	Rear			
MFR-Multifamily Residential	Home occupation located in accessory structure	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Boarding or rooming house for up to 3 roomers	10,000	75	100	15	10	20	60	40	35
	Club, private	10,000	75	100	15	10	60	60	40	35
	Family day-care home	10,000	50	100	15	10	60	30	70	35
	Funeral home	10,000	80	100	15	10	60	50	50	35
	Professional office	8,000	60	100	15	10	60	30	70	35
	Mobile home park	5 acres	100	100	15	25	30	40	60	35
	Structure, mixed-use	8,000	60	100	15	10	60	30	70	35
	Swimming pool, private	N/A	N/A	N/A	50	10	10	N/A	N/A	N/A
Medical care offices	8,000	60	100	15	10	60	30	70	35	
MU-1 Mixed Use	Animal hospital	10,000	50	100	0 to 5	0	0	0	100	55
	Bed-and-breakfast accommodations as a secondary use of a primary residence or the primary use of an accessory structure	8,000	25	100	0 to 5	0	0	0	100	55
	Boarding or rooming house for up to 3 roomers	7,500	40	100	0 to 5	0	0	0	100	55
	Dwelling, attached or row	2,500	25	50	0 to 5	0	0	0	100	55
	Dwelling, multifamily	2,500	25	50	0 to 5	0	0	0	100	55
	Funeral home	8,000	40	100	0 to 5	0	0	0	100	55
	Inn, accommodations not to exceed 35 year-round rooms	15,000	75	100	0 to 5	0	0	0	100	55
	Office building	10,000	50	100	0 to 5	0	0	0	100	55

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					Front	Side	Rear				
MU-1 Mixed Use	Restaurant	7,500	25	100	0 to 5	0	0	0	100	55	
	Retail	5,000	25	75	0 to 5	0	0	0	100	55	
	Structure, mixed-use, to include retail or service uses on the first floor and office or residential on the upper floors	2,000	25	50	0 to 5	0	0	0	100	55	
	Uses Requiring a Special Use Permit										
	Bar tavern; nightclub nonalcoholic dance club	7,500	25	100	0 to 5	0	0	0	100	35	
	Cultural use facility or museum	7,500	50	150	0 to 10	10	20	20	100	35	
	Dwelling, single-family	5,000	25	75	0 to 5	0	0	0	100	35	
	Dwelling, two-family	7,500	50	100	5 to 10	10	20	50	50	35	
	Gasoline stations, neighborhood	5,000	50	150	5 to 10	0	0	0	100	35	
	Hydroponics	2,500	25	50	0 to 5	0	0	0	100	45	
	Machine shops and related manufacturing uses not within 300 feet of any primary residential use	15,000	100	150	5 to 10	0	30	40	60	35	
	Microbreweries	5,000	50	100	0 to 5	0	0	0	100	45	
	Microdistilleries	5,000	50	100	0 to 5	0	0	0	100	45	
	Parking garage lot as principal use	10,000	50	150	0 to 10	0	0	0	100	45	
Secondary garage not related to residential use	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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MU-1 Mixed Use	Temporary outdoor sales of seasonal agricultural products and customary accessory products (example: farmers' markets)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Medical care offices	8,000	60	100	15	10	60	30	70	35	
MU-2 Waterfront Mixed Use	Boat launch	5,000	50	100	0 to 10	0	0	0	100	35	
	Dwelling, attached or row	2,500	40	60	0 to 5	0	0	0	100	35	
	Dwelling, multifamily	10,000	90	100	0 to 10	10	20	50	50	35	
	Dwelling, single-family	8,000	80	100	10 to 15	10	10	50	50	35	
	Inn hotel	20,000	100	150	15 to 20	10	20	30	80	45	
	Outdoor recreation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Parking garage lot, as accessory use	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Parks	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Professional office	10,000	50	150	0 to 10	0	0	0	100	45	
	Restaurant	5,000	50	100	0 to 20	0	0	0	100	35	
	Retail	10,000	50	150	0 to 10	0	0	0	100	45	
	Structure, mixed-use, to include retail or service uses on the first floor and office or residential on the upper floors	5,000	50	100	0 to 20	0	0	0	100	45	
	Waterfront retail services	8,000	50	100	0 to 20	0	0	0	100	35	
	Uses Requiring a Special Use Permit										
	Bar tavern; nightclub nonalcoholic dance club	5,000	50	100	0 to 20	0	0	0	100	35	
Building, accessory	N/A	N/A	N/A	50	10	10	N/A	N/A	N/A		
Cultural use facility or museum	7,500	50	150	0 to 10	10	20	20	80	35		

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MU-2 Waterfront Mixed Use	Dock	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Family day-care home	12,500	80	100	10 to 20	10	10	50	50	35	
	Home occupation	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Hydroponics	2,500	25	50	0 to 5	0	0	0	100	45	
	Microbreweries	5,000	50	100	0 to 5	0	0	0	100	45	
	Microdistilleries	5,000	50	100	0 to 5	0	0	0	100	45	
	Parking garage lot, as accessory use	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
C-1 Office Retail Commercial	Cultural use facility or museum	10,000	50	150	0 to 10	10	20	20	80	35	
	Day-care center	20,000	100	200	35	20	35	30	70	35	
	Dwelling, attached or row	7,500	50	100	30	10	20	50	50	35	
	Dwelling, multifamily	10,000	100	150	0 to 10	0	0	40	60	35	
	Places of worship	20,000	100	200	10 to 20	0	0	50	50	35	
	Professional offices	10,000	50	150	0 to 10	10	20	20	80	35	
	Recreation, indoor commercial	10,000	50	150	0 to 10	10	20	20	80	35	
	Retail	10,000	50	150	0 to 10	10	20	20	80	35	
	Structure, mixed-use	2,500	40	60	0 to 10	0	0	0	100	35	
	Uses Requiring a Special Use Permit										
	Parking lot	10,000	50	150	0 to 10	10	20	N/A	N/A	35	
	Club, private	5,000	50	100	0 to 10	15	20	20	80	35	
	Convenience store with retail fuel sales	20,000	100	200	10 to 15	15	20	20	80	25	
	Drive-in facility	15,000	50	150	20 to 30	10	20	50	50	15	
	Motor vehicle service station	15,000	50	150	15-Oct	10	10	30	70	25	
I-1 Industrial	Contractor's yard	10,000	80	100	20	20	20	25	75	45	
	Hydroponics	7,500	80	100	10	10	10	25	75	45	
	Light industry	10,000	80	100	20	20	20	25	75	45	
	Machine shop	10,000	80	100	20	20	20	25	75	45	

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I-1 Industrial	Machinery or transportation services, sales or repair	10,000	80	100	20	20	20	25	75	45	
	Manufacturing	10,000	80	100	20	20	20	25	75	45	
	Microbreweries	5,000	80	100	5	5	5	10	75	45	
	Microdistilleries	5,000	80	100	5	5	5	10	75	45	
	Public utilities	10,000	80	100	20	20	20	25	75	45	
	Warehouse or wholesale uses	10,000	80	100	20	20	20	25	75	45	
	Uses Requiring a Special Use Permit										
	Parking garage, as principal use	10,000	50	150	0	10	20	N/A	N/A	45	
	Adult uses	20,000	100	150	20	20	20	25	75	45	
	Building, accessory	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Dwelling, single-family	10,000	70	100	30	12	20	50	50	45	
	Motor vehicle service station	20,000	100	200	30	15	20	25	75	45	
	Motor vehicle wash	20,000	100	200	30	15	20	25	75	45	
	Natural product extraction	2 acres	200	200	50	50	50	N/A	N/A	45	
	Places of worship	20,000	100	150	20	20	20	25	75	45	
Rock and stone crushing and mixing plants	2 acres	200	200	50	50	20	N/A	N/A	45		
Telecommunications tower	20,000	100	200	30	15	20	50	50	45		
LC-Land Conservation	Farm or other agricultural or horticultural operation	1 acre	200	200	75	50	50	80%	20%	35	
	Greenhouse, commercial	1 acre	200	200	100	50	50	85%	15%	35	
	Hydroponics	1 acre	200	200	75	50	50	75%	20%	35	
	Municipal or public utility	1 acre	200	200	75	50	50	80%	20%	35	
	Uses Requiring a Special Use Permit										

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LC-Land Conservation	Naturel preserves	10 acres	200	200	100	50	50	85%	15%	35
	Recreational area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Single-family dwelling, accessory	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Stable, commercial	10 acres	200	200	100	50	50	85%	15%	35