

ARTICLE III Zoning Districts and Street Classifications

§ 220-5. Establishment of districts. [Amended 4-2-1991 by Res. No. 91-101 ; 7-19-1994 by L.L. No. 7-1994; 6-3-1997 by L.L. No. 9-1997 ; 9-2-1997 by L.L. No. 11-1997 ; 6-1-2004 by L.L. No. 15-2004 ; 3-22-2016 by L.L. No. 1-2016 ; 1-3-2017 by L.L. No. 1-2017]

For the purpose of promoting the public health, safety and general welfare of the Town of Niskayuna, the Town is hereby divided into the following classes of districts:

R-R District	Rural Residential
R-1 District	Low-Density Residential
R-2 District	Medium-Density Residential
R-3 District	High-Density Residential
C-N District	Neighborhood Commercial
C-H District	Highway Commercial
C-S District	Shopping Center Commercial
I-R District	Research and Development
I-G District	General Industrial
L-C District	Land Conservation
R-P District	Residential and Professional
N-MU District	Neighborhood Mixed Use
O-T/LI District	Office Technology/Light Industrial
PUD District	Planned Unit Development (per Article VII)
PDD District	Planned Development District (per Article VIIA)

§ 220-6. Street classifications. [Amended 10-27-1992 by L.L. No. 8-1992]

For the purpose of promoting the public health, safety and general welfare of the Town of Niskayuna, the roads and streets of the Town are hereby classified as follows:

Major arterial
 Minor arterial
 Local — collector
 Local

§ 220-7. Zoning Map.

Said districts are bounded as shown on the map entitled "Zoning Map, Town of Niskayuna," adopted and certified by the Town Clerk, which accompanies and which, with all explanatory

matter thereon, is hereby made a part of this chapter.¹

§ 220-8. Interpretation of district boundaries.

- A. Where the district boundaries are shown as to approximately follow lot lines, such lot lines shall be construed to be said boundaries.
- B. Where the district boundaries are shown as to approximately follow the center lines of streets or roads, street or road rights-of-way, railroad rights-of-way or waterways, such center lines shall be construed to be said boundaries.
- C. Where the district boundaries are shown to be approximately parallel to the center lines of streets or roads, street or road rights-of-way, railroad rights-of-way or waterways, such boundaries shall be construed to be parallel to said boundaries with distances shown on the Zoning Map being perpendicular distances from such center lines.
- D. Where the boundary of a district follows a waterway, said boundary line shall be deemed to be at the limit of the jurisdiction of the Town unless otherwise indicated.
- E. In other cases, the boundary line shall be determined by use of the scale of the Zoning Map.

§ 220-9. Interpretation of street classifications.

Street classification as shown on the Street Classification Map² will furnish the means of providing for future improvement, reconstruction and necessary widening of streets and roads. Such classification is based upon each street's present and estimated future traffic volume and its relative importance and function in the system of major streets and roads.

1. Editor's Note: The Zoning Map is on file and may be inspected at the office of the Town Clerk.

2. Editor's Note: The Street Classification Map is on file and may be inspected in the office of the Town Clerk.