

## **Village of Athens Zoning Review Committee**

Minutes from meeting on August 20, 2009

Committee members in attendance: Margaret Moree, Chris Pfister, Denise Hartman, Tim O'Leary and Chairman Mark Levanway.

Meeting called to order at 6:44 pm by Chairman Levanway.

1. The minutes from the August 6, 2009 meeting were approved as amended. Margaret Moree will submit to Nan Stolzenburg for posting.
2. The following revisions to Section 92-25, Supplemental Regulations for Specific uses were proposed:
  - §92-25(D)(1): Replace the sentence with "There shall be a minimum of six hundred (600) square feet per unit."
  - §92-25(D)(3): Delete "All front yards attached to"; replace "three feet" with "four feet".
  - §92-25(D)(4): Replace the opening sentence with "All multiple family structures shall meet the following standards:".
  - §92-25(D)(4)(c): Replace "four" with "six".
  - §92-25(D)(4)(f): Replace "Table 1" with "Summary of Zoning Local Law for the Village of Athens."
  - §92-25(D)(5): Delete entire subsection, as the revised subsection (4) reflects the standards applicable.
  - §92-25(D)(6): Eliminate the colon and the "a)" and adjust spacing to read as one sentence. Add: "The front façade shall not be a blank wall."
  - §92-25(D)(9)(c): After the word diameter, add "measured at four and one-half feet above ground level."
  - §92-25(D)(9)(e): Insert "§92-" before 21.
  - §92-25(D)(10): Delete the word "following"; insert "found in §92-22." Eliminated remaining language found in a, b, and c.
3. Senior Housing. New Language proposed as follows, for a new §92-25 (E):
  - "Senior housing shall meet all standards for multi-family housing, with the following exceptions:
    - 1) There shall be a minimum area of four hundred forty (440) square feet per unit; and
    - 2) There shall be a maximum of eight (8) dwelling units in a row and one hundred (100) feet in length."
4. In the Schedule of Regulations, the term "Housing for Elderly" shall be replaced with "Senior Housing".
5. Senior Housing needs to be added to the RM District as a Special Use.
6. Domestic Animals. The following changes are proposed:
  - §92-25(F)(1): Replace the word "livestock" with "domestic animals".

- Replace the chart in §92-25(F)(1) with the following chart:

<b>Animal Type</b>	<b>Minimum Lot Size</b>	<b>Animal type Maximum</b>
Horses and Mules	3 acres	1 per one acre to a maximum of 10
Cattle, Llamas & Deer	3 acres	1 per one acre to a maximum of 10
Fowl and Game Birds	1 acre	10 per one acre to a maximum of 25
Goats, Pigs, Sheep	1 acre	2 per one acre to a maximum of 10
Rabbits	1 acre	10 per one acre to a maximum of 25

- §92-25(F)(2): Eliminate: “, such as raccoons, mink, rabbits, birds, snakes, geese, ducks, chickens, dogs, cats, etc.,”. Insert after the word exceed “a total of ten animals”.
  - §92-25(F)(4): Replace “livestock” with “animal”.
  - §92-25(F)(5): Replace “livestock” with “domestic animals”.
  - §92-25(F)(6): Eliminate “on which the livestock is located.”
4. Bed and Breakfasts: The following changes are proposed to §92-25(G):
- §92-25(G)(2): Delete.
  - 92-25(G)(3): Delete.
5. In the Definitions Section, the word “inn” needs to be removed and the meal limitation needs to be removed.
6. Home Occupations, Major: The following changes are proposed to §92-25(H):
- Eliminate the opening sentence “Low impact ...”
  - §92-25(H)(1): Insert the word “major” before “home occupation”.
  - §92-25(H)(2): Insert the word “major” before the words “home occupation.”
  - §92-25(H)(3): Eliminate the sentence “Any on street parking resources...”.
  - §92-25(H)(4): Add “§92-” before the number “22”.
  - §92-25(H)(5): Delete.
  - §92-25(H)(6): Renumber and replace entire text with “The major home occupation shall not be conducted in a manner that would cause the residential character of the premises and neighborhood to change.”
  - §92-25(H)(7): Delete.
  - §92-25(H)(8): Renumber and rewritten to read “Exterior evidence of the major home occupation such as for storage or display of equipment, goods or materials shall be minimized.”
  - §92-25(H)(9): Insert the word “major” before the words “Home occupation.”

7. The ZRC members recommend extending low impact home occupations in the Waterfront district.

The ZRC will review the Waterfront District sections at its next meeting.

Meeting adjourned by Chairman Levanway at 9:15 pm.  
Next meeting is September 3, 2009 at 6:30 pm.

CC: Andrea Smallwood, Mayor