

ZONING

220 Attachment 19

SCHEDULE I-F

Part 1
C-S and I-R Districts

Schedule of Supplementary Regulations
Town of Niskayuna
[Amended 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; 7-19-1994 by L.L. No. 7-1994; 5-18-1999 by L.L. No. 8-1999; 7-20-1999 by L.L. No. 10-1999; 3-22-2016 by L.L. No. 1-2016]

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, 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.)	
C-S Shopping Center Commercial	Shopping center intended and designed to serve the regional community and may include any of the retail and service uses in the C-N and C-H Districts	25 acres	500	1,000	25	150	150	300	150	1 space for each 200 square feet of gross floor area unless otherwise required by § 220-19B	See § 220-48.	1. Same as for uses in C-N District regulations plus such use shall have proximate access to major interchange(s) of either parkways and/or arterials and under no circumstances shall the use utilize collector or local streets for access or service road purposes. 2. Automotive service facilities shall be specifically for the sale of gasoline, oil and related automobile accessories and the servicing of passenger vehicles and other vehicles not exceeding 2 tons unladen weight. 3. Also see §§ 220-48.20, 220-48.21, 220-48.22 and 220- 48.23. 4. Other portions of this chapter notwithstanding, at the discretion of the Planning Board, permitted principal uses may be contained in more than 1 principal building on the lot.
	Auto sales and service	30,000 square feet	150	150	20	25	15	30	25	1 space per 200 square feet of gross floor area, exclusive of spaces of vehicles for sale or storage		
	Child day-care centers									1 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.

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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				
I-R ¹ Research and Develop-ment	Research, experimental, and testing laboratories and light manufacturing uses	2 acres	200	200	25	50	25	50	50	2 spaces for each 3 employees or 1 space for each 300 square feet of floor area, whichever is greater	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. Under no circumstances shall any 1 sign exceed 50 square feet and no more than 1 facade sign shall be permitted per property. For sites of five acres or more, 1 freestanding monument (ground) is permitted. The freestanding monument sign shall be no greater than 8 feet in height above the finished grade. Such sign shall have a maximum area of 30 square feet at the primary driveway. It shall be set back a minimum of 10 feet from the right-of-way line and side property line and be located in a manner that does not interfere with required minimum sight distance at driveways or intersections. Such sign 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 nonresidential uses: 1. Other portions of this chapter notwithstanding, for lot areas of 5 acres or larger, at the discretion of the Planning Board, 1 principal use may be contained in more than 1 principal building on the lot. 2. 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. 3. Uses are subject to the performance standards of § 220-23. 4. Light manufacturing uses shall employ electricity or other motive power and shall generally utilize hand labor or similar processes. 5. All accessory storage of materials and/or goods shall be within completely enclosed buildings.
	Single-family dwelling on existing lot of record	See § 220-15A.										
		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

NOTES:
1 Editor's Note: Resolution No. 276, adopted 9-8-1987, amended the schedule for this district to delete the standards for public utility substations, pumping stations, telephone exchange and switching stations; public utility rights-of-way, high-tension transmission lines, accessory poles and towers; and public service facilities.