

# ATHERON MUNICIPAL CODE PROPOSED AMENDMENTS

JANUARY 29, 2025

Text in **Red** reflects changing to existing (Black) text.

## Chapter 17.36 PUBLIC FACILITIES AND SCHOOLS DISTRICT (PFS)

### 17.36.030 Allowed Uses and Permit Requirements

Table 17.36.030-1 (Allowed Uses and Permit Requirements for PFS District) identifies the allowed uses in the PFS district subject to the development standards of this chapter and all other provisions of this title. Allowed use provisions are symbolized in the table as follows:

P = Land use permitted by right

CUP=Land use permitted with approval of a conditional use permit

**Table 17.36.030-1. Allowed Uses and Permit Requirements for PFS District**

Land Use	Zoning District
	PFS
Public library	P
Public school	P
Town corporation yard	P
Town hall and associated community uses	P
Accessory dwelling unit in conjunction with multifamily residential uses	P
Emergency shelters	P <sup>4</sup>
Multiple-family residential uses	P <sup>5</sup>
Single room occupancy	P <sup>5</sup>
Churches and places of worship	CUP
Convents	CUP
Country clubs	CUP
Residential associated with primary nonresidential use of property on same site <sup>1</sup>	CUP

Private schools	CUP <sup>2,3</sup>
Public utilities and facilities, uses, and structures	CUP
Transportation terminal facilities	CUP

**Notes:**

**1** Examples include dorms or teacher housing associated with school site, convent when associated with religious institutions, etc. and not located on sites with a multifamily overlay.

**2** Where a master plan for a private school has been prepared and filed with the town for public record, any application for a conditional use permit shall be compared to the master plan for consistency with that document. All building and/or faculty changes, improvements, or new construction shall require a conditional use permit. To that end, all conditional use permit applications shall include the following:

- a.** Maps and diagrams showing the proposal in relation to the master plan layout;
- b.** History of student and faculty growth and projections of future growth, including an analysis of that growth's consistency with the master plan projections;
- c.** A traffic and parking analysis of the proposal and comparison to the master plan projections;
- d.** A circulation plan showing how the traffic and pedestrian circulation will function upon implementation of the proposals; and
- e.** Other information that might be required for specific proposals, such as noise analyses, lighting plans, landscape screening plans, heritage tree locations, and other similar information.

**3** In addition to other conditions of approval, the planning commission shall require the following items where relevant:

- a.** Identification of the approved uses and hours of operation; and
- b.** Clustering of high intensity or noise-intense structures and uses (such as gymnasiums, theaters, athletic facilities) away from neighboring residential uses, where possible.

**4** Emergency shelters shall be permitted only when located within the Town Civic Center property and pursuant to Section 17.36.060; defined as Lots 1, 2, 24, 25 and 26, Watlinton Park RSM (Resubdivision Maps) 5/8.

**5** Shall only be permitted **by-right (i.e., as a staff-level decision and ministerial review, without discretionary review)** on sites with a Multifamily Overlay District (RM-20/40) designation. Subject to compliance with objective design standards in section 17.36.070 (Multifamily Overlay District RM-20/40).