

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	

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
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	

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
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	

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
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	

Chapter 138 - Attachment 3 Table of Dimensions by Zoning District	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	PUDD	SH	Ballston Lake Watershed Overlay	
Minimum Lot Area (Square Feet or Dwelling Units Per Acre)	20,000 sf without water and sewer; 10,000 sf with water and/or sewer	1 dwelling per 2 acres	1 dwelling per 2 acres	2 acre min lot size without water and sewer; 1 acre min lot size with water and sewer	1 acre	1 acre	1 acre	1 acre	1 acre	1 acre	5 acres for residential and mixed uses and 3 acres commercial	20 acres	No development on slopes >15% except for single family dwellings. No disturbances on slopes > 25%; See Article XA for all requirements	
Net Acreage Calculation Required	No	Yes	Yes	Yes	No	No	No	No	No	No	Yes	Yes		
Average Lot Size Allowed	No	Yes	Yes	No	No	No	No	No	No	No	Yes	No		
Transfer of Development Rights Receiving Area and Bonus Allowed	Yes	No	Yes	No	Yes	Yes	No	Yes	Yes	No	Yes	Yes		
Commercial Building Footprint (maximum square feet)	NA	2,500 sf	NA	NA	20,000 sf	15,000 sf	10,000 sf	60,000 sf	10,000 sf	No Maximum	To be set when PUDD Established	To be set when SH Established		
Minimum Lot Width (Feet)	100 ft without water and sewer; 65 ft with water or sewer or both	175	175	175 ft or 150 ft if 1 acre lot	175	175	175	175	175	100		400 ft		
Maximum Lot Coverage (%)	40%; 20% if in Watershed Overlay	30%, 20% if in Watershed Overlay	30%, 20% if in Watershed Overlay	15%	50%	30%	30%	40%	30%, 20% if in Watershed Overlay	40%		20%		
Maximum Building Height (Feet)	40 feet	40 ft	40 ft	40 ft	40 ft or 3 stories if approved by Fire Dpt.	40 ft	40 ft	40 ft	40 ft	40 ft		40 ft		40 ft
Front Setback, Minimum (Feet)	20 ft minimum and 30 ft maximum	60 ft	60 ft	60 ft	60 ft	20 ft minimum and 60 ft maximum	60 ft	60 ft	60 ft	50 ft		80 ft		
Side Setback, Minimum (Feet)	12 ft	20 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	12 ft	30 ft	100 ft			
Rear Setback (Feet), Minmum (1)	15 ft	40 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	30 ft	100 ft			
PUDD Allowed	No	Yes on parcels having Route 50 frontage and which are also partially within the Rural Highway Transition District	No	No	Yes on parcels having Route 50 frontage	Yes on parcels having Route 50 frontage	No	Yes on parcels having Route 50 frontage	Yes	Yes				
Senior Housing District Allowed	No	Yes on parcels having Route 50 frontage	No	No	Yes on parcels having Route 50 frontage	Yes on parcels having Route 50 frontage	No	Yes on parcels having Route 50 frontage	Yes	No				

(1) Accessory Structures < 200 sf shall have 6 ft rear setback

Chapter 138 - Attachment 4 - Table of Uses - Light Industrial District

Permitted Use (1) (2)	Special Use Permit
Agriculture without animals	Agriculture with animals
Metal fabrication	Warehousing and distribution more than 20,000 square feet
Laundry and dry cleaning plants	Fuel, gasoline, oil storage tanks
Research and development	Energy systems
Light manufacture	Truck terminals
Automobile parts	Storage and repair of heavy equipment
Aerospace systems	Retail
Electrical components and appliances	Adult-oriented businesses
Electronics	Distilling operations (farm)
Microelectronics	
Manufacture of metal and HDPE plastic drainage products	
Water treatment and distribution systems	
Automation systems (robotics)	
Data automation and communications	
Information processing	
Medical systems	
Video systems	
Environmental control	
Warehousing and distribution centers less than 20,000 square feet	
Wood products processing	
Office buildings and support services for above industries	
Printing, lithographing or publishing	
Packaging industry	
Broadcast studio	
Public utility station	
Textile industry	
Food products preparation	
Machine tool and machinery parts manufacturing	
Stone or monument works	
Cold storage plant	
Telephone exchange	
Transportation services accessory and local except truck terminals	
Automobile and truck rental facilities	

Animal care facilities
Emergency ambulance facilities
Research laboratories
Accessory retail
Equipment maintenance

(1) All new uses and structures (new and additions) require site plan review by the Planning Board

(2) Any uses not listed are not permitted.