

ZONING

138 Attachment 2

Table of Uses, Area, Frontage, and Setback Requirements Hamlet Residential 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
Residential	Accessory apartment within principal dwelling	✓			
	Community residence	✓			
	Home occupation, major		✓	✓	
	Home occupation, minor	✓			
	One-family dwelling	✓			
	Solar panels for residential use	✓			
	Townhouse		✓	✓	
	Two-family dwelling		✓	✓	
Agricultural	Agriculture and farm operations with custody of animals	✓			
	Agriculture and farm operations with custody of animals within NYS Agricultural District				✓
	Agriculture and farm operations with custody of animals outside NYS Agricultural District		✓	✓	

BALLSTON CODE

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Business and Commercial	Community service/place of worship		✓	✓	
	Day-care facilities, in-home		✓	✓	
	Education facilities		✓	✓	
	Funeral home with pervious surface or with other advanced stormwater controls		✓	✓	
	Library		✓	✓	
	Municipal buildings	✓			
	Museum		✓	✓	
	Public Park or trail system		✓	✓	
	Public utility		✓	✓	

Notes:

¹ Reviewed and approved by the Planning Board

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

Bulk Requirements		
	Without Water and Sewer	With Water and Sewer
Lot area (min):	1 dwelling per 1 acre	20,000 square feet (1/2 acre)
Lot width (min):	100 feet	65 feet
Lot coverage (max %):	40% (20% within the Watershed Overlay District)	40% (20% within the Watershed Overlay District)
Front yard setback (min):	30 feet (50 feet max)	30 feet (50 feet max)
Side yard setback (min):	20 feet	20 feet
Rear yard setback (min):	20 feet	20 feet
Building height (max):	40 feet	40 feet

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.

Density and square footage bonus allowed with water and sewer. See § 138-168, Bonuses

See § 104-15D for major subdivisions in the Hamlet District