

# ZONING

## *179 Attachment 2*

### Town of Queensbury

**Table 2: Summary of Allowed Uses in Residential Districts**

[Amended 1-28-2011 by L.L. No. 2-2011; 3-18-2013 by L.L. No. 2-2013; 7-21-2014 by L.L. No. 2-2014; 4-20-2015 by L.L. No. 2-2015; 5-6-2019 by L.L. No. 4-2019; 1-25-2021 by L.L. No. 1-2021; 12-20-2021 by L.L. No. 6-2021; 9-26-2022 by L.L. No. 10-2022; 1-23-2023 by L.L. No. 2-2023]

**KEY**

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

<b>Residential Use Table</b>	<b>Land Conservation</b>	<b>Moderate Density Residential</b>	<b>Neighborhood Residential</b>	<b>Parkland Recreation</b>	<b>Rural Residential</b>	<b>Waterfront Residential</b>
	<b>LC-10 LC-42</b>	<b>MDR</b>	<b>NR</b>	<b>PR-10 PR-42</b>	<b>RR-3 RR-5</b>	<b>WR</b>
Agricultural retail sales	SPR				SPR	
Agricultural use	SPR			SPR	SPR	
Bed-and-breakfast	SPR	SPR	SPR		SPR	SPR
Boat storage facility	SUP				SUP	
Boathouse						SPR
Campground	SUP					
Cemetery	SPR	SPR	SPR		SPR	
Class A marina						SUP <sup>5</sup>
Class B marina						PU

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<b>Residential Use Table</b>	<b>LC-10 LC-42</b>	<b>MDR</b>	<b>NR</b>	<b>PR-10 PR-42</b>	<b>RR-3 RR-5</b>	<b>WR</b>
Commercial boat sales/service/storage						SUP
Condominium development or unit		PU	SPR			
Day-care center			SPR <sup>6</sup>			
Duplex		PU <sup>3</sup>	PU <sup>3</sup>		PU <sup>3</sup>	
Food service						SUP
Golf course and/or country club					SPR	SUP
Golf driving range						SUP
Group camp	SPR				SPR	
Home occupation	PU	AU	AU		AU	AU
Kennel	SUP				SUP	
Library		SPR	SPR			SPR
Mobile home <sup>1</sup>		PU <sup>1</sup>	PU <sup>1</sup>			
Motel						SUP
Multifamily dwelling		SPR	SPR			
Nursery	SPR	SUP			SUP	
Outdoor recreation	SPR	SPR	SPR		SPR	
Personal service			SUP			
Place of worship	SPR	SPR	SPR	SPR	SPR	SPR
Playground		SPR	SPR		SPR	SPR

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<b>Residential Use Table</b>	<b>LC-10 LC-42</b>	<b>MDR</b>	<b>NR</b>	<b>PR-10 PR-42</b>	<b>RR-3 RR-5</b>	<b>WR</b>
Private school		SPR	SPR			SPR
Produce stand less than 100 square feet	PU	PU	PU	PU	PU	PU
Produce stand greater than 100 square feet	SPR	SPR	SPR	SPR	SPR	SPR
Public or semipublic building	SPR	SPR	SPR	SPR	SPR	SPR
Riding academy	SPR			SPR	SPR	
Sand, gravel and topsoil extraction, commercial					SUP <sup>4</sup>	
Sawmill, chipping or pallet mill	SUP				SUP	
Single-family dwelling	PU/SPR <sup>2</sup>	PU	PU	PU	PU	PU
Sportmen's club/firing range	SUP					
Townhouse			SPR			
Tree service/landscape company					SUP	
Veterinary clinic	SPR	SUP			SUP	
Water extraction	SPR					

<sup>1</sup> Allowed within Mobile Home Overlay District; additional regulations apply.

<sup>2</sup> Site plan review required for properties within the Adirondack Park.

<sup>3</sup> More than one duplex per parcel requires site plan review.

<sup>4</sup> Limited to parcel sites of 25 acres or greater.

<sup>5</sup> Class A Marinas not allowed on Glenn Lake, Sunnyside Lake and Dream Lake.

<sup>6</sup> Minimum lot size of two acres.