

Avon adjusts zoning to block large warehouses

(August 16, 2018) When the Town of Avon asked residents about the future of their community, those residents made it clear that they didn't want to see million-square-foot warehouses popping up on the east side of town. The Avon Town Council listened and recently revised the town's commercial zoning rules to prevent huge logistics facilities from being constructed in the community.

"While residents know commercial development creates jobs and strengthens the tax base, they told us that instead of giant warehouse facilities, they preferred we encourage the construction of smaller buildings for activities such as light manufacturing, assembly, and research and development," said Aaron Tevebaugh, Avon Town Council President. "So we updated our zoning ordinance to limit industrial facilities to no more than 400,000 square feet, which is less than half the size of the Wal-Mart distribution facility on 100 South in Plainfield." Previously, there had been no size limit.

Tevebaugh added that the revisions to the ordinance also limit the amount of space used for open storage and include stricter architectural requirements. "Our goal is to ensure developers use attractive designs and materials that won't detract from the investments homeowners and the town have made in making Avon a nice place to live," he noted.

"The Activate Avon Comprehensive Plan was adopted by the Town Council earlier this year," explained Planning & Building Director Jodi Dickey. "The plan, which is available for viewing at avongov.org, addresses five components of our community's future, including guidance for future housing, ideas for the type of development and cultural resources, ways to promote our community's advantages, future investments in the town, and ideas for creating and improving connections for pedestrians, bikers, transit, and cars. Once the plan was approved, our staff began determining which parts of our zoning ordinance needed to be modified."

The Avon zoning ordinance is available at Town Hall and online at avon.gov. Details about industrial facilities can be found in Chapter 12.

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