

ZONING

138 Attachment 10

**Table of Uses, Area, Frontage, and Setback Requirements
Light Industrial District
[Amended 5-14-2024 by L.L. No. 3-2024; 11-12-2025 by L.L.
No. 4-2025]**

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Agricultural	Agriculture and farm operations with custody of animals outside NYS Agricultural District		✓	✓	
	Agriculture and farm operations with custody of animals within NYS Agricultural District		✓	✓	
	Agriculture and farm operations without custody of animals	✓			
	Alcohol production as part of a farm operation		✓	✓	
Business and Commercial	Adult-oriented use		✓	✓	
	Cannabis dispensary		✓	✓	
	Community service/place of worship		✓	✓	
	Customary accessory structures	✓			
	EV station, private	✓			
	Printing/publishing/photography/software			✓	
	Public park or trail system		✓	✓	
	Public utility			✓	
	Research and development (flex- tech)			✓	
	Retail sales		✓	✓	
Industrial	Aerospace			✓	
	Automation systems (robotics)			✓	
	Automobile and truck rental facilities			✓	
	Automobile parts			✓	
	Broadcast studio			✓	
	Cold storage plant			✓	
	Customary accessory structures	✓			
	Data automation and communications			✓	
	Electrical components and appliances			✓	

BALLSTON CODE

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Industrial	Electronics			✓	
	Energy systems		✓	✓	
	Environmental control			✓	
	EV station, private	✓			
	Food products preparation			✓	
	Fuel, gasoline, oil storage tanks		✓	✓	
	Information processing			✓	
	Laundry and dry-cleaning plants			✓	
	Light manufacture			✓	
	Manufacture of metal and HDPE plastic drainage products			✓	
	Medical systems			✓	
	Metal fabrication			✓	
	Microelectronics			✓	
	Packaging industry			✓	
	Stone or monument works			✓	
	Storage and repair of heavy equipment		✓	✓	
	Telephone exchange			✓	
	Textile industry			✓	
	Transportation services accessory and local, except truck terminals			✓	
	Truck terminals		✓	✓	
	Video systems			✓	
	Warehousing and distribution centers, >20,000 square feet		✓	✓	
	Water treatment and distribution systems			✓	
	Wood products processing			✓	

Notes:

Note: Any uses not listed on this table are prohibited.

¹ Reviewed and approved by the Planning Board

ZONING

Bulk Requirements	
Lot area (min):	Varies*
Lot width (min):	175 feet
Lot coverage (max %):	40%
Front yard setback (min):	50 - 100 feet**
Side yard setback (min):	30 feet
Rear yard setback (min):	30 feet
Building height (max):	60 feet
Commercial building footprint (max):	NA
Notes: Footings to be one foot above seasonal high groundwater mark. Accessory structures <200 square feet shall have six feet rear and side yard setback. Net acreage calculation not required. Average lot size not allowed. 100-foot buffer when Light Industrial District is adjacent to a residential district boundary line. *See § 138-39B for minimum lot size regulations. **All building setbacks shall be a minimum of 100 feet from the front property line on all state or county roadways. All other building setbacks shall be 50 feet from the front property line for lots fronting on any municipal or private interior roads located within this zone.	