



## TOWN OF NISKAYUNA HOME OCCUPATION USES

One Niskayuna Circle  
Niskayuna, New York 12309  
(518) 386-4522 Fax (518) 386-4592 web site: [niskayuna.org](http://niskayuna.org)

A home occupation use is allowed to be conducted as an accessory use to a residence with some limitations to maintain compatibility with residential neighborhood character. Section 220-29 of the Niskayuna Zoning Ordinance describes this use and its limitations. A building permit is required. A \$75.00 permit fee will be collected upon approval of the use.

1. Definition: A home occupation is an occupation or profession which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and which is carried on by a member of the family residing in said dwelling unit.
2. To apply for a home occupation use permit, submit a letter requesting permission to conduct a home occupation. The letter should answer the following questions: (See zoning ordinance requirements below)
  - a. Type of use. What is the proposed home occupation? (Provide a detailed explanation)
  - b. Extent of use. What is the square footage of the room(s) to be used and the total gross square footage of the house (and accessory structures if applicable)?
  - c. Evidence of use. Will there be any exterior display or storage required?
  - d. Exterior sign. Do you propose a sign?
  - e. Parking. Is off-street parking available?
  - f. Nuisance elements. Will there be any nuisance elements produced?
  - g. Employees. Who will the employees be?

### ZONING ORDINANCE REQUIREMENTS

- Where permitted. One home occupation use is permitted in any residential dwelling unit or building or structure accessory thereto.
- Extent of use. Such use may occupy not more than 20% of the gross floor area of the dwelling unit nor 15% of the gross floor area of the dwelling unit and accessory structures and buildings; and such use shall be carried on solely and wholly within the principal building or within such accessory structure(s) or building(s).
- Evidence of use. There shall be no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building.
- Exterior sign. In addition to the regulation of Schedule I, Column 7, EN one unanimated nonilluminated sign of not more than two square feet attached to the building is permitted.
- Parking. One off-street parking space for every 100 feet of home occupation use shall be required.
- Nuisance elements. No offensive noise, vibration, smoke, dust, odor, heat or glare shall be produced.
- Employees. In addition to members of the family residing in the residential dwelling unit, not more than one additional person shall be employed in the home occupation except that there may be two additional persons employed in a home occupation located on a major arterial.
- Permitted uses. Such uses include art studio, not to include a place of instruction; dressmaking and tailoring; office of a physician, dentist, lawyer, engineer, architect, real estate or insurance broker or agent or accountant; writing; telecommuting; telephone service only for any occupation; or other uses of a similar nature.