



Avon's character is defined by its natural features and how land is used within the Town. Land use is largely the result of various forms of land use controls which have been in effect since 1957, as well as the historic development of the Town prior to the adoption of these Regulations. In order to make decisions about how land should be used in the future, it is first necessary to conduct an inventory of existing land use. A land use analysis was performed using technology known as a "Geographic Information System" (GIS).

The Town is comprised of approximately 7,400 individual parcels of land. Each of these parcels has been assigned a unique seven digit parcel ID. The Town's GIS system is able to match attributes, such as parcel size, zoning information, and natural resource information, with data collected by the tax assessor's office, such as use, number of dwelling units, and size of structures. This technology was used to develop these land use statistics, as well as in conducting the future buildout analysis discussed in Chapter 7.

Land use was categorized by single-family residence, multifamily residences, recreation and open space, business, industry, agriculture, churches and cemeteries, schools (both public and private), healthcare, utilities, group quarters, government, water, rights of way, and vacant parcels. There are a total of 14,968 acres that comprise the Town. The following definitions were used for each of these categories.

## **Single-Family Residences**

Those parcels of land which have a single-family home located on it or for which there is a single-family home presently under construction (active building permit). Existing single-family development comprises 7,207 acres or 48.2% of the Town.

## **Multifamily Residences**

Includes land which is currently being used for multifamily residential purposes. It includes land which may be zoned single-family residential or industrial park, where the Commission has granted special permit approval for the construction of a multifamily project. Any structure with two or more residential dwelling units has been classified as multifamily. However, a single-family home with an accessory apartment has been categorized as a single-family home. Multifamily residences include rental apartments as well as individually-owned condominiums. Multifamily development accounts for 687 acres or 4.6% of the Town.

## **Recreation and Open Space**

Includes all land presently zoned recreation and open space and used for this purpose and owned by the Town and State of Connecticut but also includes land owned privately by the Avon Land Trust, utility companies, and land used for recreation including the Blue Fox Run Golf Course, Golf Club of Avon, and Brookmoor and Craigmore pool clubs. For a detailed discussion on the permanency of open space, please see Chapter 5. Recreation and open space comprises 3,148 acres or 21% of the Town.

# Chapter 3 Land Use



## **Business**

Includes property which is being used or zoned for retail and commercial purposes. This includes restaurants, retail shops, professional services, financial institutions, offices, automotive uses, and funeral homes. Business use occupies 450 acres or 3% of the Town.

## **Industrial**

Includes property which is being used on land zoned and used for industrial purposes. This includes property used for manufacturing, assembly, storage, and processing. Industry accounts for 166 acres or 1.1% of Avon.

## **Agriculture**

Land which is being used or zoned for agricultural purposes. This includes land under crop production, raising of livestock, nursery stock, and sod. There are 583 acres of land committed to agriculture or 3.9% of the Town.

## **Churches and Cemeteries**

Includes all houses of worship, as well as cemeteries, which are located on the same parcel of land or on individual parcels of land. There are 89 acres of land used for this purpose, comprising .6% of the Town.

## **Schools, Public and Private**

Includes all land owned by the Town, which houses all Avon public schools. In addition, this category includes the Capitol Region Education Council Magnet School, Farmington Valley Academy Montessori School, and Avon Old Farms School. For this exercise only that land owned by Avon Old Farms School which defines their core campus was categorized as school. There are a total of 367 acres of land comprising 2.5% of the Town in this category.

## **Utilities**

Includes all land which is owned by or being used by private utility companies. Land owners include the Avon Water Company, Connecticut Water Company, and Eversource. There are 66 acres of land in this category or .5% of the Town.

## **Healthcare**

This category includes all nursing homes and assisted living facilities. Note that all medical office facilities are included in the business category. Land used for these purposes includes 40 acres or .3% of Avon.

## **Government**

This category includes all Town-owned properties with structures used for governmental purposes but excluding school and Town recreation facilities. There are 106 acres in this category, which comprises .7% of Avon.

## **Water**

This includes all water bodies and watercourses. There are 169 acres in this category, or 1% of Avon.

# Chapter 3 Land Use

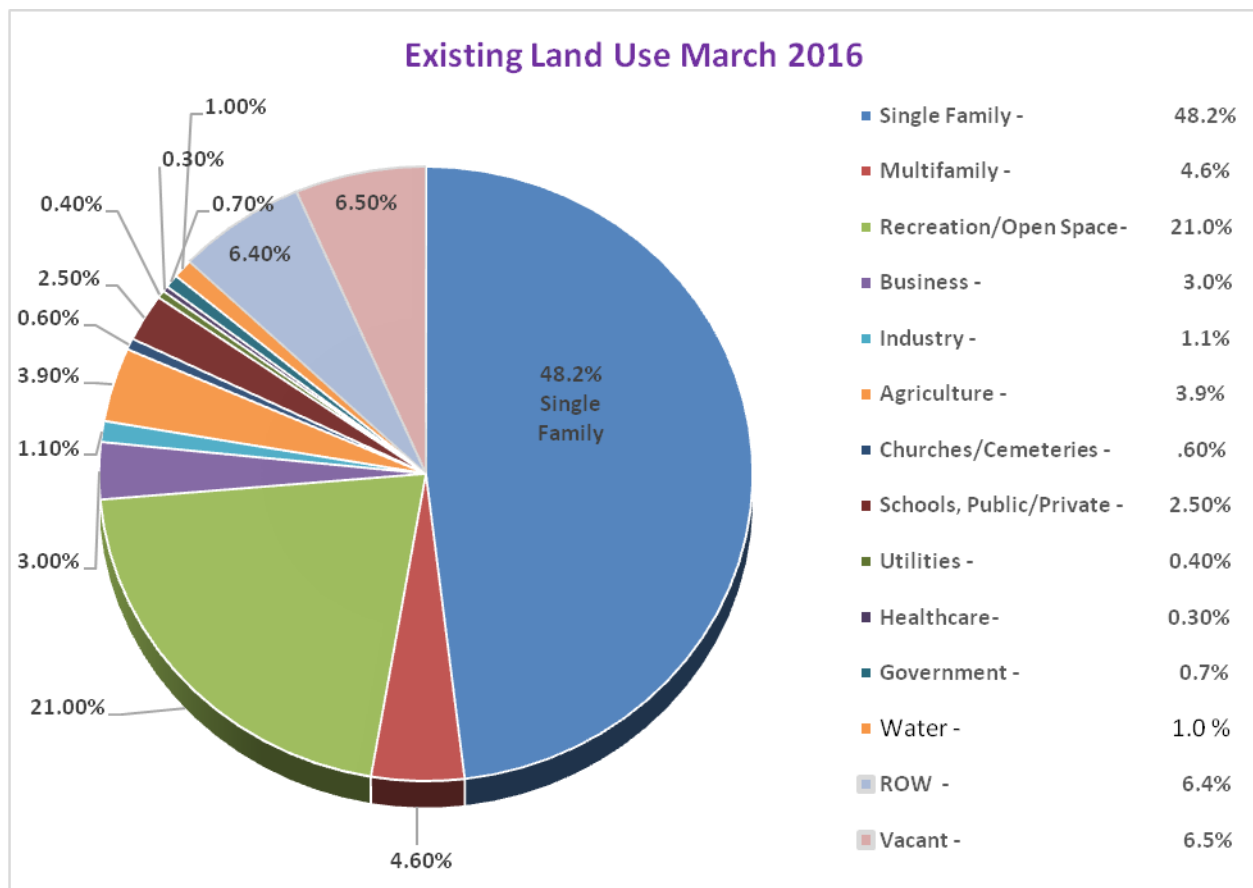


## Rights of Way

This includes all public and private roads in Avon, which includes the paved surface and land on either side designated for road and utility purposes. Generally, a ROW is between 50 and 60 feet in width. There are 955 acres used for this purpose, or 6.4% of the Town.

## Vacant Land

This includes all privately owned land not placed in one of the preceding categories. Please note that some vacant land is either difficult to develop or prohibited from development due to natural resource constraints such as steep slopes, regulated wetlands, or flood prone areas. (See Chapter 4 for a detailed discussion.) There are 935 acres in this category, which comprises 6.5% of Avon. **Exhibit 3-1 and Table 3-1** present current land use in Avon.



**Exhibit 3-1** Pie Chart Showing Existing Land Use in Avon, March 2016

LAND USE	ACRES	% OF TOWN
Single-Family Residence	7,207	48.2
Multifamily Residence	687	4.6
Recreation/Open Space	3,148	21.0
Business	450	3.0
Industry	166	1.1
Agriculture	583	3.9
Churches/Cemeteries	89	.6
Schools, Public/Private	367	2.5
Utilities	66	.4
Healthcare	40	.3
Government	106	.7
Water	169	1.0
ROW	955	6.4
Vacant	935	6.3
<b>TOTAL</b>	<b>14,968</b>	<b>100.0%</b>

**Table 3-1** Existing Land Use in Avon, March 2016

**Map 3-1** depicts current land use for every parcel of land in Avon.

# Chapter 3 Land Use



The Town is divided into 16 zoning districts. **Table 3-2** presents information on how many acres there are in each of these districts.

	ZONE	# OF ACRES	% OF TOWN
Residential	Residential 15 (R15)	50	.35
	Residential 30 (R30)	3,054	14.2
	Residential 40 (R40)	4,696	32.5
	Rural Residential (RU2A)	3,143	21.6
Business	Office Park (OP)	53	.4
	Neighborhood Business (NB)	24	.2
	Commercial Specialized (CS)	80	.5
	Commercial Retail (CR)	170	1.1
	Commercial Park B (CPB)	47	.3
	Commercial Park A (CPA)	56	.4
	Avon Village Center (AVC)	108	.7
Industrial	Industrial Park (IP)	370	2.6
	Industrial (I)	143	1.0
	Educational Land (EL)	872	6.0
	Agricultural (A)	308	2.1
	Recreation and Open Space (ROS)		
	<b>TOTAL</b>	<b>14,534</b>	<b>100%</b>

**Table 3-2** How Land is Zoned