

ZONING

30 Attachment 4

Village of Avon

General Business (GB) District Table
[Amended 6-1-2020 by L.L. No. 2-2020]

Table 30-33: GB District	Use Class	Min Lot		Min Yards			Max Lot Coverage	Max Building	
		Size	Width (feet)	Front ¹ (feet)	Side ² (feet)	Rear (feet)		Height (feet)	Footprint (square feet)
Residential Uses									
*Multi-family dwelling ³	SP	30,000 square feet	80	10/35	20	30	30%	35	—
Upper floor dwelling units ³	P	See first-floor use for requirements							
*Accessory use or structure ⁴	P	—	—	—	5	5	—	17	—
Commercial Uses									
Animal hospital or veterinary clinic	SP	1 Acre	100	10/35	50	50	40%	35	15,000
Administrative office	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
Brewery or distillery	SP	30,000 square feet	80	10/35	15/30	30	50%	35	15,000
*Car wash	SP	1 Acre	80	10/35	15/30	30	50%	35	15,000
Dance, art, music, or photo studio	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
*Day care facility, adult or child	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
Financial institution	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000

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		Size	Width (feet)	Front ¹ (feet)	Side ² (feet)	Rear (feet)		Height (feet)	Footprint (square feet)
Funeral home or parlor	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
*Gasoline service station	SP	30,000 square feet	80	10/35	15/30	30	50%	35	15,000
Health or fitness club	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
Hospital or medical clinic	P	1 Acre	80	10/35	15/30	30	50%	35	15,000
Hotel or inn	P	1 Acre	80	10/35	15/30	30	50%	35	15,000
Laundromat or dry-cleaner	P	20,000 square feet	70	10/35	15/30	30	50%	35	15,000
Personal service shop	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
Professional or medical office	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
Recreation/entertainment facility, indoor	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
Recreation/entertainment facility, outdoor	SP	1 Acre	100	10/35	50	50	40%	35	15,000
Restaurant, bar, or tavern	P	30,000 square feet	80	10/35	15/30	30	50%	35	15,000
Retail store	P	20,000 square feet	70	10/35	15/25	30	50%	35	15,000
Storage facility	SP	1 Acre	100	10/35	50	50	50%	35	15,000
*Telecommunications facility	SP	20,000 square feet	70	10	25	30	20%	35	

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		Size	Width (feet)	Front ¹ (feet)	Side ² (feet)	Rear (feet)		Height (feet)	Footprint (square feet)
*Vehicle sales, service, or repair shop	SP	1 Acre	80	10/35	15/30	30	50%	35	15,000
Other Uses									
Mix of permitted/specially permitted uses	SP	See uses for requirements, most restrictive shall prevail							
*Drive through	SP	20,000 square feet	70	10/35	15/25	30	20%	15	—
Library or museum	P	20,000 square feet	70	10/35	15/25	30	50%	35	—
Municipal structure or use	P	20,000 square feet	70	10/35	15/25	30	50%	35	—
Nonprofit or membership-based club	P	20,000 square feet	70	10/35	15/25	30	50%	35	—
*Outdoor sales or display, as accessory use	P	—	—	10/35	15/25	30	—	20	—
Place of worship	P	20,000 square feet	70	10/35	15/25	30	50%	35	—
Public park or playground	P	10,000 square feet	70	10	15/25	30	20%	25	—
*Public Utility	P	20,000 square feet	70	10/35	15/25	30	20%	35	—
School, public or private	P	20,000 square feet	70	10/35	15/25	30	50%	35	—
*Nonresidential accessory use or structure ⁴	P	—	—	—	10	10	—	20	—

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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).