

AMENDMENT TO AVON ZONING REGULATIONS
 HEIGHT AND AREA REGULATIONS

Adopted 6/3/08
 Effective 7/3/08

Key: New text is **boldfaced**
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SECTION IV RESIDENTIAL AND RURAL ZONES

A. RESIDENTIAL

6. Height and Area Regulations

	<u>RU-2A</u>	<u>R-40</u>	<u>R-30</u>	<u>R-15</u>
Min. Lot Area	2 ac.	40,000 s.f.	30,000 s.f.	15,000 s.f.
Min. Lot Width	200 ft.	170 ft.	170 ft.	100 ft.
Max. Lot Coverage	10%	15%*	15%*	15%
Minimum Front Yard				
-Local Streets	40 ft.	40 ft.	40 ft.	40 ft.
-Collector and Arterial Streets	60 ft.	60 ft.	60 ft.	60 ft.
Min. Side Yard	35 ft.**	35 ft.**	30 ft.***	15 ft.
Min. Rear Yard	30 ft.	30 ft.	30 ft.	30 ft.
Maximum Building Height	35 ft.	35 ft.	35 ft.	35 ft.
Minimum Landscaped Area for all Special Exception uses enumerated in Section IV.A.4.	65%****	65%****	65%****	65%****
	of the resulting acreage following the application of the developable land calculation per Section III.D.			
	of the resulting acreage following the application of the developable land calculation per Section III.D. No more than 50% of the required landscaped area shall be comprised of steep slopes, floodplain, or wetland soils.			

** Any lot which was in existence as of June 27, 2006, shall observe a 25-foot side yard.

*** Any lot which was in existence as of June 27, 2006, shall observe a 20-foot side yard.

**** **Where less than 25% of the minimum landscaped area requirement is met utilizing steep slopes, floodplain, or wetland soils the Commission may by a 2/3 vote of all of its members permit a reduction in the minimum landscaped area to 55%. The Commission shall make a determination of no adverse impact on any other property and a finding that all Special Exception Criteria in Section VIII are met.**