

ZONING

30 Attachment 2

Village of Avon

Multi-Family Residential (MFR) District Table
[Amended 6-1-2020 by L.L. No. 2-2020]

Table 30-24: MFR District	Use Class	Min Lot Size ¹ (square feet)	Min Lot Width ¹ (feet)	Min Yards ¹			Max Lot Coverage ⁴	Max Building Height (feet)
				Front (feet)	Side ^{2, 3} (feet)	Rear (feet)		
Residential Uses								
Single-family dwelling	P	7,500	50	20	10	20	30%	35
Two-family dwelling	P	8,000	55	20	10	20	30%	35
*Multi-family dwelling (up to 5 units)	P	20,000	70	20	15	25	30%	35
Multi-family dwelling (6 or more units) ⁵	SP	30,000	80	20	20	30	30%	35
Nursing home or assisted living facility	SP	20,000	70	20	15	25	30%	35
*Bed and breakfast	SP	20,000	70	20	15	25	30%	35
*Home occupation	SP	—	—	—	—	—	—	—
*Accessory dwelling unit	SP	—	—	—	—	—	—	—
*Accessory use or structure ⁶	P	—	—	—	10	10	—	17
Other Uses								
Library or museum	P	15,000	65	20	15	25	35%	35
Municipal structure or use	P	10,000	70	20	15	25	35%	35
Place of worship	P	20,000	75	20	15	25	35%	35
Public park or playground	P	5,000	50	20	15	20	20%	25
*Public utility	SP	5,000	50	20	10	20	20%	35
School, public	P	20,000	75	20	15	25	35%	35
*Nonresidential accessory use or structure ⁶	P	—	—	—	10	10	—	17

AVON CODE

NOTES:

- (1) Or the most common measurement on the block as determined by the Code Enforcement Officer.
- (2) Where abutting any other district, the most restrictive side yard requirement shall apply.
- (3) New residential construction shall have a minimum side yard of 15 feet for the primary structure.
- (4) Lot coverage shall be determined by the total square footage of all impervious surfaces and/or structures on the lot.
- (5) Maximum density shall be 10 units per acre.
- (6) Accessory uses and structures are not permitted in the front yard.
- (*) Additional requirements for this use may be found in Article VI, § 30-68 (Regulations by use).