

ZONING

250 Attachment 1

Village of Athens

Summary of Zoning Regulations [Amended 5-13-2015 by L.L. No. 3-2015; 3-24-2021 by L.L. No. 2-2021]

KEY:

OSC = Open Space Conservation
 RL = Residential Low-Density
 RR = Recreational Residential
 RM = Residential Medium-Density

CR = Commercial Residential
 C = Commercial
 MU/W = Mixed Use Waterfront
 W = Waterfront

District	Permitted Uses	Special Uses	Minimum Lot Size		Setback Minimum (feet)	Maximum Building Height (feet)
			Area (square feet or acre)	Width (feet)		
OSC	With Site Plan Review: Outdoor recreation Forestry Agriculture	None	NA	NA	NA	25
RL	Single-family dwelling With site plan review: Outdoor recreation Agriculture or horticulture Forestry Home occupation, low-impact	Two-family dwelling With Site Plan Review: Accessory apartment Nursing home Assisted living facility Group care facility School Religious facility Cultural use facility Mobile home park (See § 250-25) Home occupation, major	20,000 with water and sewer 1.5 acre with water only 3 acres without water or sewer	100 with water and sewer 150 with water only 150 without water and sewer	20 front 20 side 20 rear	30 main structures 21 accessory structures

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District	Permitted Uses	Special Uses	Minimum Lot Size		Setback Minimum (feet)	Maximum Building Height (feet)
			Area (square feet or acre)	Width (feet)		
RL (cont)		Senior housing Animal care facility Bed-and-breakfast Day-care center				
RR	Single-family dwelling With Site Plan Review: Outdoor recreation Agriculture Forestry Home occupation, low-impact	With site plan review: Tourist accommodation Bed-and-breakfast School Cultural facility Religious facility Accessory apartment Home occupation, major	14,000 with water and sewer 1.5 acre with water only 3 acres without water or sewer	100 with water and sewer 150 with water only 150 without water and sewer	20 front 10 side 20 rear	30 main structures 21 accessory structures
RM	Single-family dwelling Two-family dwelling With site plan review: Outdoor recreation Home occupation, low-impact Accessory apartment	With site plan review: Multiple-family dwelling Townhouse Professional office Bed-and-breakfast Day-care center Funeral home Nursing home Assisted living facility Group care facility Hospice Home occupation, major School Religious facility Cultural facility Senior housing	14,000	100	20 front 10 side 20 rear	30 main structures 21 accessory structures

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District	Permitted Uses	Special Uses	Minimum Lot Size		Setback Minimum (feet)	Maximum Building Height (feet)
			Area (square feet or acre)	Width (feet)		
CR	Single-family dwelling Two-family dwelling With site plan review: Mixed use Office, professional and business Retail store Restaurant, no drive-through Bank, savings and loan, credit union Bed-and-breakfast Service business Home occupation, low-impact Cultural facility Recreational facility, indoor Day-care center	With site plan review: Multiple-family dwelling School Religious facility Senior housing Hotel Tavern Home occupation, major Artisan business Assisted-living facilities	None; must be compatible with surrounding properties	None; must be compatible with surrounding properties	None; must be compatible with surrounding properties	35 Replacement in-kind allowed

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			Area (square feet or acre)	Width (feet)		
C	Single-family dwelling Two-family dwelling With site plan review: Office, professional and businesses Retail store Restaurant, no drive-through Bank, savings and loan, and credit union Home occupation, low-impact Home occupation, major Service business Artisan business Recreational use, indoor	With site plan review: Multiple-family dwelling Auto service station Auto and boat sales Auto repair shop Hotel	20,000	100	Front: Compatible with area 15 side 15 rear	35
MU/W	None	With site plan review: Retail store and shop Professional and business offices Water-related service business hotel Restaurant, no drive-through Research and development facility Wholesale business Townhouse dwelling. Mixed use structure Hotels Multiple-family dwellings	20,000	100	25 front 25 side 25 rear	35

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			Area (square feet or acre)	Width (feet)		
W	<p>With site plan review: Single-Family Homes per § 210-34 Recreational facilities requiring waterfront location Cultural use facility requiring waterfront location Research and development facility requiring waterfront location Parks, playgrounds and other public recreational facilities Structures needed for navigational purposes Facilities which support one of the above</p>	<p>With site plan review: Waterfront-related commercial use Restaurants with river access Marina and related use Other water dependent use Combinations of the uses above</p>	14,000 5 acres without water and sewer	75 150 without water and sewer	10 front 25 side 25 rear from mean high water line	25