

ZONING

138 Attachment 3

Table of Uses, Area, Frontage, and Setback Requirements

Mixed Use Route 50/67 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	✓			
	Day-care facilities, in-home	✓			
	EV stations, private	✓			
	Home occupation, major		✓	✓	
	Home occupation, minor	✓			
	Multiple dwellings in Senior Housing Districts only per Article XIII ²		✓	✓	
	One-family dwelling	✓			
	Public park and trail	✓			
	Solar panels for residential use	✓			
	Townhouse		✓	✓	
	Two-family dwelling	✓			
Agricultural	Agriculture and farm operation 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	✓			
	Farm market			✓	

BALLSTON CODE

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Business and Commercial	Art gallery			✓	
	Automobile sales		✓	✓	
	Automobile service		✓	✓	
	Bakery			✓	
	Banks			✓	
	Bed-and-breakfast			✓	
	Beverage recycling center		✓	✓	
	Clubs/lodges			✓	
	Community service/place of worship			✓	
	Cannabis dispensary		✓	✓	
	Convenience stores with/without gas sales		✓	✓	
	Day-care facilities, commercial			✓	
	Drive-in establishments or services		✓	✓	
	Drug store			✓	
	Education facilities			✓	
	EV station (only when a secondary use to a permitted or specially permitted use)		✓	✓	
	Funeral home			✓	
	Greenhouse or plant nursery, commercial			✓	
	Health-care facilities			✓	
	Hospital		✓	✓	
	Indoor recreation		✓	✓	

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	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
	Laundromat			✓	
	Library			✓	
	Light industrial		✓	✓	
	Millwork/cabinet making			✓	
	Mixed-use structures		✓	✓	
	Motel/hotel		✓	✓	
	Municipal buildings			✓	
	Museum			✓	
	Nursing home		✓	✓	
	Office building			✓	
	Outdoor recreation		✓	✓	
	Personal service			✓	
	Physical health establishment			✓	
	Printing/publishing/photography/software			✓	
	Public utility		✓	✓	
	Research and development (flex-tech)		✓	✓	
	Restaurant and drinking establishment			✓	
	Retail sales			✓	
	School, private			✓	
	Self-storage		✓	✓	

BALLSTON CODE

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
	Service business			✓	
	Solar panels for individual business use, roof-mounted	✓		✓	
	Solar panels for individual business use, ground-mounted			✓	
	Training and instructional classrooms			✓	
	Veterinary clinic without boarding			✓	

Notes:

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

¹Reviewed and approved by the Planning Board

²With Route 50 or Route 67 frontage.

Bulk Requirements	
Lot area (min):	1 acre
Lot width (min):	175 feet
Lot coverage (max %):	50%
Front yard setback (min):	20 feet, with 70 feet max
Side yard setback (min):	5 feet
Rear yard setback (min):	15 feet
Building height (max):	40 feet, or 3 stories if permitted by Fire Department
Total commercial building footprint per lot (max):	10,000 square feet
Total commercial building footprint per lot (with PDR):	40,000 square 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 See § 138-168, Bonuses

See § 138-17, Design Standards for All Mixed-Use Center Districts.