



# Informational Brochure No. 2 Commercial Design Guidelines

Town of Queensbury

The Town of Queensbury Informational Brochure series has been developed to provide the public with information on land use regulations commonly affecting activities undertaken by the public and administered by this office. It is not intended to be a complete statement of all applicable regulations and individuals are encouraged to contact the office for complete permitting requirements.

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## What are Design Guidelines?

Design Guidelines are illustrative and written guidance as to the form and appearance of development that is desired. The intent of the guidelines is to encourage buildings and facilities that are sited and constructed with a form and appearance that is compatible with their surroundings, buildings that are attractive and enhance the commercial corridors of the Town and build on a theme either established or envisioned by the community.

## What do Design Guidelines require?

Design guidelines establish site layout requirements (depending on location) including preferred building entrance locations, a building line, parking location, themes for landscaping and lighting, and building height, among other things. The design guidelines build on the dimensional requirements traditionally included in a zoning ordinance.

## How do I get a copy of the Design Guidelines?

The design guidelines are found in the Town's zoning ordinance § 179-7. The zoning ordinance is posted on the Town's website or you can request a copy of the design guidelines by calling the Town of Queensbury at 761-8220.

## Where are the Design Guidelines applied?

There are five (5) locations where design guidelines are applicable. Each location was identified as a gateway to the Town requiring special attention. Each has a unique character and potential. The guidelines seek to build on that potential and enhance the entrance. The table at the end of this brochure provides information concerning where these locations are and a description of the design criteria.

## Can you give me an example?

The Main Street design guidelines were established to promote the development of a pedestrian friendly traditional "Main Street". Buildings constructed on Main Street should: be two or three story structures, placed at the street with front entrances, include architectural details that greet the pedestrian. Parking should be placed at the rear of the site with entrances limited to side streets or shared access. Signage should be wall mounted and of appropriate scale.

## How are Design Guidelines applied?

When a commercial development plan is proposed within an area with guidelines, planning staff explains those requirements to the applicant. The applicant is encouraged to incorporate those elements during the development of the project. During Site Plan Review, the Planning Board judges whether the intent of the guidelines have been satisfied by the applicant.

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## I can't meet the Design Guidelines, what do I do?

The Planning Board may grant a modification to an applicant. The Planning Board must find that the modification is necessary based on physical site constraints, excessive cost or other issue

and that the modification is consistent with the intent of the guidelines. See 179-7-020 for additional information on modification.

Design Area	Design Criteria
Main Street – from I-87 east to Town Line	Traditional Main St. Buildings close to street, parking behind buildings, pedestrian walkways
Bay Road – from Quaker Rd. north to Haviland Rd.	Office buildings one to two stories in height, residential in appearance, continuous landscaping
Route 9 – Upper Section (Great Escape to Quaker Rd.), Lower Section (Quake Rd to City line)	One to two story development, minimal curb cuts and continuous site landscaping
Route 149 / 9L intersection	Adirondack Theme. One to two stories, log or stone buildings
Route 149 / Bay Rd. intersection	Adirondack Theme. One to two stories, log or stone buildings

### Need More Information?

Got a question on required permits, the permit process, application requirements? Call or make an appointment to see the:

**Zoning Administrator**  
**761-8218**

Have a question regarding building permits, construction codes or septic systems? Call or make an appointment to see the:

**Director of Building and Codes**  
**761-8253**

Visit the Town of Queensbury on the web at [www.queensbury.net](http://www.queensbury.net) for the Informational Brochure Series or to access the Town Code. Our offices are located at the Town Center at the intersection of Bay and Haviland just north of ACC.

### The Informational Brochure Series

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