

ZONING

179 Attachment 3

Town of Queensbury

Table 3: Summary of Allowed Uses in Commercial Districts
 [Amended 4-19-2010 by L.L. No. 7-2010; 1-28-2011 by L.L. No. 2-2011; 4-1-2013 by L.L. No. 3-2013;
 12-16-2013 by L.L. No. 7-2013; 7-21-2014 by L.L. No. 2-2014; 10-6-2014 by L.L. No. 5-2014]

KEY

- AU = Accessory Use
- PU = Permitted Use
- SPR = Site Plan Review Use
- SUP = Special Use Permit Required
- Blank = Not Permitted

Commercial Use Table	Commercial Moderate	Commercial Intensive	Enclosed Shopping Center	Main Street³	Neighborhood Commercial	Office		Recreation Commercial
	CM	CI	ESC	MS	NC	O		RC
						≤ 300 feet from arterial	≥ 300 feet from arterial	
Amusement center		SPR						SPR
Apartment house/condos				SPR ⁴			SPR ²	
Apartment house/condos above first floor				SPR			SPR ²	
Auto body/repair shop		SPR						
Automobile service	SPR	SPR	SPR					
Automotive sales and service	SPR	SPR						
Bank	SPR	SPR		SPR	SPR	SPR	SPR	
Business service	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Campground								SPR

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Commercial Use Table	Commercial Moderate	Commercial Intensive	Enclosed Shopping Center	Main Street ³	Neighborhood Commercial	Office		Recreation Commercial
	CM	CI	ESC	MS	NC	O		RC
						≤ 300 feet from arterial	≥ 300 feet from arterial	
Car wash		SPR						
Cemetery				SPR				
Commercial boat sales/service/storage		SPR						
Convenience store	SPR	SPR		SPR	SPR	SPR	SPR	
Convention center		SPR		SPR		SPR	SPR	SPR
Day-care center	SPR	SPR		SPR	SPR	SPR	SPR	
Drive-in theater		SPR						
Enclosed shopping center			SUP					
Fast-food establishment		SPR		SUP				
Food service	SPR	SPR	SPR	SPR	SUP	AU	AU	SPR
Funeral home	SPR	SPR						
Gallery	SPR	SPR		SPR	SPR	SPR	SPR	
Golf course		SPR						SPR
Golf driving range	SUP	SUP						
Health-related facility	SPR	SPR		SPR		SPR	SPR	
Kennel	SUP							
Library						SPR	SPR	
Limousine service	SPR							
Live theater		SPR		SPR				
Microbrewery		SPR		SPR				

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	CM	CI	ESC	MS	NC	O		RC
						≤ 300 feet from arterial	≥ 300 feet from arterial	
Mineral extraction			SUP					
Mobile home sales		SPR						
Motel	SPR	SPR		SPR				
Movie theater	SPR	SPR		SPR				
Multifamily house/condos				SPR ³			SPR	
Municipal center	SPR	SPR						
Museum				SPR		SPR	SPR	
Nightclub		SUP	SPR	SUP				
Nursery	SPR	SPR						
Office, large ¹	SPR	SPR	SPR	SUP		SPR ¹	SPR ¹	
Office, small	SPR	SPR	SPR	SPR	SPR	SPR	SPR	
Outdoor concert events								SUP
Paintball facility								SUP
Parking lot	SPR	SPR		SPR				
Parking structure	SUP	SUP		SPR		SPR	SPR	
Personal service	SPR	SPR	SPR	SPR	SPR	AU	AU	
Place of worship	SPR	SPR		SPR	SPR			SPR
Playground	SPR	SPR						
Produce stand	SPR	SPR		SPR	SPR			SPR
Public or semipublic building	SPR	SPR	SPR	SPR	SPR	SPR	SPR	

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	CM	CI	ESC	MS	NC	O		RC
						≤ 300 feet from arterial	≥ 300 feet from arterial	
Recreation center				SPR				SPR
Retail	SPR	SPR	SPR	SPR	SPR	AU	AU	
School	SPR	SPR		SPR	SPR	SPR	SPR	
Self-storage facility		SUP						
Shopping mall/plaza	SPR	SPR	SPR					
Single-family dwelling				SPR ³			SPR	
Ski center				SPR ³				SPR
Tavern		SUP		SUP				
TV or radio station	SPR	SPR						
Veterinary clinic	SPR	SPR				SUP	SUP	

Notes:

¹ Large offices are prohibited in the Gurney Lane Office district.

² No residential uses shall be allowed within 300 feet of Bay Road. See § 179-3-040B(2).

³ All single-story uses and buildings set back beyond 40 feet require a special use permit.

⁴ Residential uses, including single-family dwellings, duplexes or two-family dwellings, multiple-family dwellings and townhouses are not allowed within 250 feet of the center line of Main Street. Beyond 250 feet, they are allowed with site plan review.