

ZONING

179 Attachment 1

Town of Queensbury

Table 1: Table of Area Requirements  
 [Amended 1-28-2011 by L.L. No. 2-2011; 3-18-2013 by L.L. No. 2-2013; 12-16-2013 by L.L. No. 7-2013; 10-6-2014 by L.L. No. 5-2014; 4-18-2016 by L.L. No. 3-2016; 10-17-2016 by L.L. No. 7-2016; 2-27-2017 by L.L. No. 3-2017; 6-1-2020 by L.L. No. 6-2020]

District	Symbol	Minimum Lot Size (acres)	Density	Minimum				Minimum Setbacks				Minimum Percent Permeable	Maximum Building Height Proposed (feet)	Floor Area Ratio (FAR)	Notes
				Lot Width <sup>1</sup> (feet)	Road Frontage (feet)	Depth (feet)	Water Frontage (feet)	Area for Clustering (acres)	Front (feet)	Side (feet)	Rear (feet)				
Land conservation	LC-42A	42		400	400	—	400	2.10	100	100	200	95%	35		
	LC-10A	10		400	400	—	400	50	100	100	200	95%	35		
	PR-42A	42		400	400	800	800	2.10	100	100	150	90%	40/35 <sup>2</sup>		
Parkland recreation	RR-5A	5		400	400	—	200	25	100	75	75	75%	40/35 <sup>2</sup>		
	RR-3A	3		400	400	—	200	15	100	75	75	75%	40/35 <sup>2</sup>		
Waterfront residential	WR	2		150	150	—	150	4	30	25, 20, 15, 12; varies with lot width <sup>10</sup>	30	75%	28 <sup>9</sup>	0.22	
	MDR	2 or 1 <sup>3</sup>		100	100	—	100	2	30	25	30	50%	40/35 <sup>2</sup>		
Neighborhood residential	NR	0.5 or 10,000 sf <sup>4</sup>		50	50		50		20	10/0 <sup>5</sup>	15	35%	40/35 <sup>2</sup>		
Recreation commercial	RC	15,000 sf <sup>6</sup>		75	75		200		30	20	20	30%	35		
Commercial moderate	CM	1		150	50	200	150	NA	75	20 minimum; sum 50	25	30%	40	0.3	
Commercial intensive	CI	1		150	50	200	150	NA	75	20 minimum; sum 50	25	30%	40	0.3	
Commercial Intensive – Exit 18 Office	CI-18	1		150	50	200	NA	NA	50-100 <sup>11</sup>	20 minimum; sum 50 <sup>18</sup>	25 <sup>18</sup>	30%	40-70 <sup>11</sup>		30% landscaped
	O		Nonresidential: 0.5 acre per 7,000 square feet of floor area Residential: 1 acre per 8 dwelling units	250	75		80		75	25	25	35%	40		15% landscaped
Neighborhood commercial	NC			50	50	100	75		40	20	15	30%	30		
	MS			50	50		75		40-100 <sup>13</sup>	0 <sup>14</sup>	10	5%-10% varies with lot size <sup>15</sup>	40 <sup>16</sup>		5% landscaped <sup>17</sup>
Commercial Light Industrial	CLI		1 acre per principal use or structure	200	100	200	200		50	30	30	30%	60		40,000 square feet Total building size cap for retail use only

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				Lot Width <sup>1</sup> (feet)	Road Frontage (feet)	Depth (feet)	Water Frontage (feet)	Area for Clustering (acres)	Front (feet)	Side (feet)	Rear (feet)	Shoreline (feet)	Merchandise Display <sup>7</sup> (feet)				Minimum Percent Permeable
Light Industrial Veteran's Field	LI-VF	1				200	200	NA	50	20	20	75		30%	35	0.3	
Heavy industry	HI		3 acres minimum per principal use or structure	300	300	400	200	NA	100	50	50	200		30%	50		
Enclosed shopping center	ESC	2.5	Maximum residential density as per § 179-3-040B(1)(b) [12] <sup>20</sup>	500	75		200	NA	40 <sup>21</sup>	30 <sup>21</sup>	30 <sup>21</sup>	150 <sup>21</sup>		20%	70 <sup>19</sup>		15% minimum landscaped

NOTES:

- 1 Minimum lot widths require compliance with access management requirements for shared driveways or double lot width.
- 2 Thirty-five-foot building height applies within the Adirondack Park.
- 3 Two acres of land per residential unit if not connected to public sewer and water systems; one acre of land per residential unit if connected to public water and sewer systems.
- 4 Five-tenths acre of land per residential unit if not connected to public sewer and water systems; 10,000 square feet of land per residential unit if connected to public sewer and water systems.
- 5 Ten feet if buildings not connected or zero if connected.
- 6 With a minimum of 15,000 square feet of land per 2,000 square feet of floor area.
- 7 Setback from the edge of pavement.
- 8 Accessory structures shall have a maximum height of 16 feet.
- 9 Seventy-five-foot setback applies to lands in the Rural Use classification in the Adirondack Park. See Zoning Map.
- 10 See § 179-3-040A(5)(b)[3].
- 11 A building setback greater than the minimum requirement of 50 feet may allow for a building height greater than the maximum of 40 feet otherwise allowed. See § 179-3-040B(8)(b)[2] and [9].
- 12 See §§ 179-3-040B(5)(b)[2], 179-3-040B(5)(b)[9], and 179-7-070A(1)(c).
- 13 Buildings shall occupy a minimum of 60% of the build-to lot width as measured by the building facade width divided by the build-to lot width. See § 179-3-040B(5)(b)[3].
- 14 §§ 179-3-040B(5)(b)[10] and 179-3-040B(5)(b)[11].
- 15 See § 179-3-040B(5)(b)[9].
- 16 See § 179-3-040B(5)(b)[11].
- 17 See § 179-3-040B(5)(b)[11].
- 18 Parcels adjacent to residential uses shall require a minimum fifty-foot setback which shall include at least a twenty-five-foot vegetated buffer.
- 19 Buildings in excess of 40 feet in height shall have a front setback of 100 feet or greater.
- 20 The maximum gross building residential area (total unit square footage) shall be 30% of the total building floor area of all other commercial buildings within the ESC zoning district. See § 179-3-040B(1)(b)[12].
- 21 Back lots to be utilized for (1) mail anchor stores greater than 30,000 square feet each; and (2) multifamily dwelling; may be subdivided without otherwise required setbacks or frontage on a public road. See § 179-3-040B(1)(d).