

ZONING

220 Attachment 18

SCHEDULE I-E

Part 1
C-H 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; 11-19-1991 by L.L. No. 13-1991; 10-27-1992 by L.L. No. 8-1992; 7-19-1994 by L.L. No. 7-1994; 3-25-1997 by L.L. No. 5-1997; 12-16-1997 by L.L. No. 17-1997; 10-3-2000 by L.L. No. 6-2000; 2-1-2005 by L.L. No. 2-2005; 5-1-2007 by L.L. No. 6-2007; 2-16-2012 by L.L. No. 3-2012; 1-3-2017 by L.L. No. 1-2017]

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			
							One	Both				
C-H Highway Commercial										Same as retail and service store in C-N District regulation	All uses: Same as C-N District regulation plus 1 freestanding sign limited in area to 1 square foot for each linear foot of building, up to a maximum of 80 square feet. The uppermost part of such sign shall not be higher than 25 feet in height above the average grade at its location.	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. 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 9. See Article VIIIA for additional requirements.
	Animal hospital and/or veterinary clinic	1 acre	175	175	25%	25	20	40	25			No exercise track or runway shall be located closer than 100 feet to any residential district.
	General business and nonmedical professional offices	30,000 square feet	100	100	25%	15	15	30	20	1 space for each 225 square feet of gross floor area		
	Professional offices, medical	30,000 square feet	100	100	20%	15	15	30	20	1 space for each 175 square feet of gross floor area		
	General automotive repair	20,000 square feet	150	100	25%	15	15	30	15	3 spaces for each service bay plus 1 space for each employee		1. All repairs and servicing shall be within completely enclosed buildings and under no circumstances shall salvage material or nonregistered vehicles be stored longer than 5 days unless within a completely enclosed building. 2. Such uses shall not include the sale of gasoline or other fuel products.
	Hotels, inns and motels	2 acres	200	200	20%	70	40	40	20	See § 220-26.1		See § 220-26.1
	Auto laundry	30,000 square feet	150	150	20%	25	15	30	25	1 space per 200 square feet of gross floor area		
	Gasoline service station	20,000 square feet	150	100	25%	25	15	30	15	Same as C-N District regulation		Same as C-N District regulation, except the minimum distance between stations shall be 500 feet.
Food markets	15,000 square feet	100	100	30%	30	15	30	25	1 space per 200 square feet of gross floor area			

NISKAYUNA CODE

SCHEDULE I-E
Part 2
C-H District

Schedule of Supplementary Regulations
Town of Niskayuna

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				
C-H Highway Commercial (cont'd)	Automotive sales and service establishments	2 acres	200	250	20	50	25	50	40	1 space for each 75 square feet of retail selling area		
	Wholesale distribution facilities	20,000 square feet	100	150	40	15	15	30	20	1 space for each employee but not less than 5 spaces		
	Retail and service stores, other than listed below	15,000 square feet	100	100	30	15	15	30	20	1 space per 225 square feet of gross floor area, but under no circumstances but not less than 4 spaces plus 1 space for each employee		
	Auto parts store	20,000 square feet	150	150	20	20	15	30	25	1 space per 225 square feet of gross floor area		
	Garden supply	20,000 square feet	150	150	20	20	15	30	25	1 space per 225 square feet of gross floor area		
	Building supplies	20,000 square feet	150	150	20	20	15	30	25	1 space per 225 square feet of gross floor area		
	Billiard parlors	15,000 square feet	100	100	20	20	15	30	25	1 space per 200 square feet of gross floor area		
	Health club	60,000 square feet	150	150	15	25	15	40	25	1 space per 75 square feet of gross floor area		
	Bowling alley	1 acre	100	100	30	15	15	30	20	3 spaces per alley		
	Indoor theaters	2 acres	200	300	20	25	25	50	25	1 space for each 2 seats		
	Banks	30,000 square feet	150	150	30	15	15	30	20	Same as C-N District regulation		
	Eating and drinking establishments; restaurants, sit-down	15,000 square feet	100	100	20	20	15	30	25	1 space per 50 square feet of gross floor area		3. For restaurants, in cases in which the restaurant contains features of more than one type (sit-down, take-out, fast-food), the most restrictive off-street parking standard shall apply.
	Restaurants, fast-food (vehicle pickup and ordering facilities)	15,000 square feet	100	100	20	20	15	30	25	1 space for each 100 square feet of gross floor area, plus 6 stacking spaces for each drive-up window unless otherwise specified by the Planning Board		
	Restaurants, take-out (no vehicle pickup and ordering facilities)	15,000 square feet	100	100	20	20	15	30	25	1 space for each 75 square feet of gross floor area		
	Child day-care centers									1 space for each employee	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.