

ZONING

220 Attachment 15

SCHEDULE I-C

Part 1
R-2 District

Schedule of Supplementary Regulations
Town of Niskayuna

[Amended 9-8-1987 by Res. No. 276; 12-19-1989 by Res. No. 89-322; 4-2-1991 by Res. No. 91-101; 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; 6-6-2000 by L.L. No. 2-2000]

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	Side		Rear			
							1	Both				
R-2 Medium-Density Residential										Same as R-R and R-1 Districts unless otherwise noted		
	Single-family dwelling	9,000 sq. ft.	80	100	30	30	15	30	20			All residences: Same as R-R and R-1 Districts, except quartering of horses shall be prohibited.
	Private college facilities	25 acres	500	600	20	100	100	200	100	1 space for each 4 seats where athletic events involving paid admissions are conducted plus 1 space for each 10 students otherwise	In addition to the R-R District regulations, any number of directional signs each not to exceed 4 square feet in area and not higher than 8 feet above the average grade at their locations.	
	Places of worship, 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 District 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 schools	1 acre	150	150	25	25	25	50	25	1 space per teacher and staff member		
	Care homes and nursing 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
	Mobile home parks ¹	See § 220-27.										
	Adult day-care centers in independent buildings	9,000 square feet	80	100	30	30	15	30	20	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.
	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.
	Schools of private instruction	5 acres	250	500	10	100	50	100	100	1 space for each 10 students plus 1 space for each staff member		1. Such use shall front and access only to a major or minor aterial highway. 2. There shall be a maximum FAR (floor area ratio) of 0.15
												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