

ZONING

180 Attachment 1

Town of Athens

**Table 1
Permitted Uses**

[Amended 11-20-2017 by L.L. No. 3-2017; 11-10-2022 by L.L. No. 1-2022]

KEY:

- P = Permitted with no Planning Board or ZBA review
- SP = Site plan approval by Planning Board required
- SUP = Special use permit by Planning Board required

Use	District*									
	Rr	Ru	Ru-1	MUC	LI-1	LI-2	Ag	OS	H	Ru-385
Residential Uses										
Accessory apartment not in principal building	SUP	SUP	SUP	SP/SUP			SUP	SUP	SUP	SUP
Accessory apartment in principal building	P	P	P	SP/SUP			P	P	P	P
Customary residential accessory	P	P	P	P	P	P	P	P	P	P
Dwelling, multifamily	SP/SUP		SP/SUP						SP/SUP	
Dwelling, single-family	P	P	P	SP/SUP			P	P	P	P
Dwelling, two-family	P	P	P				P	P	P	SP/SUP
Manufactured home	P	P	P				P	P	P	P
Senior citizen housing	SP/SUP	SP/SUP	SP/SUP						SP/SUP	SP/SUP
Solar energy system, roof-mounted or ground-mounted	P	P	P	P	P	P	P	P	P	P
Townhouse	SP/SUP		SP/SUP						SP/SUP	
Business Uses										

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Use	District*									
	Rr	Ru	Ru-1	MUC	LI-1	LI-2	Ag	OS	H	Ru-385
Agriculture, forestry, or other natural resource use, not including mine or excavation	P	P			P	P	P	P		P
Adult establishment					SP/SUP	SP/SUP				
Agri-business	P	P	SP/SUP	SUP	SUP	SUP	P	P	P	P
Auto, boat, mobile home, trailer or RV sales/rental				SP/SUP	SP/SUP	SP/SUP				
Autobody or major repair shop				SP/SUP	SP/SUP	SP/SUP			SP/SUP	
Bank				SP/SUP					SP/SUP	
Bed-and-breakfast inn	SP/SUP	SP/SUP	SP				SP/SUP	SP/SUP	SP/SUP	SP/SUP
Camp/campground	SP/SUP	SP/SUP						SP/SUP		
Car wash				SP/SUP	SP/SUP	SP/SUP				
Cell tower	SP/SUP	SP/SUP			SP/SUP	SP/SUP	SP/SUP	SP/SUP		SP/SUP
Commercial event venue		P		P	P	P	P			P
Customary business accessory		P	SP	P	P	P	P		P	P
Day care, home, family	P	P	P				P	P	P	P
Day care, group	SP/SUP	SP/SUP	SP	SP					SP/SUP	SP/SUP
Eating or drinking establishment				SP/SUP					SP/SUP	
Educational facility		SP	SP/SUP	SP/SUP					SP/SUP	
Equipment or material storage					SP/SUP	SP/SUP				
Excavation and mining, see § 180-41		SP/SUP					SP/SUP	SP/SUP		
Fueling station				SP/SUP	SP/SUP	SP/SUP			SP/SUP	
Golf course		SP/SUP								

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Use	District*									
	Rr	Ru	Ru-1	MUC	LI-1	LI-2	Ag	OS	H	Ru-385
Home occupation, major	SP/SUP	SP/SUP	SP	SP	SP/SUP	SP/SUP	SP/SUP	SP/SUP	SP/SUP	SP/SUP
Home occupation, low-impact	P	P	P	P	P	P	P	P	P	P
Hotel/motel			SP/SUP	SP/SUP					SP/SUP	
Horse boarding operation		P					P	P		P
Junkyard, see § 180-44					SP/SUP	SP/SUP				
Kennel			SP/SUP	SP/SUP			SP/SUP	SP/SUP		SP/SUP
Laundromat, dry cleaning, laundry pickup				SP						
Light industrial					SP	SP				
Medical clinic or office			SP	SP					SP/SUP	
Motor vehicle or scrap junkyard					SP/SUP	SP/SUP				
Nature interpretive centers	P	P	P	P	P	P	P	P	P	P
Personal service establishment			SP	SP					SP	
Professional, government, business office			SP	SP					SP/SUP	
Recreational use, indoor	SP/SUP	SP/SUP		SP/SUP				SP/SUP***		
Recreational use, outdoor	SP/SUP	SP/SUP		SP/SUP				SP/SUP***		
Religious facility			SP	SP					SP	
Resort		SP/SUP(1)								
Retail sales			SP	SP	SP/SUP	SP/SUP			SP	
Riding stable	SUP	P					P	P		P
Roadside stand	P	P	SP	P			P	P	P	P

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Use	District*									
	Rr	Ru	Ru-1	MUC	LI-1	LI-2	Ag	OS	H	Ru-385
Sign	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Sit-down eating or drinking establishment			SP	SP					SP	
Solar energy system, large-scale				SP	SP	SP				
Solar energy system, roof-mounted or ground-mounted	P	P	P	P	P	P	P	P	P	P
Storage or deposition of soil, waste material, see § 180-41					SP/SUP	SP/SUP				
Swimming pool	P	P	P	P	P	P	P	P	P	P
Trailer rental/sales				SP/SUP	SP/SUP	SP/SUP				
Warehouse					SP/SUP	SP/SUP				
Water recreation	SP/SUP	SP/SUP					SP/SUP	SP/SUP		SP/SUP
Water storage facility	SP/SUP	SP/SUP		SP/SUP	SP/SUP	SP/SUP	SP/SUP	SP/SUP	SP/SUP	SP/SUP
Wind energy conversion system	SP/SUP	SP/SUP			SP/SUP	SP/SUP	SP/SUP	SP/SUP		SP/SUP

NOTES:

- (1) Resorts in the Ru District allowed only as per § 180-59 (Planned Unit Development).
- * Allowed uses for any of the watershed overlay districts shall be the same as the base district, except where noted in § 180-30.
- *** Recreation use allowed only as defined as “passive recreation.”