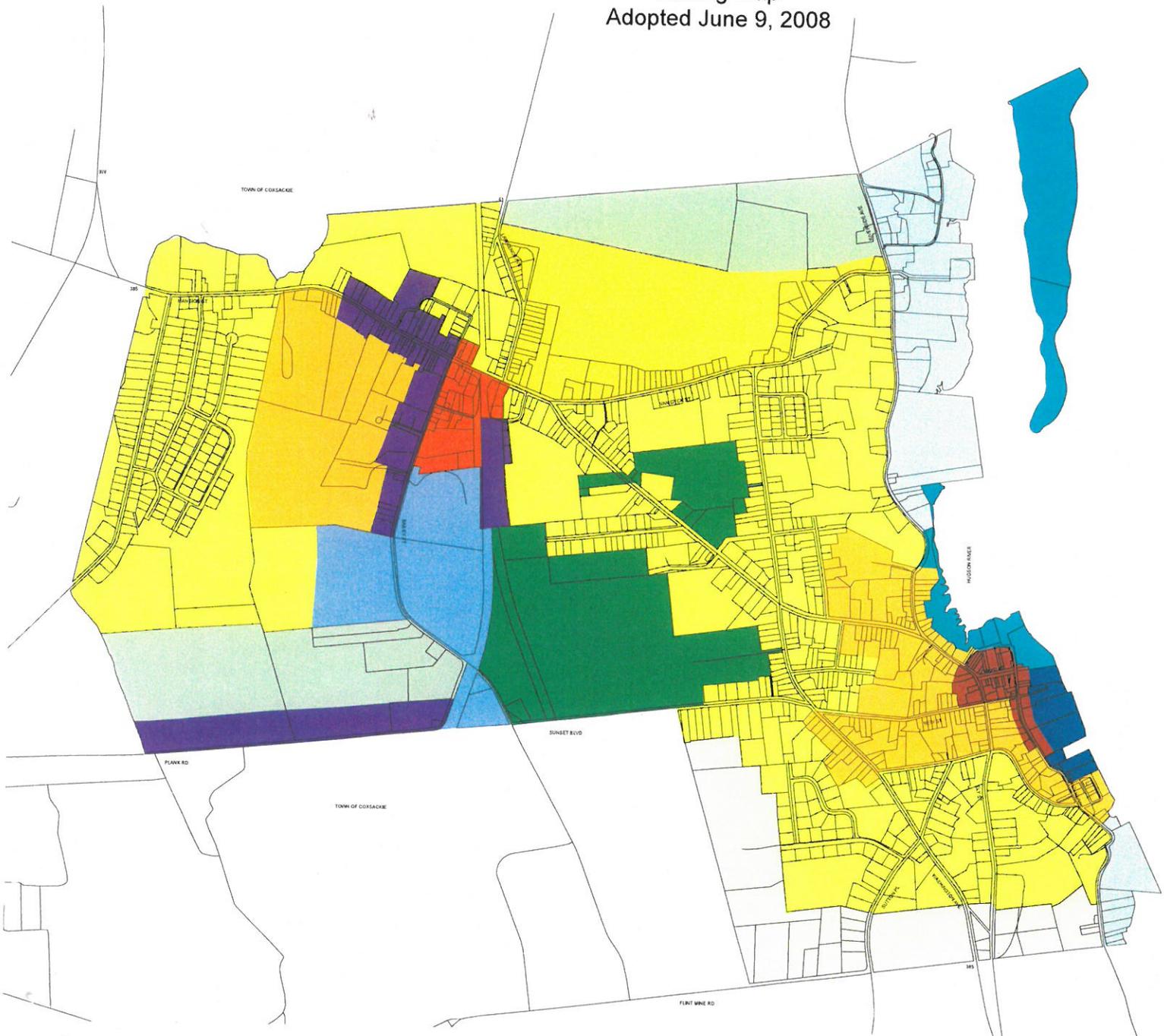


Village of Coxsackie
 Zoning Map
 Adopted June 9, 2008



Zoning Districts	
■	Waterfront Recreation
■	Waterfront Residential
■	Rural Residential/Agriculture
■	Medium Density Residential - 1
■	Medium Density Residential - 2
■	Medium Density Residential - 3
■	Mixed Residential
■	Community Services and Recreation
■	Village Center
■	Waterfront Development
■	Neighborhood Commercial
■	Community Commercial
■	Industrial

Schedule C
Village of Coxsacke Dimensional Standards
Zoning Districts

District	Minimum Lot Area	Lot Density	Minimum Lot Width	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height	Maximum Impervious Surface
Waterfront Recreation	43,560 sq. ft.	N/A	40 ft	50 ft from the high water line ² or 10 ft from the street	20 ft	50 ft from the high water line ²	2 1/2 stories; 35 ft	25%
Rural Residential Agriculture	43,560 sq. ft.	1 du/acre	150 ft	25 ft	10, 25 ft aggregate	50 ft	2 1/2 stories; 35 ft	Total lot 30%: Principal Building - 20%; Accessory Uses - 10%
Waterfront Residential	43,560 sq. ft.	Multi-family: 2,200 sq. ft.; Single-family attached, Two-family: 2,500 sq. ft.	150 ft	25 ft	25 ft	50 feet from high water line ¹	2 1/2 stories; 35 ft	70%
Medium Density -1	20,000 sq. ft.	N/A	75 ft	Built to sidewalk, or the average of the front yard setbacks on the block on the same side of the street; or a maximum of 10 ft	5, 10 ft aggregate	25 ft	3 1/2 stories; 45 ft	Total lot 50%: Principal Building - 25%; Accessory Uses - 10%
Medium Density -2	10,000 sq. ft.	N/A	75 ft	Built to sidewalk, or the average of the front yard setbacks on the block on the same side of the street; or a maximum of 10 ft	5, 10 ft aggregate	25 ft	3 1/2 stories; 45 ft	Total lot 50%: Principal Building - 25%; Accessory Uses - 10%
Medium Density -3	10,000 sq. ft.	N/A	75 ft	Built to the sidewalk, or the average of the front yard setbacks on the block on the same side of the street; or a maximum of 10 ft	5, 10 ft aggregate	25 ft	2 1/2 stories; 35 ft	Total lot 50%: Principal Building - 25%; Accessory Uses - 10%
Mixed Residential	7,500 sq. ft.	Multi-family: 1,500 sq. ft.; Single-family semi-detached, Single-family attached, Two-family: 2,000 sq. ft.	100 ft	Built to the sidewalk, or the average of the front yard setbacks on the block on the same side of the street; or a maximum of 10 ft	5, 10 ft aggregate	25 ft	3 1/2 stories; 45 ft	Total lot 60%: Principal Building - 35%; Accessory Uses - 10%
Community Services and Recreation	10,000 sq. ft.	N/A	75 ft	10 ft	25 ft	12 ft	45 ft	70%
Village Center	2,500 sq. ft.	N/A	40 ft	Built to the sidewalk, or the average of the front yard setbacks on the block on the same side of the street; or a maximum of 10 ft	0 ft for buildings that share a party wall; 5 ft	10 ft	50 ft	95%
Waterfront Development	3,000 sq. ft.	N/A	40 ft	50 ft from the high water line ² or 10 ft from the street	0 ft for buildings that share a party wall; 5 ft	50 ft from the high water line ²	2 1/2 stories; 35 ft	90%
Neighborhood Commercial	5,000 sq. ft.	N/A	40 ft	Built to the sidewalk, or the average of the front yard setbacks on the block on the same side of the street; or a maximum of 10 ft	10 ft	12 ft	3 1/2 stories; 45 ft	70% total; up to an additional 10% may be appropriate with a Special Permit with proper stormwater management
Community Commercial	5,000 sq. ft.	N/A	40 ft	Built to the sidewalk, or the average of the front yard setbacks on the block on the same side of the street; or a maximum of 10 ft	10 ft	12 ft	45 ft	70% total; up to an additional 10% may be appropriate with a Special Permit with proper stormwater management
Industrial	20,000 sq. ft.	N/A	100 ft	40 ft	25 ft	50 ft	45 ft	70% total; up to an additional 10% may be appropriate with a Special Permit with proper stormwater management

¹ The minimum setback from the high water mark of the river shall be measured 50 feet horizontally away from and paralleling the River.

² Setbacks can be closer to the high water line with a special use permit

Schedule B							
Village of Coxsackie Use Regulations for Non-Residential/Mixed Use Districts							
Principal Uses	Zoning Districts						
	WRC	VC	WD	NC	CC	CSR	I
retail businesses and services less than 25,000 sq. ft.	NP	P	P	P	P	NP	NP
schools, elementary and secondary, public or private	NP	NP	NP	NP	NP	P	NP
self storage units	NP	NP	NP	NP	NP	NP	SP
theaters	NP	P	NP	P	P	SP	NP
veterinary hospital and offices	NP	NP	NP	NP	SP	NP	NP
vocational or business schools	NP	NP	NP	NP	NP	P	NP
warehousing, distribution and storage	NP	NP	NP	NP	P	NP	P
wholesale and distribution establishments, except bulk fuel	NP	NP	NP	NP	NP	NP	P
yacht clubs, marinas	P	NP	P	NP	NP	NP	NP

P = Permitted Use

SP = Requires a Special Use Permit

NP = Not Permitted

Schedule B
Village of Coxsackie Use Regulations for Non-Residential/Mixed Use Districts

Principal Uses	Zoning Districts						
	WRC	VC	WD	NC	CC	CSR	I
adult entertainment	NP	NP	NP	NP	NP	NP	SP
art and antique galleries, artist studios	NP	P	P	P	P	SP	NP
assembly places, stadiums, arenas	NP	SP	NP	SP	SP	SP	NP
automotive repair service facilities	NP	NP	NP	NP	SP	NP	NP
banks and other financial institutions	NP	P	NP	P	P	NP	NP
bars, taverns, cocktail lounges	NP	P	SP	SP	SP	NP	P
bed and breakfasts	NP	P	P	P	P	NP	NP
boat dock, slip, pier, and wharves for yachts/pleasure boats	P	NP	P	NP	NP	NP	NP
boat rental, sales, storage, supplies and repair	P	NP	P	NP	P	NP	P
broadcasting studio without transmitter tower	NP	NP	NP	NP	P	NP	P
bulk fuel and chemical storage	NP	NP	NP	NP	NP	NP	SP
business and professional offices	NP	P	SP	P	P	P	NP
car wash	NP	NP	NP	NP	SP	NP	SP
charter boats, tour boats	NP	NP	SP	NP	NP	NP	NP
cultural uses, including libraries and museums	NP	P	SP	P	P	P	NP
daycare, adult	NP	NP	NP	SP	NP	NP	NP
dwelling, multifamily	NP	P	NP	SP	P	NP	NP
dwelling, single-family	NP	NP	NP	P	P	NP	NP
dwelling, two-family	NP	NP	NP	P	P	NP	NP
entertainment and recreation, indoor, commercial	NP	P	NP	P	P	NP	P
funeral homes	NP	NP	NP	P	P	NP	NP
gasoline stations (service station/convenience store)	NP	NP	NP	NP	SP	NP	NP
greenhouses and nurseries, commercial	NP	NP	NP	NP	NP	NP	P
governmental offices	NP	P	NP	P	P	P	NP
home occupations	NP	P	P	P	P	NP	NP
hotel, inns	NP	P	SP	SP	P	NP	NP
laboratories, biological	NP	NP	NP	NP	NP	NP	SP
lumberyards	NP	NP	NP	NP	NP	NP	SP
manufacturing and industry	NP	NP	NP	NP	NP	NP	P
manufacturing and industry, light	NP	NP	NP	NP	SP	NP	P
medical clinics and laboratories, dental clinics	NP	P	NP	P	P	NP	NP
membership clubs	NP	P	NP	P	P	P	NP
motel	NP	NP	NP	NP	SP	NP	NP
motor vehicle sales agency, new and used, with outdoor sales, display and storage	NP	NP	NP	NP	P	NP	NP
motor vehicle sales agency, new and used, including service and repair indoors, with outdoor sales, display and storage	NP	NP	NP	NP	NP	NP	P
outdoor dining	NP	P	P	P	P	NP	NP
parking lots or structures as separate, principal uses	NP	SP	NP	P	NP	NP	SP
parks, open space and recreational facilities, public	P	P	P	P	P	P	NP
printing and publishing	NP	NP	NP	NP	P	NP	P
public utility installations and substations	NP	NP	NP	NP	NP	NP	SP
recreational facilities, indoor, public	NP	P	NP	P	P	P	P
religious institutions	NP	SP	NP	SP	SP	P	NP
research and development facilities	NP	NP	NP	NP	NP	NP	P
residential above commercial	NP	P	P	P	P	NP	NP
restaurants, excluding drive-thrus	NP	P	P	P	P	NP	NP
restaurants, including drive-thrus	NP	NP	NP	SP	SP	NP	SP

Schedule A Village of Coxsackie Use Regulations for Residential Districts						
Principal Uses	Zoning Districts					
	WR	RRA	MDR-1	MDR-2	MDR-3	MR
agriculture	NP	SP	NP	NP	NP	NP
boat dock, slip, pier, and wharves for yachts/pleasure boats	P	NP	NP	NP	NP	NP
bed and breakfasts	SP	SP	SP	SP	SP	P
cemeteries	NP	SP	NP	NP	NP	NP
community centers	SP	NP	NP	NP	SP	SP
daycare, adult	NP	SP	SP	SP	SP	SP
dwelling, multi-family	SP	NP	NP	SP	NP	P
dwelling, single-family	P	P	P	P	P	P
dwelling, single-family attached	SP	NP	SP	SP	SP	P
dwelling, single-family semi-detached	NP	NP	SP	SP	SP	P
dwelling, two-family	SP	NP	P	P	P	P
extracting operations and soil mining	NP	SP	NP	NP	NP	NP
funeral homes	NP	NP	NP	NP	NP	SP
greenhouses and nurseries, commercial	NP	SP	NP	NP	NP	NP
group residences	NP	NP	NP	NP	NP	SP
home occupations	SP	SP	SP	SP	SP	SP
kennels	NP	SP	NP	NP	NP	NP
manufactured home park	NP	NP	NP	NP	P	NP
nursery schools and child day care facilities	NP	SP	SP	SP	SP	SP
nursing care, assisted living	NP	NP	NP	NP	NP	SP
parks and recreation, public	P	P	P	P	P	P
professional and business offices, minor	NP	NP	NP	NP	NP	SP
religious institutions	P	P	P	P	P	P
schools, elementary and secondary, private and public	NP	SP	SP	SP	SP	SP
stables	NP	SP	NP	NP	NP	NP
theaters, drive-in	NP	SP	NP	NP	NP	NP
yacht clubs, marinas	P	NP	NP	NP	NP	NP

NP = Not permitted in the district

P = Permitted as of right in district

SP = Requires a Special Use Permit