

ZONING

220 Attachment 17

SCHEDULE I-D

Part 1
C-N District

Schedule of Supplementary Regulations
Town of Niskayuna

[Amended 1-2-1973 by Res. No. 40; 9-19-1974 by Res. No. 276; 9-8-1987 by Res. No. 276; 12-19-1989 by Res. No. 89-322; 4-2-1991 by Res. No. 91-101; 11-19-1991 by L.L. No. 13-1991; 10-27-1992 by L.L. No. 8-1992; 7-9-1994 by L.L. No. 7-1994; 9-5-1995 by L.L. No. 10-1995; 3-25-1997 by L.L. No. 5-1997; 9-2-1997 by L.L. No. 11-1997; 12-16-1997 by L.L. No. 17-1997; 12-8-1998 by L.L. No. 12-1998; 8-19-2003 by L.L. No. 8-2003; 1-2-2004 by L.L. No. 2-2004; 1-3-2017 by L.L. No. 1-2017; 9-22-2020 by L.L. No. 8-2020]

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.)
						Front ¹	Side		Rear ⁴			
		Area	Width (feet)	Depth (feet)			One ²	Both ³				
C-N Neighbor- hood Commercial	Retail convenience stores	15,000 square feet	100	100	20	15	10	20	20	1 space per 225 square feet of gross floor area, but not fewer than 4 spaces plus 1 space for each employee. For all uses: For sites of five acres or more, one freestanding monument (ground) sign per driveway, up to a maximum of three signs, is permitted. Freestanding monument signs shall be no greater than eight feet in height above the finished grade. Such signs shall have a maximum area of 50 square feet at the primary driveway (or other chosen primary location) and 24 square feet at the remaining secondary locations. They shall be set back a minimum of 10 feet from the right-of-way line and side property line so as to be located in a manner that does not interfere with required minimum sight distance at driveways or intersections. Such signs shall be constructed of materials complementary to the principal building and shall be externally lit. Content on each sign shall be limited to the identification of one place or one business. Double-faced signs are permitted.	For all uses: For each linear foot of building frontage, 1 square foot of sign area shall be permitted. Such sign shall only be attached to the building face and shall not protrude more than 1 foot from the building face and shall be a single-face sign. Where uses are joined by a common wall, such sign area shall not be combined into a common sign area. Under no circumstances shall any 1 sign exceed 50 square feet. For all uses: For sites of five acres or more, one freestanding monument (ground) sign per driveway, up to a maximum of three signs, is permitted. Freestanding monument signs shall be no greater than eight feet in height above the finished grade. Such signs shall have a maximum area of 50 square feet at the primary driveway (or other chosen primary location) and 24 square feet at the remaining secondary locations. They shall be set back a minimum of 10 feet from the right-of-way line and side property line so as to be located in a manner that does not interfere with required minimum sight distance at driveways or intersections. Such signs shall be constructed of materials complementary to the principal building and shall be externally lit. Content on each sign shall be limited to the identification of one place or one business. Double-faced signs are permitted.	For all uses: 1. Curb cuts generally shall not be less than 40 feet apart or less than 24 feet in width. 2. No business or vehicular entrances shall access on a local street. 3. No display windows or accessory signs shall front on a residential street and/or abut a residential district. 4. Lighting shall be so located and of such intensity so as to not reflect or cause glare on adjacent residential uses or districts. 5. Any use abutting a residential district shall be provided with a landscaped and/or fenced buffer area, not less than 15 feet in width, providing landscaping and/or fencing to a height of not less than 6 feet. 6. Parking facilities shall be contiguous to the uses. 7. Lot frontage shall be physically separated from the street by means of a curb or a landscaped area at least 10 feet in width, which may include a sidewalk. 8. 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. 9. Food markets shall not exceed 65,000 square feet. Each separate retail store, service store or neighborhood retail convenience store, located singly or sharing a common wall or walls within a building, shall be limited to up to 15,000 square feet of gross floor area. 10. For all retail convenience stores and retail service stores there shall be a maximum FAR (floor area ratio) of 0.20.

NISKAYUNA CODE

SCHEDULE I-D
Part 2
C-N District

Schedule of Supplementary Regulations

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.)
						Front ¹	Side		Rear ⁴			
		Area	Width (feet)	Depth (feet)			One ²	Both ³				
C-N Neighbor-hood Commercial	Professional offices, medical	15,000 square feet	100	100	20	15	10	20	20	1 space for each 175 square feet of gross floor area		
	Professional offices, nonmedical	15,000 square feet	100	100	25	15	10	20	20	1 space for each 225 square feet of gross floor area		
	Funeral home and undertaking establishment	1 acre	150	150	20	25	15	30	25	1 space for each 50 square feet of chapel area plus 1 space for each business vehicle		
	Town offices	15,000 square feet	100	100	30	15	10	20	20	1 space per 200 square feet of gross floor area		
	Libraries	20,000 square feet	125	125	30	15	10	20	20	1 space per 300 square feet of gross floor area		
	Post offices	20,000 square feet	125	125	30	15	10	20	20	1 space per 75 square feet of gross floor area		
	Retail and service stores	15,000 square feet	100	100	20	15	10	20	20	1 space per 225 square feet of gross floor area, but under no circumstances not less than 4 spaces plus 1 space for each employee	Same as retail convenience stores	
	General business offices, including radio and television broadcasting studios	15,000 square feet	100	100	25	15	10	20	20	1 space for each 225 square feet of floor area	Same as retail convenience stores	
	Food markets	15,000 square feet	100	100	30	20	15	30	25	1 space per 200 square feet of gross floor area		
	Landscaping and garden supply	15,000 square feet	100	100	30	20	15	30	25	1 space per 100 square feet of gross floor area		
	Banks	15,000 square feet	100	100	20	15	10	20	20	1 space per 200 square feet of gross floor area, plus 4 stacking spaces for each drive-in window		
	Gasoline service station	30,000 square feet	150	150	15	25	20	40	25	3 spaces for each service bay plus 1 space for each employee	Same as retail and service stores above for single use plus 1 sign not exceeding 9 square feet in area for advertisement of principal product prices and 1 sign not exceeding 6 square feet in area for advertisement of sales promotion material, not less than 5 feet from any street lot line, on the side away from the street. Such signs may be double-faced.	For gasoline service stations: 1. All gasoline pumps and service facilities shall be set back a minimum of 25 feet from the front lot line. 2. No gasoline service station shall be located closer than 1,000 feet to any other station. Such distance shall be measured in a straight line between the nearest points of each of the lots or premises, regardless of the district where either premises are located.

SCHEDULE I-D

ZONING

Part 3
C-N District

Schedule of Supplementary Regulations

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.)
						Front ¹	Side		Rear ⁴			
		Area	Width (feet)	Depth (feet)			One ²	Both ³				
C-N Neighbor-hood Commercial												3. All repairs and services shall be within completely enclosed buildings, except for the dispensing of gasoline, oil and similar products. 4. The parking and storage of motor vehicles on the premises shall be restricted to currently licensed vehicles awaiting customary servicing.
	Commercial indoor recreational facilities	60,000 square feet	150	150	15	25	15	40	25	1 space per 75 square feet of gross floor area		
	Public utility substations, pumping stations, telephone exchange and switching stations	1 acre	150	150	25	25	25	50	25	1 space for each 75 square feet of gross floor area. 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.
	Restaurants, sit-down	15,000 square feet	100	100	30	15	10	20	20	1 space for each 50 square feet of gross floor area	Same as retail convenience store	
	Restaurants, sit-down or take-out, in multi-use shopping centers with shared parking facilities	NA	NA	NA	NA	NA	NA	NA	NA	1 space for each 200 square feet of gross floor area	Same as retail convenience store	Take-out restaurants in multi-use shopping centers shall not be located in freestanding buildings at locations on the shopping center site commonly referred to as “outparcels.”
	Child day-care centers	1 acre	150	150	25	20	25	50	25	1 space for each employee, plus 0.15 space for each child		See § 220-32.2
	Neighborhood mixed use building	30,000 square feet	150	150	20	15	10	20	20	2 spaces for each dwelling unit		A building that has both commercial and residential uses located on different floors. Residential uses may only occupy the second floor of the building.
	Restaurants, take-out (no vehicle pickup and ordering facilities)	15,000 square feet	100	100	30	15	10	20	20	1 space for each 75 square feet of gross floor area.	Same as retail convenience store.	For restaurants, in cases which the restaurant contains features of more than one type (sit-down and take-out) the most restrictive off-street parking standard shall apply.

NOTES:

¹ Where such uses utilize the minimum setback requirement, parking shall only be provided to the rear or side of such structure. Where front area parking is provided, the minimum setback requirement shall be 75 feet.

² Side yard requirements shall not apply where two or more buildings are contiguous and share a common wall.

³ Where one or both side yards abut a residential district not separated by a public street, such side yards shall be a minimum of 15 feet and landscaped and/or fenced in accordance with the provisions of Column 8.

⁴ Where such rear yard area abuts a residential district, such rear yard area shall be landscaped and/or fenced in accordance with the provisions of Column 8.