

## 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; 9-29-2022 by L.L. No. 4-2022]

#### KEY

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

	SFR Single-Family Residential	MFR Multifamily Residential	OR Office Commercial	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		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				
Artisan studio/shop		X		X	X	X	X		X		X
Bakery, commercial									X		X
Bakery, retail					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		X

COLONIE CODE

	SFR Single- Family Residential	MFR Multifamily Residential	OR Office Commercial	CO Commercial Office	NCOR Neighborhood Commercial Office Residential	COR Commercial Office Residential	HCOR Highway Commercial Office Residential	IND IND	ABA Airport Business Area	LC Land Conservation	CEM CEM Cemetery
Billboard									X		
Boardinghouse			SUP		SUP	SUP	SUP	SUP	X	X	
Brewery						X			X	X	
Building supplies						X			X	X	
Cannabis, retail			SUP	SUP	X	X	X	X	X	X	
Car wash						X			X	X	
Cemetery						X			X	X	
Christmas tree sales (See General Regulations Article.)					X	X	X	X	X	X	X
Commercial parking			SUP		X		X		X	X	
Community center			A								
Community center, accessory large									X	X	
Construction company, large									X	X	
Construction company, small					X	X	X	X	X	X	
Convenience store					X	X	X	X	X	X	
Convention and Exhibit Center					X	X	X	X	X	X	
Correctional facility									X	X	
Crafting studio, alcohol licensed			SUP		X	X	X	X	X	X	X
Crematory											X
Cultural venue					X	X	X	X	X	X	
Dance hall						X	X	X	X	X	
Day care, adult			SUP		X	X	X	X	X	X	
Day care, home			A		A	A	A	A	A	A	
Day-care center			SUP		X	X	X	X	X	X	
Drive-through use					A	A	A	A	A	A	
Dwelling unit accessory			A		A	A	A	A	A	A	
Dwelling unit, mixed- use			X		X	X	X	X	X	X	
Dwelling, multifamily (See additional use standards, restrictions, and exceptions for mixed-use zones below.)			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		
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		
Farm brewery			SUP		X	X	X	X	X		
Farm stand	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		
Fraternity or sorority house	SUP	A	A	A	A	A	A	A	A		
Funeral home				X	SUP	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	X		
General contractor					X	X	X	X	X		
Golf course	X	X	X		X	X	X	X	X		
Golf course, miniature					SUP	X	X	X	X		
Health club			X	X	SUP	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
Heavy equipment storage/sales/services											
Home occupation Level One (See General Regulations Article.)	A	A	A	A	A	A	X	X	X	X	
Home occupation Level Two (See General Regulations Article.)		SUP	SUP	SUP	SUP	SUP	SUP	SUP			
Hospital			X	X	X	X	X	X	X	X	
Hotel			X	X	X	X	X	X	X	X	
Hotels within Route 5											
Corridor Inventory Study Area			PSP	PSP	PSP	PSP	PSP	PSP	PSP	PSP	
Industry, heavy									X	X	
Industry, light									X	X	
Junkyard									X		
Kennel									X	X	
Landscape company									X	X	
Lawn care service company									X	X	
Library									X	X	
Manufacturing, light			X	X	X	X	X	X	X	X	
Marina									X	X	
Microbrewery/brew pub			SUP						X	X	
Mini mart				SUP					X	X	
Mini warehouse/self- storage facility					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	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	X		
Motor vehicle or boat sales and service					X	X	X	X	X		
Motor vehicle service station					X	X	X	X	X		
Motor vehicle or boat storage yard							X	X	X		
Movie theater					X	X	X	X	X		
Municipal uses	X		X		X	X	X	X	X		
Nightclub						X	X	X	X		
Nursery	X		X		X	X	X	X	X		
Nursing home		SUP		X	X	X	X	X	X		
Office, medical			X		X	X	X	X	X		
Office, professional or business			X		X	X	X	X	X		
Park	X		X		X	X	X	X	X		
Personal service business			X		X	X	X	X	X		
Pet grooming facility			X		X	X	X	X	X		
Place of worship	X		X		X	X	X	X	X		
Portable storage structure	X		X		X	X	X	X	X		
Preschool			X		X	X	X	X	X		
Preschool, accessory	A	A	A		A	A	A	A	A		
Private club					X	SUP	X	X	X		
Recreation field					X	X	X	X	X		
Research and development laboratory			X		X	X	X	X	X		
Restaurant					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		
Service business			X		X	X	X	X	X		
Shipping store, retail		SUP	SUP		X	X	X	X	X		
Short-term rentals		X			X	X	X	X	X		

COLONIE CODE

	SFR Single- Family Residential	MFR Multifamily Residential	OR Office Residential	CO Commercial	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
Sign (See Signs and Billboards Article.)					SUP	SUP	SUP	SUP			
Solar farm					X	X	X	X	X	X	
Solar energy system, ground-mounted	X	X	X	X	X	X	X	X	X	X	
Solar energy system, roof-mounted	X	X	X	X	X	X	X	X	X	X	
Supermarket						X	X	X	X	X	
Transfer station								X	X	X	
Truck garden	X	X	X	X	X	X	X	X	X	X	
Veterinarian					SUP	X	X	X	X	X	
Warehouse								X	X	X	
storage/distribution								X	X	X	
Wholesale business								X	X	X	
Wireless telecommunications facility (See Ch. 189.)	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP	WTSUP