

ZONING

138 Attachment 7

Table of Uses, Area, Frontage, and Setback Requirements Ballston Lake Waterfront 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	Docks, moorings, boathouses (pursuant to Chapter 54 - Marinas are prohibited)		✓	✓	
	Home occupation, major		✓	✓	
	Home occupation, minor	✓			
	One-family dwelling ²			✓	
	Solar panels for residential use	✓			
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	✓			
Business and Commercial	Community service/place of worship		✓	✓	
	Education facilities		✓	✓	
	Library		✓	✓	
	Municipal buildings	✓			
	Museum		✓	✓	
	Public park or trail system		✓	✓	
	Public utility		✓	✓	
Notes: Note: Any uses not listed on this table are prohibited.					

BALLSTON CODE

¹ Reviewed and approved by the Planning Board

²§ 138-25, Site plan approval required, applies to all soil disturbing activities exceeding 1,000 square feet.

Bulk Requirements		
	<i>Without water and sewer</i>	<i>With water and sewer</i>
Lot area (min):	2 acres	1 acre
Lot width (min):	175 feet	150 feet
Lot coverage (max %):	15%	15%
Front yard setback (min):	60 feet	60 feet
Side yard setback (min):	12 feet	12 feet
Rear yard setback (min):	15 feet	15 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 bonus not allowed.		