

ZONING

Town of Lake George

Schedule I Use Controls [Amended 11-16-2020 by L.L. No. 6-2020]

Use ¹	Land Conservation LC-50 LC-25 LC-8.5		Residential Rural RR-10 RR-8.5 RR-7 RR-5		Residential Medium & High RM-1 RM-2 RH		Residential Special RS-1 RSH		Residential Commercial Medium RCM-1 RCM-2 A RCM-2 B		Residential Commercial High RCH RCHLS		Tourist Commercial A TCA		Tourist Commercial B TCB	
	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR
Accessory apartment	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR
Agricultural uses	SPR															
Auto body repair shop																
Bank																
Bed-and-breakfast																
Boathouse, private																
Boat repair shop																
Boat storage, private	PAU	PAU	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR	PAU	SPR
Boat storage, commercial																
Boardinghouse 1	SPR	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Boardinghouse 2																
Bowling alley																
Campground	SPR	SPR														
Car wash																
Cemetery																
Club, membership																
Convenience store																
Convention and exhibit center																
Day-care-center																
Distillery/brewery																
Dock, private																
Drive-in restaurant																
Dude ranch																
EVSE station	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Essential public service	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU	PU
Filling station																
Firing range																
Forestry use	SPR	SPR														
Funeral home																
Game preserve																
Garage, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Golf course	SPR															
Group camp																
Health-related facility																
Home occupation, Type I	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Home occupation, Type II																
Horse stable, private	SPR	SPR														
Horse stable, public	SPR	SPR														

Use ¹	Residential		Residential Medium & High RM-1		Residential Special RS-1		Residential Commercial Medium		Residential Commercial High RCH		Residential Commercial High RCH-LS		Tourist Commercial A		Tourist Commercial B	
	Land Conservatio n LC-50 LC- 25 LC-3.5	Rural RR- 10 RR-3.5 RR-7 RR- 5	Residential Medium & High RM-1 RM-2 RH	Residential Special RS-1 RSH	Residential Commercial Medium RCM-1	Residential Commercial Medium RCM-S2 A RCM-S2 B	Residential Commercial High RCH	Residential Commercial High RCH-LS	Tourist Commercial A TCA	Tourist Commercial B TCB						
Housekeeping cottage		SPR	SPR													
Hunting and fishing cabin		PU														
Kennel		SPR														
Light industrial use					SPR											
Live adult entertainment																
Major public utility use	SPR	SPR	SPR	SPR	SPR	SPR								SPR	SPR	
Marina				SPR												
Mineral extraction	SPR in LC-50 and LC-25	SPR														
Mobile home court																
Model home and sales office																
Mooring, commercial																
Mooring, private																
Motorized vehicle sales																
Multiple-family dwelling																
Open space recreation	PU	PU	SPR	PU	SPR	PU										
Parks and playgrounds, public	SPR	SPR	SPR	SPR	SPR	SPR										
Personal services																
Place of worship			SPR	SPR in RM-1 and RM-2 PU in RH												
Professional office																
Public utility use	SPR	SPR	SPR	SPR	SPR	SPR										
Recreation facilities, indoor commercial																
Recreation facilities, private																
Residential rental, short- term																
Restaurant																
Retail stand																
Retail use																
Riding academy																
Sand, gravel or topsoil extraction, commercial		SPR in RR 8.5 ONLY														
Sand, gravel or topsoil extraction, private	SPR	SPR	SPR	SPR	SPR	SPR										
Sawmill, commercial	SPR															
Sawmill, temporary portable ²	SPR	SPR	SPR	SPR	SPR	SPR										
Schools, private and public		SPR	SPR	SPR	SPR	SPR										
Self-service storage facility																
Sign																
Single-family dwelling	SPR	PU	PU	PAU	PAU	PAU										
Ski center, cross-country	SPR	SPR	SPR													

Use ¹	Residential					Residential Commercial					Tourist Commercial A ICA	Tourist Commercial B ICB
	Land Conservation LC-50 LC-25 LC-8.5	Rural RR-10 RR-8.5 RR-7 RR-5	Residential Medium & High RM-1 RM-2 RH	Residential Special RS-1 RSH	Residential Commercial Medium RCM-1	Residential Commercial Medium RCM-S2 A RCM-S2 B	Residential Commercial High RCH	Residential Commercial High RCHLS	Tourist Commercial A ICA	Tourist Commercial B ICB		
Solar array	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Solar farm, and ground mounts	SPR	SPR				SPR						
Storage, commercial					SPR	SPR						
Swimming pool, commercial				PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Swimming pool, private	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU	PAU
Tavern												SPR
Telecommunications towers and facilities												
Timber harvesting, commercial	SPR	SPR				SPR						
Tourist accommodation					SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Tourist attraction												SPR
Tourist timeshare project												
Travel trailer park	SPR	SPR										
Tree farms/480 forestry	SPR	SPR										
Two-family dwelling					SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
Veterinary clinic					SPR	SPR						
Wharf, commercial												
Wharf, private												
Wholesale trade												
Wind energy project	SPR	SPR										SPR

Site Plan Review per § 175-67

NOTES:

- Any use involving substantial land disturbance will require a stormwater permit and a site plan as described in § 175.21G.
- Use of a temporary, portable sawmill for greater than four consecutive months is subject to site plan review. Use that falls below this threshold is a permitted use.

PU Permitted Use
 PAU Permitted Accessory Use
 SPR Permitted by Site Plan Review

Town of Lake George

Schedule II
 Dimensional Requirements

Map Symbol	District Description	Minimum Area	Lot Width		Yard Setbacks				Maximum Lot Coverage (percent)	Percent of Lot Permeable	Maximum Height (feet)	Minimum Floor (square feet)
			Road (feet)	Shore (feet)	Shoreline setback (feet)	Front (feet)	Side (feet)	Rear (feet)				
LC-50	Land	50 acres	200	200	100	75	20	50	5.0%	95.00%	40	400
LC-25	Conservation	25 acres	200	150	75	75	20	50	5.0%	95.00%	40	400
LC-8.5		8.5 acres	200	150	75	75	20	50	5.0%	95.00%	40	400
RR-10	Residential Rural	10 acres	150	150	75	75	20	50	5.0%	95.00%	40	400
RR-8.5		8.5 acres	150	150	75	75	20	50	5.0%	95.00%	40	400
RR-7	Density	7 acres	150	150	75	75	20	50	6.0%	94.00%	40	400
RR-5		5 acres	150	150	75	75	20	50	10.0%	90.00%	40	400
RM-1	Residential Medium	1 acre	100	150	75	25	10	25	30.0%	70.00%	40	400
RM-2		2 acres	100	150	75	25	10	25	30.0%	70.00%	40	400
RH	Residential High Density	20,000 square feet	100	100	50	25	10	25	50.0%	50.00%	40	400
RS-1	Residential Special	1 acre	75	150	50	50	20	50	40.0%	60.00%	40	400
RSH	Residential Special High Density	20,000 square feet	75	100	50	25	10	25	40.0%	60.00%	40	400
RCM-1	Residential Commercial	1 acre	100	150	75	25	10	25	40.0%	60.00%	40	400
RCM-S2		2 acres	100	150	75	25	10	25	40.0%	60.00%	40	400
RCH	Residential Commercial	20,000 square feet	100	100	50	25	10	25	60.0%	40.00%	40	400
RCH-LS	Residential Commercial High Density-Lakeshore	1 acre	100	100	75	25	10	25	60.0%	40.00%	40	400