

AVON ZONING ORDINANCE

CHAPTER 8. REVISION HISTORY

CHAPTER 8. RESIDENTIAL DISTRICTS

<b>Ordinance #</b>	<b>Plan Commission Approval Date</b>	<b>Town Council Adoption Date</b>	<b>Description</b>
2002-14	09-24-02	11-14-02	Adoption of Chapter 8.
2010-20	09-27-10	10-14-10	Residential Districts Use Matrix consolidated into Chapter 27: Permitted Use Table.

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## CHAPTER 8. RESIDENTIAL DISTRICTS

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### **Section 8-1. General Purpose Statement**

The residential districts set forth herein are established to perpetuate the existing high quality residential character of the Town by preserving established neighborhoods while encouraging new residential development. Taken together, the Residential Districts blend to provide a broad range of housing alternatives. Notwithstanding further provisions of Section 13-1(1), more than one principal building may be permitted on a lot used for multi-family dwellings in the R-4 and R-5 Multiple Family Residential Districts.

### **Section 8-2. General Cross-reference Guide for Additional Regulations**

#### **1. Land Use Interpretation**

All applications for a permitted or special exception which are not listed in Table 8-1 (Residential District Use Matrix) shall be submitted to the Zoning Administrator for a use interpretation pursuant to the standards and procedures set forth in Chapter 4, Section 4-7 (Interpretations).

#### **2. Temporary Uses**

Certain temporary uses may be permitted in the residential districts subject to the provisions of Chapter 13, Section 13-13 (Temporary Uses) and the securing of a temporary use permit, pursuant to Chapter 4, Section 4-9 (Temporary Use Permit).

#### **3. Parking and Loading**

The parking and loading requirements applicable in the residential districts are set forth in Chapter 15 (Off-Street Parking and Loading).

#### **4. Signs**

Sign regulations applicable in the residential districts are set forth in Chapter 18 (Signs).

#### **5. Performance Standards**

Requirements relating to performance standards in the residential districts are set forth in Chapter 14 (Performance Standards).

#### **6. Development Plan Review**

Certain development activity within the R-4 Multiple Family Residential District and the R-5 Multiple Family Residential District shall be subject to development plan review pursuant to Chapter 4, Section 4-8 (Development Plans).

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### 7. Landscaping and Screening

Requirements relating to landscaping, screening, and buffering in the residential districts are set forth in Chapter 16 (Landscaping and Screening).

### 8. Nonconforming Lots

Requirements relating to nonconforming lots, use, and structures in the residential districts are set forth in Chapter 6 (Nonconforming Lots, Uses and Structures).

## Section 8-3. Residential Districts General Regulations

### 1. Permitted Uses

The uses permitted in the residential districts established herein are listed in the Residential Districts Use Matrix set forth in Table 8-1. The uses shall be considered permitted as of right, subject to any limitations set forth in table 8-1, this Ordinance, or other Town ordinance or code, and the securing of an Improvement Location Permit.

### 2. Special Exceptions

The uses allowed as special exceptions in the residential districts established herein are listed in the Residential District Use Matrix set forth in Table 8-1. The uses may be allowed subject to any limitations set forth in Table 8-1, this Ordinance, or other Town ordinance or code, and the securing of a special exception permit pursuant to Chapter 4, Section 4-4 (Special Exceptions).

### 3. Accessory Uses

Accessory uses, buildings and structures customarily incidental to and commonly associated with a principal use may be permitted, subject to the provisions of Chapter 13 (Specific Use Requirements) and any limitation contained herein. Specifically permitted or allowed accessory uses, buildings and structures are listed in Table 8-2 (Residential Districts Accessory Use Matrix).

### 4. Bulk Regulations

Subject to the limitations contained therein and elsewhere in this Chapter, the bulk regulations that apply to the Residential Districts are listed in Table 8-3 (Residential Districts Bulk Matrix).

### 5. Prohibited Uses

Uses not listed as permitted or special uses in the Residential Districts Use Matrix set forth in Table 8-1 below are hereby strictly prohibited.

## Section 8-4. Purpose Statements

### 1. E-1 Single Family Estate District

The E-1 Single Family Estate District established herein is to provide for the establishment of large lot single-family residential developments. All shall have underground utilities, centralized water and sewer facilities.

### 2. R-1 Single Family Residential District

The R-1 Single Family Residential District established herein is to provide for the establishment of single-family residential dwellings on lots having under ground utilities, centralized water, and centralized sewer facilities.

### 3. R-2 Single Family Residential District

The R-2 Single Family Residential District established herein is to provide for the establishment of single-family residential dwellings on lots having underground utilities, centralized water, and centralized sewer facilities.

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**4. R-3 Single Family Residential District**

The R-3 Single Family Residential District established herein is to provide for the establishment of single-family residential dwellings on lots having underground utilities, centralized water, and centralized sewer facilities.

**5. R-4 Multiple Family Residential District**

The R-4 Multiple Family Residential District established herein is to provide for the establishment of townhouses, two-family and multiple family residential dwellings on lots having underground utilities, centralized water, and centralized sewer facilities.

**6. R-5 Multiple Family Residential District**

The R-5 Multiple Family Residential District established herein is to provide for the establishment of townhouses, two-family and multiple family residential dwellings on lots having underground utilities, centralized water, and centralized sewer facilities.

**Table 8-1. Residential Districts Use Matrix SEE Chapter 27: Permitted Use Table.**

**Table 8-2. Residential Districts Accessory Use Matrix**

ACCESSORY USES	E-1	R-1	R-2	R-3	R-4	R-5
Accessory uses customary and incidental to a permitted or special use	P	P	P	P	P	P
Garages and carports	P	P	P	P	P	P
Home occupations (See Chapter 13)	P	P	P	P	P	P
Road side stands	S	S				
Stables	S <sup>1</sup>	S <sup>1</sup>				
Swimming pools (See Section 13-4)	P	P	P	P <sup>1</sup>	P	P

P = Permitted / S = Special Exception Permit Required

Note: 1. Stables and riding pens shall be no closer than two hundred (200) feet to any property line and shall only be permitted on lots greater than 1 acre in size.

**Table 8-3. Residential Districts Bulk Matrix**

	E-1	R-1	R-1A	R-2**	R-3	R-4	R-5
<b>Lot Requirements</b>							
Min. Lot Size (per dwelling unit)							
Single Family	30,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	12,500 sq. ft.	12,500 sq. ft.		
Townhouse 4 units or less						6,000 sq. ft.	4,000 sq. ft.
Two family						7,200 sq. ft.	4,000 sq. ft.
M. F. 6 units or less						3,750 sq. ft.	3,000 sq. ft.
M. F. 6 units or more							1,500 sq. ft.
Min. Lot Width	135 ft.	100 ft.	100 ft.	90 ft.	85 ft.	75 ft.	60 ft.
Max Lot Depth to Width Ratio	3:1	3:1	3:1	3:1	3:1	3:1	3:1
<b>Max Lot Coverage</b>							
Principal	30%	35%	35%	35%	40%	40%	40%
Accessory	3% or 600 sq. ft. <sup>1</sup>	3% or 600 sq. ft. <sup>1</sup>	3% or 600 sq. ft. <sup>1</sup>	3% or 600 sq. ft. <sup>1</sup>	3% or 720 sq. ft. <sup>1</sup>	3%	3%.

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	E-1	R-1	R-1A	R-2**	R-3	R-4	R-5
<b>Yards – Set back from ROW</b>							
<b>Front</b>							
Principal Arterial.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Minor Arterial.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
Collector.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Local Road.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Subdivision Road	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
<b>Side</b>							
<b>Principal</b>							
One side	20 ft.	15 ft.	15 ft.	10 ft.	5 ft. /10 ft. 2	5 ft. /10 ft. 2	5 ft. /10 ft. 2
Sum of sides	45 ft.	35 ft.	35 ft.	30 ft.	15 ft. /20 ft. 2	15 ft. /20 ft. 2	15 ft. /20 ft. 2
Accessory	20 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>Rear</b> (for all buildings)	25 ft.	15 ft.	15 ft.	15 ft.	10 ft.	15 ft.	10 ft.
<b>Garage Setbacks from an Alley</b>	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
<b>Max Height</b>							
Principal	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.	40 ft.
Accessory	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.	18 ft.
<b>Minimum Livable<sup>3</sup> Floor Area (per dwelling unit)</b>							
Single Story	2,100 sq. ft.	1,850 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	960 sq. ft.	950 sq. ft.	900 sq. ft.
<b>Multiple Story</b>							
First Floor	1,850 sq. ft.	1,600 sq. ft.	1,100 sq. ft.	1,100 sq. ft.	900 sq. ft.	850 sq. ft.	800 sq. ft.
Min. Total	2,100 sq. ft.	1,850 sq. ft.	1,400 sq. ft.	1,400 sq. ft.	1,050 sq. ft.	950 sq. ft.	950 sq. ft.
For Multi Family Apartment Units see Table 8-4							
**The R-2 zoning classification applies only to districts zoned prior to September 27, 2004.							

- Note:
1. The greater of the two standards shall apply.
  2. For all structures built after the effective date of this Ordinance the side yard requirement shall be second standard. The first standard shall apply only to structures built prior to the effective date of this ordinance in order to maintain their conformity to this Ordinance.
  3. Livable Floor Area shall not include garages or porches, except that a porch which is enclosed and heated and/or cooled for use year round may be included in a calculation of livable floor area.

**Table 8-4. Multiple-Family Residential Districts Dwelling Unit Size Matrix.**

Multiple-Family Residence District		
Dwelling Unit Type	Minimum Size of a Dwelling Unit	
	R-4	R-5
Efficient unit	650 sq. ft.	550 sq. ft.
One Bedroom	700 sq. ft.	650 sq. ft.
Two Bedroom	900 sq. ft.	800 sq. ft.
Three Bedroom	1,100 sq. ft.	1,000 sq. ft.
Each additional bedroom unit over three	100 sq. ft.	100 sq. ft.

### Section 8-5. Architectural Standards for Residential Districts

The following standards shall apply to new residential uses within subdivisions which received an approval of the final plat after the effective date of this Ordinance.

1. Where two wall materials are combined horizontally on one façade, the heavier material must be below.

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2. At least fifty percent (50%) of the first floor on the front façade, exclusive of windows and doorways, of residential buildings shall be masonry.
3. Where a residential structure abuts a perimeter road or a less intense residential zoning district, a minimum of fifty percent (50%) of the first floor on all faces of the building visible from the road or adjoining the less intense residential district, exclusive of windows and doorways, shall be masonry.
4. If used, vinyl shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches and shall comply with the ASTM (American Society for Testing and Materials) Standard Specification for rigid poly siding (ASTM D3679) All siding shall be Class I as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected materials shall preserve a wood grained finish in both the siding and the trim.
5. Residential drives shall be constructed of concrete material.
6. In order to facilitate creative streetscapes, each residential subdivision shall institute within its covenants a monotony code for single family housing. Such monotony code shall set forth the standards for separation of similar building facades and/or building colors so that a variety of housing styles is apparent from any point within the neighborhood.