

ZONING

220 Attachment 13

SCHEDULE I-A
RR-80 District

Schedule of Supplementary Regulations
Town of Niskayuna

[Amended 9-19-1974 by Res. No. 276; 9-8-1987 by Res. No. 276; 12-19-1989 by Res. No. 89-322; 10-27-1992 by L.L. No. 8-1992; 9-2-1997 by L.L. No. 11-1997; 4-20-1999 by L.L. No. 5-1999; 3-22-2016 by L.L. No. 1-2016]

1	2	3			4	5				6	7	8
Zoning District	Permitted Uses	Minimum Lot Size			Maximum Percentage of Coverage by Building and Structures	Minimum Yard Dimensions (feet)				Minimum Required Off-Street Parking Space(s) (Also see § 220-19.)	Permitted Signs (Also see § 220-22.)	Additional Use Regulations, Prohibitions, Notes, Other Provisions and Requirements (Also see §§ 220-16 and 220-21.)
		Area	Width (feet)	Depth (feet)		Front	1	Both	Rear			
RR-80 Rural Residential	Single-family dwelling	80,000 square feet	200	200	10	55	35	70	40	1 space per dwelling exclusive of driveway access area	For residences: 1 permanent sign not to exceed 2 square feet in area, such sign may be illuminated by low-intensity lamp(s) only	1. Parking (except in driveways), storage and accessory uses are not permitted in required front yard spaces. 2. Private swimming pools accessory to a residence are subject to § 220-30. 3. Home occupation uses are subject to § 220-29. 4. Facilities for the quartering of horses shall be accessory to a conforming residential use and shall not exceed the ratio of 1 horse per acre. Such facilities shall not be maintained for commercial use. Facilities for quartering horses shall be located at least 150 feet from any dwelling and from any property line. 5. Only 1 principal structure shall be permitted on each residential lot.
	Commercialagriculture	5 acres	400	400	10	75	50	125	75	Accessory retail use: 1 space for each 4 feet of the longest wall of such sales building or structure	For nonresidential uses: 1 sign not to exceed 20 square feet in area or 8 feet in height above the average grade at its location	1. Buildings for the display and sale of agricultural products are permitted, provided that such products are grown on the premises. 2. Buildings and structures for the processing of agricultural products or by-products such as animal renderings or slaughtering are prohibited.
	Private swimming, tennis, yacht or similar nonprofit clubs	5 acres	400	400	10	75	75	150	100	1 space for each 3 members and 1 space for each 2 employees		For private yacht club Boat launching facilities shall be separate from regular parking facilities and designed to accommodate boat trailers
	Cemeteries	10 acres	300	300	5	75	75	150	75	None		Maintenance and service buildings and/or structures shall not be located in any required yard spaces.
	Average density development projects	10 acres	--	--	--	--	--	--	--			See § 220-28.
	Golf courses	5 acres	200	200	10	50	50	100	50	4 spaces per hole		
	Adult day-care centers in independent buildings	80,000 square feet	200	200	10	75	25	50	75	1 space for each employee, plus 0.15 space for each client	1 permanent sign attached to the building (no freestanding), not to exceed 2 square feet in area, which may be illuminated by low-intensity lamp(s) only	See § 220-32.1.
	Care homes	5 acres	100	150	20	50	50	100	25	See § 220-31G	See § 220-22A(10) for nonresidential signs in residential area	See § 220-31
	For all nonresidential uses: There shall be a minimum 25% of the total land area of the site reserved as landscaped open space. At the discretion of the Planning Board, a portion of this open space shall be used to provide landscaping internal to required off-street parking areas.											