

RELATION BETWEEN BUILT-UP AREA AND PRESENT ZONING

EVALUATION SHEET

SECRET LAKE - PRESENT USE

GROUP	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
10.	1	13.9	4500'	4	3.48	1125.0'	12
11.	1	42.1	13,500'	32	1.35	421.0'	47
12.	1	23.1	16,000'	113	0.21	142.0'	34.2
Totals	3	120.1	34,000'	149			

Average: 0.81 228' 451

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS - 1 LOT = 30,000'² + 150' FRONTAGE

GROUP	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
10.	20	30	20	61	19.7		
11.	65	90	63	191	50.7		
12.	92	106	92	279	122.6		
TOTALS	175	531	84.9				

WESTERN PART OF AVON - PRESENT USE

GROUPS	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
COLLINSVILLE EXTENS.	3	3	261.4	44,000	138	1.90	355'
UNIONVILLE EXTENS.	3	4	156.2	36,000	83	1.88	361'
SECRET LAKE	3	3	120.1	34,000	149	0.81	228'
CENTRAL PART	6	10	344.2	70,500	118	2.96	597'
Totals	15	20	887.4	183,500	468		

Average: 1.82 376' 1479

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS - 1 LOT = 30,000'² + 150' FRONTAGE

GROUPS	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
COLLINSVILLE EXT.	377	327	308	923	45.3		
UNIONVILLE EXT.	227	200	191	579	43.5		
SECRET LAKE	174	226	175	531	34.9		
CENTRAL PART	507	467	436	1221	24.3		
TOTALS	1116	3254	45.5				

COLLINSVILLE EXTENSION - PRESENT USE

GROUP	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
1.	1	188.2	32,000'	105	1.79	305'	318
2.	1	46.5	13,000'	26	1.79	500'	79
4.	1	27.2	4,000'	7	3.89	371'	21
Totals	3	261.9	49,000'	138			

Average: 1.90 355' 418

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS - 1 LOT = 30,000'² + 150' FRONTAGE

GROUP	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
1.	273	213	213	646	40.3		
2.	68	87	68	206	38.4		
4.	34	27	27	72	29.2		
TOTALS	306	423	45.5				

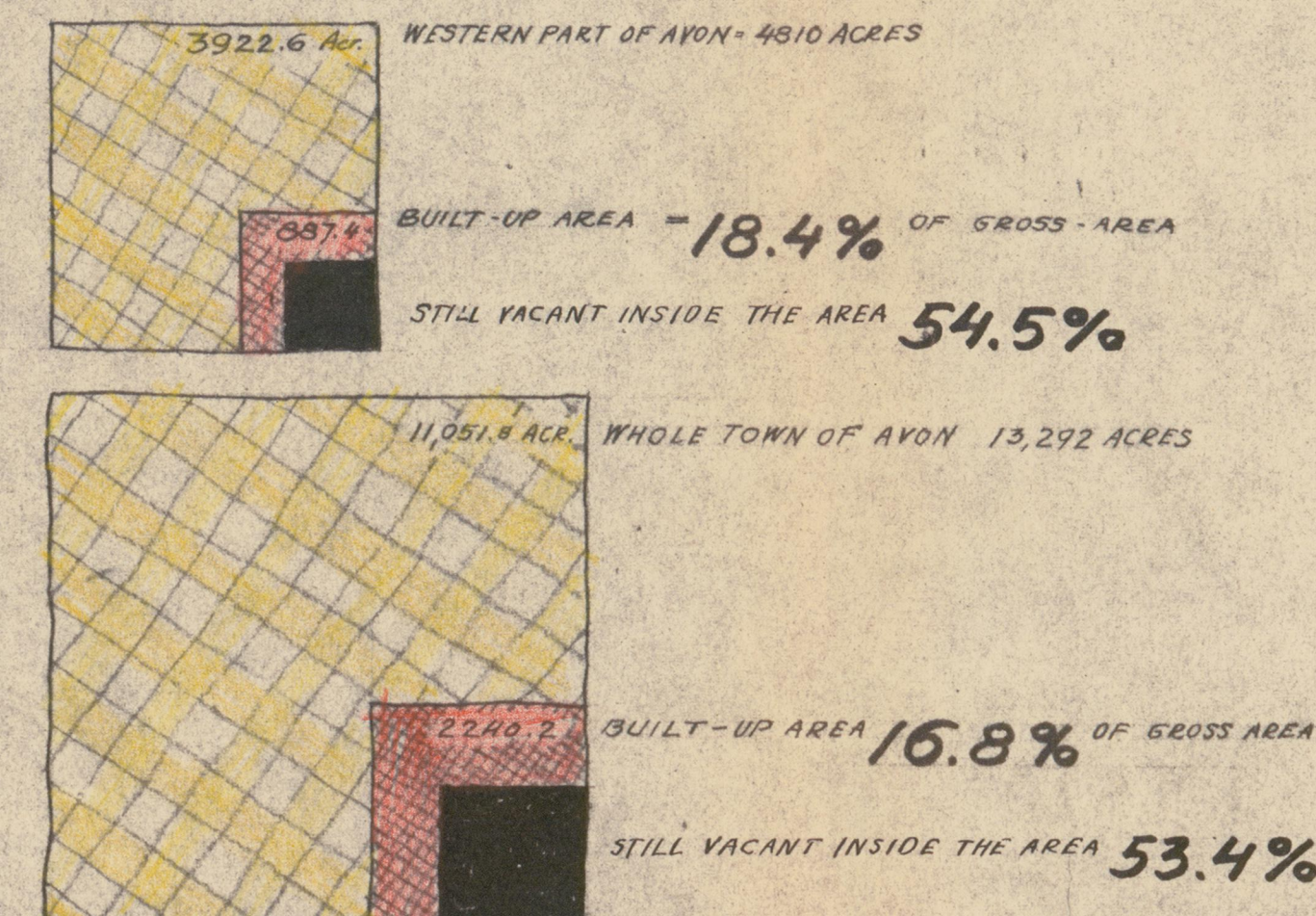
UNIONVILLE EXTENSION - PRESENT USE

GROUP	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
6.	1	151.2	25,000'	75	1.75	333'	277
7.	2	2.6	2,000'	3	0.83	667'	10
13.	1	22.5	3,000'	9	4.50	600'	18
Totals	4	156.2	30,000'	83			

Average: 1.88 361' 252

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS - 1 LOT = 30,000'² + 150' FRONTAGE

GROUP	PARTS	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Streetfront per Building	Average of pres. Popul.
6.	191	167	167	506	44.9		
7.	4	13	4	12	83.3		
13.	33	20	20	61	24.6		
TOTALS	191	579	45.5				



AVON TOWN PLANNING COMMITTEE TOWN OF AVON PLAN OF DEVELOPMENT

TOWN PLAN CONSULTANT:
DR. JOSEPH R. MOSCHNER, -A.I.P.-T.I.R.
CITY PLANNER, SIMSBURY, CONNECTICUT

DATE: JANUARY 1954

SHEET
3-51

APPROVED:

[Signature]