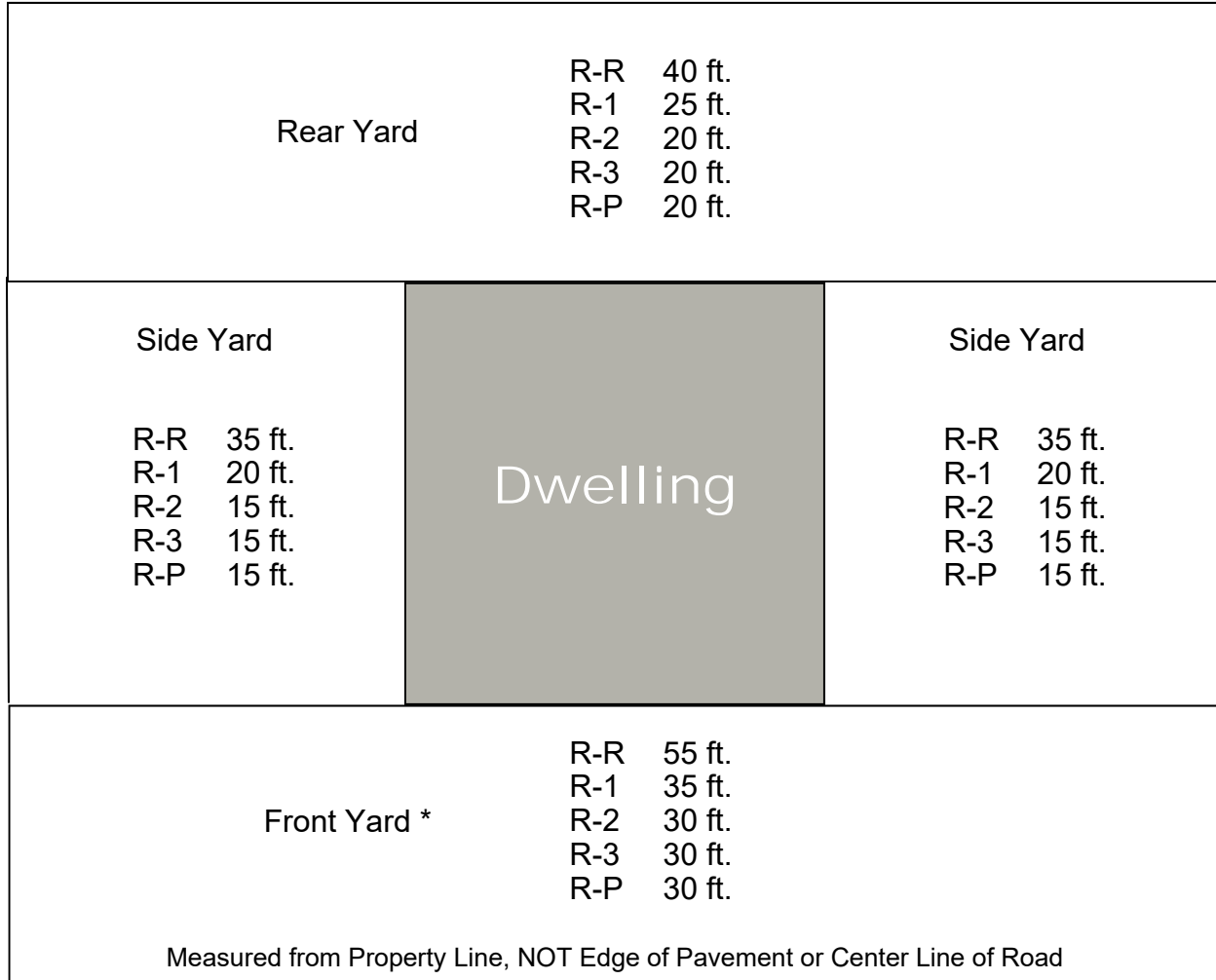




TOWN OF NISKAYUNA YARD REQUIREMENTS FOR SINGLE FAMILY DWELLING

One Niskayuna Circle
Niskayuna, New York 12309
Phone: 518-386-4522 Fax: 518-386-4556
Email: building@niskayuna.org



* For houses built prior to July 1, 1971, Front Yard Setback may be determined by the average setback of other houses on the street [see Section 220-16 E (2)].

Zoning	Minimum Lot Size			Lot Coverage	Minimum Setbacks		
	Area (sq. ft.)	Width (ft.)	Depth (ft.)		%	Front (ft.)	Side (ft.)
R-R	80000	200	200	10	55	35	40
R-1	18000	100	125	25	35	20	25
R-2	9000	80	100	30	30	15	20
R-3	9000	80	100	30	30	15	20
R-P	9000	80	100	30	30	15	20

Building height limit: 35 ft.