

ZONING

138 Attachment 6

**Table of Uses, Area, Frontage, and Setback Requirements
Rural 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 accessory structure ²		✓	✓	
	Accessory apartment within principal dwelling ²	✓			
	Community residence	✓			
	Farm worker housing				✓
	Home occupation, major		✓	✓	
	Home occupation, minor	✓			
	Multiple dwellings in Senior Housing Districts only per Article XIII ³		✓	✓	
	One-family dwelling	✓			
	Solar panels for residential use	✓			
	Two-family dwelling	✓			
Agricultural	Agricultural processing as part of a farm operation within NYS Agricultural District				✓
	Agricultural-related business as a secondary use on a farm operation ⁴				✓
	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	✓			
	Agritourism				✓
	Alcohol production as part of a farm operation				✓
	Cold storage facility for agricultural products				✓
	Farm market				✓
	Horse boarding operation	✓			
	Roadside stand	✓			
	Solar panels for farm operation	✓			

BALLSTON CODE

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Business and Commercial	Agricultural processing not part of farm operation, <5,000 square feet		✓	✓	
	Airfield		✓	✓	
	Alcohol production not part of a farm operation		✓	✓	
	Bed-and-breakfast		✓	✓	
	Boarding kennel		✓	✓	
	Campgrounds and parks		✓	✓	
	Cemeteries		✓	✓	
	Community service/place of worship		✓	✓	
	Day-care facilities, in-home		✓	✓	
	Education facilities		✓	✓	
	EV station only as a secondary use to a permitted or special permitted use allowed		✓	✓	
	Greenhouse or plant nursery, commercial				✓
	Library		✓	✓	
	Municipal buildings	✓			
	Outdoor recreation		✓	✓	
	Public park or trail system		✓	✓	
	Public utility		✓	✓	
	Riding academy		✓	✓	
	Sales and service of farm equipment		✓	✓	
	Sawmills		✓	✓	
	Solar panels for individual business use, ground-mounted			✓	
	Solar panels for individual business use, roof-mounted	✓			
	Traditional neighborhood development with neighborhood commercial ⁵			✓	
	Veterinary clinic with boarding kennel		✓	✓	
	Veterinary clinic without boarding		✓	✓	
	Wedding receptions/catering, not part of a restaurant or club		✓	✓	

ZONING

Notes:

- ¹ Reviewed and approved by the Planning Board
 - ² Only one accessory apartment unit per lot.
 - ³ With Route 50 or Route 67 frontage
 - ⁴ Can include a restaurant accessory to a farm market or farm operation.
 - ⁵ As per § 104-14, Traditional neighborhood design (TND) standards.
- Note: Any uses not listed on this table are prohibited.

Bulk Requirements	
Density (min):	1 dwelling per 5 acres, with 1-acre minimum lot size
Lot width (min):	250 feet*
Lot coverage (max %):	20% (15% within Watershed Overlay District)
Front yard setback (min):	100 feet
Side yard setback (min):	50 feet
Rear yard setback (min):	60 feet
Building height (max):	40 feet
Total commercial building footprint per lot (max):	2,500 square feet
Notes: Footings to be one foot above seasonal high groundwater mark. Conservation subdivision required for major subdivisions allow for flexible lot sizes and setbacks. *See § 138-19 for flag lot minimum frontage requirement. Accessory structures <200 square feet shall have six feet rear and side yard setback. Net acreage calculation required. Average lot size allowed. No density bonus allowed.	