

P= Permitted Use, SPR= Site Plan Review Only,
MSP= Modified Site Plan Review, SUP= Special
Use Permit, X=Not Permitted

Chapter 138 Attachment 2 - Table of Uses by Zoning Districts; Any Uses Not
Listed Are Prohibited

Uses	Hamlet Residential	Rural	Ballston Lake Residential	Ballston Lake Waterfront	Mixed Use Center North	Mixed Use Center South	Mixed Use Center Ballston Lake	Business Highway 1	Rural Highway Transition	Light Industrial
Residential Uses										
Accessory Structure for Residential Uses	P	P	P	P	P	P	P	P	P	
Accessory Apartment										
Community residence	P	P	P	X	SUP	SUP	X	SUP	X	
Farm Worker Housing	X	MSP	MSP	X	X	X	X	X	MSP	
Home Occupation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Manufactured home, double-wide										
Manufactured home, single-wide										
Mobile home park	X	SUP	X	X	X	X	X	X	X	
Multiple dwellings, including senior housing, townhouses, condominiums	SUP	In SH Only	X	X	SUP	SUP	SUP	SUP	SUP	
One-family dwelling and accessory structures with sewer and water	P	P	P	P	P	P	P	P	P	
One-family dwelling and accessory structures with water or sewer	P	P	P	P	P	P	P	P	P	
One-family dwelling and accessory structures without water and sewer	P	P	P	P	P	P	P	P	P	
Solar Panels on roof for residential use	P	P	P	P	P	P	P	P	P	
Solar Panels ground mounted for residential use in side or front yard	P	P	P	P	P	P	P	P	P	
Two-family dwelling	SUP	P	SUP	X	P	P	P	P	P	
Two-family dwelling with water and/or sewer	SUP	P	SUP	X	P	P	P	P	P	
Two-family dwelling without water and sewer	SUP	P	SUP	X	P	P	P	P	P	

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Agricultural Processing not part of a farm operation < 5,000 sf	X	SUP	X	X	X	X	X	X	SUP	
Airfields	X	SUP	X	X	X	X	X	X	X	
Art gallery	X	X	X	X	SPR	SPR	SPR	SPR	X	
Automobile sales, service	X	X	X	X	SUP	SUP	SUP no sales	SUP	SUP, No Sales	
Bakery	X	X	X	X	SPR	SPR	SPR	SPR	SPR	
Banks	X	X	X	X	SPR	SPR	SPR	SUP	X	
Bed and Breakfast	X	SUP	SUP	X	SUP	SUP	X	SUP	SUP	
Beverage/recycling center	X	X	X	X	SUP	SUP	X	SUP	X	
Boarding kennel	X	SUP	X	X	X	X	X	X	X	
Brewery/Distillery/Winery/Cider Mill not part of farm operation	X	SUP	SUP	X	X	X	X	SUP	SUP	
Campgrounds and parks	X	SUP	X	X	X	X	X	X	X	
Cemeteries	X	SUP	X	X	X	X	X	X	X	
Change of use	See 138-114	See 138-114	See 138-114	See 138-114	See 138-114	See 138-114	See 138-114	See 138-114	See 138-114	
Clubs, lodges	X	X	X	X	SPR	SPR	SPR	SPR	X	
Community service and place of worship	See 138-114	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Convenience stores with gas sales	X	X	X	X	SUP	SUP	SUP	SUP	X	
Day-care facilities commercial	X	X	X	X	SUP	SUP	SUP	SUP	SUP	
Day-care facilities, in-home	SUP	SUP	SUP	X	SUP	SUP	SUP	X	SUP	
Drive-in establishments or services	X	X	X	X	SUP	SUP	SUP	SUP	X	
Drug store	X	X	X	X	SPR	SPR	X	SPR	X	
Education facilities	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	X	
Funeral home	X	X	X	X	SUP	SUP	SUP	SUP	X	
Greenhouse or Plant Nursery, Commercial	X	MSP	X	X	SUP	SUP	X	SUP	SPR	
Health-care facilities	X	X	X	X	SUP	SUP	SUP	SUP	X	
Hospital	X	X	X	X	SUP	SUP	X	SUP	X	
Laundromat	X	X	X	X	SUP	SUP	SUP	SUP	X	

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Library	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	X	See 138-Attachment 4 for full list of permitted uses
Light Industrial (see Attachment 4)	X	X	X	X	SUP	SUP	SUP	SUP	X	
Millwork, cabinet making	X	X	X	X	SPR	SPR	SPR	SPR	X	
Mixed use structures	X	X	X	X	SUP	SUP	SUP	SUP	X	
Mobile home park	X	SUP	X	X	X	X	X	X	X	
Motel and hotel	X	X	X	X	SUP	SUP	SUP	SUP	X	
Municipal buildings	P	P	P	P	SPR	P	P	P	P	
Museum	SUP	X	SUP	SUP	SUP	SUP	SUP	SUP	X	
Nursing home	X	X	X	X	SUP	SUP	SUP	SUP	X	
Office Building	X	X	X	X	SPR	SPR	SPR	SPR	X	
Outdoor recreation	X	SUP	X	X	SUP	SUP	SUP	SUP	SUP	
Personal service: barber, beauty salon	X	X	X	X	SPR	SPR	SPR	SPR	X	
Physical health establishment	X	X	X	X	SUP	SUP	SPR	SUP	X	
Printing, publishing, photography, software	X	X	X	X	SPR	SPR	SPR	SPR	X	
Public Park or Trail System	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Public Utility	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	
Recreation, indoor	X	X	X	X	SUP	SUP	SUP	SUP	SUP	
Research and development (flex- tech)	X	X	X	X	SUP	SUP	X	SUP	X	
Restaurant and Drinking Establishment	X	X	X	X	SUP	SUP	SUP	SUP	X	
Retail Sales > 10,000 sf	X	X	X	X	SPR	SPR	X	SPR	X	
Retail sales > 5,000 sf to 10,000 sf	X	X	X	X	SPR	SPR	SUP	SPR	SUP	
Retail sales < 5,000 sf	X	X	X	X	SPR	SPR	SPR	SPR	SPR	
Riding Academy	X	SUP	SUP	X	X	X	X	X	SUP	
Sales and service of farm equipment	X	SUP	X	X	X	X	X	SUP	SUP	
Sawmills	X	SUP	X	X	X	X	X	X	X	
School, private	X	X	X	X	SUP	SUP	X	SUP	X	
Self storage	X	X	X	X	SUP	SUP	X	SUP	X	
Service Business	X	X	X	X	SPR	SPR	SPR	SUP	SUP	
Solar panels on roof for individual business use	X	P	X	X	P	P	P	P	P	

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Solar panels ground mounted for individual business use	X	SPR	X	X	SPR	SPR	SPR	SPR	SPR	
Traditional Neighborhood Development with associated Neighborhood Commercial	As Per 104-14	X	X	X	X	X	X	X	X	
Training and instructional classrooms	X	X	X	X	SPR	SPR	SPR	SPR	SPR	
Veterinary clinic without boarding	X	SUP	X	X	SUP	SUP	X	SUP	SUP	
Veterinary hospital with boarding kennel	X	SUP	X	X	X	X	X	X	SUP	
Wedding Receptions and Catering not part of restaurant or club	X	SUP	X	X	X	X	X	X	SUP	
PUDD (Planned Unit Development District) on parcels having Route 50 frontage	X	Yes	No	No	Yes	Yes	No	Yes	No	
SH (Senior Housing and Handicapped Housing District on parcels having Route 50 frontage	X	Yes	No	No	Yes	Yes	No	Yes	No	