

ZONING

138 Attachment 3

Table of Uses, Area, Frontage, and Setback Requirements

Mixed Use Route 50/67 District

[Amended 5-14-2024 by L.L. No. 3-2024]

| | Uses | Permitted Use | Special Use Permit ¹ | Site Plan Review ¹ | Modified Site Plan ¹ |
|--------------|---|---------------|---------------------------------|-------------------------------|---------------------------------|
| Residential | Accessory apartment within principal dwelling | ✓ | | | |
| | Community residence | ✓ | | | |
| | Day-care facilities, in-home | ✓ | | | |
| | EV stations, private | ✓ | | | |
| | Home occupation, major | | ✓ | ✓ | |
| | Home occupation, minor | ✓ | | | |
| | Multiple dwellings in Senior Housing Districts only per Article XIII ² | | ✓ | ✓ | |
| | One-family dwelling | ✓ | | | |
| | Public park and trail | ✓ | | | |
| | Solar panels for residential use | ✓ | | | |
| Agricultural | Townhouse | | ✓ | ✓ | |
| | Two-family dwelling | ✓ | | | |
| | 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 | ✓ | | | |
| | Farm market | | | ✓ | |

BALLSTON CODE

| | Uses | Permitted Use | Special Use Permit ¹ | Site Plan Review ¹ | Modified Site Plan ¹ |
|-------------------------|--|---------------|---------------------------------|-------------------------------|---------------------------------|
| Business and Commercial | Art gallery | | | ✓ | |
| | Automobile sales | | ✓ | ✓ | |
| | Automobile service | | ✓ | ✓ | |
| | Bakery | | | ✓ | |
| | Banks | | | ✓ | |
| | Bed-and-breakfast | | | ✓ | |
| | Beverage recycling center | | ✓ | ✓ | |
| | Clubs/lodges | | | ✓ | |
| | Community service/place of worship | | | ✓ | |
| | Cannabis dispensary | | ✓ | ✓ | |
| | Convenience stores with/without gas sales | | ✓ | ✓ | |
| | Day-care facilities, commercial | | | ✓ | |
| | Drive-in establishments or services | | ✓ | ✓ | |
| | Drug store | | | ✓ | |
| | Education facilities | | | ✓ | |
| | EV station (only when a secondary use to a permitted or specially permitted use) | | ✓ | ✓ | |
| | Funeral home | | | ✓ | |
| | Greenhouse or plant nursery, commercial | | | ✓ | |
| | Health-care facilities | | | ✓ | |
| | Hospital | | ✓ | ✓ | |
| | Indoor recreation | | ✓ | ✓ | |

ZONING

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|--|--|---------------|---------------------------------|-------------------------------|---------------------------------|
| | 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 utility | | ✓ | ✓ | |
| | Research and development (flex-tech) | | ✓ | ✓ | |
| | Restaurant and drinking establishment | | | ✓ | |
| | Retail sales | | | ✓ | |
| | School, private | | | ✓ | |
| | Self-storage | | ✓ | ✓ | |

BALLSTON CODE

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

Notes:

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

¹Reviewed and approved by the Planning Board

²With Route 50 or Route 67 frontage.

| Bulk Requirements | |
|---|---|
| Lot area (min): | 1 acre |
| Lot width (min): | 175 feet |
| Lot coverage (max %): | 50% |
| Front yard setback (min): | 20 feet, with 70 feet max |
| Side yard setback (min): | 5 feet |
| Rear yard setback (min): | 15 feet |
| Building height (max): | 40 feet, or 3 stories if permitted by Fire Department |
| Total commercial building footprint per lot (max): | 10,000 square feet |
| Total commercial building footprint per lot (with PDR): | 40,000 square feet |

Notes:

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 § 138-17, Design Standards for All Mixed-Use Center Districts