

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; 6-1-2020 by L.L. No. 6-2020; 5-6-2024 by L.L. No. 3-2024]

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 ⁸	0.22	
Moderate-density residential	MDR	2 or 1 ³	Multifamily dwelling ²²	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

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				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	2.5	Maximum residential density as per § 179-3-040B(1)(b) [12] ²⁰	500	75		200	NA	40 ²¹	30 ²¹	30 ²¹	150 ²¹		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.
- ²⁰ The maximum gross building residential area (total unit square footage) shall be 30% of the total building floor area of all other commercial buildings within the ESC zoning district. See § 179-3-040B(1)(b)[12].
- ²¹ Back lots to be utilized for (1) mall anchor stores greater than 30,000 square feet each; and (2) multifamily dwelling; may be subdivided without otherwise required setbacks or frontage on a public road. See § 179-3-040B(1)(d).
- ²² Multiple-family dwelling(s) shall be entitled to a density of six dwelling units per acre, in accordance with § A183-26, subject to the following: (1) the Lot shall have a minimum gross land area of 10 acres; (2) the Lot shall be served by municipal water and sewer; and (3) two points of ingress and egress to the Lot shall be required from local arterial roads or collector roads.