

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]

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)	Shoreline (feet)	Merchandise Display <sup>7</sup> (feet)				
Land conservation	LC-42A	42		400	400	—	400	210	100	100	100	200		95%	35		
	LC-10A	10		400	400	—	400	50	100	100	100	200		95%	35		
Parkland recreation	PR-42A	42		800	400	800	800	210	100	100	100	150		90%	35		
	PR-10A	42		800	400	800	800	50	100	100	100	150		90%	35		
Rural residential	RR-5A	5		400	400	—	200	25	100	75	100	75		75%	40/35 <sup>2</sup>		
	RR-3A	3		400	400	—	200	15	100	75	100	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	50/75 <sup>9</sup>		75%	28 <sup>8</sup>	0.22	
Moderate-density residential	MDR	2 or 1 <sup>3</sup>		100	100	—	100	2	30	25	30	75		50%	40/35 <sup>2</sup>		
Neighborhood residential	NR	0.5 acre or 10,000 square feet <sup>4</sup>		50	50		50		20	10/0 <sup>5</sup>	15	50		35%	40/35 <sup>2</sup>		
Recreation commercial	RC	15,000 square feet <sup>6</sup>		75	75		200		30	20	20	75		30%	35		
Commercial moderate	CM	1		150	50	200	150	NA	75	20 minimum; sum 50	25	75	25	30%	40	0.3	
Commercial intensive	CI	1		150	50	200	150	NA	75	20 minimum; sum 50	25	75	25	30%	40	0.3	
Office	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	75		35%	40		15% landscaped
Neighborhood commercial	NC		1 acre per principal use or structure	50	50	100	75		40	20	15	75		30%	30		
Main Street	MS			50	50		75		40 to 100 <sup>11</sup>	0 <sup>12</sup>	10	50		5% to 10% varies with lot size <sup>13</sup>	40 <sup>14</sup>		5% landscaped <sup>15</sup>

QUEENSBURY CODE

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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)				
Commercial light industrial	CLI		1 acre per principal use or structure	200	100	200	200		50	30	30	75		30%	60		40,000 square feet Total building size cap for retail use only
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		1 acre per principal use with 0.5 acre per 4,000 square feet of floor area	500	75		200	NA	40	30	30	150		20%	40		15% minimum landscaped

**NOTES:**

- <sup>1</sup> Minimum lot widths require compliance with access management requirements for shared driveways or double lot width.
- <sup>2</sup> Thirty-five-foot building height applies within the Adirondack Park.
- <sup>3</sup> Two acres per residential unit if not connected to public sewer and water systems; one acre per residential unit if connected to public water and sewer systems.
- <sup>4</sup> Five-tenths acre per residential unit if not connected to public sewer and water systems; 10,000 square feet per residential unit if connected to public sewer and water systems.
- <sup>5</sup> Ten feet if buildings not connected or zero if connected.
- <sup>6</sup> With a minimum of 15,000 square feet per 2,000 square feet of floor area.
- <sup>7</sup> Setback from the edge of pavement.
- <sup>8</sup> Accessory structures shall have a maximum height of 16 feet.
- <sup>9</sup> Seventy-five-foot setback applies to lands in the Rural Use classification in the Adirondack Park. See Zoning Map.
- <sup>10</sup> See § 179-3-040A(5)(b)[3].
- <sup>11</sup> See §§ 179-3-040B(5)(b)[2], 179-3-040B(5)(b)[9], and 179-7-070B(1)(c).
- <sup>12</sup> 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].
- <sup>13</sup> §§ 179-3-040B(5)(b)[10] and [11].
- <sup>14</sup> See § 179-3-040B(5)(b)[9].
- <sup>15</sup> See § 179-3-040B(5)(b)[11].