

AVON ZONING ORDINANCE

CHAPTER 10. REVISION HISTORY

CHAPTER 10. COMMERCIAL DISTRICTS

Ordinance #	Plan Commission Approval Date	Town Council Adoption Date	Description
2002-14	09-24-02	11-14-02	Adoption of Chapter 10.
2010-20	09-27-10	10-14-10	Commercial Districts Use Matrix consolidated into Chapter 27: Permitted Use Table.
2011-13	09-26-11	10-13-11	Reduced commercial setbacks, frontage, lot size in integrated centers
2012-08	02-27-12	03-08-12	Addition of Accessory Indoor Firing Range to Table 10-2

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CHAPTER 10. COMMERCIAL DISTRICTS

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- Section 10-2. General Cross-reference Guide for Additional Regulations
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TABLES:

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Section 10-1. General Purpose Statement

The commercial districts set forth herein are established to provide for and serve existing commercial and related uses and to encourage the development of new commercial activity. Taken together, the commercial districts blend to provide a broad range of alternatives for commercial development. Notwithstanding further provisions of Section 13-1(1), more than one principal use may be permitted on a lot within the C-4 Transitional Office District.

Section 10-2. General Cross-reference Guide for Additional Regulations

1. Land Use Interpretation

All applications for a permitted use or special exception which are not listed in Table 9-1 (The Commercial 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 commercial 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 commercial districts are set forth in Chapter 15 (Off-Street Parking and Loading).

4. Signs

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

5. Performance Standards

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

6. Development Plan Review

All development within the districts set forth below shall be subject to development plan review pursuant to Chapter 4, Section 4-8 (Development Plans).

7. Landscaping and Screening

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

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8. Nonconforming Lots

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

Section 10-3. Commercial Districts General Regulations

1. Permitted Uses

The uses permitted in the commercial districts established herein are listed in the Commercial Districts Use Matrix set forth in Table 10-1. The uses shall be considered permitted as of right, subject to any limitations set forth in table 10.1, this Ordinance, or other Town ordinance or code, and the securing of a Improvement Location Permit. (Section 4-1 Improvement Location Permit)

2. Special Exceptions

The uses allowed as special exceptions in the commercial districts established herein are listed in the Commercial Districts Use Matrix set forth in Table 10-1. The uses may be allowed subject to any limitations set forth in Table 10-1, 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 10-2 (Commercial Districts Accessory Use Matrix). Within the Commercial Districts, wireless communication service facilities may be considered an accessory use subject to the requirements of Chapter 13, Section 13-12 (Wireless Communication Service Facilities).

4. Bulk Regulations

Subject to the limitations contained therein and elsewhere in this Ordinance, the bulk regulations that apply to the Commercial Districts are listed in Table 10-3 (The Commercial District Bulk Matrix).

5. Prohibited Uses

Uses not listed as permitted or special uses in the Commercial District Use Matrix set forth in Table 10-1 below are hereby strictly prohibited.

Section 10-4. Purpose Statements

1. C-1 Neighborhood Commercial District

The C-1 Neighborhood Commercial District established herein is to provide for the development of convenience business uses that are geared to meeting the daily needs of residents living in adjacent residential neighborhoods. Such districts shall be strategically located with access to a minor arterial or major collector.

2. C-2 General Commercial District

The C-2 General Commercial District established herein is to provide areas for the establishment of general business activities geared to meet the needs of a community wide market area. Activities established in this district shall often be large-scale uses located along a minor arterial or major collector.

3. C-3 Highway Commercial District (formerly C-4 Highway Commercial District)

The C-3 Highway Commercial District established herein is to provide for the development of highway oriented business activities. Such districts shall be strategically located along highways and major arterials that generate substantial traffic.

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4. C-4 Transitional Office District (formerly C-3 Office Commercial District)

The C-4 Transitional Office District established herein is to provide for and encourage the establishment of professional office and service related activities. The District is intended to serve as a transition between residential uses and more intense commercial development.

Table 10-1. Commercial Districts Use Matrix SEE Chapter 27: Permitted Use Table

Table 10-2. Commercial Districts Accessory Use Matrix

ACCESSORY USES	C-1	C-2	C-3	C-4
Accessory uses customary and incidental to a permitted or special use	P	P	P	P
Accessory Indoor Firing Range		S	S	
Car Wash	S	S	S	
Drive-through windows	S	S	P	S
Parking lots and garages ¹	P	P	P	P
Open storage			S ²	
Facilities for Recycling Drop-off		S	S	

P = Permitted / S = Special Exception Permit Required

- Note: 1. Accessory parking lots and structures shall be located no closer than ten (10) feet of any property line.
- a. This restriction shall not apply in the case of an Integrated Center Internal Lot created in accordance with the provisions of Table 10-3.
2. Limited to no more than five percent (5%) of the lot and only within the rear yard.

Table 10-3. Commercial Districts Bulk Matrix

	C-1	C-2	C-3	C-4	Integrated Center Internal Lot ³
Lot Requirements					
Min. Lot Size	10,890 sq. ft. ¹	10,890 sq. ft. ¹	32,670 sq. ft. ¹	10,890 sq. ft. ¹	Same as District Min. ³
Min. Lot Width	125 ft. ¹	125 ft. ¹	125 ft. ¹	125 ft. ¹	None. ³
Max Lot Coverage					
All Structures	50% ²	50% ²	50% ²	50% ²	None. ³
Yards – Set back from ROW					
Front					
Principal Arterial.	50 ft.	50 ft.	50 ft.	50 ft.	None. ³
Minor Arterial.	40 ft.	40 ft.	40 ft.	40 ft.	None. ³
Collector.	35 ft.	35 ft.	35 ft.	35 ft.	None. ³
Local Road.	30 ft.	30 ft.	30 ft.	30 ft.	None. ³
Subdivision Road	25 ft.	25 ft.	25 ft.	25 ft.	None. ³
Side (for all buildings)	10 ft.	10 ft.	10 ft.	10 ft.	None. ³
Rear (for all buildings)	15 ft.	15 ft.	15 ft.	15 ft.	None. ³
Max Height					
Principal	35 ft.	60 ft.	60 ft.	60 ft.	Same as District Max. ³
Accessory	18 ft.	20 ft.	20 ft.	20 ft.	Same as District Max. ³
Minimum Ground Floor Area					
One story building	750 sq. ft.	750 sq. ft.	750 sq. ft.	750 sq. ft.	Same as District Min. ³
Multiple story	450 sq. ft.	900 sq. ft.	900 sq. ft.	900 sq. ft.	Same as District Min. ³

- Note: 1. Requires centralized water and sewage treatment.
2. Includes accessory buildings and structures.
3. Standards shall be applicable only to the creation of a Lot within an approved, developed integrated commercial center for purposes of creating a Lot based upon the walls of an existing structure.
- a. The creation of any such lot shall require the submittal of a Minor Plat in accordance with the terms of the SCO, at which time adequate access through easements shall be demonstrated.