

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]

| 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 ¹ (feet) | Road Frontage (feet) | Depth (feet) | Water Frontage (feet) | Area for Clustering (acres) | Front (feet) | Side (feet) | Rear (feet) | Shoreline (feet) | Merchandise Display ⁷ (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 | | 400 | 400 | 800 | 800 | 210 | 100 | 100 | 100 | 150 | | 90% | 35 | | |
| Rural residential | RR-5A | 5 | | 400 | 400 | — | 200 | 25 | 100 | 75 | 100 | 75 | | 75% | 40/35 ² | | |
| | RR-3A | 3 | | 400 | 400 | — | 200 | 15 | 100 | 75 | 100 | 75 | | 75% | 40/35 ² | | |
| Waterfront residential | WR | 2 | | 150 | 150 | — | 150 | 4 | 30 | 25, 20, 15, 12: varies with lot width ¹⁰ | 30 | 50/75 ⁹ | | 75% | 28 ³ | 0.22 | |
| Moderate-density residential | MDR | 2 or 1 ³ | | 100 | 100 | — | 100 | 2 | 30 | 25 | 30 | 75 | | 50% | 40/35 ² | | |
| Neighborhood residential | NR | 0.5 or 10,000 sf ⁴ | | 50 | 50 | | 50 | | 20 | 10/0 ⁵ | 15 | 50 | | 35% | 40/35 ² | | |
| Recreation commercial | RC | 15,000 sf ⁶ | | 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 | |
| Commercial Intensive – Exit 18 | CI-18 | 1 | | 150 | 50 | 200 | NA | NA | 50-100 ¹¹ | 20 minimum; sum 50 ¹⁸ | 25 ¹⁸ | 75 | | 30% | 40-70 ¹¹ | | 30% landscaped |
| 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 | | 40-100 ¹³ | 0 ¹⁴ | 10 | 50 | | 5%-10% varies with lot size ¹⁵ | 40 ¹⁶ | | 5% landscaped ¹⁷ |
| 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 |

QUEENSBURY CODE

| 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 ¹ (feet) | Road Frontage (feet) | Depth (feet) | Water Frontage (feet) | Area for Clustering (acres) | Front (feet) | Side (feet) | Rear (feet) | Shoreline (feet) | Merchandise Display ⁷ (feet) | | | | |
| 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 | | | 500 | 75 | | 200 | NA | 40 | 30 | 30 | 150 | | 20% | 70 ¹⁹ | | 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 § 179-3040B(8)(b)[2] and [9].
- ¹³ See §§ 179-3-040B(5)(b)[2], 179-3-040B(5)(b)[9], and 179-7-070A(1)(c).
- ¹⁴ 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].
- ¹⁵ §§ 179-3-040B(5)(b)[10] and 179-3-040B(5)(b)[11].
- ¹⁶ See § 179-3-040B(5)(b)[9].
- 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.