

GET ACQUAINTED WITH ZONING - ALBANY, NY

What is Zoning?

Zoning is a law that organizes how land may be used. It establishes an orderly pattern of development across neighborhoods and the city by identifying what may be built on a piece of property.

What are Zoning Districts?

Zoning districts are pre-determined sets of rules that determine what is and what is not allowed as a use of the land in any given area. Some classifications include: R-2 (Residential, Two-Unit), MU-DT (Mixed-Use Downtown), MU-FM (Mixed-Use Form-Based Midtown), or I-1 (Light Industrial).

What is a Use?

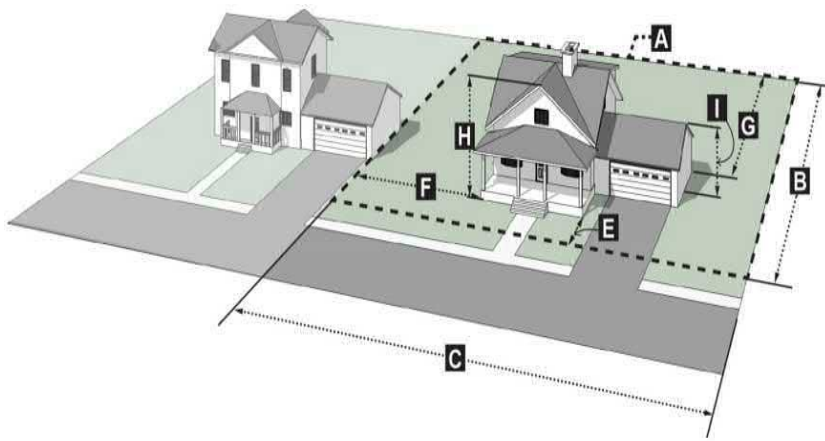
The purpose for which a structure/property, or part of the structure/property, is occupied, designed or arranged. Some classifications include: Dwelling, single-unit detached, Community center, Agriculture, urban, Restaurant, Office, general, or Light manufacturing.

For more information on Zoning:
Call us at 518-465-6066

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What is a Dimensional Standard?

The lot area, lot width, setbacks, build-to lines, building standards, and impervious coverage standards applicable to a development, area, or zoning district.



Lot Standards:

- A. Lot area, minimum
- B. Lot depth, minimum
- C. Lot width, minimum
- D. Impervious lot coverage
- E. Front setback, minimum
- F. Side setback, minimum
- G. Rear setback, minimum
- H. Height, principal building, maximum
- I. Height, accessory building, maximum

What is a Use-Specific Standard?

The standards / rules in addition to Dimensional Standards that may apply to specific Uses. Some classifications include:

- **Office, General:**
 - A. If an office use involves dangerous or hazardous materials and/or procedures subject to federal or state safety regulations, then a conditional use permit shall be required.
 - B. If the use includes the selling or providing of transportation services, it shall include an inside waiting area large enough to accommodate all passengers expected to be awaiting transportation and shall include an off-street loading area large enough to accommodate all vehicles providing transportation. Loading of transportation vehicles larger than a passenger car or light truck on the public right-of-way shall not be permitted.
- **General retail:**
 - A. Merchandise may not be displayed, stored, or offered for sale on any yard adjacent to a residential district or within a public right-of-way.

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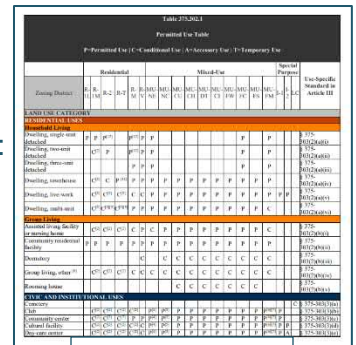
STEP-BY-STEP GUIDE TO ZONING – ALBANY, NY

Step 1. Identify the Zoning District of interest.

- Identify the zoning district of property using the mapping tool, Search Albany: <https://albanyny.mapgeo.io/>

Step 2. Identify the Uses and Dimensional Standards.

- Use the Zoning District identified in Step 1.
- Refer to the Permitted Use Table ([§ 375-302](#)) to identify Uses that are permitted and Uses that are not permitted.
- Once the Use of interest is located:
 - Verify that District Standards ([§ 375-201](#)) don't have rules that pertain to the proposed use.
 - Compliance with the Use-Specific Standards ([§ 375-303](#)), (if any) for the establishment of proposed use.



The image shows a portion of the 'Permitted Use Table' from the City of Albany Code. The table has columns for Zoning Districts (R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100) and rows for various uses. The table is partially obscured by a white box at the bottom.

Permitted Use Table

End of Step 2: At this point - know that the proposed use is allowed on property & have knowledge of any additional standards or approvals applicable to the proposed use.

Step 3. In-case of New Construction.

- Determine **how much can be built**, **where can it be built**, and **how big can it be built**.
 - Determine the zoning district via the mapping tool (Refer to Step 1).
 - Refer to the zoning ordinance (USDO link below).
 - Review the dimensional standards ([§ 375-401](#)) for height and bulk, lot coverage, setbacks, and lot dimensional requirements of the zoning district that corresponds to the zoning district of the property. (USDO)

Link to the City's Code - USDO (Unified Sustainable Development Ordinance):

- <https://ecode360.com/38067105>

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