

ZONING

220 Attachment 20

SCHEDULE I-F
Part 2
I-G 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.)
						Front	Side		Rear			
		Area	Width (feet)	Depth (feet)			1	Both				
I-G ¹ General Industrial												⁴ 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.
	Mail-order sales and distribution centers; wholesale distribution and storage facilities ⁵	20,000 square feet	100	150	25	25	10	20	15	1 space per each employee but not less than 5 spaces	Same as C-N District regulation	
	Construction storage yard and automobile storage yard	1 acre	150	150	25	50	15	30	25	1 space per each employee but not less than 5 spaces	Same as I-R District regulation	1. All open storage areas and/or yards shall be landscaped and/or fenced from adjacent residential districts and from the street line. 2. No storage of goods, materials or vehicles shall be permitted in any required yard areas. 3. Outdoor servicing or processing shall not be permitted.
	Single-family dwelling on existing lot of record	See § 220-15A.										
	Research, experimental and testing laboratories and manufacturing uses ²	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	1 sign not over 30 square feet in area. Such sign may be either on the ground or attached to the principal structure. Such sign, if on ground, shall not be higher than 4 feet above the average grade at its location. Such sign, if attached to the principal structure, shall not protrude further than 1 foot from such structure and not higher than the average roof line.	1. Uses are subject to the performance standards of § 220-23. 2. Light manufacturing uses shall employ electricity or other motive power and shall generally utilize hand labor or similar processes. 3. All accessory storage of materials and/or goods shall be within completely enclosed buildings.
	Child day-care centers ³									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.

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 ttransmission lines, accessory poles and towers; and public service facilities.
2 [Added 9-8-1987 by Res. No. 276]
3 [Added 12-19-1989 by Res. No. 89-322]
4 [Added 4-2-1991 by Res. No. 91-101; amended 10-27-1992 by L.L. No. 8-1992]

SCHEDULE I-F

Part 3
I-G Overlay District

Schedule of Supplementary Regulations
Town of Niskayuna
[Added 10-22-2002 by L.L. No. 7-2002]

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-G Overlay District	Adult uses*	15,000	100	100	20	15	10	20	20	1 space per 200 square feet of gross floor area, but under no circumstances not less than 4 spaces plus 1 space for each employee.	For all uses: For each linear foot of building frontage, 1 square foot of sign area shall be permitted, Such signs shall only be attached to the building face, 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 one sign exceed 50 square feet.	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 not to 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, 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.

*Adult uses will only be permitted in the I-G Overlay Zone. See Article VIIID, Guidelines and Standards for Adult Use Business I-G Overlay District.