

ZONING

138 Attachment 8

Table of Uses, Area, Frontage, and Setback Requirements Business 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	Community residence	✓			
	Multiple dwellings in Senior Housing Districts only per Article XIII ²		✓	✓	
	Solar panels for use in residential or commercial building	✓			
	Townhouse		✓	✓	
Agricultural	Agricultural processing as part of a farm operation within NYS Agricultural District				✓
	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	✓			
	Cold storage facility for agricultural products		✓	✓	
	Farm market			✓	
Business and Commercial	Alcohol production not part of a farm operation		✓	✓	
	Art gallery			✓	
	Automobile sales		✓	✓	
	Automobile service		✓	✓	
	Bakery			✓	
	Banks			✓	
	Bed-and-breakfast			✓	
	Beverage recycling center		✓	✓	
	Cannabis dispensary		✓	✓	
	Clubs/lodges			✓	
	Community service/place of worship			✓	

BALLSTON CODE

	Uses	Permitted Use	Special Use Permit ¹	Site Plan Review ¹	Modified Site Plan ¹
Business and Commercial	Convenience stores with gas sales		✓	✓	
	Day-care facilities, commercial			✓	
	Drive-in establishments or services			✓	
	Drug store			✓	
	Education facilities			✓	
	EV station as a secondary use for permitted or specially permitted uses			✓	
	Funeral home			✓	
	Greenhouse or plant nursery, commercial			✓	
	Health-care facilities		✓	✓	
	Hospital		✓	✓	
	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		✓	✓	
	Research and development (flex-tech)		✓	✓	
	Restaurant and drinking establishment			✓	
	Retail sales			✓	
	Sales and service of farm equipment			✓	

ZONING

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

Notes:

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

¹ Reviewed and Approved by the Planning Board

² With Route 50 or Route 67 frontage.

Bulk Requirements	
Lot area (min):	1 acre
Lot width (min):	175 feet
Lot coverage (max %):	40%
Front yard setback (min):	35 feet, with 70 feet max
Side yard setback (min):	15 feet
Rear yard setback (min):	15 feet
Building height (max):	40 feet
Total commercial building footprint per lot (max):	5,000 square feet
Total commercial building footprint per lot (with PDR):	15,000 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 § 138-31, Design Standards

BALLSTON CODE