

ZONING

220 Attachment 22

SCHEDULE I-H
R-P District

Schedule of Supplementary Regulations
Town of Niskayuna

[Added 4-2-1991 by Res. No. 91-101; amended 10-27-1992 by L.L. No. 8-1992; 6-3-1997 by L.L. No. 9-1997; 1-3-2017 by L.L. No. 1-2017]

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Zoning District	Permitted Uses	Minimum Lot Size			Maximum Percentage of Coverage by Buildings 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					
Residential and Professional R-P	Single-family detached dwellings	Same as single-family detached dwelling in Schedule I-C for R-2									For residential uses: Same as R-R District regulations	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. Conversions of residential dwellings to nonresidential uses shall be accomplished in a manner that preserves the character of the neighborhood. Prohibited alterations include but are not limited to commercial windows and false facades. For office uses: 1. For office buildings in excess of 20,000 square feet, the Planning Board may require a second street access to the site. 2. Buffering and setback requirements shall be the same as for C-N as established under Additional Regulations and Notes. 3. There shall be a maximum FAR (floor-area-ratio) of 0.20.	
	General business and nonmedical professional offices	1	100	150	20	30	25	50	25	1 space per 225 square feet of gross floor area	For nonresidential uses: 1. 1 wall sign per principal building, which shall be attached to the building and shall not protrude more than 1 foot from the building face. Such a sign shall be a single-face sign and shall not exceed 8 square feet in area; and		
	Professional medical offices	1	100	150	20	30	25	50	25	1 space per 175 square feet of gross floor area	2. 1 freestanding sign, which shall be a ground sign whose entire bottom shall be in contact with or in close proximity (within 2 feet) to the ground. Such a sign shall not exceed 15 square feet in area and 8 feet in height above the average grade at its location, except that for lots of 5 acres or more, a maximum area of 30 square feet shall be permitted.		
	Places of worship, religious education facilities, parish houses and rectories and not-for-profit community centers	Same as places of worship in Schedule I-B for R-2									3. All signs shall be approved by the Planning Board for size, construction and lighting. In general, the following standards shall apply: sign surfaces shall be of wood or masonry construction, with painted or raised messages; the number of separate colors on a sign shall be limited to 2 plus white; and sign lighting shall be limited to direct external lighting.		
	Nursery schools and child day-care centers in an independent building	Same as child day-care centers in Schedule I-D for C-N											For child day-care centers, see § 230-32.2
	Adult day-care facilities	Same as adult day-care centers in an independent building in Schedule I-C for R-2											For adult day-care centers, see § 220-32.1