

# AVON ZONING ORDINANCE

## CHAPTER 1. TITLE, PURPOSE AND EFFECT

- SECTION 1-1. TITLE
- SECTION 1-2. AUTHORITY
- SECTION 1-3. PURPOSES
- SECTION 1-4. SCOPE
- SECTION 1-5. PROVISIONS DECLARED TO BE MINIMUM REQUIREMENTS
- SECTION 1-6. SEVERABILITY
- SECTION 1-7. EXCLUSION
- SECTION 1-8. SAVING PROVISION
- SECTION 1-9. REPEAL OF PRIOR ORDINANCE
- SECTION 1-10. EFFECTIVE DATE

## CHAPTER 2. LEGISLATIVE AND ADMINISTRATIVE AUTHORITY

- SECTION 2-1. SUMMARY OF AUTHORITY
- SECTION 2-2. TOWN COUNCIL
- SECTION 2-3. PLAN COMMISSION
- SECTION 2-4. BOARD OF ZONING APPEALS
- SECTION 2-5. ZONING ADMINISTRATOR
- SECTION 2-6. TECHNICAL ADVISORY COMMITTEE

## CHAPTER 3. APPLICATIONS AND HEARINGS

- SECTION 3-1. APPLICATIONS
- SECTION 3-2. SUCCESSIVE APPLICATIONS
- SECTION 3-3. NOTICE
- SECTION 3-4. REVIEW AND HEARINGS

## CHAPTER 4. DEVELOPMENT REVIEW APPROVALS

- SECTION 4-1. IMPROVEMENT LOCATION PERMITS
- SECTION 4-2. CERTIFICATE OF OCCUPANCY
- SECTION 4-3. VARIANCES
- SECTION 4-4. SPECIAL EXCEPTIONS
- SECTION 4-5. APPEALS
- SECTION 4-6. AMENDMENTS
- SECTION 4-7. INTERPRETATIONS
- SECTION 4-8. DEVELOPMENT PLANS
- SECTION 4-9. TEMPORARY USE PERMITS
- SECTION 4-10. WRITTEN COMMITMENTS
- SECTION 4-11. WAIVERS

## CHAPTER 5. PLANNED UNIT DEVELOPMENTS

- SECTION 5-1. PURPOSE
- SECTION 5-2. AUTHORITY TO VARY REGULATIONS
- SECTION 5-3. OWNERSHIP
- SECTION 5-4. MINIMUM PROJECT AREA
- SECTION 5-5. PERMITTED USES
- SECTION 5-6. PROJECT DENSITY
- SECTION 5-7. DEVELOPMENT STANDARDS
- SECTION 5-8. WATER AND SEWER AVAILABILITY
- SECTION 5-9. PUBLIC STREETS
- SECTION 5-10. UTILITIES
- SECTION 5-11. PROCEDURE FOR APPROVAL
- SECTION 5-12. EXTENSIONS AND ABANDONMENT
- SECTION 5-13. RECORDING
- SECTION 5-14. LIMITATION OF REZONING
- SECTION 5-15. FINANCIAL ASSURANCE REQUIREMENTS
- SECTION 5-16. PROCEDURES FOR PLATTING PLANNED UNIT DEVELOPMENT

# AVON ZONING ORDINANCE

## CHAPTER 6. NONCONFORMING LOTS, USES AND STRUCTURES

- SECTION 6-1. PURPOSE
- SECTION 6-2. GENERAL STANDARDS
- SECTION 6-3. NONCONFORMING LOTS
- SECTION 6-4. NONCONFORMING USES
- SECTION 6-5. NONCONFORMING STRUCTURES
- SECTION 6-6. NONCONFORMING SIGNS
- SECTION 6-7. NONCONFORMING LIGHTING

## CHAPTER 7. DISTRICTS AND BOUNDARIES

- SECTION 7-1. ESTABLISHMENT OF DISTRICTS
- SECTION 7-2. INTERPRETATION OF DISTRICT SEQUENCE
- SECTION 7-3. ANNEXED LAND
- SECTION 7-4. OFFICIAL ZONING MAP
- SECTION 7-5. INTERPRETATION OF DISTRICT BOUNDARIES

## CHAPTER 8. RESIDENTIAL DISTRICTS

- SECTION 8-1. GENERAL PURPOSE STATEMENT
- SECTION 8-2. GENERAL CROSS-REFERENCE GUIDE FOR ADDITIONAL REGULATIONS
- SECTION 8-3. RESIDENTIAL DISTRICTS GENERAL REGULATIONS
- SECTION 8-4. PURPOSE STATEMENTS
  - TABLE 8-1. *RESIDENTIAL DISTRICTS USE MATRIX SEE CHAPTER 27: PERMITTED USE TABLE*
  - TABLE 8-2. RESIDENTIAL DISTRICTS ACCESSORY USE MATRIX
  - TABLE 8-3. RESIDENTIAL DISTRICTS BULK MATRIX
  - TABLE 8-4. MULTIPLE-FAMILY RESIDENTIAL DISTRICTS DWELLING UNIT SIZE MATRIX
- SECTION 8-5. ARCHITECTURAL STANDARDS FOR RESIDENTIAL DISTRICTS

## CHAPTER 9. MOBILE HOME PARK DISTRICTS

- SECTION 9-1. PURPOSE STATEMENT
- SECTION 9-2. GENERAL CROSS-REFERENCE GUIDE FOR ADDITIONAL REGULATIONS
- SECTION 9-3. MINIMUM ZONING DISTRICT SIZE
- SECTION 9-4. MOBILE HOME PARK DISTRICT GENERAL REGULATIONS
  - TABLE 9-1. *MHP MOBILE HOME PARK DISTRICT USE MATRIX SEE CHAPTER 27: PERMITTED USE TABLE*
  - TABLE 9-2. MHP MOBILE HOME PARK DISTRICT ACCESSORY USE MATRIX
  - TABLE 9-3. MHP MOBILE HOME PARK DISTRICT BULK MATRIX
- SECTION 9-5. SITE DEVELOPMENT REGULATIONS FOR MOBILE HOME PARKS

## CHAPTER 10. COMMERCIAL DISTRICTS

- SECTION 10-1. GENERAL PURPOSE STATEMENT
- SECTION 10-2. GENERAL CROSS-REFERENCE GUIDE FOR ADDITIONAL REGULATIONS
- SECTION 10-3. COMMERCIAL DISTRICTS GENERAL REGULATIONS
- SECTION 10-4. PURPOSE STATEMENTS
  - TABLE 10-1. *COMMERCIAL DISTRICTS USE MATRIX SEE CHAPTER 27: PERMITTED USE TABLE*
  - TABLE 10-2. COMMERCIAL DISTRICTS ACCESSORY USE MATRIX
  - TABLE 10-3. COMMERCIAL DISTRICTS BULK MATRIX

## CHAPTER 11. SC SHOPPING CENTER DISTRICT

- SECTION 11-1. PURPOSE STATEMENT
- SECTION 11-2. GENERAL CROSS-REFERENCE GUIDE FOR ADDITIONAL REGULATIONS
- SECTION 11-3. MINIMUM ZONING DISTRICT SIZE
- SECTION 11-4. SC SHOPPING CENTER DISTRICT REGULATIONS
  - TABLE 11-1. *SHOPPING CENTER DISTRICT USE MATRIX SEE CHAPTER 27: PERMITTED USE TABLE*
  - TABLE 11-2. SHOPPING CENTER DISTRICT ACCESSORY USE MATRIX
  - TABLE 11-3. SHOPPING CENTER DISTRICT BULK MATRIX

# AVON ZONING ORDINANCE

## CHAPTER 12. INDUSTRIAL DISTRICTS

- SECTION 12-1. GENERAL PURPOSE STATEMENT
- SECTION 12-2. GENERAL CROSS-REFERENCE GUIDE FOR ADDITIONAL REGULATIONS
- SECTION 12-3. INDUSTRIAL DISTRICTS GENERAL REGULATIONS
- SECTION 12-4. PURPOSE STATEMENTS
  - TABLE 12-1. *INDUSTRIAL DISTRICTS USE MATRIX SEE CHAPTER 27: PERMITTED USE TABLE*
  - TABLE 12-2. INDUSTRIAL DISTRICTS ACCESSORY USE MATRIX
  - TABLE 12-3. INDUSTRIAL DISTRICTS BULK MATRIX

## CHAPTER 13. SPECIFIC USE REQUIREMENTS

- SECTION 13-1. LOTS
- SECTION 13-2. PERMITTED OBSTRUCTION IN REQUIRED YARDS
- SECTION 13-3. ACCESSORY USES AND STRUCTURES
- SECTION 13-4. SWIMMING POOLS AND HOT TUBS
- SECTION 13-5. FENCES AND WALLS
- SECTION 13-6. HOME OCCUPATIONS
- SECTION 13-7. BED AND BREAKFAST ESTABLISHMENTS
- SECTION 13-8. RESIDENTIAL FACILITY FOR THE MENTALLY ILL
- SECTION 13-9. MANUFACTURED HOMES STANDARDS
- SECTION 13-10. SATELLITE DISH ANTENNA
- SECTION 13-11. AMATEUR RADIO ANTENNA
- SECTION 13-12. WIRELESS COMMUNICATION SERVICE FACILITIES
- SECTION 13-13. TEMPORARY USES
- SECTION 13-14. SEXUALLY ORIENTED BUSINESSES

## CHAPTER 14. PERFORMANCE STANDARDS

- SECTION 14-1. APPLICATION OF PERFORMANCE STANDARDS
- SECTION 14-2. COMPLIANCE WITH PERFORMANCE STANDARDS
- SECTION 14-3. ENFORCEMENT
- SECTION 14-4. TOXIC MATTER
- SECTION 14-5. FIRE AND EXPLOSION HAZARDS
- SECTION 14-6. GLARE OF HEAT
- SECTION 14-7. ODOR
- SECTION 14-8. NOISE
- SECTION 14-9. VIBRATION
- SECTION 14-10. DUST AND AIR POLLUTION
- SECTION 14-11. NUISANCE
- SECTION 14-12. ELECTROMAGNETIC INTERFERENCE
- SECTION 14-13. WATER POLLUTION
- SECTION 14-14. OUTDOOR STORAGE
- SECTION 14-15. OUTDOOR LIGHTING

## CHAPTER 15. OFF-STREET PARKING AND LOADING

- SECTION 15-1. OFF-STREET PARKING AND LOADING REQUIRED
- SECTION 15-2. GENERAL REQUIREMENTS
- SECTION 15-3. LOCATION OF OFF-STREET PARKING FACILITIES
- SECTION 15-4. SPECIFICATIONS FOR OFF-STREET PARKING AREAS
- SECTION 15-5. COMPUTATION OF REQUIRED SPACES
- SECTION 15-6. STACKING REQUIREMENTS FOR DRIVE-THROUGH FACILITIES
- SECTION 15-7. OFF-STREET PARKING REQUIREMENTS
- SECTION 15-8. MOBILITY-IMPAIRED ACCESSIBLE PARKING
- SECTION 15-9. SPECIFIC REQUIREMENTS RELATED TO THE STORAGE OF RECREATIONAL VEHICLES AND TRAILERS
- SECTION 15-10. SPECIFIC REQUIREMENTS RELATED TO COMMERCIAL VEHICLES IN RESIDENTIAL ZONING DISTRICTS
- SECTION 15-11. PARKING AND STORAGE OF INOPERABLE, UNLICENSED VEHICLES
- SECTION 15-12. OFF-STREET LOADING GENERAL REQUIREMENTS

# AVON ZONING ORDINANCE

SECTION 15-13. OFF-STREET LOADING SPECIFIC REQUIREMENTS

## CHAPTER 16. LANDSCAPING AND SCREENING

- SECTION 16-1. PURPOSE
- SECTION 16-2. ENFORCEMENT OF LANDSCAPING REQUIREMENTS
- SECTION 16-3. LANDSCAPE PLAN
- SECTION 16-4. SELECTION, INSTALLATION AND MAINTENANCE OF PLAN MATERIALS
- SECTION 16-5. DESIGN STANDARDS AND GUIDELINES
- SECTION 16-6. MINIMUM LANDSCAPING OF ALL YARDS
- SECTION 16-7. FOUNDATION PLANTINGS
- SECTION 16-8. PARKWAY LANDSCAPING
- SECTION 16-9. PRESERVATION OF EXISTING PLANT MATERIAL
  - TABLE 16-1. PROTECTED TREES BY GENUS AND SPECIES
- SECTION 16-10. PARKING LOT LANDSCAPING (IN ALL ZONING DISTRICTS)
- SECTION 16-11. LANDSCAPE BUFFERS
- SECTION 16-12. ADDITIONAL SCREENING REQUIREMENTS
- SECTION 16-13. CHANGES TO APPROVED LANDSCAPE PLANS

## CHAPTER 17. FLOODPLAIN REGULATIONS

- SECTION 17-1. FINDINGS OF FACT
- SECTION 17-2. STATEMENT OF PURPOSE
- SECTION 17-3. OBJECTIVES
- SECTION 17-4. GENERAL PROVISIONS
- SECTION 17-5. ADMINISTRATION
- SECTION 17-6. PROVISIONS FOR FLOOD HAZARD REDUCTION
- SECTION 17-7. VARIANCE PROCEDURES

## CHAPTER 18. SIGNS

- SECTION 18-1. PURPOSE
- SECTION 18-2. SIGNS PROHIBITED
- SECTION 18-3. SIGN PERMITS
- SECTION 18-4. EXEMPTIONS
- SECTION 18-5. GENERAL SIGN STANDARDS
- SECTION 18-6. TEMPORARY SIGNS
- SECTION 18-7. REGULATION BY DISTRICT CLASSIFICATION
- SECTION 18-8. INTEGRATED CENTER SIGNS
- SECTION 18-9. LOCALIZED ALTERNATIVE SIGN REGULATIONS
- SECTION 18-10. SIGNS FOR AUTO FILLING STATIONS
- SECTION 18-11. OFF-PREMISE ADVERTISING SIGNS
- SECTION 18-12. ENFORCEMENT

## CHAPTER 19. ENFORCEMENT

- SECTION 19-1. AUTHORITY
- SECTION 19-2. COMPLAINTS REGARDING VIOLATIONS
- SECTION 19-3. PERSONS LIABLE
- SECTION 19-4. RIGHT OF ENTRY
- SECTION 19-5. PROCEDURES UPON DISCOVERY OF VIOLATIONS
- SECTION 19-6. VIOLATIONS DEFINED
- SECTION 19-7. REVOCATION OF DEVELOPMENT REVIEW APPROVALS
- SECTION 19-8. COMMON NUISANCE
- SECTION 19-9. APPEALS OF ZONING ADMINISTRATOR DECISIONS
- SECTION 19-10. PRIVATE REMEDIES RESERVED

## CHAPTER 20. DEFINITIONS

- SECTION 20-1. DEFINITIONS GENERALLY
- SECTION 20-2. RULES FOR GENERIC USE DEFINITIONS
- SECTION 20-3. DEFINITIONS

# AVON ZONING ORDINANCE

## CHAPTER 21. AGRICULTURAL OVERLAY DISTRICT (AGO-1)

- SECTION 21-1. PURPOSE
- SECTION 21-2. APPLICATION OF THE DISTRICT
- SECTION 21-3. *PERMITTED USES SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 21-4. ACCESSORY USES
- SECTION 21-5. *HOME OCCUPATIONS SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 21-6. *PROHIBITED USES SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 21-7. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES
- SECTION 21-8. OTHER DEVELOPMENT CONTROLS
- SECTION 21-9. PETITIONS TO AMEND THE ZONING MAP-REMOVAL OF THE AGO-1 AGRICULTURAL OVERLAY DISTRICT

## CHAPTER 22. AGRICULTURE DISTRICT (AG)

- SECTION 22-1. PURPOSE
- SECTION 22-2. *PERMITTED USES SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 22-3. ACCESSORY USES
- SECTION 22-4. *SPECIAL EXCEPTIONS SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 22-5. *PROHIBITED USES SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 22-6. AREA AND HEIGHT REGULATIONS FOR PERMITTED USES
- SECTION 22-7. OTHER DEVELOPMENT CONTROLS

## CHAPTER 23. US HWY 36 OVERLAY ZONING DISTRICT

- SECTION 23-1. PURPOSE
- SECTION 23-2. BOUNDARIES
- SECTION 23-3. APPLICABILITY TO EXISTING DEVELOPMENT
- SECTION 23-4. GREEN DESIGN
- SECTION 23-5. *USES SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 23-6. ACCESSORY BUILDINGS AND USES
- SECTION 23-7. PROPERTIES WITH AGRICULTURAL ZONING
- SECTION 23-8. MINIMUM LOT SIZE
- SECTION 23-9. SETBACKS
- SECTION 23-10. BUILDING HEIGHT
- SECTION 23-11. UTILITY LINES
- SECTION 23-12. PARKING AND LOADING
- SECTION 23-13. DRIVE-THROUGHS
- SECTION 23-14. ACCESS TO INDIVIDUAL TRACTS
- SECTION 23-15. LANDSCAPING
- SECTION 23-16. SIGNS
- SECTION 23-17. EXTERIOR LIGHTING
- SECTION 23-18. ARCHITECTURAL DESIGN REQUIREMENTS
- SECTION 23-19. TRASH AND RECYCLING

## CHAPTER 24. RONALD REAGAN CORRIDOR OVERLAY DISTRICT

- SECTION 24-1. PURPOSE, INTENT AND AUTHORITY
- SECTION 24-2. DISTRICT BOUNDARIES
- SECTION 24-3. PLAN COMMISSION APPROVAL
- SECTION 24-4. OVERLAY APPLICABILITY
- SECTION 24-5. DEFINITIONS
- SECTION 24-6. PERMITTED USES
- SECTION 24-7. PERMITTED SPECIAL EXCEPTIONS
- SECTION 24-8. *EXCLUDED USES SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 24-9. ACCESSORY BUILDINGS AND USES
- SECTION 24-10. MINIMUM LOT AREA
- SECTION 24-11. DEVELOPMENT REQUIREMENTS
- SECTION 24-12. ARCHITECTURAL DESIGN REQUIREMENTS/COMMERCIAL & INDUSTRIAL
- SECTION 24-13. OPEN SPACE REQUIREMENTS
- SECTION 24-14. LANDSCAPING REQUIREMENTS

## **AVON ZONING ORDINANCE**

- SECTION 24-15. MEDIAN LANDSCAPING GUIDELINES
- SECTION 24-16. PARKING REQUIREMENTS
- SECTION 24-17. SIGNS
- SECTION 24-18. INTERSECTION ENHANCEMENTS
- SECTION 24-19. BRIDGE/WALL TREATMENTS
- SECTION 24-20. LIGHTING REQUIREMENTS
- SECTION 24-21. ACCESS TO INDIVIDUAL TRACTS
- SECTION 24-22. MULTI-USE TRAIL
- SECTION 24-23. EMERGENCY ACCESS
- SECTION 24-24. OTHER REQUIREMENTS

### **CHAPTER 25. SIGNATURE STREETS**

- SECTION 25-1. PURPOSE
- SECTION 25-2. DESIGNATION
- SECTION 25-3. ROAD CROSS SECTION
- SECTION 25-4. BUFFER REQUIREMENTS
- SECTION 25-5. ARCHITECTURAL STANDARDS
- SECTION 25-6. SIGNAGE
- SECTION 25-7. ACCESS MANAGEMENT

### **CHAPTER 26. INSTITUTIONAL USE DISTRICT (INST)**

- SECTION 26-1. PURPOSE
- SECTION 26-2. *PERMITTED USES SEE CHAPTER 27: PERMITTED USE TABLE*
- SECTION 26-3. ACCESSORY USES
- SECTION 26-4. TEMPORARY USES
- SECTION 26-5. DEVELOPMENT STANDARDS
- SECTION 26-6. INSTITUTIONAL USE MASTER PLAN APPROVALS
- SECTION 26-7. APPLICABILITY
- SECTION 26-8. PROCEDURES AND FILING REQUIREMENTS
- SECTION 26-9. FINDINGS
- SECTION 26-10. WAIVERS

### **CHAPTER 27. PERMITTED USE TABLE**

- TABLE 27-1. PERMITTED USE TABLE

### **APPENDIX A. DEVELOPMENT REVIEW REQUIREMENTS**

- APPENDIX A-1. MINIMUM SUBMISSION REQUIREMENTS
- APPENDIX A-2. MINIMUM SUBMISSION REQUIREMENTS FOR IMPROVEMENT LOCATION PERMITS AND CERTIFICATES OF OCCUPANCY
- APPENDIX A-3. MINIMUM SUBMISSION REQUIREMENTS FOR SPECIAL EXCEPTIONS
- APPENDIX A-4. MINIMUM SUBMISSION REQUIREMENTS FOR VARIANCES
- APPENDIX A-5. MINIMUM SUBMISSION REQUIREMENTS FOR AMENDMENTS
- APPENDIX A-6. MINIMUM SUBMISSION REQUIREMENTS FOR ADMINISTRATIVE INTERPRETATIONS
- APPENDIX A-7. MINIMUM SUBMISSION REQUIREMENTS FOR DEVELOPMENT PLAN REVIEW
- APPENDIX A-8. MINIMUM SUBMISSION REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT DISTRICT

### **APPENDIX B. COMMITMENT FORM**