



TOWN OF NISKAYUNA ACCESSORY STRUCTURE REQUIREMENTS

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4592
Email: building@niskayuna.org

A building permit is required. Proof of insurance is required. Please review our **Insurance Requirements** document to ensure contractors and homeowners have filed all appropriate documents with the Building Department.

BUILDING CODE AND ZONING ORDINANCE REQUIREMENTS

1. Building plans must show the following:

- | | |
|-----------------------|--|
| a. Size of deck | e. Roof structure |
| b. Type of foundation | f. Distances to property lines |
| c. Floor structure | g. All other structures on property (house, garage, pool...) |
| d. Wall structure | h. Type of fence (see Fence Requirements worksheet) |

Plans should be clear, concise, and complete. Also a brief scope of work may be necessary. Plans should be on either 8-1/2 x 11 or 11 x 17 paper. Plans from a home improvement center or lumber yard may be acceptable if sufficient detail is provided.

2. There shall not be more than three accessory structures on a lot—this includes fencing.
3. The maximum total area of coverage and minimum setbacks for accessory structures are regulated by Zoning Ordinance and shown on page 2.
4. Accessory structures may not be located within any Town easement without special approval from the Town of Niskayuna. It is the owner's responsibility to verify the location of property lines for issuance of permit.
5. Accessory buildings may not exceed 15 feet in height.
6. Accessory structures (except fences) may not be located in the front yard of the principal building.
7. No accessory structure can be constructed on a lot (except fences) prior to construction of the principal building.
8. Accessory buildings may be required to be located a minimum distance from the principal building.
9. Accessory buildings may be anchored to a foundation or secured by other means approved by code.
10. When required, call for footing inspection prior to pouring concrete (after slab or footings forms are dug).
11. Electrical work (if applicable) requires permits and inspections through any of the Town approved electrical inspectors. See the list of approved electrical inspectors on our website.
12. Call for framing inspection once frame is complete and after electrical wiring has been rough inspected.
13. Call for final inspection when complete and after final electrical inspection and approval has been obtained.

Before digging, call Dig Safely New York excavation notification center at 1-800-962-7962 to locate utilities. All utilities (gas, electric, phone, cable TV, etc.) will be located free of charge.

ACCESSORY STRUCTURE SUPPLEMENT TO PERMIT APPLICATION

Plans (three sets) and all of the following information are required with accessory structure permit applications.

- a. Address of property _____
- b. Size of accessory structure _____
- c. Distance to property lines:
 - Side 1 _____
 - Side 2 _____
 - Rear _____
 - Other _____
- d. Are there any other accessory structures on the property?
 - Fence yes no height _____
 - Shed yes no size _____
 - Swimming Pool yes no size _____
 - Other yes no size _____
- e. Height of accessory structure _____
- f. Type of foundation for structure (if any) _____

Zoning District	maximum total coverage of accessory structures	side & rear setback if 120 sq. ft. or less	side setback	rear setback	setback to a street
R-R	NA	5 feet	35 feet	40 feet	no closer than wall of house
R-1	2,250 sq. ft. or less if lot is less than 18,000 sq. ft.	5 feet	20 feet	25 feet	no closer than wall of house
R-2, R-3 or R-P	1,350 sq. ft. or less if lot is less than 9,000 sq. ft.	5 feet	15 feet	20 feet	no closer than wall of house

Applicant's Signature: _____ **Date:** _____

(For office use only)

Area of lot _____

Maximum accessory structure coverage allowed _____

Total accessory structure coverage actual _____

Maximum lot coverage allowed _____

Total lot coverage actual _____