

ZONING

30 Attachment 3

Village of Avon

Mixed Residential (MR) District Table
[Amended 6-1-2020 by L.L. No. 2-2020]

Table 30-25: MR District	Use Class	Min Lot		Min Yards			Max Lot Coverage	Max Building	
		Size	Width (feet)	Front ¹ (feet)	Side ² (feet)	Rear ² (feet)		Height (feet)	Footprint (square feet)
Residential Uses									
Single-family dwelling	P	10,000 square feet	55	20/35	15	25	30%	35	—
Two-family dwelling	P	20,000 square feet	65	20/35	15	25	30%	35	—
*Multi-family dwelling ³	P	20,000 square feet	65	20/35	15	25	30%	35	15,000
Nursing home or assisted living facility	SP	1 Acre	80	20/35	20/30	25/30	30%	35	20,000
*Home occupation	SP	—	—	—	—	—	—	—	—
*Accessory dwelling unit	SP	—	—	—	—	—	—	—	—
*Accessory use or structure ⁴	P	—	—	—	5	5	—	17	—
Commercial Uses									
Administrative office	SP	20,000 square feet	65	20/35	20/40	25/40	40%	35	5,000
*Day care facility, adult or child	SP	1 Acre	80	20/35	20/40	25/40	40%	35	20,000
Financial institution	SP	20,000 square feet	65	20/35	20/40	25/40	40%	35	5,000

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		Size	Width (feet)	Front ¹ (feet)	Side ² (feet)	Rear ² (feet)		Height (feet)	Footprint (square feet)
Laundromat or dry-cleaner	SP	20,000 square feet	65	20/35	20/40	25/40	40%	35	5,000
Professional or medical office	SP	20,000 square feet	65	20/35	20/40	25/40	40%	35	5,000
Other Uses									
Mix of permitted/specially permitted uses	SP	See uses for requirements, most restrictive shall prevail							
Municipal structure or use	P	20,000 square feet	65	20/35	20/40	25/40	30%	35	
Public park or playground	P	20,000 square feet	65	20	15	15	20%	25	
*Public utility	P	20,000 square feet	65	20/35	20/40	25/40	30%	35	
*Nonresidential accessory use or structure ⁴	SP	—	—	—	10	10	—	17	

NOTES:

- (1) The first number indicates the minimum front yard requirement, the second number indicates the maximum.
- (2) The second number represents the required yard space if the lot abuts a residential district or use.
- (3) Maximum permitted density is six dwelling units per acre.
- (4) 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).