

ZONING

138 Attachment 9

**Table of Uses, Area, Frontage, and Setback
Requirements
Rural Highway Transition 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	✓			
	EV station, private	✓			
	Farm worker housing				✓
	Home occupation, major		✓	✓	
	Home occupation, minor	✓			
	One-family dwelling	✓			
	Solar panels for residential use	✓			
	Townhouse		✓	✓	
	Two-family dwelling	✓			
Agricultural	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	✓			
	Agricultural processing as part of a farm operation within NYS Agricultural District				✓
	Agricultural-related business as a secondary use on a farm operation*				✓
	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		✓	✓	
	Alcohol production not part of a farm operation		✓	✓	
	Automobile service		✓	✓	
	Bakery			✓	
	Bed-and-breakfast		✓	✓	
	Cannabis dispensary		✓	✓	
	Community service/place of worship		✓	✓	
	Customary accessory structures	✓			
	Day-care facilities, commercial		✓	✓	
	Drive-in establishments or services		✓	✓	
	Greenhouse or plant nursery, commercial			✓	
	Indoor recreation		✓	✓	
	Municipal buildings	✓			
	Outdoor recreation		✓	✓	
	Public park or trail system		✓	✓	
	Public utility		✓	✓	
	Retail sales		✓	✓	
	Riding academy		✓	✓	
	Sales and service of farm equipment		✓	✓	
	Service business		✓	✓	
	Solar panels for individual business use, ground-mounted			✓	
	Solar panels for individual business use, roof-mounted	✓			
	Training and instructional classrooms			✓	
	Veterinary clinic with boarding kennel		✓	✓	
	Veterinary clinic without boarding		✓	✓	
	Wedding receptions/catering, not part of a restaurant or club		✓	✓	

Notes:

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

* Can include a restaurant accessory to a farm market or farm operation.

¹ Reviewed and approved by the Planning Board

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Bulk Requirements	
Lot area (min):	1 acre
Lot width (min):	175 feet
Lot coverage (max %):	30% (20% within the Watershed Overlay District)
Front yard setback (min):	35 feet, with 70 feet max
Side yard setback (min):	10 feet
Rear yard setback (min):	15 feet
Building height (max):	40 feet
Total commercial building footprint per lot (max):	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 bonus not allowed. See § 138-31, Design Standards	