

LOCAL LAW NO.: ____ OF 2016

**A LOCAL LAW TO AMEND TOWN CODE CHAPTER 140 “SIGNS” AND
CHAPTER 179 “ZONING” OF QUEENSBURY TOWN CODE AND
REVISE THE TOWN’S ZONING MAP ACCORDINGLY**

BE IT ENACTED BY THE QUEENSBURY TOWN BOARD AS FOLLOWS:

Section 1. Intent; Authority – The Town Board seeks to amend the Zoning and Sign codes and to also assign a zoning district designation to three (3) parcels of land that had no prior zoning designation. This Local Law is adopted in accordance with New York Municipal Home Rule Law.

Section 2. Amendment of Sign Law – Chapter 140 of the Queensbury Town Code, entitled, “Signs” and known as the “Town of Queensbury Sign Code” is hereby amended as follows:

A. Section 140-3, entitled “Signs allowed without permit” is amended in subsection (Q) as follows:

Q. Price signs required on ~~gasoline~~ *fuel* pumps by New York State or federal law, not to exceed the minimum *size* requirements established by said state or federal laws. *If such a sign uses light-emitting diodes (LEDs) to display prices (sometimes known as an “LED price sign” or an “LED variable message price sign”), it may be permitted subject to the following restrictions:*

(1) Flashing, animated or variable color LEDs and signs are prohibited.

(2) LED price signs shall show the pump unit price of the fuel(s) only. All other informational content is prohibited.

Note: Language in ***bold italics*** is new language to be added;
Language with ~~line drawn through~~ is old language to be deleted.

(3) The maximum permitted horizontal illuminance shall not exceed 0.1 foot candles. The property owner, lessee or manager responsible for the fuel pump(s) must have on site and produce upon request a manufacturer's certification that each LED variable message price sign in use meets this standard.

B. Section 140-5, entitled "General Standards and regulations" is amended in subsection (B) as follows:

B. Illumination. All illuminated signs shall employ only lights emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent sequences or moving lights. No bare lamps, bare bulbs or fluorescent tubes shall be allowed. No bare lamps or bare bulbs on a string shall be allowed. All exterior sign lighting shall be downcast with cutoff fixtures. The provisions of this subsection shall not be applied so as to prohibit a sign changing to show time or temperature. No sign shall use reflective material which sparkles or glitters. Signs known as digital billboards, electronic display panels and similar LED digital advertising displays shall be prohibited, *with the exception of price signs on fuel pumps as required by applicable State and/or federal laws. [See §140-3(Q)]*

C. Section 140-7, entitled "Standards for specified zoning districts" is amended by adding the following subsection:

C. *Neighborhood Commercial Zoning District:*

(1) Windows signs. Window signs are prohibited for Interior Storage Facility uses.

Section 3. Amendment of Zoning Law – Chapter 179 of the Queensbury Town Code, entitled "Zoning" and known as the "Town of Queensbury Zoning Law" is hereby amended as follows:

A. Section 179-2-010, entitled "Definitions and word usage" is amended to amend and add definitions in subsection (C) as follows:

Note: Language in ***bold italics*** is new language to be added;
Language with ~~line drawn through~~ is old language to be deleted.

C.

FIRING RANGE - ~~A practice range for target shooting with firearms.~~ *A facility for target shooting with firearms for practice or training. See also **FIRING RANGE, INDOOR**.*

FIRING RANGE, INDOOR – *An indoor facility where firearms are discharged at targets for training or practice purposes, and which is designed so that bullets or other projectiles fired at targets are safely prevented (by means of backstops and/or other barriers) from going outside of the facility.*

INTERIOR STORAGE FACILITY – *Utilization of an existing structure by an owner or lessee of the owner for rental of space for storage of items of personal property. Warehouse use, with the exception of storage of commercial office files, is specifically prohibited. Any interior modifications of the structure to create secure rooms or partitions shall not be visible from the exterior of the structure. Access to storage areas within the Interior Storage Facility space shall be through a common secured entrance, with no separate compartmentalized access to storage areas to be created directly from or through the exterior of the structure.*

SELF-STORAGE FACILITY - A structure or structures containing separate, individual, and private storage spaces of varying sizes leased or rented on an individual basis, *each of which may be directly accessed from the exterior of the building via its own access door, and excluding "Interior Storage Facility."*

SPORTSMEN'S CLUB/FIRING RANGE - A tract of land where persons may hunt, fish, fire weapons, practice archery or engage in related activities, and in which membership is a condition of use. Note that a firing range is considered any facility either out-of-doors or within a building, which is designed to accommodate the discharge of firearms and usually includes targets or skeet launchers. *See also **FIRING RANGE, INDOOR**.*

B. Section 179-3-040, entitled "Establishment of Zoning Districts," subsection (B) "Commercial Districts," subsection (1) is amended as follows:

B. Commercial Districts.

(1) Enclosed Shopping Center ESC.

Note: Language in ***bold italics*** is new language to be added;
Language with ~~line drawn through~~ is old language to be deleted.

(b) Dimensional Requirements All uses in this district must comply with the requirements of Table 1 of this chapter^[14] and as follows (Note that all are minimum requirements except density and building height which are maximum restrictions.):

[2] Front yard setback: 40 feet. *Buildings in excess of 40 feet in height shall require a front setback of 100 feet or greater.*

[9] Building height: 40 70 feet. *Buildings in excess of 40 feet in height shall require a front setback of 100 feet or greater.*

C. Section 179-3-040, entitled Establishment of Zoning Districts,” subsection (B) “Commercial Districts,” subsection (2) is amended as follows:

B. Commercial Districts

(2) Office. The Office District encompasses areas where professional offices are encouraged. These are located along arterials adjoining residential areas where compatibility with residential uses is important. The Town desires to see development of high-quality offices where structures and facilities are constructed with particular attention to detail, including but not limited to architecture, lighting, landscaping, signs, streetscape, public amenities, and pedestrian connections. The Office District can function as a transition zone protecting residential zones from more intensive commercial uses, while providing convenient professional services to residential neighborhoods. Office and residential facilities should be sited and built to demonstrate compatibility with adjoining uses and to minimize any negative impacts on adjoining land uses.

(a) Uses allowed. The uses allowed in this district are set forth on Table 3 of this chapter. In addition:

[1] No residential uses shall be allowed ~~within~~ *less than 600 feet of* Bay Road. [Amended 7-21-2014 by L.L. No. 2-2014; 9-14-2015 by L.L. No. 5-2015]

~~[2] Both commercial and residential uses are allowed beyond 300 feet back from the arterial road.~~

Note: Language in *bold italics* is new language to be added;
Language with line drawn through is old language to be deleted.

[32] Large offices are prohibited uses in the Gurney Lane Office District.

- (b) Dimensional requirements. All uses in this district must comply with the requirements of Table 1 of this chapter and as follows (Note that all are minimum requirements except density, building size and building height which are maximum restrictions.):

[1] Density.

[a] Nonresidential: 0.5 acre per 7,000 square feet of floor area per story. *Note: Land areas used for residential density calculations may not be also used for non-residential density calculations.*

[b] Residential: 1.0 acre per eight residential dwelling units (whether or not included with nonresidential floor area) *Note: No land areas less than 600 feet from Bay Road may be used in residential density calculation. Only land areas 600 feet or more from Bay Road may be used in residential density calculations. Land areas used for residential density calculations may not be also used for non-residential density calculations.*

[c] Required lot size for all uses shall depend on the site being able to accommodate buildings, parking areas, landscaping and other site features.

[2] Front yard setback: 75 feet.

[a] Residential uses in the Bay Road Office zoning district: greater than or equal to 600 feet

[3] Side yard setback: 25 feet.

[4] Rear yard setback: 25 feet.

[5] Shoreline/stream/wetland setback: 75 feet.

[6] Lot width: 150 feet.

[7] Road frontage: 75 feet.

[8] Water frontage: 80 feet.

[9] Building height: maximum of 40 feet.

[10] Maximum building size.

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[a] Footprint of 75,000 square feet with total square footage of 150,000 for properties within the Bay Road design guideline areas and 20,000 square feet total for all those properties outside the Bay Road design guideline area.

[11] Percent permeable: 35%.

[12] Percent landscaped: 15%.

[13] Critical environmental area setback: 100 feet.

(c) Development standards. The standards and requirements set forth in Article 4 of this chapter shall apply to all uses in this district as well as expansion, remodeling or change of use to existing structures and uses. In addition, there are specific design standards and guidelines for mixed-use developments as set forth in Article 7 of this chapter.

D. Section 179-4-090, entitled "Parking and Loading Requirements" shall be amended by adding the following under subsection F "Off-street parking schedule," Table 5: Parking Requirements:

Use	Minimum Number of Spaces
<i>Indoor firing range</i>	<i>1 per 2 employees on the maximum working shift, plus 1 per shooting lane</i>

E. Section 179-10-070, entitled "Specific Standards," subsection Y "Sportsman's clubs/firing ranges" is amended as follows:

Y. Sportsman's clubs/firing ranges.

(1) Indoor firing ranges.

(a) *Distance requirements.*

Note: Language in *bold italics* is new language to be added;
Language ~~with line drawn through~~ is old language to be deleted.

1. The *Indoor* firing ranges shall not be located within ~~1,000~~ *six hundred (600)* lineal feet, measured from building to building, of an establishment licensed to dispense intoxicating or nonintoxicating liquor, nor shall it be in a building that dispenses liquor.

2. *Indoor firing ranges shall be not be permitted within six hundred (600) lineal feet, measured from building to building, of a school, public park or place of worship.*

(b) The design and construction of the firing range shall completely confine all ~~ammunition rounds~~ *bullets and other projectiles* within the building and in a controlled manner. The design and construction of the firing range shall be certified by a registered engineer in the State of New York. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type, and *maximum* caliber, *and power* of ammunition the range is designed to totally confine.

(c) No ammunition shall be used in the range that exceeds the certified design and construction specifications of the firing range.

(d) Firearms stored on the premises must be stored and secured under lock and key when not in use and when the range is closed for business.

(e) During organized shooting or training events, on-site supervision shall be supplied at all times by an adult with credentials as a firearms instructor or range safety officer. This individual shall be responsible for the conditions of safety and order on the firing line and the premises.

(f) On-site instruction shall be given only by certified firearms instructors. Current certificates for firearms instructors shall be made available for inspection upon request.

(g) An outside security plan for the general grounds shall be submitted to the Planning Board or designee for review and approval.

(h) The transport of firearms on the premises, to the premises and from the premises shall conform to applicable state laws and regulations.

Note: Language in *bold italics* is new language to be added;
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(i) Minors shall not be allowed in the range unless accompanied by an adult at all times. This provision shall not be interpreted to prohibit minors from participating in a firearm safety class which is supervised by an adult instructor.

(j) Indoor firing ranges shall not sell or dispense intoxicating liquors, nor shall they be in a building which contains a business that sells or dispenses nonintoxicating or intoxicating liquors.

(k) Noise:

1. *No indoor firing range shall be permitted or operated in such a manner which causes the exterior noise level to exceed the ambient noise level by more than five (5) decibels during daytime hours nor more than three (3) decibels during nighttime hours. The indoor firing range shall be designed, engineered and constructed so as to ensure compliance with this section. All soundproofing shall comply with accepted industry standards.*
2. *The permit applicant shall be responsible for establishing and reporting to the Town the ambient noise level of the proposed site before the issuance of an indoor firing range permit. The Planning Board shall designate testing times for the ambient noise levels based on approved hours of operation. Such testing shall be conducted to include an average of multiple readings taken over the prescribed period of time.*
3. *Once a permit is issued for the indoor firing range, the noise level at the facility while guns are being discharged shall be measured at least annually from the closer of:*
 - a. *The property line; or*
 - b. *A point 100 feet, as measured from the closest exterior point of the building to any adjacent property owner's residence or place of business, whichever is closer.*
4. *The sound level meter used in the conducting noise evaluations shall meet the American National Standard Institute's standard for sound meters or an instrument and associated recording and analyzing equipment which will provide equivalent data.*

Note: Language in ***bold italics*** is new language to be added;
Language with ~~line drawn through~~ is old language to be deleted.

F. Section 179-10-070, entitled "Specific Standards," is amended by adding the following new subsections:

BB. Interior Storage Facility.

- (1) *Interior Storage Facilities shall comply with the parking and loading requirements of Section 179-4-090. For the purposes of calculating required parking, the calculation shall be made utilizing the standard for "Self-storage facility", that is, 1 parking space per 5 storage units. The provisions for shared parking in Section 179-04-090[G] may be applied for Interior Storage Facilities where applicable.*
- (2) *Interior Storage Facilities shall be entirely enclosed within the interior of an existing structure and the owner/lessee applicant shall ensure that any interior alterations are not visible from the exterior of the structure. Windows may not be painted on their interior and/or exterior surfaces. "Frosted" glass, tinted glass or darkening films or other treatments, including blinds and drapes may be used in, on or with windows to limit visibility into the Interior Storage Facility from the exterior of the structure.*
- (3) *Installation and/or use of overhead "roller-type" security doors or overhead "garage" type doors in any exterior wall of an Interior Storage Facility is prohibited, it being the intent that Interior Storage Facilities are to maintain the exterior appearance of the existing structure as a cohesive whole, and to differentiate and distinguish it from the exterior appearance of what is elsewhere defined within the Code as "Self-Storage Facility". This provision shall not apply to existing overhead doors in existing structures.*
- (4) *Interior Storage Facility ingress and egress points shall conform to the New York State Uniform Fire Prevention and Building Code*

Note: Language in *bold italics* is new language to be added;
Language with ~~line drawn through~~ is old language to be deleted.

- (5) *Any interior alterations of the existing structure shall conform to the New York State Uniform Fire Prevention and Building Code. All plans for any such alterations shall be reviewed by the Town Building Inspector and shall be subject to all permitting requirements and all further required inspections under applicable State and local codes.*
- (6) *All separate interior storage rooms or areas shall be accessible only via interior hallways leading from the common means of entry into the structure. Pre-existing partitioned rooms or areas with existing access to the exterior of the existing structure may remain and be utilized as interior storage.*
- (7) *No expansion of the existing structure footprint shall be permitted.*
- (8) *If an Interior Storage Facility is destroyed by wind, flood, fire or similar casualty, other than deliberate destruction or damage by or on behalf of the owner, the owner or lessee may elect to repair and/or re-construct and continue the Interior Storage Facility use utilizing its original dimensions and density, provided the actual use of the property for Interior Storage has not ceased for more than eighteen (18) months from the date of the building damage or destruction. This time period shall be calculated utilizing the actual date of damage or destruction loss until the date an application for a building permit is received by the Town.*
- (9) *Only an existing structure which has received Site Plan approval from the Town of Queensbury Planning Board shall be eligible for use as an Interior Storage Facility. In addition, use as an Interior Storage Facility shall require approval from the Planning Board of a Special Use Permit for such use. The procedures for application for a Special Use Permit and review of the application shall include a Public Hearing on proper notice together with the other procedures and requirements in conformity with Chapter 179, Article 10 of the Code of the Town of Queensbury.*

Note: Language in ***bold italics*** is new language to be added;
Language with line drawn through is old language to be deleted.

G. The official Town Zoning Map is hereby amended to reflect a zoning district assignment for three (3) parcels of property near the intersection of Interstate 87 and Luzerne Road to Commercial Light Industrial (CLI), such properties bearing Tax Map Parcel numbers as follows:

309.6-2-86

309.10-1-98

309.10-1-99

H. Table 1, entitled "Table of Area Requirements" is amended as set forth in the attachment to this Local Law.

I. Table 3, entitled "Summary of Allowed Uses in Commercial Districts" is amended as set forth in the attachment to this Local Law.

Section 4. The map appended to this Local Law is hereby adopted as the official Town Zoning Map of the Town of Queensbury and supersedes the previously adopted Town Zoning Map.

Section 5. Severability – The invalidity of any clause, sentence, paragraph or provision of this Local Law shall not invalidate any other clause, sentence, paragraph or part thereof.

Section 6. Repealer – All Local Laws or Ordinances or parts of Local Laws or Ordinances in conflict with any part of this Local Law are hereby repealed. In particular, this Local Law is specifically intended to supersede the amended provisions of the current Town of Queensbury Zoning Law.

Section 7. Effective Date – This Local Law shall take effect upon filing by the office of the New York State Secretary of State or as otherwise provided by law.

Note: Language in ***bold italics*** is new language to be added;
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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]

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 ² (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 ¹⁴	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		

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District	Symbol	Minimum Lot Size (acres)	Density	Minimum					Minimum Setbacks					Merchandise Display ⁷	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)						
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
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		1 acre per principal use with 0.5 acres per 4000 sq ft of floor area	500	75		200	NA	40 ¹²	30	30	150			20%	40 ²⁰ ₇₀ ¹⁹		15% minimum landscaped

NOTES:

- Minimum lot widths require compliance with access management requirements for shared driveways or double lot width.
- Thirty-five-foot building height applies within the Adirondack Park.
- 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.
- 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.
- Ten feet if buildings not connected or zero if connected.
- With a minimum of 15,000 square feet of land per 2,000 square feet of floor area.
- Setback from the edge of pavement.
- Accessory structures shall have a maximum height of 16 feet.
- Seventy-five-foot setback applies to lands in the Rural Use classification in the Adirondack Park. See Zoning Map.
- See § 179-3-040A (5)(b)(3).
- 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 § 179-3-040B(3)(b)(2) and (9).
- See § 179-3-040 B (5)(b)(2), 179-3-040 B (5)(b)(9), and 179-7-070 A(1)(c).
- Buildings shall occupy a minimum of 60 percent of the build-to lot width as measured by the building facade width divided by the build-to lot width. See 179-3-040 B(3)(b)(3).
- See § 179-3-040B(3)(b)(1) and 179-3-040B(5)(b)(1).
- See § 179-3-040B(3)(b)(9).
- See § 179-3-040B(3)(b)(11).
- Parcels adjacent to residential uses shall require a minimum fifty foot setback which shall include at least a twenty-five foot vegetated buffer.
- Buildings in excess of 40 feet in height shall have a front setback of 100 feet or greater.

Deletion
Insertion

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; XXX-2016 by L.L. No. X-2016]

KEY
AU = Accessory Use
PU = Permitted Use
SPR = Site Plan Review
SUP = Special Use Permit
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	CH-18	ESC	MS	NC	<300 feet from arterial	≥300 feet from arterial	RC
Amusement center		SUP	SUP						
Apartment house/condos					SPR ⁽⁴⁾			SPR ⁽²⁾	SPR
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	SUP		SPR				
Business service	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	
Campground									
Car wash		SPR							SPR
Cemetery					SPR				
Commercial boat sales/service/storage		SPR							
Convenience Store	SPR	SPR	SUP		SPR	SPR	SPR	SPR	

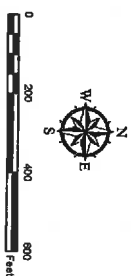
Commercial Use Table	Commercial Moderate	Commercial Intensive	Commercial Intensive – Exit 18	Enclosed Shopping Center	Main Street ⁽³⁾	Neighborhood Commercial	Office		Recreation Commercial
	CM	CI	CI-18	ESC	MS	NC	O	RC	
Convention, Sports or Exhibit Center							<300 feet from arterial	≥300 feet from arterial	
Day-care center	SPR	SPR	SUP	SUP	SPR		SPR	SPR	SPR
Drive-in theater		SPR			SPR	SPR	SPR	SPR	
Enclosed shopping center				SUP					
Fast food establishment		SPR	SUP		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	
Kennel	SUP								
Library									
Limousine service	SPR						SPR	SPR	
Microbrewery		SPR	SUP		SPR				
Live theater		SPR	SUP		SPR				
Mineral extraction				SUP					
Mobile home sales		SPR							
Motel	SPR	SPR	SUP	SUP	SPR				
Movie theater	SPR	SPR	SUP	SUP	SPR				
Multifamily house/condos					SPR ⁽³⁾			SPR ⁽²⁾	
Municipal center	SPR	SPR							
Museum					SPR		SPR	SPR	
Nightclub		SUP	SUP	SPR	SUP				
Nursery	SPR	SPR							
Office, large ⁽⁴⁾	SPR	SPR	SUP	SPR	SUP		SPR ⁽¹⁾	SPR ⁽¹⁾	
Office, small	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	

Commercial Use Table	Commercial Moderate	Commercial Intensive	Commercial Intensive – Exit 18	Enclosed Shopping Center	Main Street ^(a)	Neighborhood Commercial	Office		Recreation Commercial
	CM	CI	CI-18	ESC	MS	NC	<300 feet from arterial	≥300 feet from arterial	RC
Outdoor concert events									SUP
Paintball facility									SUP
Parking lot	SPR	SPR	SUP		SPR				SUP
Parking structure	SUP	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							
Public or semipublic building	SPR	SPR	SUP	SPR	SPR	SPR	SPR	SPR	SPR
Recreation center					SPR				
Retail	SPR	SPR	SUP	SPR	SPR		AU	AU	
School	SPR	SPR			SPR	SPR	SPR	SPR	
Self-storage facility		SUP							
Shopping mall/plaza	SPR	SPR	SUP	SPR					
Single-family dwelling					SPR ^(a)			SPR ^(a)	
Ski center									
Storage Facility, Interior									SPR
Tavern		SUP							
TV or radio station	SPR	SPR			SUP				
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 *less than* within 300 feet of Bay Road. See §179-3-040(B)(2).
- (3) All single story uses and buildings setback 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 centerline of Main Street. Beyond 250 feet they are allowed with site plan review.

DRAFT



Map Produced by TOOGIS: 6/2016

