

ZONING

138 Attachment 11

**Table of Uses, Area, Frontage, and Setback Requirements
Ballston Lake Residential District
[Amended 5-14-2024 by L.L. No. 3-2024]**

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Residential	Accessory apartment in accessory dwelling ²				
	Accessory apartment within principal dwelling ²				
	Community residence				
	Customary accessory structures				
	EV station, private				
	Farm worker housing				
	Home occupation, major				
	Home occupation, minor				
	One-family dwelling				
	Solar panels for residential use				
	Townhouse				
	Two-family dwelling				
Agricultural	Agricultural-related business as a secondary use on a farm operation*				
	Agriculture and farm operations with custody of animals within NYS Agricultural District				
	Agriculture and farm operations with custody of animals outside NYS Agricultural District				
	Agriculture and farm operations without custody of animals				
	Agritourism				
	Alcohol production as part of a farm operation				
	Cold storage facility for agricultural products				
	Horse boarding operation				
	Roadside stand				
	Solar panels for farm operation				

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	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Business and Commercial	Alcohol production not part of a farm operation				
	Bed-and-breakfast				
	Community service/place of worship				
	Day-care facilities, in-home				
	Education facilities				
	Library				
	Municipal buildings				
	Museum				
	Public park or trail system				
	Public utility				
	Riding academy				

Notes:

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

* Can include a restaurant accessory to a farm market or farm operation.

¹ Reviewed and approved by the Planning Board

² Only one accessory apartment unit per lot.

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Bulk Requirements	
Lot area (min):	2 acres with or without water and sewer
Lot width (min):	175 feet
Lot coverage (max %):	30% (20% within the Watershed Overlay District)
Front yard setback (min):	60 feet
Side yard setback (min):	20 feet
Rear yard setback (min):	30 feet
Building height (max):	40 feet
Notes: Accessory structures <200 square feet shall have six feet rear and side yard setback Net acreage calculation required. Average lot size allowed. Density bonus allowed (see § 138-168, Bonuses) when participating in PDR program as follows: Lot area (min): one acre without water and sewer Lot area (min): 1/3 acre with water and sewer Major subdivisions shall be conservation subdivision where lot sizes and setbacks are flexible. Traditional neighborhood design in clusters required.	