

ZONING

138 Attachment 5

**Table of Uses, Area, Frontage, and Setback Requirements
Mixed Use Ballston Lake 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 withing primary 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 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			✓	
Business and Commercial	Art gallery			✓	
	Automobile service		✓	✓	
	Bakery			✓	
	Banks			✓	
	Cannabis dispensary		✓	✓	
	Clubs/lodges			✓	
	Community service/place of worship		✓	✓	
	Convenience stores with gas sales		✓	✓	
	Day-care facilities, commercial		✓	✓	
	Day-care facilities, in-home		✓	✓	
	Drive-in establishments or services		✓	✓	
	Education facilities		✓	✓	

BALLSTON CODE

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Business and Commercial	EV stations (only as a secondary use with a permitted or specially permitted use)			✓	
	Funeral home		✓	✓	
	Health-care facilities		✓	✓	
	Indoor recreation		✓	✓	
	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 park or trail system		✓	✓	
	Public utility		✓	✓	
	Restaurant and drinking establishment		✓	✓	
	Retail sales		✓	✓	
	Service business			✓	
	Solar panels for individual business use, ground-mounted			✓	
	Solar panels for individual business use, roof-mounted	✓			
	Training and instructional classroom			✓	

Notes:

¹ Reviewed and approved by the Planning Board

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

Bulk Requirements

ZONING

Lot area (min):	1 acre
Lot width (min):	175 feet
Lot coverage (max %):	30%
Front yard setback (min):	varies*
Side yard setback (min):	5 feet
Rear yard setback (min):	15 feet
Building height (max):	40 feet
Total commercial building footprint per lot (max):	2,000 square feet
Total commercial building footprint per lot (with PDR):	5,000 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

*For properties fronting Route 146A, setbacks of new buildings shall be proximal to adjoining structures. Variations within the confines of established setback standards are subject to Planning Board approval.

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