

ZONING

220 Attachment 16

SCHEDULE I-C

Part 2
R-3 District

Schedule of Supplementary Regulations
Town of Niskayuna

[Amended 9-8-1987 by Res. No. 276; 12-19-1989 by Res. No. 89-322; 11-19-1991 by L.L. No. 13-1991; 10-27-1992 by L.L. No. 8-1992; 4-20-1999 by L.L. No 5-1999; 4-15-2003 by L.L. No. 5-2003]

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-3 ² High-Density Residential	Multiple-family dwelling units	See § 220-26 for requirements and regulations.										
	Single-family dwelling	9,000 square feet	80	100	30	30	15	25	20	Same as R-R District regulation	Same as R-R District regulation	See § 220-15A.
	Places of worship	2 acres	150	150	25	50	25	50	50	1 space for each 4 seating spaces	Same as R-R District regulation	
	Public utility substations, pumping station, telephone exchange and switching station	1 acre	150	150	25	25	25	50	25	At least 3 spaces for company service vehicles. Such spaces shall not encroach upon required yard or landscaped and/or fenced areas. Sufficient interior lot space for accommodating and maneuvering large equipment pieces. Such area shall not be less than 15x50 feet.	1 nonilluminated sign not over 6 square feet in area.	1. Such facilities shall be housed in completely enclosed buildings, where applicable, and shall be compatible with the neighborhood. 2. Such use shall be landscaped and/or fenced and, in the case of unenclosed substations, such landscaping and/or fencing shall provide screening.
	Nursery schools	1 acre	150	150	25	25	25	50	25	1 space per teacher and staff member		
	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	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 § 200-32.2.
												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:

² Editor's Note: Resolution No. 276, adopted 9-8-1987, amended the schedule for this district to delete the standards for retail stores and professional offices, as amended 9-19-1974 by Res. No. 276.