

AVON ZONING ORDINANCE

CHAPTER 21. REVISION HISTORY

CHAPTER 21. AGRICULTURAL OVERLAY DISTRICT (AGO-1)

Ordinance #	Plan Commission Approval Date	Town Council Adoption Date	Description
2003-06	01-27-03	02-13-03	Adoption of Chap. 21. Agricultural Overlay Dist. (AGO-1)
2010-20	09-27-10	10-14-10	Permitted Uses, Special Exceptions and Prohibited Uses consolidated into Chapter 27: Permitted Use Table.

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
-

Section 21-1. Purpose

The AGO-1 Agricultural Overlay District is intended to protect and preserve, on an interim basis, areas of Hendricks County contiguous to the Town of Avon that are presently agricultural in character and use. The District shall provide for the continuation of the agricultural activities until such time that such areas and adaptable to orderly urban expansion.

Section 21-2. Application of the District

The designation of the AGO-1 Agricultural Overlay District shall be in conjunction with a voluntary annexation petition and the designation of an underlying zoning district, as set forth in Chapter 7, Section 7-1 of the Avon Zoning Ordinance. The requirements of the AGO-1 Agricultural Overlay District as set forth herein, shall supersede the requirements of the underlying zoning district until such time as the AGO-1 Agricultural Overlay District is removed from the property.

Section 21-3. *Permitted Uses SEE Chapter 27: Permitted Use Table*

Section 21-4. Accessory Uses

Accessory uses and structures are permitted u\in the AGO-1 Agricultural Overlay District in conjunction with a principal use or structure provided such uses are:

1. on the same lot as the principal use or structure;
2. customarily incidental to and subordinate of the principle use or structure; and
3. not injurious to the character of the District.

Specific accessory uses and structures are permitted in the District are as follows:

1. the accessory processing, including packaging, treating and storage of products produced on the premises.
2. one single-family farm house.
3. accessory agricultural structures.
4. home occupations

Section 21-5. *Home Occupations SEE Chapter 27: Permitted Use Table*

Subject to the approval of the Board of Zoning Appeals and the requirements of Chapter 4, Section 4-4 of the Avon Zoning Ordinance, the following uses may be permitted as special exception:

Section 21-6. *Prohibited Uses SEE Chapter 27: Permitted Use Table*

AVON ZONING ORDINANCE

Section 21-7. Area and Height Regulations for Permitted Uses

Minimum Lot Size:	15,000 square feet
Minimum Lot Width:	120 feet
Maximum Lot Coverage:	35 percent
Maximum Building Height:	

1. Principal 40 feet
2. Accessory 20 feet

Minimum Front Yard Setbacks: (principal and accessory)

1. Abutting an rural minor: (50) feet
2. Abutting a major collector: (40) feet
3. Abutting a minor collector: (35) feet
4. Abutting a rural local road: (30) feet
5. Abutting a rural local road: (25) feet

Minimum Side Yard Setbacks: (principal and accessory)

1. One side: (20) feet
2. Sum of all sides: (45) feet

Minimum Rear Yard Setback: (principal and accessory)

1. Principal and accessory: (20) feet

Section 21-8. Other Development Controls

1. Off-street parking and loading shall be provided in accordance with Chapter 15 of the Town of Avon Zoning Ordinance
2. The use and placement of signs shall be subject to the regulations set forth in Chapter 18 of the Town of Avon Zoning Ordinance.
3. Fences shall be subject to the regulations set forth in Chapter 13, Section 13-5 of the Town of Avon Zoning Ordinance.

Section 21-9. Petitions to Amend the Zoning Map-Removal of the AGO-1 Agricultural Overlay District

When a property owner desires to discontinue the lands agricultural activity, the property owner shall have a right to petition and receive and amendment to the Zoning Map removing the AGO-1 Agricultural Overlay District. The property owner may request that the underlying district remain or request and entirely new zoning district. No amendment to the Zoning Map regarding the property shall be undertaken by the Town of Avon without consent of the owner.