

## SECTION VI

### COMMERCIAL AND INDUSTRIAL ZONES

#### A. OFFICE PARK

##### 1. Purpose

The purpose of the Office Park Zone is to establish a district for business and professional offices as a gradual transition between Commercial and Residential areas; to retain open space and natural features of the area; and to promote the construction of buildings that are architecturally compatible in type, scale, and exterior materials with the character of the area.

##### 2. Permitted Uses

- a. Business and professional offices
- b. Financial institutions
- c. Medical, dental and optical laboratories
- d. Class I restaurants

##### 3. Special Exceptions

- a. Planned Residential Development (PRD) in accordance with Section IX.C.
- b. Assisted living facilities; congregate living facilities; rehabilitation facilities; medical, diagnostic, and ambulatory services; nursing and convalescent homes including, without limitation, skilled nursing facilities, intermediate care facilities, and subacute facilities operated and maintained in accordance with the standards of the appropriate State agencies.
- c. Conversion of an existing building to residential use for not more than five dwelling units provided that:
  1. The building to be used for residential purposes is located on a lot containing at least 15,000 SF of office development.
  2. The building to be used for residential purposes is of residential scale and character.

3. The dwelling units comply with the multifamily floor area requirements.
4. The general appearance and character of the building shall be in harmony with the surrounding neighborhood.
5. The applicant has demonstrated to the satisfaction of the Commission that:
  - a. There is an adequate amount of land area, not otherwise needed by office uses located on the same property to maintain compliance with the minimum standards of the OP Zone, to support the residential use, and;
  - b. The setting for the residential use is appropriate in terms of location and character.
- d. Other uses similar to the permitted uses may be authorized by the Commission as a Special Exception in accordance with the criteria established in Section VIII. The Commission shall consider the relationship of the proposed use to the orderly development of the district and the aesthetic contribution of the proposed development to the character of the area.

4. Height and Area Requirements

Minimum Lot Area	40,000 sq. ft.
Minimum Lot Width	150 feet
Maximum Lot Coverage	10%
Minimum Front Yard	50 ft.
Minimum Side/Rear Yard	25 ft., except that yards abutting a Residential Zone shall be 50 ft.
Minimum Building Footprint	1,500 sq. ft.
Maximum Building Height	35 ft.
Maximum Number of Stories	2 stories
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

B. NEIGHBORHOOD BUSINESS

1. Purposes

The purpose of the Neighborhood Business Zone is to establish a district for small specialty stores, offices, and other compatible land uses which furnish convenience goods and services for the daily needs of the residents of the neighborhood; do not generate large volumes of traffic; are compatible with the surrounding neighborhood; and which are located in buildings of residential design, scale, architecture, and exterior materials in order to preserve the residential character of the area.

2. Permitted Uses

- a. Small convenience goods stores (including drug, food, dairy, and bakery products) provided that the major portion of any food products or goods manufactured is sold only at retail on the premises, and provided that the sale of alcoholic beverages is excluded completely.
- b. Business and professional offices
- c. Personal services

3. Special Exceptions

- a. Class I restaurants
- b. One single-family dwelling unit in association with a use permitted by right or by special exception. The Commission shall give special consideration to those proposals which include a connection between the resident of the dwelling unit and the permitted or special permitted use contained within the building. This may include an instance where the resident is the owner of the building or is an owner or employee of the business which occupies space within the building.
- c. Emergency medical care facilities
- d. Sale of alcoholic liquors or beverages. The Commission shall carefully review the suitability of a site proposed for such use in relation to the purpose of the Neighborhood Business Zone and the Special Exception Criteria.
- e. Other uses similar to the permitted uses may be authorized by the Commission as a Special Exception in accordance with the criteria

established in Section VIII. The Commission shall consider the size of the operation, the amount of traffic generated, and the aesthetic contribution of the proposed development to the existing character of the area, and shall find that the proposed use is in harmony with the purpose of the Neighborhood Business Zone.

4. Height and Area Requirements

Minimum Lot Area	60,000 sq. ft.
Minimum Lot Width	200 ft.
Maximum Lot Coverage	10%
Minimum Front Yard	50 ft.
Minimum Side/Rear Yards	25 ft., except that yards abutting a Residential Zone shall be a minimum of 50 ft.
Minimum Building Footprint	1,500 sq. ft.
Maximum Building Floor Area	2,500 sq. ft. per building, except that the Commission may by Special Exception approve a greater floor area up to a maximum of 6,500 sq. ft. per building provided that the scale of the building is consistent with the purpose of this zoning district. An applicant must demonstrate compliance with the criteria set in Section VIII of these regulations.

In addition, the Commission will be guided by the following factors. These factors may assist in mitigating the increased size of the proposed structure(s):

Architecture. Building size, materials, colors, mass, scale, and details shall be chosen so as to be compatible with the surrounding neighborhood. The design shall reduce larger building volumes in smaller forms to lessen total building mass.

Neighborhood continuity. The proposed use for the structure shall be

one which is compatible with the residential neighborhood and provide an appropriate transition between commercial and residential uses. The Commission will also give consideration to hours of operation for the proposed use, noise, traffic generation, lighting levels, lot coverage, and other issues which relate to the overall intensity of the use.

Landscaping. The Commission shall review the quality of the overall landscape design including plant quantities, sizes, and the reduction of on-site views from adjacent properties and public streets. Other amenities shall be considered which improve the appearance of the proposed building(s), its setting and features which provide benefits to the public's welfare.

History. When appropriate, the building design should reflect local historic detailing related to the history of the Town and, in particular, Avon's Colonial past.

Maximum Building Height	35 ft.
Maximum Number of Stories	2 stories
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

C. COMMERCIAL-RETAIL

1. Purpose

The purpose of the Commercial-Retail Zone is to establish a central shopping district consisting of larger stores and satellite shops for the convenience of shoppers, to facilitate the construction of new access roads

for the control of traffic, and to encourage the development of business by consolidating individual parcels of land into a total integrated plan.

2. Permitted Uses

- a. Retail Stores
- b. Business and professional offices
- c. Personal services
- d. Class I restaurants
- e. Class II restaurants
- f. Financial institutions

3. Special Exceptions

The following uses may be authorized by the Commission as a Special Exception in accordance with the criteria established in Section VIII. The Commission shall consider the relationship of the proposed use to the orderly development of the district, and aesthetic contribution of the proposed development to the attractiveness of the area, and shall find that the proposed use is in harmony with the purpose of the Commercial-Retail Zone.

- a. New car sales, including the sale of used cars as an accessory use provided no motor vehicles "for sale" are displayed or stored within the required front yard setback.
- b. Class III restaurants
- c. Planned Residential Development (PRD) in accordance with Section IX.C.
- d. Other uses similar to the permitted uses

4. Height and Area Requirements

Minimum Lot Area	60,000 sq. ft.
Minimum Lot Width	200 ft.
Maximum Lot Coverage	25%

Minimum Front Yard	75 ft.
Minimum Side/Rear Yards	20 ft.
Minimum Building Footprint	4,000 sq. ft.
Maximum Building Height	35 ft.
Maximum Number of Stories	2 stories
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

D. COMMERCIAL-SPECIALIZED

1. Purpose

The purpose of the Commercial-Specialized Zone is to establish a district for specialty stores and other compatible land uses which do not generate large volumes of traffic, encourage the most appropriate use of land, and retain the present architectural and aesthetic character of the area for the purpose of conserving property values.

2. Permitted Uses

- a. Retail specialty shops
- b. Business and professional offices
- c. Personal services
- d. Financial institutions
- e. Class I restaurants
- f. Class II restaurants

3. Special Exceptions

- a. Class III restaurants
- b. Other uses similar to the permitted uses may be authorized by the Commission as a Special Exception in accordance with the criteria established in Section VIII. The Commission shall consider the size and architectural design of the proposed building in relation to other buildings in the area, the amount of traffic generated, and the

aesthetic contribution of the proposed development to the existing character of the area.

4. Height and Area Requirements

Minimum Lot Area	30,000 sq. ft.
Minimum Lot Width	150 ft.
Maximum Lot Coverage	25%
Minimum Front Yard	40 ft.
Minimum Side/Rear Yards	20 ft.
Minimum Building Footprint	1,500 sq. ft.
Maximum Building Floor Area	6,500 sq. ft. per building, except that the Commission may by Special Exception approve a greater building floor area provided that the scale of the building is consistent with the purpose of this zoning district. An applicant must demonstrate compliance with the criteria set in Section VIII of these regulations.

In addition, the Commission will be guided by the following factors. These factors may assist in mitigating the increased size of the proposed structure(s):

Architecture. Building size, materials, colors, mass, scale, and details shall be chosen to be compatible with the surrounding neighborhood. The design shall reduce larger building volumes in smaller forms to lessen total building mass.

Neighborhood Continuity. The proposed use for the structure shall be one which is compatible with the surrounding area and provide an appropriate transition between commercial and residential uses where appropriate. The Commission will also give consideration to hours of operation for the proposed use, noise,

traffic generation, lighting levels, lot coverage, and other issues which relate to the overall intensity of the use.

Landscaping. The Commission shall review the quality of the overall landscape design including plant quantities, sizes, and the reduction of on-site views from adjacent properties and public streets. Other amenities shall be considered which improve the appearance of the proposed building(s), its setting and features which provide benefits to the public's welfare.

History. When appropriate, the building design should reflect local historic detailing related to the history of the Town and, in particular, Avon's Colonial past.

Maximum Building Height	35 ft.
Maximum Number of Stories	2 stories
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

E. COMMERCIAL PARK A

1. Purpose

The purpose of the Commercial Park A Zone is to establish a district for office, commercial, light industrial, and other related uses; permit flexible site development; retain the natural features and open character of the area; and create a park type environment.

2. Permitted Uses

- a. Business and professional offices
- b. Financial institutions

- c. Personal services
- d. Class I restaurants
- e. Class II restaurants
- f. Movie theaters
- g. Research and experimental laboratories
- h. Printing, publishing, and graphic arts establishments
- I. Hotels and motels
- j. Retail stores provided that the minimum landscaped area is at least 50% of the total lot area

3. Special Exceptions

- a. Class III restaurants
- b. Other uses similar to the permitted uses may be authorized by the Commission as a Special Exception in accordance with the criteria established in Section VIII. The Commission shall consider the size of the enterprise, the number of employees, the process employed, services rendered, and the relationship of the proposed use to the orderly development of the district.

4. Height and Area Requirements

Minimum Lot Area	60,000 sq. ft.
Minimum Lot Width	150 ft.
Maximum Lot Coverage	20%
Minimum Front Yard	40 ft., except that yards abutting a State Highway shall be 75 ft.
Minimum Side/Rear Yards	20 ft. except that no building shall be closer than 100 ft. or parking closer than 50 ft. to any Residential Zone Boundary.
Maximum Building Height	40 ft.
Maximum Number of Stories	3 stories
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

F. COMMERCIAL PARK B

1. Purpose

The purpose of the Commercial Park B Zone is to establish a district for compatible commercial and residential uses, and to permit flexible site development in order to retain natural site features and promote harmonious development.

2. Permitted Uses

- a. Retail specialty shops
- b. Business and professional offices
- c. Printing and publishing establishments
- d. Sales and service of home equipment and furnishings
- e. Personal services
- f. Class I restaurants

3. Special Exceptions

The following uses may be authorized by the Commission as a Special Exception in accordance with the criteria established in Section VIII. The Commission shall consider the size of the enterprise, the number of employees, the process employed, services rendered and the relationship of the proposed use to the orderly development of the district.

- a. Multiple Dwelling Development in accordance with Section IX.A. Density shall be calculated on the basis of that contiguous land designated exclusively for multifamily housing.
- b. Wholesale and indoor storage use.
- c. Other uses similar to the permitted uses.

4. Height and Area Requirements

Minimum Lot Area	5 acres
Minimum Lot Width	200 ft.
Maximum Lot Coverage	20%
Minimum Front Yard	60 ft.
Maximum Building Height	40 ft.
Maximum Number of Stories	2 1/2 stories
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

G. INDUSTRIAL PARK

1. Purpose

The purpose of the Industrial Park Zone is to establish a district for industry and other suitable uses, to permit flexible site development in order to retain the natural features and open character of the area, and to produce a park-type environment for industry and other compatible uses.

2. Permitted Uses

- a. Business and professional offices
- b. Financial institutions
- c. Warehouses, distribution plants, and storage uses
- d. Manufacturing, machining, and assembling
- e. Research and experimental laboratories
- f. Class I restaurants

3. Special Exceptions

The following uses may be authorized by the Commission as a Special Exception in accordance with the criteria established in Section VIII. The Commission shall consider the size of the enterprise, the number of

employees, the process employed, and the relationship of the proposed use to the orderly development of the district.

- a. Planned Residential Development (PRD) in accordance with Section IX.C.
- b. Planned Elderly Residential Developments (PERD) in accordance with Section IX.D.
- c. Other uses similar to the permitted uses.
- d. Nursing and convalescent homes including, without limitation, skilled nursing facilities and intermediate care facilities operated and maintained in accordance with the standards of the State Health Department and the State Commission on Hospitals and Health Care.
- e. Schools, generally not to exceed 250 students. In addition to the criteria established in Section VIII of these Regulations, the applicant shall demonstrate that the site can safely accommodate playgrounds, parking, and stacking requirements; and that the location of the proposed site is a transition area between the more intense industrial uses of the IP Zone and adjacent, less intensely zoned, properties

4. Height and Area Requirements

Minimum Lot Area	40,000 sq. ft.
Minimum Lot Width	150 ft.
Maximum Lot Coverage	20%
Minimum Front Yard	60 ft.
Minimum Side/Rear Yard	25 ft., except that no building or parking shall be closer than 100 ft. to a Residential Zone Boundary.
Maximum Building Height	60 ft.
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

H. INDUSTRIAL

1. Purpose

The purpose of the Industrial Zone is to establish a district for light manufacturing and other suitable uses to encourage the most appropriate development of industrial land, in harmony with the neighborhood.

2. Permitted Uses

- a. Professional offices

3. Special Exceptions

The following uses may be authorized by the Commission as a Special Exception in accordance with the criteria established in Section VIII. The Commission shall consider the size of the enterprise, the number of employees, the process employed, and the services rendered.

- a. Mill working shop
- b. Contractors materials and equipment storage yards and buildings
- c. Wholesale business and warehouse storage, excluding bulk fuel storage
- d. Foundries limited to the use of electric, electronic, and induction heating of metals and manufacture and storage of chemicals or plastics
- e. Manufacturing, machining, and assembling
- f. Plants for the processing and distribution of milk, dairy, and food products for human consumption and for bottling or packing beverages, pharmaceuticals, toilet preparations, perfumes, and similar products
- g. Research and development laboratories
- h. Class I restaurants
- i. Automotive-related uses which operate under a General Repairer's License issued by the State of Connecticut
- j. Building material sales, storage yards, and buildings
- k. Dog daycare which may include grooming.
- l. Other industrial and commercial uses similar to the permitted uses

4. Height and Area Requirements

Minimum Lot Area	40,000 sq. ft.
Minimum Lot Width	150 ft.
Maximum Lot Coverage	25%
Minimum Front Yard	60 ft.
Minimum Side Yard	25 ft.
Minimum Rear Yard	20 ft.
Maximum Building Height	60 ft.
Minimum Landscaped Area	50%

5. Land Use and Site Development Requirements

See Section VII for additional regulations relating to landscaping, parking, signage, and other requirements.

SECTION VI

	<u>COMMERCIAL</u>						<u>INDUSTRIAL</u>	
	CR	CS	CPA	CPB	OP	NB	IP	I
Minimum Lot Area	60,000	30,000	60,000	5 acres	40,000	60,000	40,000	40,000
Minimum Lot Width	200'	150'	150'	200'	150'	200'	150	150'
Maximum Lot Cov.**	25%	25%	20%	20%	10%	10%	20%	25%
Minimum Front Yard								
-Local Street	75'	40'	40'	60'	50'	50'	60'	60'
-Coll./Art.	75'	40'	75'	60'	50'	50'	60'	60'
Minimum Side Yard	20'	20'	20'	---	25'	25'	25'	25'
Minimum Rear Yard	20'	20'	20'	---	25'	25'	25'	20'
Maximum Bldg. Hght.	35' 2 st.	35' 2 st.	40' 3 st.	40' 2.5 st.	35' 2 st.	35' 2 st.	60' ---	60' ---
Minimum Bldg. Ftrprnt.	4,000	1,500	---	---	1,500	1,500	---	---
Maximum Floor Area	---	---	---	---	---	2,500*	---	---
Minimum Landscape**	50%*	50%*	50%*	50%*	50%	50%	50%	50%

\*Flexibility in these requirements may be permitted in the various zones. Please see the specific requirements for that zone in the Regulations for clarification.

\*\*The lot coverage standard is a maximum figure and the landscaped area standard is a minimum figure and should be used for comparison purposes only. The final percentage of landscaped area or lot coverage on a site will vary depending on lot size, configuration, setbacks, building shape, and other requirements. The actual landscaped area on a site will probably be greater and the actual lot coverage will probably be less.

This table is an interpretive aid only and is not part of the Regulations.

SECTION VI

USE	ZONES								
	OP	NB	CR	CS	CP-A	CP-B	IP	I	
<b>RETAIL</b>									
Restaurants									
Class I	x	SE	x	x	x	x	x		SE
Class II			x	x	x				
Class III			SE	SE	SE				
Retail Stores			x		x				
Specialty Shops			x	x	x	x			
Convenience Goods Stores		x	x						
New Car Sales			SE						
Gas Stations			SE	SE					
<b>OFFICE AND LABORATORY</b>									
Business & Professional									
Offices	x	x	x	x	x	x	x	x	x
Financial Institutions	x		x	x	x		x		
Medical, Dental, Optical									
Laboratories	x								
Research & Experimental									
Laboratories					x	x	x		SE
<b>SERVICES</b>									
Personal Services		x	x	x	x	x			
Movie Theaters					x				
Printing & Publishing					x	x			
Hotels & Motels					x				
Home Equipment/Furnishing					x				
<b>INDUSTRIAL</b>									
Manufacturing							x		SE
Milling									SE
Foundries									SE
Processing Plants									SE
<b>STORAGE</b>									
Warehouse Storage						SE	x		SE
Contractors Storage									SE
Building Materials Storage									SE

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