

PROPOSED AMENDMENT TO AVON ZONING REGULATIONS
ACCESSORY BUILDINGS AND STRUCTURES (HOME OFFICE AND WORKSHOP)

08/13/2020

Key: **New text** is shown in **BOLD**

Deleted text is ~~struckthrough~~

Amend SECTION IV – Residential and Rural Zones

IV.A. Residential

1. Permitted uses.
 - a. Single-family dwelling.
 - b. Farming on a tract containing more than ten acres, **or Limited Farming in accordance with these Regulations.**
2. Accessory buildings and accessory structures. The following accessory buildings and structures **such as garages, barns, and storage structures** are permitted, provided ~~that they are used for garage and storage only;~~ **that the use by the owner or resident is of a nature which is customarily incidental and subordinate to a permitted principal use** and that the total of all such buildings shall not exceed ~~1,000~~ **1,500** square feet; however, the average height of any **proposed** accessory structure shall be less than the average height of the principal structure, **measured in accordance with these regulations.**
- f. Other structures customarily incidental to a single-family dwelling shall be located at least ten feet from side or rear lot lines in the rear yard, or if not in the rear yard, conforming to front and side yards in the applicable zone **to include one-story detached accessory structure used as a tool or storage shed, provided the floor area is not greater than 200 square feet.**



TOWN OF AVON

60 West Main St. Avon, CT 06001-3719
www.avonct.gov

**POLICE, FIRE & MEDICAL
EMERGENCY - 911**

TOWN MANAGER'S OFFICE
Tel. (860) 409-4300
Fax (860) 409-4368

ASST. to the TOWN MANAGER
Tel. (860) 409-4377
Fax (860) 409-4368

ACCOUNTING
Tel. (860) 409-4339
Fax (860) 677-2847

ASSESSOR'S OFFICE
Tel. (860) 409-4335
Fax (860) 409-4366

BUILDING DEPARTMENT
Tel. (860) 409-4316
Fax (860) 409-4321

COLLECTOR OF REVENUE
Tel. (860) 409-4306
Fax (860) 677-8428

ENGINEERING DEPARTMENT
Tel. (860) 409-4322
Fax (860) 409-4364

FINANCE DEPARTMENT
Tel. (860) 409-4339
Fax (860) 409-4366

FIRE MARSHAL
Tel. (860) 409-4319
Fax (860) 409-4321

HUMAN RESOURCES
Tel. (860) 409-4303
Fax (860) 409-4366

LANDFILL
281 Huckleberry Hill Rd.
Tel. (860) 673-3677

PLANNING & ZONING
Tel. (860) 409-4328
Fax (860) 409-4375

POLICE DEPARTMENT
Tel. (860) 409-4200
Fax (860) 409-4206

PROBATE
Tel. (860) 658-3277
Fax (860) 658-3204

PUBLIC LIBRARY
281 Country Club Road
Tel. (860) 673-9712
Fax (860) 675-6364

PUBLIC WORKS
11 Arch Road
Tel. (860) 673-6151
Fax (860) 673-0338

RECREATION AND PARKS
Tel. (860) 409-4332
Fax (860) 409-4334
Cancellation (860) 409-4365

REGISTRAR OF VOTERS
Tel. (860) 409-4350
Fax (860) 409-4368

SOCIAL SERVICES
Tel. (860) 409-4346
Fax (860) 409-4366

TOWN CLERK
Tel. (860) 409-4310
Fax (860) 677-8428

TDD-HEARING IMPAIRED
Tel. (860) 409-4361

LEGAL NOTICE TOWN OF AVON

The Planning and Zoning Commission of the Town of Avon will hold a Public Hearing on Tuesday, September 15, 2020, at 7:00 p.m. on the following:

[Via GoToMeeting:](#)

Join by Web <https://global.gotomeeting.com/join/618767837>

Dial by Phone: 1 877 309 2073 Access Code: # 618767837

- App. #4926 Proposed amendment to Avon Zoning Regulations pertaining to signage for Avon Village Center; town of Avon, applicant.
- App. #4927 Proposed amendment to Avon Zoning Regulations pertaining to Limited Farming; Town of Avon, applicant
- App. #4928 Proposed amendment to Avon Zoning Regulations pertaining to Accessory Buildings and Structures; Town of Avon, applicant
- App. #4929 Proposed amendment to Avon Zoning Regulations pertaining to Detached Accessory Dwelling Unit/Accessory Apartment; Town of Avon, applicant
- App. #4930 Cornerstone Landing, LLC, owner, Brett Eisenlohr, applicant, request for Special Exception under Section VII.C.4.b.(2) of Avon Zoning Regulations to permit low-profile detached sign, 205 Old Farms Road, Parcel 3360205, in an I Zone
- App. #4932 Blake McHenry, owner/applicant, request for Special Exception under Section IV.A.4.p.of Avon Zoning Regulations to create a rear lot, 64 Smith Road, Parcel 3990064, in an R30 Zone

All interested persons may join the **GoToMeeting** and be heard and written communications will be received. Application information is available at the Department of Planning and Community Development via the Avon Town website. A copy of this notice is on file in the Office of the Avon Town Clerk, Town Hall. Dated at Avon this 2nd day of September 2020.

PLANNING AND ZONING COMMISSION