



SECTION 4

Uses, Area, Frontage, and Setback Tables Changes Summary

Table of Uses, Area, Frontage, and Setback Requirements Changes

Permitted Use	PU
Special Use Permit	SUP
Site Plan Review	SPR
Modified Site Plan	MSP
Was added	+
Was deleted	-
Before → After	→

Hamlet Residential District

Residential

- + Home occupation, minor (PU)
- + Accessory Apartment within Principal Dwelling (SUP & SPR)
- + Home occupation, Major (SUP & SPR)
- Multiple dwellings
- +Townhouse (SUP & SPR)

Agricultural

None

Business and Commercial

- + Funeral home with pervious surface or with other advanced stormwater controls
- + Note: Any uses not listed on this table are prohibited.

Bulk Requirements

Without water and sewer

- Lot area (min): 20,000 square feet → 1 acre
- Front yard setback (min): 20 feet (30 feet max) → 30 feet (50 feet max)
- Side yard setback (min): 12 feet → 20 feet
- Rear yard setback (min): 15 feet → 20 feet

With water and/or sewer

- Front yard setback (min): 20 feet (30 feet max) → 30 feet (50 feet max)
- Side yard setback (min): 12 feet → 20 feet
- Rear yard setback (min): 15 feet → 20 feet
- Transfer of Development Rights receiving area
- + Density and square footage bonus allowed with water and sewer. See § 138-168 Bonuses

Table of Uses, Area, Frontage, and Setback Requirements Changes

Mixed Use Center North District → Mixed Use Route 50/67 District

Residential

- + Home occupation, minor (PU)
- + Accessory Apartment within Principal Dwelling (SUP & SPR)
- + Home occupation, Major (SUP & SPR)
- Community Residence (SUP → PU)
- + Public Park or trail system (PU)
- + Day-care facilities, in-home (PU)
- + EV stations, private (PU)
- + Townhouse (SUP & SPR)

Agricultural

None

Business and Commercial

- + EV station only when a secondary use to a permitted or specially permitted use (SPR)
- + Bed-and-breakfast (SUP → SPR)
- + Community service/place of worship (SUP → SPR)
- + Day-care facilities, commercial (SUP → SPR)
- + Cannabis dispensary (SUP & SPR)
- + Education facilities (SUP → SPR)
- + Funeral home (SUP → SPR)
- + Greenhouse or plant nursery, commercial (SUP → SPR)
- + Health-care facilities (SUP → SPR)
- + Laundromat (SUP → SPR)
- + Library (SUP → SPR)
- + Museum (SUP → SPR)
- + Physical health establishment (SUP → SPR)
- + Restaurant and drinking establishment (SUP → SPR)
- + School, private (SUP → SPR)
- + Veterinary clinic without boarding (SUP → SPR)
- Retail Sales <5,000 square feet (SPR)
- Retail Sales 5,000 – 10,000 square feet (SPR)
- Retail Sales >10,000 square feet (SPR)

Bulk Requirements

Commercial Building footprint max: 90,000 square feet → 10,000 square feet

- Transfer of Development Rights receiving area
- + Density and square footage bonus allowed See § 138-168 Bonuses
- + Commercial building footprint (max): 40,000 with PDR

Table of Uses, Area, Frontage, and Setback Requirements Changes

Mixed Use Center South District → Burnt Hills Commercial District

Residential

- + Home occupation, minor (PU)
- + Accessory Apartment in Principal Dwelling (PU)
- + Home occupation, Major (SUP & SPR)
- Multiple dwellings
- + Townhouse (SUP & SPR)
- + Public Park or trail system (PU)
- Community residence (SUP → PU)
- Two-family dwelling (SUP → PU)

Agricultural

None

Business and Commercial

- + EV station only as a secondary use to a permitted or specially permitted use (SPR)
- + Cannabis dispensary (SUP & SPR)
- Day-care facilities, in-home (SUP → SPR)
- Education facilities (SUP → SPR)
- Funeral home (SUP → SPR)
- Greenhouse or plant nursery, commercial (SUP → SPR)
- Health-care facilities (SUP → SPR)
- Library (SUP → SPR)
- Museum (SUP → SPR)
- Physical health establishment (SUP → SPR)
- Restaurant and drinking establishment (SUP → SPR)
- School, private (SUP → SPR)
- Veterinary clinic without boarding (SUP → SPR)
- Retail sales <5,000 square feet
- Retail sales 5,000 - 10,000 square feet
- Retail sales >10,000 square feet
- PUDD is allowed within this zone on parcels with Route 50 or Route 67 frontage.
- + Note: Any uses not listed on this table are prohibited.

Bulk Requirements

- Commercial building footprint (max): 25,000 square feet → 15,000 square feet
- Transfer of Development Rights receiving area
- + Density and square footage bonus not allowed

Table of Uses, Area, Frontage, and Setback Requirements Changes

Mixed Use Center Ballston Lake District →

Mixed Use Ballston Lake District

Residential

- + Community Residence (PU)
- + Home occupation, minor (PU)
- + Accessory apartment withing primary dwelling (PU)
- + Home occupation, Major (SUP & SPR)
- Multiple dwellings
- +Townhouse (SUP & SPR)

Agricultural

None

Business and Commercial

- + EV Stations only as a secondary use with a permitted or specially permitted use (SPR)
- + Cannabis dispensary (SUP & SPR)
- Retail sales 5,000 - 10,000 square feet
- Retail sales < 5,000 square feet

Bulk Requirements

- Commercial building footprint (max): 10,000 square feet → 2,000 square feet
- Transfer of Development Rights receiving area
 - + Density and square footage bonus allowed See § 138-168 Bonuses

Table of Uses, Area, Frontage, and Setback Requirements Changes

Rural District

Residential

- + Accessory apartment within accessory structure (SUP & SPR)
- + Home occupation, minor (PU)
- + Accessory apartment within principal dwelling (PU)
- + Home occupation, Major (SUP & SPR)
- Townhouse

Agricultural

None

Business and Commercial

None

Bulk Requirements

- Lot area → Density (min): 1 dwelling per 2 acres → 1 dwelling per 5 acres, with 1 acre minimum lot size
- Lot width (min): 175 feet → 250 feet
- Lot coverage (max %): 30% (20% within the Watershed Overlay District) → 20% (15% within the Watershed Overlay District)
- Front yard setback (min): 60 feet → 100 feet
- Side yard setback (min): 20 feet → 50 feet
- Rear yard setback (min): 40 feet → 60 feet
- + Conservation subdivision required for major subdivisions allow for flexible lot sizes and setbacks.
- Transfer of Development Rights receiving area
- + No density bonus allowed

Table of Uses, Area, Frontage, and Setback Requirements Changes

Ballston Lake Waterfront District

Residential

+ Home occupation, minor (PU)

+ Home occupation, Major (SUP & SPR)

One-family dwelling § 138-25, Site plan approval required, applies to all soil disturbing activities exceeding 1,000 square feet.

Agricultural

None

Business and Commercial

None

Bulk Requirements

- Transfer of Development Rights receiving area

+ Density bonus not allowed

Table of Uses, Area, Frontage, and Setback Requirements Changes

Business Highway 1 District → Business District

Residential

Solar Panels for use in residential or commercial building

- Two family dwelling

- one family dwelling

Community residence (SUP → PU)

+ Townhouse (SUP & SPR)

+ Multiple dwellings in Senior Housing Districts only per Article 13

Agricultural

None

Business and Commercial

+ Customary accessory structures (PU)

+ Cannabis Dispensary (SUP & SPR)

+ EV station only when a secondary use to a permitted or specially permitted use (SPR)

+ Bed-and-breakfast (SUP → SPR)

+ Community service/place of worship (SUP → SPR)

+ Day-care facilities, commercial (SUP → SPR)

+ Drive-in establishments or services (SUP → SPR)

+ Cannabis dispensary (SUP & SPR)

+ Education facilities (SUP → SPR)

+ Funeral home (SUP → SPR)

+ Greenhouse or plant nursery, commercial (SUP → SPR)

+ Health-care facilities (SUP → SPR)

+ Library (SUP → SPR)

+ Physical health establishment (SUP → SPR)

+ Public Park or trail system (SUP → SPR)

+ Restaurant and drinking establishment (SUP → SPR)

+ School, private (SUP → SPR)

+ Sales and service of farm equipment (SUP → SPR)

+ service business (SUP → SPR)

+ Veterinary clinic without boarding (SUP → SPR)

Retail Sales <5,000 square feet (SPR)

- Retail Sales 5,000 – 10,000 square feet (SPR)

- Retail Sales >10,000 square feet (SPR)

Bulk Requirements

Front yard setback (min): 20 feet → 35 feet

Side yard setback (min): 150 feet → 15 feet

Commercial building footprint (max): 45,000 → 5,000

- Transfer of Development Rights receiving area

+ Density and square footage bonus allowed See § 138-168 Bonuses

+ Commercial building footprint (max) with PDR: 15,000 square feet

Table of Uses, Area, Frontage, and Setback Requirements Changes

Rural Highway Transition District

Industrial

- + EV, Private (PU)
- + Home occupation, minor (PU)
- + Accessory Apartment within Principal Dwelling (PU)
- + Home occupation, Major (SUP & SPR)
- + Townhouse (SUP & SPR)

Agricultural

None

Business and Commercial

- + Customary accessory structures (PU)
- Retail Sales <5,000 square feet (SUP & SPR)
- + Cannabis Dispensary (SUP & SPR)

Bulk Requirements

- + Commercial building footprint (max): 10,000 → 5,000
- Transfer of Development Rights receiving area
- + Density bonus not allowed

Table of Uses, Area, Frontage, and Setback Requirements Changes

Light Industrial District

Industrial

- + EV, Private (PU)
- + Customary accessory structures (PU)

Agricultural

None

Business and Commercial

- + EV, Private (PU)
- + Customary accessory structures (PU)
- Retail Sales <5,000 square feet (SUP & SPR)
- Retail Sales 5,000 – 10,000 square feet (SPR)
- Retail Sales >10,000 square feet (SPR)
- + Cannabis Dispensary (SUP & SPR)

Bulk Requirements

- + Commercial building footprint (max): NA
- Transfer of Development Rights receiving area
- + 100' Buffer When Light Industrial District is adjacent to a residential district boundary line.

Table of Uses, Area, Frontage, and Setback Requirements Changes

Ballston Lake Residential District

Residential

- + Home occupation, minor (PU)
- + Accessory Apartment within Principal Dwelling (SUP & SPR)
- + Accessory apartment in accessory dwelling (SUP & SPR)
- + Home occupation, Major (SUP & SPR)
- Multiple dwellings
- + Townhouse (SUP & SPR)
- + EV, Private (PU)
- + Customary accessory structures (PU)
- + Home occupation, major (SUP & SPR)

Agricultural

None

Business and Commercial

None

Bulk Requirements

- + Lot area(min): 2 acres with or without water and sewer
- Side yard setback (min): 12 feet → 20 feet
- Rear yard setback (min): 15 feet → 30 feet
- + Major subdivisions shall be conservation subdivision where lot sizes and setbacks are flexible.
- + Traditional neighborhood design in clusters required.
- Transfer of Development Rights receiving area
- + Density bonus allowed (see § 138-168 Bonuses) when participating in PDR program as follows:
 - Lot area (min): 1 acre without water and sewer
 - Lot area (min): 1/3 acre with water and sewer