

ZONING

130 Attachment 1

Town of Avon Schedule A Area, Lot and Bulk Regulations

[Amended 2-13-1997; 9-7-2001 by L.L. No. 1-2001; 10-13-2005 by L.L. No. 4-2005; 6-9-2011 by L.L. No. 1-2011]

Part 1

District	Uses	Minimum Lot Size ¹		Minimum Yard Dimensions for Principal Buildings				Minimum Setbacks for Accessory Buildings		Maximum Building Height		Maximum Building Coverage		Minimum Floor Area (square feet)
		Area (square feet)	Width (feet)	Front (feet) ^{2,3}	Each Side (feet)	Rear (feet)	Open Rear Yard (square feet)	Side (feet)	Rear (feet)	Principal Building (feet)	Accessory Building (feet)	Principal Building % of Lot	Accessory Building % of Lot	
A	Farms	5 acres	400	60	40	75		40	30	35	35 ⁶	5%		1,200
	Single-family dwellings	3 acres	250	60	40	50		30	30	35	20	5%		1,200
	Religious, public and quasi-public	3 acres	250	60	40	50		30	30	35	35	5%		
	Public utility uses ⁴	20,000	125	60	40	50		30	30	100	100 ⁷			
	Campgrounds ⁴	10 acres	400	60	40									
	Excavation operations ⁴	10 acres	400	100	100	100		40	30	12	12	5%		
	Mobile home parks ⁴	50 acres	400	60	50	50		40	30	20	20	10%		
	Per unit	15,000	100	25	15	15		10	10	20	12	10%		720/unit
	Cluster residential development	1 acre	125	35	20	30		5	5	35	12			1,000
	Golf course ⁴													
Bed-and-breakfast inn ⁴														
R-1	Farms	5 acres	400	60	40	75		40	30	35	35	5%		1,000
	Single-family dwelling	20,000	150	60	20	40	4,800	5	5	35	12	30%	20%	1,000
	Cluster residential development	15,000	75	35	10	30	2,700	5	5	35	12	30%	20%	1,000
	Religious, public and quasi-public	20,000	120	35	20	40	4,800	5	5	35	35	30%		
	Public utility uses ⁴	20,000		35	20	40		5	5	100	100			
	Bed-and-breakfast inn ⁴													
R-2	Farms	5 acres	400	60	40	75		40	30	35	35	5%		1,000
	Single-family dwellings	20,000	100	60	10 ⁵	40	4,000	5	5	35	12	30%	20%	1,000
	Two-family dwellings	30,000	150	60	10 ⁵	40	6,000	5	5	35	12	30%	20%	1,000/unit
	Cluster residential development	8,000	65	30	10	30	1,950	5	5	35	12	30%	20%	1,000
	Boarding house, tourist homes	20,000	120	35	15	30	3,600	5	5	35	12	30%		1,600
	Religious, public and quasi-public	20,000	120	35	20	30	3,600	5	5	35	35	30%		
	Public utility uses ⁴	10,000		35	15	30		5	5	100	100			

NOTES:

¹ Every lot in the Town shall have at least 60 feet of frontage on a public or private road. Ownership of said sixty-foot-wide strip may be in common with up to three other lots, with the approval of the Planning Board.

² Front setbacks of lots on private roads shall be measured from a right-of-way line equal to that which would exist if the road were a public thoroughfare.

³ Properties abutting state highways shall be required to provide an additional 15 feet for the front setback.

⁴ Special use permit required.

⁵ Total side yards for one- and two-family dwellings shall be at least 30 feet with one side yard not less than 10 feet.

⁶ A silo may exceed this height limitation. See also § 130-32 for other exceptions.

⁷ Schedule A was amended on 2-13-1997 to include a one-hundred-foot-height restriction for public utility uses in all districts.

AVON CODE

Town of Avon Schedule A Area, Lot and Bulk Regulations

Part 2

District	Uses	Minimum Lot Size		Minimum Yard Dimensions for Principal Buildings				Minimum Setbacks for Accessory Buildings		Maximum Building Height		Maximum Building Coverage		Minimum Floor Area (square feet)
		Area (square feet)	Width (feet)	Front (feet) ^{1,2}	Each Side (feet)	Rear (feet)	Open Rear Yard (square feet)	Side (feet)	Rear (feet)	Principal Building (feet)	Accessory Building (feet)	Principal Building % of Lot	Accessory Building % of Lot	
R-3	Two-family dwelling	25,000	120	60	20	40	4,000	5	5	35	12	30%	20%	800/unit
	Multiple family	5,000/unit	120	60	20	40	4,000	5	5	35	12	30%	20%	800/unit
	Religious, public and quasi-public	20,000	120	30	15	30	3,600	5	5	35	35	30%		
	Public utility uses ³	10,000		30	15	30		5	5	100	100			
B-1	Retail and service uses	15,000	100	70	20	30		10	10	35	20	30%		1,600
	Motor vehicle service stations ³	15,000	100	70	20 ⁴	30		10	10	18	18	25%		
	Public utility uses ³	10,000		70	20 ⁴	30		10	10	100	100 ⁶			
L-I	Light industrial uses, storage, administrative facilities	3 acres	250	100	20 ⁵	30		20	30	35	20	50%		2,500
PDD	Commercial and industrial uses	20 acres per district		70	Per plan			Per plan		35	20	Per plan. All structures and parking areas shall cover less than 70%.		Per plan
B1-LI	Any allowed in B1 or LI Districts	30,000	150	70	20 ⁴	30		20	30	35	20	50%		2,000
LR	Single-family dwellings	3 acres (no municipal water)	250	60	20	40		5	5	35	12	30%	20%	1,200
		30,000 (with municipal water)	150	60	20	40		5	5	35	12	30%	20%	1,200
PUD	Residential, commercial or industrial	50 acres per district		Per plan	Per plan	Per plan				Per plan	Per plan	Per plan	Per plan	Per plan

NOTES:

¹ Front setbacks of lots on private roads shall be measured from a right-of-way line equal to that which would exist if the road were a public thoroughfare.

² Properties abutting state highways shall be required to provide an additional 15 feet for the front setback.

³ Special use permit required.

⁴ Where abutting any other district, side yards are required equal to the minimum required within the abutting district.

⁵ No industrial use or building shall be permitted within 100 feet of any other district.

⁶ Schedule A was amended on 2-13-1997 to include a one-hundred-foot-height restriction for public utility uses in all districts.