

ZONING
180 Attachment 2

Town of Athens

**Table 2
Density and Dimensions**

Use	Utility Class	Residential Density (number of acres or square feet per dwelling required)*	Lot Area Required Per Nonresidential Use	Minimum Lot Width (feet)	Minimum Front Yard Setback (feet)	Maximum Front Yard Setback (feet)	Minimum Lot Depth (feet)	Minimum Each Side Yard (feet)	Minimum Rear Yard (feet)	Maximum Building Height (feet)	Maximum Percent Parcel Coverage (all lots)
Rr	Class 1	15,100 square feet	20,000 square feet	100	25	N/A	100	15	25	35	30
	Class 2	30,000 square feet	20,000 square feet	125	25	N/A	100	40	25	35	30
	Class 3	65,000 square feet	1 acre	150	25	N/A	100	40	25	35	30
Ru	Class 1	1 DU per 3 acres	20,000 square feet	100	50	N/A	120	30	50	35	30
	Class 2	1 DU per 3 acres	20,000 square feet	100	50	N/A	120	30	50	35	30
	Class 3	1 DU per 3 acres	1 acre	100	50	N/A	120	30	50	35	30
Ru-1	Any class	1 DU per 1 acre	1 acre	75	25	N/A	100	30	50	35	30
MUC	Class 3	130,000 square feet**	1 acre	200	40	N/A	150	25	50	35	60
LI-1	Any class	No residential uses allowed	2 acres	50	100	N/A	200	50	50	45	50
LI-2	Any class	No residential uses allowed	2 acres	50	100	N/A	200	50	50	45	50
Ag	Class 3	1 DU per 10 acres	1 acre	200	75	N/A	150	50	50	35	25
OS	Class 3	1 DU per 5 acres	1 acre	250	75	N/A	175	50	50	35	25

ATHENS CODE

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H	Class 1	10,000 square feet	20,000 square feet	80	25	35	80	20	25	25	40
	Class 2	20,000 square feet	20,000 square feet	80	25	35	80	20	25	25	40
	Class 3	31,500 square feet	1 acre	80	25	35	80	20	25	25	40
Ru-385	Class 1	1 DU per 3 acres	20,000 square feet	100	75	N/A	100	50	50	35	30
	Class 2	1 DU per 3 acres	20,000 square feet	100	75	N/A	100	50	50	35	30
	Class 3	1 DU per 3 acres	1 acre	100	75	N/A	100	50	50	35	30
HLW	Class 3	1 DU per 5 acres	2 acres	200	75	N/A	120	50	50	35	15
GLW	Class 3	1 DU per 5 acres	2 acres	200	75	N/A	120	50	50	35	15
BLW	Class 3	1 DU per 5 acres	2 acres	200	75	N/A	120	50	50	35	15

NOTES:

* Unless the Planning Board allows for application of an average lot size as per § 180-12C, this shall be the minimum lot size.

** Residential uses are allowed as per Table 2, but not encouraged in the Highway Commercial District.

Class 1 = Public utility provided, water and sewer

Class 2 = Either public water or sewer

Class 3 = On-lot water and sewage disposal

N/A = Not applicable