

**TABLE 6A: TABLE OF USES PERMITTED BY DISTRICT**

	R-O	R-N	R-L	MF	B-1	B-2	B-3	B-4	PMU	PR	C	ERC
<b>Residential Uses</b>												
One-Family Dwelling	P	P	P	P	SP	–	SP	P	P	–	–	–
Two-Family Dwelling	SP	SP	SP	P	SP	–	–	–	P	–	–	–
Multi-Family Dwelling	–	–	–	P*3	SP*3	–	SP*11	–	P*3	–	–	–
Accessory Apartment	SP	SP	SP	–	–	–	–	–	SP	–	–	–
Cottage Court	–	–	–	–	–	–	–	–	P*4	–	–	–
1-family to 2-family conversion	SU	SU	SU	SU	SU	–	–	SP	SP	–	–	–
1-Family/2-Family to Multi conversion	–	–	SU	–	SU	–	–	SP	SP	–	–	–
Home Occupation, Class 1	P	P	P	P	P	–	–	P	P	–	–	–
Home Occupation, Class 2	SP	SP	SP	SP	SP	–	–	SP	SP	–	–	–
Home Professional Office	SP	SP	SP	SP	SP	–	–	P	P	–	–	–
Live-work unit	–	–	–	–	–	–	–	–	P	–	–	–
Group Home	–	SU	SU	–	–	–	–	–	–	–	–	–
Family Day care home	P	P	P	P	SP	–	–	–	SP	–	–	–
<b>Commercial Uses</b>												
Bank	–	–	–	–	SP	SP	SP	P	–	–	–	–
Bar	–	–	–	–	SP	SP	–	–	–	–	–	–
Bed & Breakfast	–	–	SU	–	SU	–	–	–	–	–	–	–
Business/professional office	–	–	–	–	SP	SP	SP	P*7	SP*2	–	–	–
Commercial Amusements	–	–	–	–	SP	SP	–	–	–	–	–	–
Day care center	–	–	–	–	–	P	–	–	–	–	–	–
Funeral home												
Health & fitness establishment	–	–	–	–	SP	SP	–	–	SP	–	–	–
Health-related facility	–	–	–	–	–	SP	SP	P	–	–	–	–
Hospital or sanatorium	–	–	–	–	–	–	SP	P	–	–	–	–
Hotel	–	–	–	–	SP	–	–	–	–	–	–	–
Marina	–	–	–	–	–	–	–	–	–	–	SU	–
Mixed use	–	–	–	–	P*1	SP	–	P*8	SP	–	–	–
Nursing home	–	–	–	–	–	–	SP	P	–	–	–	–
Personal service shop	–	–	–	–	SP	–	–	P	SP*2	–	–	–
Restaurant	–	–	–	–	SP	SP	SP	P*9	SU	–	–	–

## TABLE 6A: TABLE OF USES PERMITTED BY DISTRICT

	R-O	R-N	R-L	MF	B-1	B-2	B-3	B-4	PMU	PR	C	ERC
Retail business	–	–	–	–	SP	SP	SP	P*6	SP*2	–	–	–
Senior citizen housing	–	–	–	–	–	–	SU*10	SU*10	–	–	–	–
Short-Term Rental	P*5	P*5	P*5	–	SU*5	–	–	–	–	–	–	–
Theater	–	–	–	–	SP	SP	–	–	–	–	–	–
Wholesale sales incidental to retail	–	–	–	–	–	SP	–	–	–	–	–	–
<b>Civic &amp; General Uses</b>												
Athletic fields & court games	–	–	–	–	–	–	–	–	–	P	P	P
Commercial incidental to public use	–	–	–	–	–	–	–	–	–	SP	–	–
Conservation area	–	–	–	–	–	–	–	–	P	P	P	P
Farmers market	–	–	–	–	–	P	–	–	P	P	P	P
House of worship	P	P	P	P	–	–	SP	P	–	–	–	P
Library	P	P	P	–	–	–	P	–	–	–	–	P
Municipal uses & buildings	P	P	P	P	P	P	P	P	P	P	P	P
Museum or cultural center	–	–	–	–	–	–	–	–	–	–	P	P
Parks & playgrounds	P	P	P	P	P	P	P	P	P	P	P	P
School	P	P	P	–	–	–	SP	P	–	–	P	P
Wildlife refuge	–	–	–	–	–	–	–	–	–	P	P	P
Accessory uses & structures	See § 134-2B for definition and § 134-17.A for permitted accessory uses & structures											
<b>KEY: P = PERMITTED   SU = SPECIAL USE   SP = SITE PLAN   – = PROHIBITED USE</b> *(number) = SEE SPECIAL CONDITIONS BELOW												

**Special Conditions:**

1. Conversion of a first floor commercial, professional or retail space to residential use is prohibited. Existing storefront glass areas shall not be reduced during any renovation or change of use, or change from residential to commercial, professional or retail use.
2. The use shall not exceed 2,500 square feet in gross floor area per unit and shall be designed to primarily serve the residents of the Village of Cold Spring.
3. Lots used for Multi-family Dwellings are limited to one (1) Building per Lot and four (4) Dwelling Units per Building.
4. See § 134-12.E of the Zoning Law for special conditions applying to cottage courts.
5. See Chapter 100 of the Village Code for special regulations governing Short-term Rentals.

6. Retail Stores at street-level, provided that the total square footage of retail space in the district does not exceed thirteen thousand (13,000) square feet and that no single Building in the district shall have more than seven thousand (7,000) square feet of retail space.
7. Business and professional offices, provided that the total square footage of business and professional office space in any one Building shall not exceed seventeen thousand five hundred (17,500) square feet and the total amount of square footage of business and professional office space in the district shall not exceed thirty-two thousand five hundred (32,500) square feet.
8. Mixed uses, consisting of two (2) or more Permitted Uses in the district.
9. Coffee Shop or Luncheonette, with counter service and customer seating for a maximum of fifteen (15) customers and not exceeding seven hundred fifty (750) square feet, only permitted if in connection with a Mixed Use development.
10. Senior Citizen Housing of up to fifty-five (55) units with the following exceptions: (1) every unit shall be occupied by at least one person who is at least fifty-five (55) years of age and there shall be no residents under the age of eighteen (18); (2) up to two (2) bedrooms may be provided per unit, with occupancy limited to no more than two (2) persons per unit; (3) compliance with age restrictions for Senior Citizen Housing in the B-4A Zoning District shall be a condition of site plan approval; (4) the community space for the use of residents shall be ten (10) percent of the total Gross Floor Area of the residential Buildings. Such community space may include lounges, workshops, game rooms, dining hall and other facilities designed for senior citizens. Spaces for medical facilities or dispensaries shall not be considered community space. Community space shall not be in the Basement unless there be ground-level ingress or egress into such space. The Village Board shall determine the apportioning of this community space between or among Buildings and may modify the community space ratio to conform to the requirements of the state and/or federal agencies providing funds for the construction and/or acquisition of the Senior Citizen Housing and/or site. Wherever practical, out-of-door facilities, including landscaped sitting areas and space for exercise and games, shall be provided.
11. Multi-family dwellings are limited to dwellings that are within a senior citizen housing development pursuant to § 134-15.