

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; 9-14-2015 by L.L. No. 5-2015; 4-18-2016 by L.L. No.
3-2016; 10-17-2016 by L.L. No. 7-2016; 6-1-2020 by L.L. No. 6-2020; 1-23-2023 by L.L. No. 2-2023; 11-18-2024 by L.L. No. 6-2024]

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	Commercial Intensive- Exit 18	Enclosed Shopping Center	Main Street ⁽³⁾	Neighborhood Commercial	Office		Recreation Commercial
	CM	CI	CI-18	ESC	MS	NC	O		RC
							≤600 feet from arterial	≥600 feet from arterial	
Amusement center		SUP	SUP	SPR					SPR
Apartment house				SPR ⁵					
Apartment house/condos					SPR ⁽⁴⁾			SPR ⁽²⁾	
Apartment house above first floor				SPR ⁵					
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		SPR					
Bank	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	
Business service	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	
Campground									SPR

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Commercial Use Table	Commercial Moderate	Commercial Intensive	Commercial Intensive- Exit 18	Enclosed Shopping Center	Main Street ⁽³⁾	Neighborhood Commercial	Office		Recreation Commercial
	CM	CI	CI-18	ESC	MS	NC	O		RC
							≤600 feet from arterial	≥600 feet from arterial	
Cannabis business, on-site consumption		SUP							
Cannabis business, retail		SUP							
Car wash		SPR		SPR					
Cemetery					SPR				
Commercial boat sales/service/storage		SPR		SPR		SUP			
Convenience store	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	
Convention, sports or exhibit center		SPR	SUP	SUP	SPR		SPR	SPR	SPR
Day-care center	SPR	SPR		SPR	SPR	SPR	SPR	SPR	
Drive-in theater		SPR							
Enclosed shopping center				SUP					
Fast-food establishment		SPR	SUP	SPR	SUP				
Firing range, indoor		SUP							
Food service	SPR	SPR	SUP	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	SUP	SPR	SPR		SPR	SPR	
Kennel	SUP			SPR					
Library							SPR	SPR	
Limousine service	SPR								
Live theater		SPR	SUP	SPR	SPR				
Microbrewery		SPR	SUP	SPR	SPR				
Mineral extraction				SUP					
Mobile home sales		SPR							
Motel	SPR	SPR	SUP	SUP	SPR				
Movie theater	SPR	SPR	SUP	SPR	SPR				
Multifamily house/condos					SPR ⁽³⁾			SPR ²	

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Commercial Use Table	Commercial Moderate	Commercial Intensive	Commercial Intensive- Exit 18	Enclosed Shopping Center	Main Street ⁽³⁾	Neighborhood Commercial	Office		Recreation Commercial
	CM	CI	CI-18	ESC	MS	NC	O		RC
							≤600 feet from arterial	≥600 feet from arterial	
Municipal center	SPR	SPR							
Museum				SPR	SPR		SPR	SPR	
Nightclub		SUP	SUP	SPR	SUP				
Nursery	SPR	SPR							
Office, large ⁽¹⁾	SPR	SPR	SUP	SPR	SUP		SPR ⁽¹⁾	SPR ⁽¹⁾	
Office, small	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	
Outdoor concert events				SPR					SUP
Paintball facility									SUP
Parking lot	SPR	SPR	SUP		SPR				
Parking structure	SUP	SUP	SUP	SUP	SPR		SPR	SPR	
Personal service	SPR	SPR		SPR	SPR	SPR	AU	AU	
Place of worship	SPR	SPR		SPR	SPR	SPR			SPR
Playground	SPR	SPR		SPR					
Produce stand	SPR	SPR		SPR	SPR	SPR			SPR
Public or semipublic building	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	
Recreation center				SUP	SPR				
Retail	SPR	SPR	SUP	SPR	SPR	SPR	AU	AU	
School	SPR	SPR			SPR	SPR	SPR	SPR	
Self-storage facility		SUP		SPR					
Shopping mall/plaza	SPR	SPR	SUP	SPR					
Single-family dwelling					SPR ⁽³⁾			SPR	
Ski center									SPR
Storage facility, interior				SPR		SUP			
Tavern		SUP	SUP	SPR	SUP				
TV or radio station	SPR	SPR		SPR					
Veterinary clinic	SPR	SPR		SPR			SUP	SUP	

NOTES:

- (1) Large offices are prohibited in the Gurney Lane Office district.
- (2) No residential uses shall be allowed less than 600 feet of Bay Road. See § 179-3-040B(2).
- (3) All single-story uses and buildings setback beyond 40 feet require a special use permit.

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- (4) Residential uses, including single-family dwellings, duplexes or two-family dwelling, multiple-family dwellings, and townhouse are not allowed within 250 feet of the centerline of Main Street. Beyond 250 feet they are allowed with site plan review.
- (5) 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 § 178-3-040B(1)(b)[12].