# PRESENT ZONING

## FACT SHEET

### BLOOMFIELD ZONING ADOPTED MARCH 15, 1950

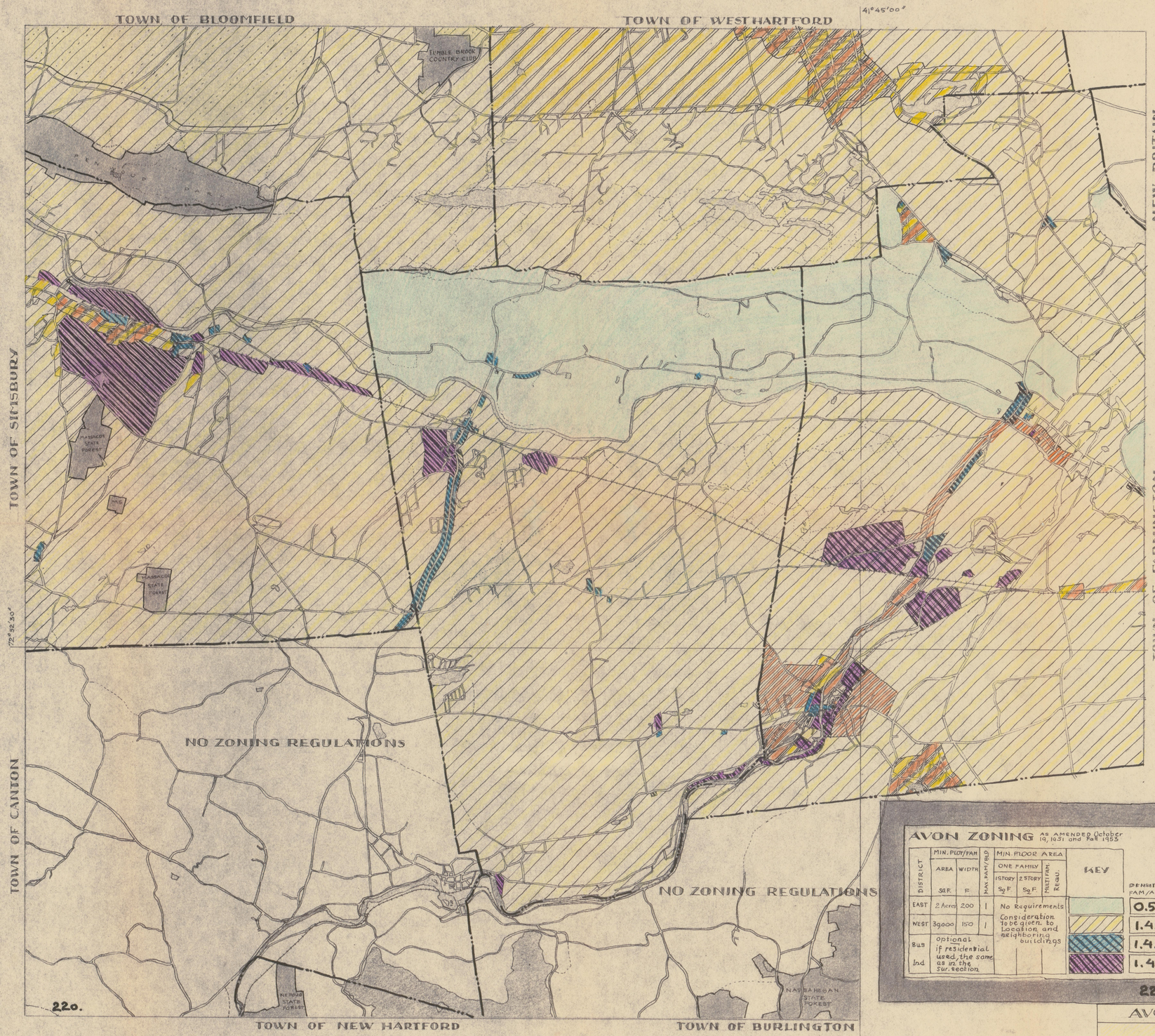
| DENSITY FAM/ACRE | DISTRICT | MIN. PLOT/FAM AREA SQ.F. | MIN. PLOT/FAM WIDTH F. | MAX. FAM/BLD | MIN. FLOOR AREA ONE FAMILY 1 STORY SQ.F. | MIN. FLOOR AREA ONE FAMILY 2 STORY SQ.F. | MIN. FLOOR AREA TWO FAMILIES | KEY |
|---|---|---|---|---|---|---|---|---|
| 1.45 | R 30 | 30,000 | 150 | 1 | 1250 | 1. 800<br>2. 450 | — | |
| 2.18 | R 20 | 20,000 | 125 | 1 | 1250 | 1. 800<br>2. 450 | — | |
| 2.90 | R 15 | 15,000 | 100 | 1 | 1250 | 1. 800<br>2. 450 | — | |
| 8.71 | R 10 | 10,000 | 75 | 2 | 900 | 1. 600<br>2. 300 | 1400 | |
| 8.71 | B 1<br>B 2 | NO MINIMA FOR BUSINESS ONLY<br>10,000 | 75 | 2 | 900 | 1. 600<br>2. 300 | 1400 | |
| | C | NO MINIMA REQUIREMENTS<br>NO DWELLINGS PERMITTED | | | | | | |

221.

### SIMSBURY ZONING ADOPTED NOVEMBER 21, 1952

| DENSITY FAM/ACRE | DISTRICT | MIN. PLOT/FAM. AREA SQ.F. | MIN. PLOT/FAM. WIDTH F. | MAX. FAM/BLD | MIN. FLOOR AREA ONE FAMILY 1 STORY SQ.F. | MIN. FLOOR AREA ONE FAMILY 2 STORY SQ.F. | MIN. FLOOR AREA MULTI FAM. REGU. | KEY |
|---|---|---|---|---|---|---|---|---|
| 1.74 | RURAL | 25,000 | 125 | 1 | 900 | 1200 | ROOMS. 100 SQ.F. p. BEDRP | |
| 2.90 | A | 15,000 | 100 | 1 | 900 | 1200<br>1½ = 750 | — | |
| 7.26 | B | 9000 | 60 | 4 | 900 | 1200<br>1½ 750 | 2 = 6000 each add 2000 A<br>71 sq. 7600 F. 5600 | |
| 7.26 | BUS. 1<br>BUS. 2 | OPTIONAL DWELLINGS AS B | | 4 | | | | |
| | INDUS. 1<br>INDUS. 2 | OPTIONAL<br>NO DWELLINGS PERMITTED | | | | | | |

222.




### WEST HARTFORD ZONING AS AMENDED TO DECEMBER 3, 1957

| DISTRICT | MIN. PLOT/FAM AREA SQUARE FEET | MIN. PLOT/FAM WIDTH FEET | MAX. FAM/BLD | MIN. FLOOR AREA ONE FAMILY 1 STORY SQ.F. | MIN. FLOOR AREA ONE FAMILY 2 STORY SQ.F. | MIN. FLOOR AREA TENEMENTS & APARTM. | KEY | DENSITY* FAM/ACRE |
|---|---|---|---|---|---|---|---|---|
| AAA | 18,000 | 100 | 1 | 1715 | 1715 | — | | 2.42 |
| AA | 10,500 | 75 | 1 | 1430 | 1430 | — | | 4.15 |
| A | 9000 | 60 | 1 | 1100 | 1200 | — | | 4.84 |
| B | 6000 | 50 | 1 | 850 | 950 | — | | 7.26 |
| C | 3000 | 25 | 4 | 750 | 750 | 650 for 4 rooms | | 14.52 |
| D | 1000 | 7½ | 24 | 750 | 750 | 525 for 3 rooms | | 43.56 |
| G | 3000 | 17 | 24 | 750 | 750 | 400 for each 3 rooms | | 14.52 |
| BUSINESS | NO MIN. | NO MIN. | — | — | — | | | 43.56 |
| INDUS. | NO MIN. | NO MIN. | — | — | — | — | | |

223.

### FARMINGTON ZONING ADOPTED APRIL 27, 1950

| DISTRICT | MIN. PLOT/FAM AREA SQUARE FEET | MIN. PLOT/FAM WIDTH FEET | MAX. FAM/BLD | MIN. FLOOR AREA ONE FAMILY 1 STORY SQ.F. | MIN. FLOOR AREA ONE FAMILY 2 STORY SQ.F. | MIN. FLOOR AREA MULTI FAM. REGU. | KEY | DENSITY FAM/ACRE |
|---|---|---|---|---|---|---|---|---|
| R 40 | 40,000 | 150 | 1 | 650 | 570 | — | | 1.09 |
| R 20 | 20,000 | 100 | 1 | 650 | 570 | — | | 2.18 |
| R 12 | 12,000 | 75 | 1 | 650 | 570 | — | | 5.42 |
| | | | 2 | 600 for each | | | | |
| R 9 | 9000 | 60 | 1 | 650 | 570 | — | | 6.91 |
| | 12,000 | 70 | 2 | 525 for 3 rooms<br>650 for 4 rooms<br>each additional room at least 120 sq. feet | | | | |
| | 18,000 | 80 | 3 | | | | | |
| | 24,000 | 90 | 4 | | | | | |
| B1<br>B2<br>B3 | NO MIN. LOT SIZES FOR DWELLINGS SAME REQUIREMENTS AS IN R-9 | | | | | | | 6.91 |
| CC 1<br>2 | | | | | | | | 6.91 |

224.

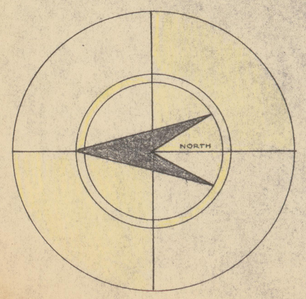
### LEGEND: KEY TO RESIDENTIAL DENSITIES

| | | |
|---|---|---|
| 0.0 – 1.20 | = | |
| 1.21 – 2.50 | = | |
| 2.51 – 4.20 | = | |
| 4.21 – 6.00 | = | |
| 6.01 – 7.80 | = | |
| 7.81 – 15.00 | = | |
| OVER 15.01 | = | |

### AVON ZONING AS AMENDED October 19, 1951 and Fall 1955

| DISTRICT | MIN. PLOT/FAM AREA SQ.F. | MIN. PLOT/FAM WIDTH F. | MAX. FAM/BLD | MIN. FLOOR AREA ONE FAMILY 1 STORY Sq.F. | MIN. FLOOR AREA ONE FAMILY 2 STORY Sq.F. | MIN. FLOOR AREA MULTI FAM. REGU. | KEY | DENSITY FAM/ACRE |
|---|---|---|---|---|---|---|---|---|
| EAST | 2 Acres | 200 | 1 | No Requirements | | | | 0.50 |
| WEST | 30,000 | 150 | 1 | Consideration to be given to location and neighboring buildings | | | | 1.45 |
| BUS | optional if residential used, the same as in the Sur. section | | | | | | | 1.45 |
| Ind | | | | | | | | 1.45 |

225.




0 .5 1 2 MILES
0 1000 2 3 4 5 6 7 8000 FEET

SCALE 1:31680

SOURCE: U.S. GEOLOGICAL SURVEY, EDITION 1951; ZONING MAPS & REGULATIONS OF THE TOWNS OF AVON, WEST HARTFORD, FARMINGTON, SIMSBURY, AND BLOOMFIELD.

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 1959

APPROVED:

SHEET 2·20

220-225