...ATION BETWEEN BUILT-UP AREA AND PRESENT ZONING

...UATION SHEET

TOWN OF BLOOMFIELD

TOWN OF FARMINGTON

Group 16. Group 17. Group 18. Group 19. Group 20. Group 21. Group 22. Group 23. Group 24. Group 25. Group 26. Group 27. Group 28. Group 29. Group 30. Group 31. Group 32. Group 33. Group 34. Group 35. Group 36. Group 37.

NORTH AVON MOUNTAIN PRESENT USE

Group	Parts	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Street Front p. Building	Average Population
29	5	49.6	10,500'	12	3.38	875'	36
30	3	61.2	13,000'	27	2.27	481'	82
35	2	18.8	2800	4	4.70	625'	12
Totals	10	120.6	26,000	43			
			Average		2.80	605'	130

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS = 1 LOT - 2 ACRES - 200' FR.

	LOTS ACC. AREA	LOTS ACC. FRONT	POSSIBLE LOTS	ESTIMAT. POPUL.	% OF PRESENT BUILT-UP
29	20	52	20	61	59.0
30	30	65	30	91	90.0
35	9	12	9	28	66.7
TOTALS			59	180	76.5

AVON CENTER - PRESENT USE

Group	Parts	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Street Front p. Building	Average Population
20	1	102.8	19,000'	75	1.37	253'	227
24	1	46.9	10,500'	44	0.43	234'	133
27	1	23.5	7000'	12	1.96	583'	36
28	4	204.5	55500'	210	0.97	265'	636
Totals	7	371.7	93,000'	341			
			Average		1.09	273'	1032

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS = 1 LOT = 30000 ☐' + 150' FRONTAGE

	LOTS ACCORD. AREA	LOTS ACCORD. FRONT	POSSIBLE LOTS	ESTIMAT. POPUL.	% OF PRESENT BUILT-UP
20.	149	126	126	382	59.4
24.	39	70	59	179	74.3
27.	34	46	34	103	35.6
28.	297	376	247	900	70.7
TOTALS			516	1564	65.9

CENTRAL PART - PRESENT USE

	Groups	Parts	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Street front p. Building	Average Population
AVON CENTER	4	7	371.7	93,000'	341	1.09	273'	1032
MIDTOWN	6	10	320.2	74,000'	119	2.69	622'	361
OLD FARMS	3	15	193.0	46,500'	75	2.57	620'	227
Totals	13	32	884.9	213,500'	535			
				Average		1.65	399'	1620

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS = 1 LOT = 30000 ☐' + 150' FRONTAGE

	LOTS ACCORD. AREA	LOTS ACCORD. FRONT	POSSIBLE LOTS	ESTIMAT. POPULAT.	% OF PRESENT BUILT-UP
AVON CENTER	539	618	516	1564	65.9
MIDTOWN	464	491	449	1145	31.5
OLD FARMS	279	309	279	846	26.8
TOTALS			1239	3555	45.6

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS = 1 LOT - 2 ACRES - 200' FRONTAGE

	LOTS ACCORD. TO AREA	LOTS ACCORD. TO FRONT	POSSIBLE LOTS	ESTIMAT. POPULAT.	% OF PRESENT BUILT-UP
31.	16	32	16	48	37.5
32.	49	92	49	148	53.4
33.	42	92	42	127	54.8
34.	19	37	19	58	51.7
36.	24	52	24	73	45.2
37.	21	47	21	64	51.6
TOTALS			171	518	51.9

SOUTH AVON MOUNTAIN - PRESENT USE

Group	Parts	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Street front p. Building	Average Population
31.	1	33.4	6500'	6	5.57	1085'	18
32.	4	98.5	18,500'	26	3.83	711'	79
33.	2	85.4	18,500'	25	3.41	740'	76
34.	5	38.1	7500'	10	3.81	750'	36
36.	7	48.3	10,500'	11	4.39	954'	33
37.	4	42.6	9500'	11	3.87	864'	38
Totals	25	347.3	71,000'	89			
			Average		3.90	798'	269

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

	LOTS ACCORD. TO AREA	LOTS ACCORD. TO FRONT	POSSIBLE LOTS	ESTIMAT. POPULAT.	% OF PRESENT BUILT-UP
16.	90	90	90	275	23.4
17.	65	76	65	197	22.8
18.	120	123	120	364	22.5
21.	76	73	73	221	36.8
22.	30	13	13	39	69.2
25.	83	116	83	291	21.9
TOTALS			444	1145	31.5

MIDTOWN - PRESENT USE

GROUP	Parts	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Street front p. Building	Average Population
16.	3	61.9	18,500	21	2.95	643'	64
17.	1	44.6	11,500	15	2.97	767'	45
18.	4	82.7	18,500	27	3.06	684'	82
21.	2	52.5	11,000	29	1.81	379'	88
22.	1	20.8	2,000	9	2.31	222'	27
25.	1	57.7	17,500	18	3.21	972'	55
Totals	10	320.2	74,000	119			
			Average		2.69	622'	361

MOUNTAIN PART - PRESENT USE

	Groups	Parts	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Street front p. Building	Average Population
NORTH	3	10	120.6	26,000'	43	2.80	605'	130
SOUTH	6	23	347.3	71,000'	89	3.90	798'	269
Totals	9	33	467.9	97,000'	132			
				Average		3.54	735'	399

BUILD UP ACCORDING TO PRESENT ZONING REGULATIONS = 1 LOT - 2 ACRES - 200' FRONTAGE

	LOTS ACCORD TO AREA	LOTS ACCORD TO FRONT	POSSIBLE LOTS	ESTIM. POPULATION	% OF PRESENT BUILT-UP
NORTH	59	129	59	170	76.5
SOUTH	171	358	171	518	51.9
TOTALS			230	688	58.0

OLD FARMS - PRESENT USE

Group	Parts	Built-Up Acres	Street Frontage	Buildings	Acres per Building	Street front p. Building	Average Population
19.	3	116.9	26,000'	58	3.08	684'	115
23.	5	40.4	10,500'	15	2.75	700'	45
26.	9	35.2	10,000'	23	1.60	458'	67
Totals	15	193.0	46,500'	75			
			Average		2.57	620'	227

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

	LOTS ACCORD TO AREA	LOTS ACCORD TO FRONT	POSSIBLE LOTS	ESTIMAT. POPULAT.	% OF PRESENT BUILT-UP
19.	169	175	169	512	22.5
23.	59	70	59	179	25.6
26.	51	66	51	155	43.2
TOTALS			279	846	26.8

2996.1 Ac. MOUNTAIN PART OF AVON 3062 Acres

402.5 BUILT-UP AREA 13.5% OF GROSS-AREA

STILL VACANT INSIDE THE AREA 42.0%

1435.1 Ac. CENTRAL PART OF AVON 5020 ACRES

884.9 BUILT-UP AREA - 17.6% OF GROSS-AREA

STILL VACANT INSIDE THE AREA 54.4%

NORTH

0 500 1000 2000 3000 4000 5000 6000 7000

SCALE 1:12450

SOURCE: U.S. GEOLOG. SURVEY, TOWN ZONING MAP, - MERTON HOUSE C.E. ISSUE 1951

AVON TOWN PLANNING COMMITTEE

TOWN OF AVON
PLAN OF DEVELOPMENT

SHEET 3-50

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

DATE: JANUARY 1954

APPROVED: