

ZONING

220 Attachment 14

SCHEDULE I-B
R-1 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; 7-16-1991 by Res. No. 91-196; 11-19-1991 by L.L. No. 13-1991; 10-27-1992 by L.L. No. 8-1992; 6-7-1994 by L.L. No. 5-1994; 4-20-1999 by L.L. No 5-1999]

1	2	3			4	5				6	7	8
		Minimum Lot Size			Maximum Percentage of Coverage by	Minimum Yard Dimensions (feet)				Minimum Required Off-Street	Permitted Signs	Additional Use Regulations, Prohibitions, Notes, Other Provisions and Requirements (Also see §§ 220-16 and 220-21.)
Zoning District	Permitted Uses	Area	Width (feet)	Depth (feet)	Building and Structures	Front	1	Both	Rear	Parking Space(s) (Also see § 220-19.)	(Also see § 220-22.)	
										Same as R-R District for those uses indicated in § 220-10B, unless otherwise specified below		
	Single-family dwelling	18,000 square feet	100	125	25	35	20	40	25			All residences: 1. Facilities for the quartering of horses shall be accessory to a conforming residential use and shall not exceed the ratio of 1 horse per 40,000 square feet. Such facilities shall not be maintained for commercial use. 2. Facilities for quartering horses shall be located at least 150 feet from any dwelling and from any boundary line. 3. Parking (except in driveways), storage and accessory uses are not permitted in required front yard spaces. 4. Private swimming pools accessory to a residence are subject to §220-30.
	Schools of private instruction	10 acres	400	500	25	100	100	200	100	1 space for each 10 students plus 1 space for each staff member		Such use shall front and access only to a major or minor arterial highway.
R-1 ¹ Low-Density Residential	Places of wor-ship, religious education facilities, parish houses and rectories	2 acres	150	150	25	50	25	50	50	1 space for each 200 square feet of floor area but not less than 1 space for each 4 seats where provided		
	Hospitals	5 acres	400	400	25	75	75	150	75	1 space for each 2 beds plus 1 space for each 2 employees plus 1 space for each staff doctor	In addition to the R-R regulations, signs not to exceed 6 square feet in area for the purpose of giving direction to emergency facilities	Such use shall front and access only to a major arterial highway.
	Nursery school	1 acre	150	150	25	25	25	50	25	1 space per teacher and staff member		
	Mobile home parks	See § 220-27.										
	Commercial agriculture, truck gardening and farming	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		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 swim-ming and/or tennis or similar clubs	5 acres	400	400	10	75	75	150	100	1 space for each 3 members and 1 space for each 2 employees		
	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.
	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
	Adult day-care centers in independent buildings	18,000 square feet	100	125	25	35	20	40	25	1 space for each employee, plus 0.15 space for each client	1 permanent sign attached to the building (no free-standing), not to exceed 2 square feet in area, which may be illuminated by low-intensity lamp(s) only	See § 220-32.1.

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1	2	3			4	5				6	7	8
					Maximum	Minimum Yard Dimensions (feet)						
		Minimum Lot Size			Percentage of Coverage by		Side			Minimum Required Off-Street	Permitted Signs	Additional Use Regulations, Prohibitions,
Zoning District	Permitted Uses	Area	Width (feet)	Depth (feet)	Building and Structures	Front	1	Both	Rear	Parking Space(s) (Also see § 220-19.)	(Also see § 220-22.)	Notes, Other Provisions and Requirements (Also see §§ 220-16 and 220-21.)
										Same as R-R District for those uses indicated in § 220-10B, unless otherwise specified below		
	Child day-care centers									1 space for each employee, plus 0.15 space for each child	1 permanent sign attached to the building, not to exceed 2 square feet, which may be illuminated by low-intensity lamp(s) only	See § 220-32.2.
	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.											

NOTES:
1 Editor's Note: Resolution No. 276, adopted 9-8-1987, amended this schedule to delete the standards for public utility substations, pumping stations and telephone exchange and switching stations and fire stations, as amended 9-19-1974 by Res. No. 276.