

ZONING

AREA, LOT AND BULK REGULATIONS

D I S T	MIN. YARDS ACCESSORY BUILDING	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING COVERAGE % OF LOT	MINIMUM FLOOR AREA (SQ FT)	FRONTAGE ON DEDICATED STREET	LOTS OVER 20,000 SQ FT
P R D D	30 ft. side and rear except for acc. bldgs. under 144 sq. ft. then 8 ft. side and rear. No acc. bldgs. permitted on lots under 20,000 sq. ft.	35 feet	30	1,000 for single-family dwellings; 280 for attached garage	45	Must conform to area lot and bulk regulations for R-1 one-family residential district

D I S T	MIN. YARDS ACCESSORY BUILDINGS OVER 144 SQ. FT.		MIN. YARD ACCESSORY BUILDINGS UNDER 144 SQ. FT.		MAXIMUM BUILDING HEIGHT		MAXIMUM BUILDING COVERAGE		MINIMUM FLOOR AREA
P R D D	Side (ft)	Rear (ft)	Side (ft)	Rear (ft)	Prin. Bldg (ft)	Acc. Bldg (ft)	Prin. Bldg % of Lot	Acc. Bldg % of Lot	850 sq. ft. for townhouse; 1,100 sq. ft. for one-story Single family dwellings, 1,200 for two-story single-family dwellings with a minimum of 700 sq. ft. on the first story
	10	10	8	8	35	35	30		

Zoning Schedule A
Area, Lot and Bulk Regulations
 [Added 8-28-2001 by L.L. No. 3-2001]
 Amended LL#4-2002
 Amended LL#2-2006

D I S T R I C T	Uses	MINIMUM LOT SIZE					MIN. SETBACKS OF STORAGE STRUCTURES (ft)	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING COVERAGE (% of lot)	FLOOR AREA (sq ft)	FRONTAGE ON A DEDICATED STREET (feet)
		Area (sq ft)	Width (ft)	Front (ft)	Each Side (ft)	Rear (ft)					
P R D D Avon Commons	Single-family dwellings	4,700 LL#2-2006	50 LL#2-2006	25 LL#2-2006	5 LL#2-2006	25 LL#2-2006	5 from side and 10 from rear LL#2-2006	30	38% LL#2-2006	Single-story: 700 minimum; two-story: minimum of 600 on first story and minimum 1,000 total	35 LL#2-2006
	Townhouses	4750 LL#4-2002	36	30	Exterior lot: 10; interior lot: 0	30		30	35%	1,000	24
	Multiple-family residential buildings	As shown on amended subdivision and site plans	NA	35 from private roadways	10' LL#2-2004 See additions	20' LL#2-2004 See additions		30	25%	700	Not required

*Additional regulations:

A. Permitted accessory uses:

- (1) Private garages.
- (2) Customary residential storage structure for single-family residences only.

B. Community center:

- (1) 3,000 square feet.
- (2) 1,100 square feet to be available for use by multiple-family unit residents as community center.
- (3) 1,900 square feet for use as offices and storage.

- C. Easements: as shown on final approved subdivision and site plans filed with the Village Clerk.
- D. Detention ponds: as shown on final approved subdivision and site plan maps filed with the Village Clerk.

*Local Law #2-2004 additional regulations:

1. No fences, pools, storage or any other structures shall be permitted on any multiple family dwelling lot
2. Prior to the issuance of any building permits for any new construction on any of the five lots in the approximately 8.677 acre R-35 section as shown on the resubdivision and resite plan maps cross easements approved by the Village Attorney, and filed with the Village and the Livingston County Clerk to each of the other four lots for use of all open space on each lot for recreational purposes of all multiple family dwelling residents.
3. Prior to the issuance of any building permits for any new construction on any of the five lots in the R-35 section perpetual easements approved by the Village attorney and engineer granting the Village of Avon the right to maintain, replace, repair or modify the private road; all sanitary and storm sewers and all waterlines shall be filed with the Village and the Livingston County Clerk.
4. Prior to the issuance of any building permit for any new construction on any of the five lots in the R-35 section maintenance agreements approved by the Village attorney and Village engineer providing for the shared maintenance of the private road by the owners of each of the five lots shall be filed with the Village and the Livingston County Clerk.
5. No more than six building permits for multiple family buildings in R-35 section shall be issued prior to the completion of the community center and issuance of a certificate of occupancy for its use.
6. Cross easements for ingress and egress on and across the private drive for vehicles and pedestrians servicing the five lots in the R-35 section approved by the Village attorney shall be filed with the Livingston County Clerk.
7. Except as modified by this resolution all of the area, lot and bulk regulations for the Avon Commons Planned Development District in Local Law #3 of 2001 shall remain in full force and effect.