

# ZONING AND LAND USE

## 190 Attachment 1

### Town of Colonie

#### Table of Permitted Uses

**[Amended 6-28-2007 by L.L. No. 10-2007; 8-28-2008 by L.L. No. 8-2008; 5-21-2009 by L.L. No. 4-2009; 11-5-2009 by L.L. No. 12-2009; 2-3-2011 by L.L. No. 13-2011; 7-28-2011 by L.L. No. 19-2011; 7-25-2013 by L.L. No. 13-2013; 5-1-2014 by L.L. No. 8-2014; 11-19-2015 by L.L. No. 12-2015; 3-23-2017 by L.L. No. 2-2017; 4-6-2017 by L.L. No. 4-2017; 8-30-2018 by L.L. No. 10-2018; 8-30-2018 by L.L. No. 11-2018; 8-30-2018 by L.L. No. 12-2018; 10-25-2018 by L.L. No. 16-2018]**

KEY X - Permitted Use  
 A - Permitted Accessory Use  
 SUP - Use permitted by Special Use Permit  
 PSP - Use permitted by Planning Special Permit  
 WTSUP - Use permitted by Wireless Telecommunications Special Use Permit

	SFR Single- Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
Airport									X		
Animal shelter								X	X		
Amusement use, indoor (excluding specific amusement uses enumerated in this table)			SUP	SUP	X	X	X	X	X		
Amusement use, large outdoor (excluding specific amusement uses enumerated in this table)			SUP	SUP	SUP	SUP	SUP	X	X		
Amusement use, small outdoor (excluding specific amusement uses enumerated in this table)			SUP	SUP	SUP	X	X	X	X		
Artisan studio/shop			X		X	X	X	X	X		
Bakery, commercial							X	X	X		
Bakery, retail				X	X	X	X	X	X		
Bank			X	X	X	X	X	X	X		
Bar					X	X	X	X	X		
Bed-and-breakfast			X		X	X	X	X			

COLONIE CODE

	SFR Single- Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
Billboard								X			
Boardinghouse			SUP		SUP	SUP	SUP				
Brewery								X	X		
Building supplies						X	X	X	X		
Car wash						X	X	X	X		
Cemetery											X
Christmas tree sales (See General Regulations Article.)				X	X	X	X	X	X		
Commercial parking								X	X		
Community center		SUP	X	X	X	X	X		X		
Community center, accessory		A									
Construction company, large								X	X		
Construction company, small					X	X	X	X	X		
Convenience store				X	X	X	X	X	X		
Convention and Exhibit Center				X		X	X	X	X		
Correctional facility								X	X		
Crafting studio, alcohol licensed			SUP		X	X	X	X	X		
Crematory											X
Cultural venue			X	X	X	X	X	X	X		
Dance hall						X	X	X	X		
Day care, adult		SUP	X	X	X	X	X	X	X		
Day care, home	A	A	A	A	A	A	A	A	A		
Day-care center		SUP	X	X	X	X	X	X	X		
Drive-through use			A	A	A	A	A	A	A		
Dwelling unit accessory	A	A	A	A	A	A	A	A	A		
Dwelling unit, mixed- use		X	X		X	X	X				
Dwelling, multifamily (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X	X	SUP	X	X	X				

ZONING AND LAND USE

	SFR Single- Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
Dwelling, single-family (See additional use standards, restrictions, and exceptions for mixed-use zones below.)	X	X			SUP						
Dwelling, single-family farmhouse	A	A	A	A	A	A	A	A	A	A	
Dwelling, townhouse (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X	X		X	X	X				
Dwelling, two-family (See additional use standards, restrictions, and exceptions for mixed-use zones below.)		X				SUP					
Elder-care use		SUP	X	X	X	X	X	X	X		
Entertainment or retail adult (See General Regulations Article.)											
Farm	X	X	X	X	X	X	X	X	X	X	X
Farm brewery			SUP		X	X	X	X	X		
Farm stand	A	A	A	A	A	A	A	A	A	A	
Fast-food establishment			A	A	X	X	X	X	X		
Fire station	X	X	X	X	X	X	X	X	X	X	
Fraternity or sorority house	SUP	A	A	A	A	A	A	A	A		
Funeral home				X	SUP	X	X	X	X		X
Garage sale (See General Regulations Article.)	A	A	A	A	A	A	A	A	A		
Garden center						X	X	X	X		
General contractor								X	X		
Golf course	X	X	X	X		X	X	X	X		
Golf course, miniature						X	X	X	X		
Health club			X	X	SUP	X	X	X	X		

COLONIE CODE

	<b>SFR Single- Family Residential</b>	<b>MFR Multifamily Residential</b>	<b>OR Office Residential</b>	<b>CO Commercial Office</b>	<b>NCOR Neighborhood Commercial Office Residential</b>	<b>COR Commercial Office Residential</b>	<b>HCOR Highway Commercial Office Residential</b>	<b>IND Industrial</b>	<b>ABA Airport Business Area</b>	<b>LC Land Conservation</b>	<b>CEM Cemetery</b>
Heavy equipment storage/sales/services				SUP		SUP	X	X	X		
Home occupation Level One (See General Regulations Article.)	A	A	A	A	A	A	A	A	A		
Home occupation Level Two (See General Regulations Article.)		SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Hospital				X		X	X	X	X		
Hotel				X	X	X	X	X	X		
Hotels within Route 5 Corridor Inventory Study Area				PSP	PSP	PSP	PSP	PSP	PSP		
Industry, heavy								X	X		
Industry, light								X	X		
Junkyard								X			
Kennel						X	X	X	X		
Landscaping company						X	X	X	X		
Lawn care service company					X	X	X	X	X		
Library			X	X	X	X	X	X	X		
Manufacturing, light			X		X	X	X	X	X		
Marina					X	X	X	X	X		
Microbrewery/brew pub			SUP		X	X	X	X	X		
Mini mart					SUP	X	X	X	X		
Mini warehouse/self-storage facility						SUP	SUP	X	X		
Mining								X			
Manufactured home park		X									
Motor vehicle – automatic car wash						X	X	X	X		
Motor vehicle – detailing shop			X		X	X	X	X	X		
Motor vehicle rental agency				X		X	X	X	X		
Motor vehicle repair shop (major)								X	X		

## ZONING AND LAND USE

	SFR Single- Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND Industrial	ABA Airport Business Area	LC Land Conservation	CEM Cemetery
Motor vehicle repair shop (minor)						X	X	X	X		
Motor vehicle or boat sales and service						X	X	X	X		
Motor vehicle service station					X	X	X	X	X		
Motor vehicle or boat storage yard								X	X		
Movie theater					X	X	X	X	X		
Municipal uses	X	X	X	X	X	X	X	X	X	X	
Nightclub						X	X	X	X		
Nursery	X	X	X	X	X	X	X	X	X	X	X
Nursing home		SUP	X	X	X	X	X	X	X		
Office, medical			X	X	X	X	X	X	X		
Office, professional or business			X	X	X	X	X	X	X		
Park	X	X	X	X	X	X	X	X	X		
Personal service business			X	X	X	X	X	X	X		
Pet grooming facility			X	X	X	X	X	X	X		
Place of worship	X	X	X	X	X	X	X	X	X		X
Portable storage structure	X	X	X		X	X	X	X	X		
Preschool			X	X	X	X	X	X	X		
Preschool, accessory	A	A	A	A	A	A	A	A	A		
Private club				X	SUP	X	X	X	X		
Recreation field			X	X	X	X	X	X	X	X	
Research and development laboratory			X	X		X	X	X	X		
Restaurant				X	X	X	X	X	X		
Retail business (excluding specific retail sales uses enumerated in this table)			SUP	SUP	X	X	X	X	X		
School	X	X	X	X	X	X	X	X	X		
Service business			X	X	X	X	X	X	X		
Shipping store, retail			SUP	SUP	X	X	X	X	X		
Sign (See Signs and Billboards Article.)											

COLONIE CODE

	<b>SFR Single- Family Residential</b>	<b>MFR Multifamily Residential</b>	<b>OR Office Residential</b>	<b>CO Commercial Office</b>	<b>NCOR Neighborhood Commercial Office Residential</b>	<b>COR Commercial Office Residential</b>	<b>HCOR Highway Commercial Office Residential</b>	<b>IND Industrial</b>	<b>ABA Airport Business Area</b>	<b>LC Land Conservation</b>	<b>CEM Cemetery</b>
Solar farm						SUP	SUP	SUP	SUP		
Solar energy system, ground-mounted	X	X	X	X	X	X	X	X	X		
Solar energy system, roof-mounted	X	X	X	X	X	X	X	X	X	X	X
Supermarket						X	X	X	X		
Transfer station								X			
Truck garden	X	X	X	X	X	X	X	X	X	X	
Veterinarian				X	SUP	X	X	X			
Warehouse storage/distribution								X	X		
Wholesale business							X	X	X		
Wireless telecommunications facility (See Ch. 189.)	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP