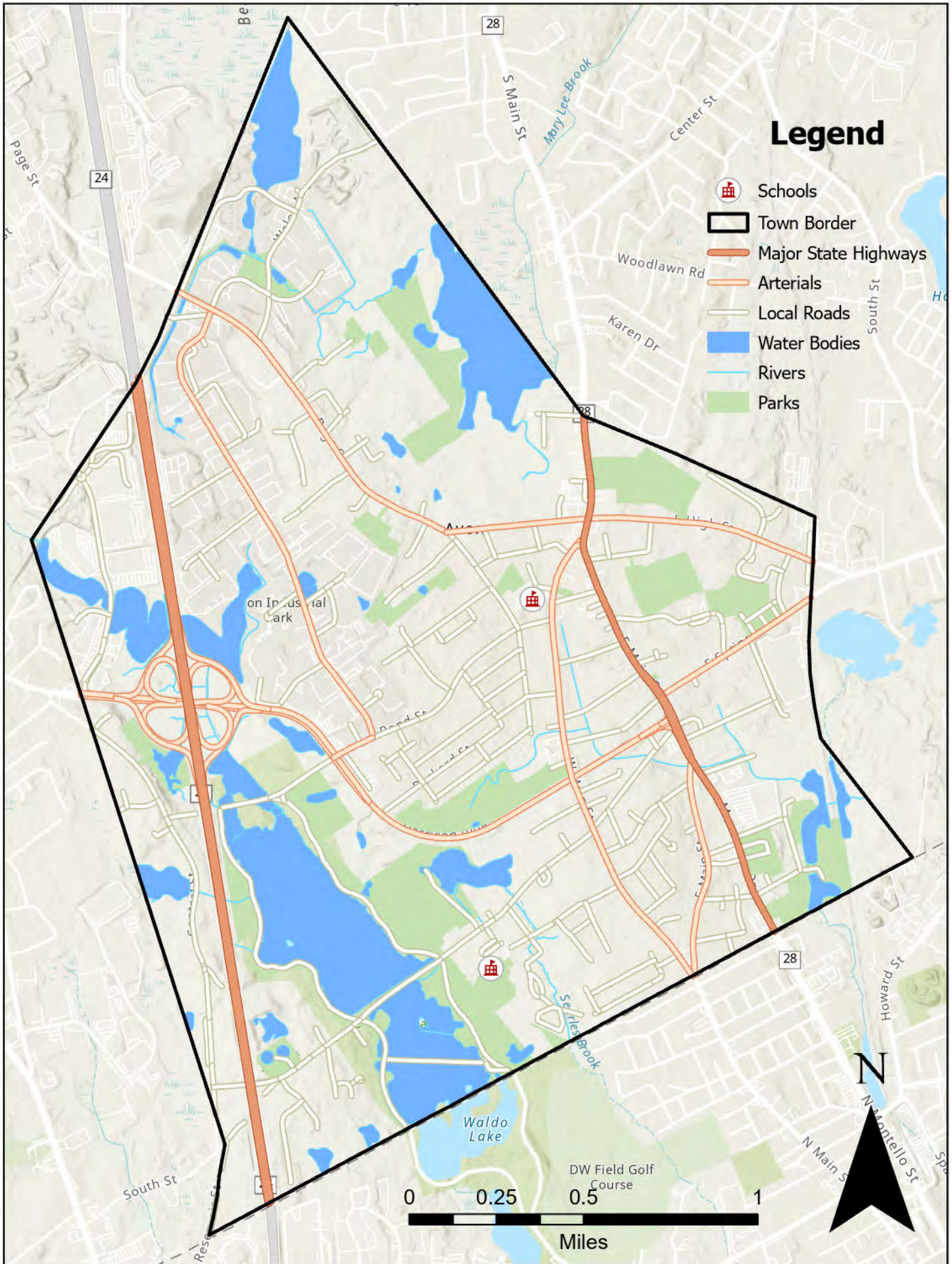
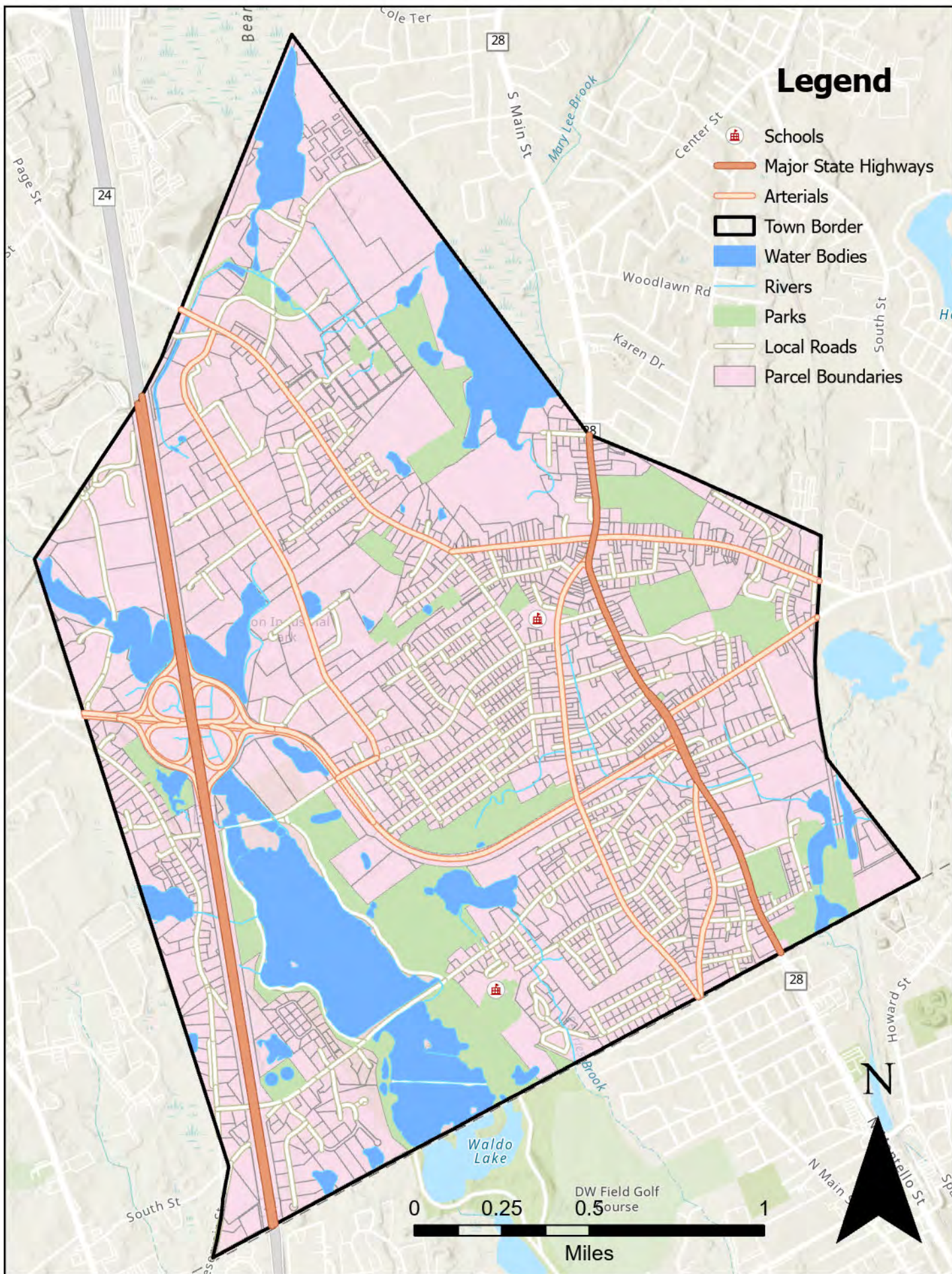


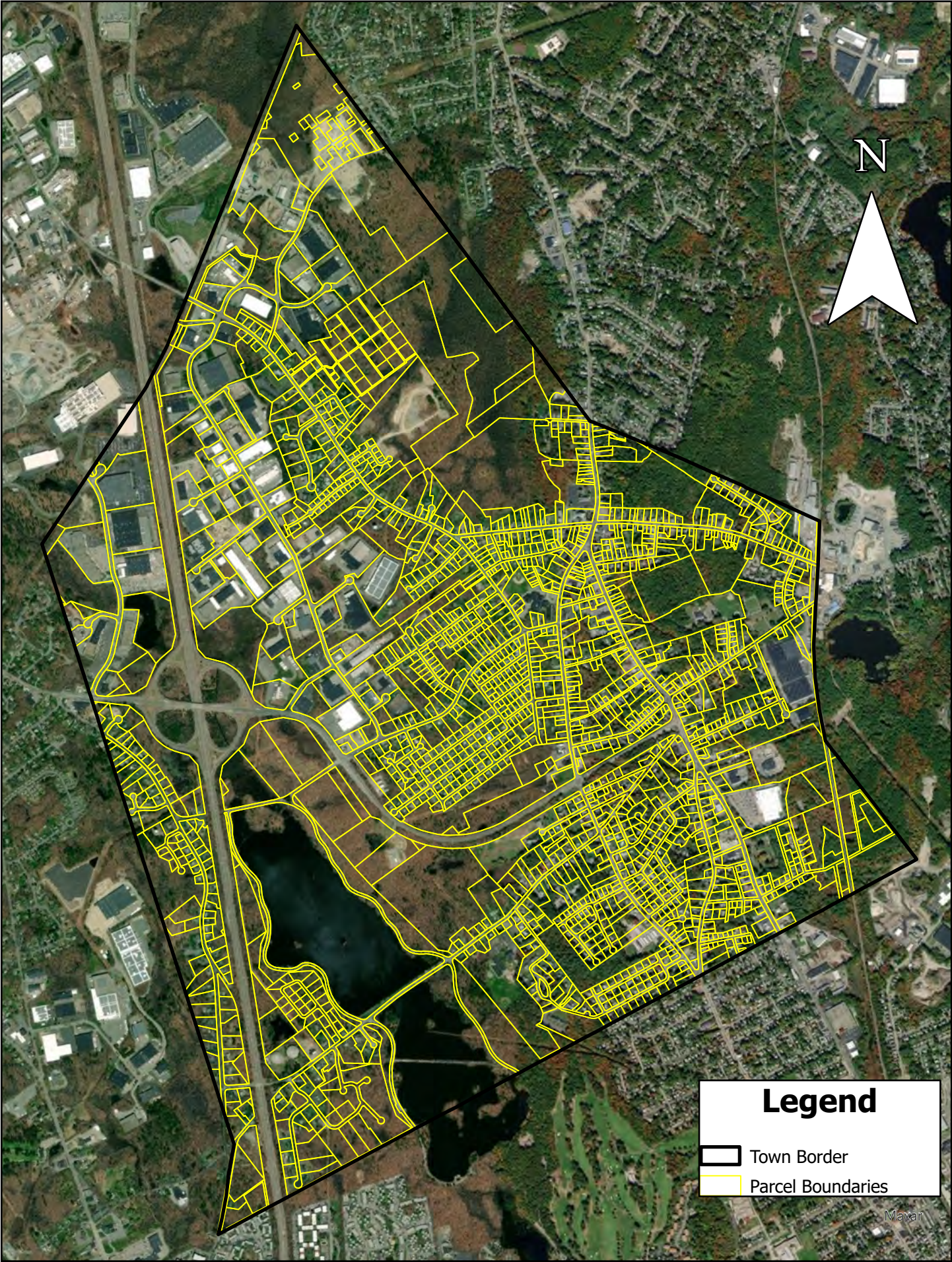
Avon, Massachusetts



Avon, Massachusetts with Property Lines

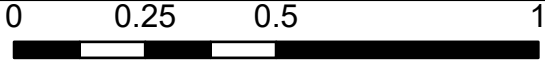


Avon, Massachusetts Orthographic Property Lines



Legend

-  Town Border
-  Parcel Boundaries

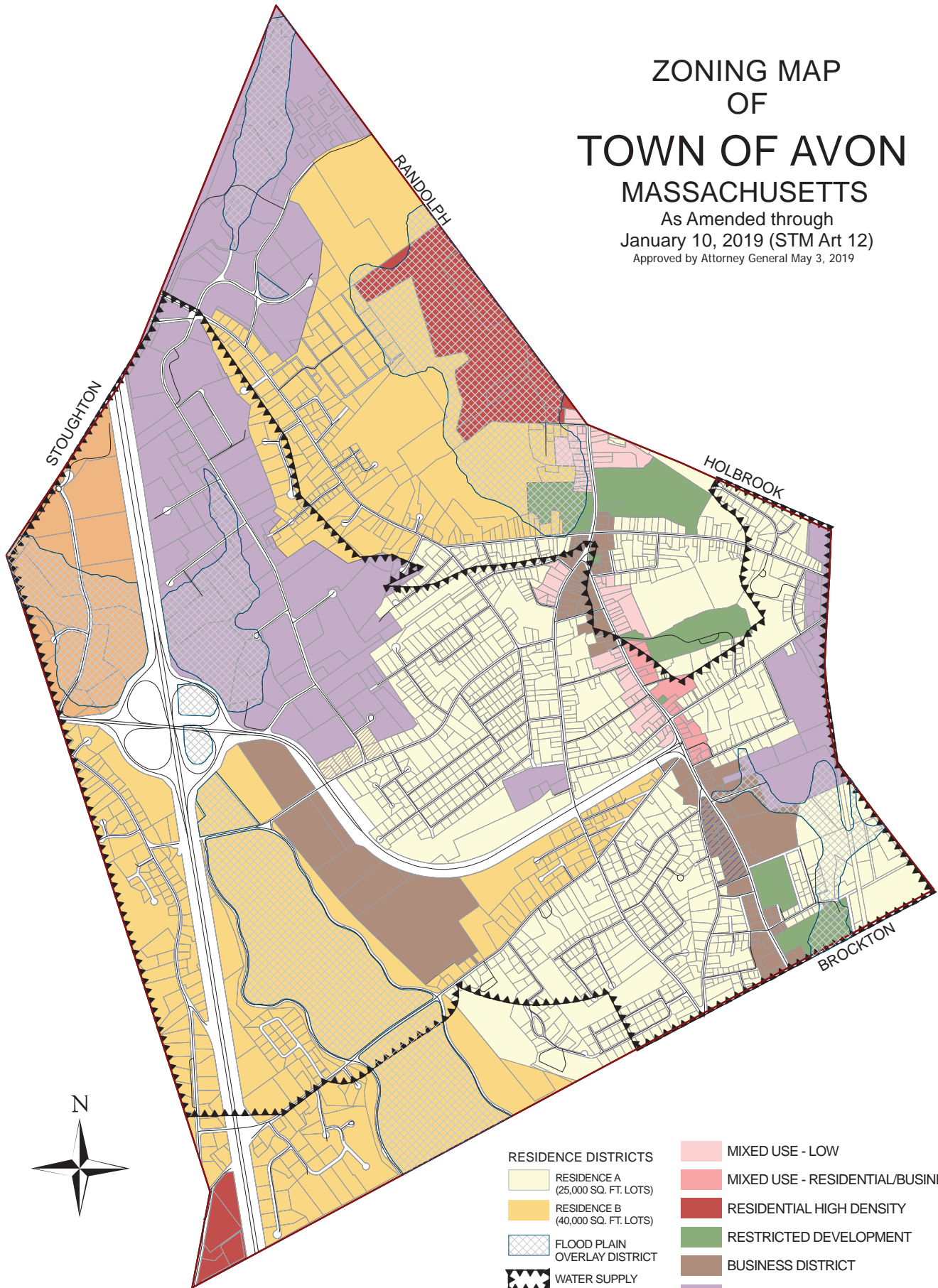


Miles

Maxar

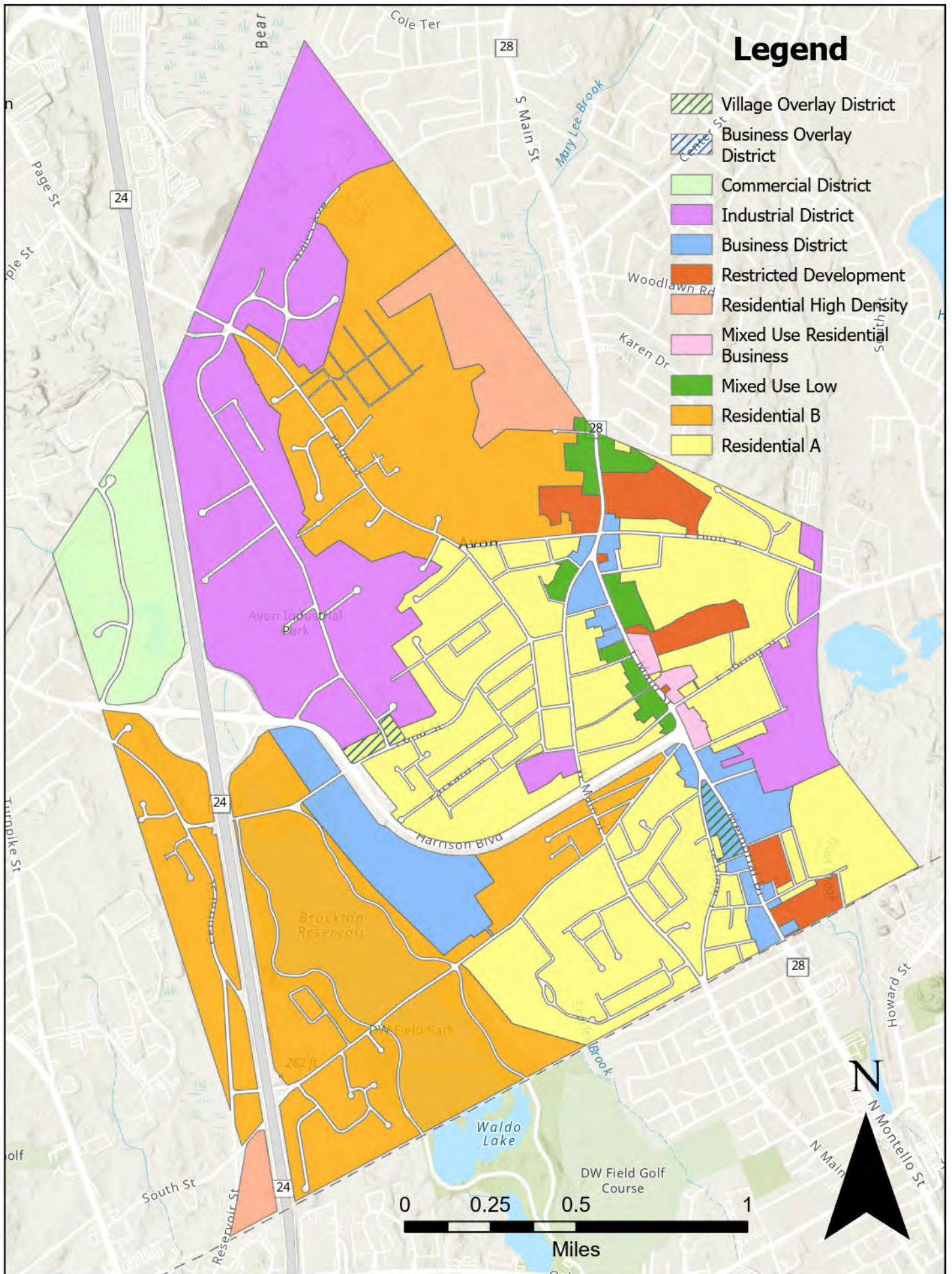
ZONING MAP OF TOWN OF AVON MASSACHUSETTS

As Amended through
January 10, 2019 (STM Art 12)
Approved by Attorney General May 3, 2019

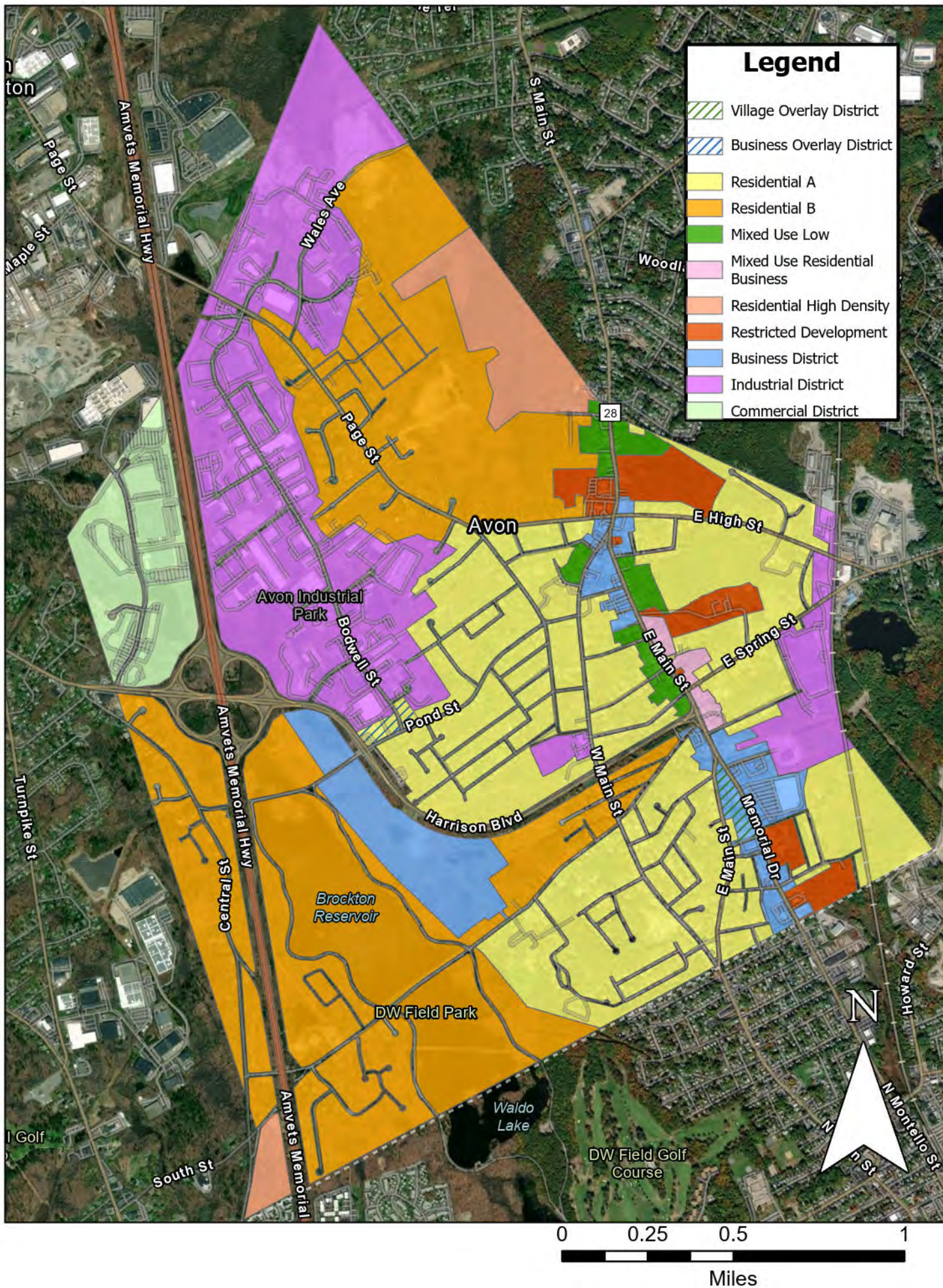


0 0.25 0.5 0.75 1 Miles

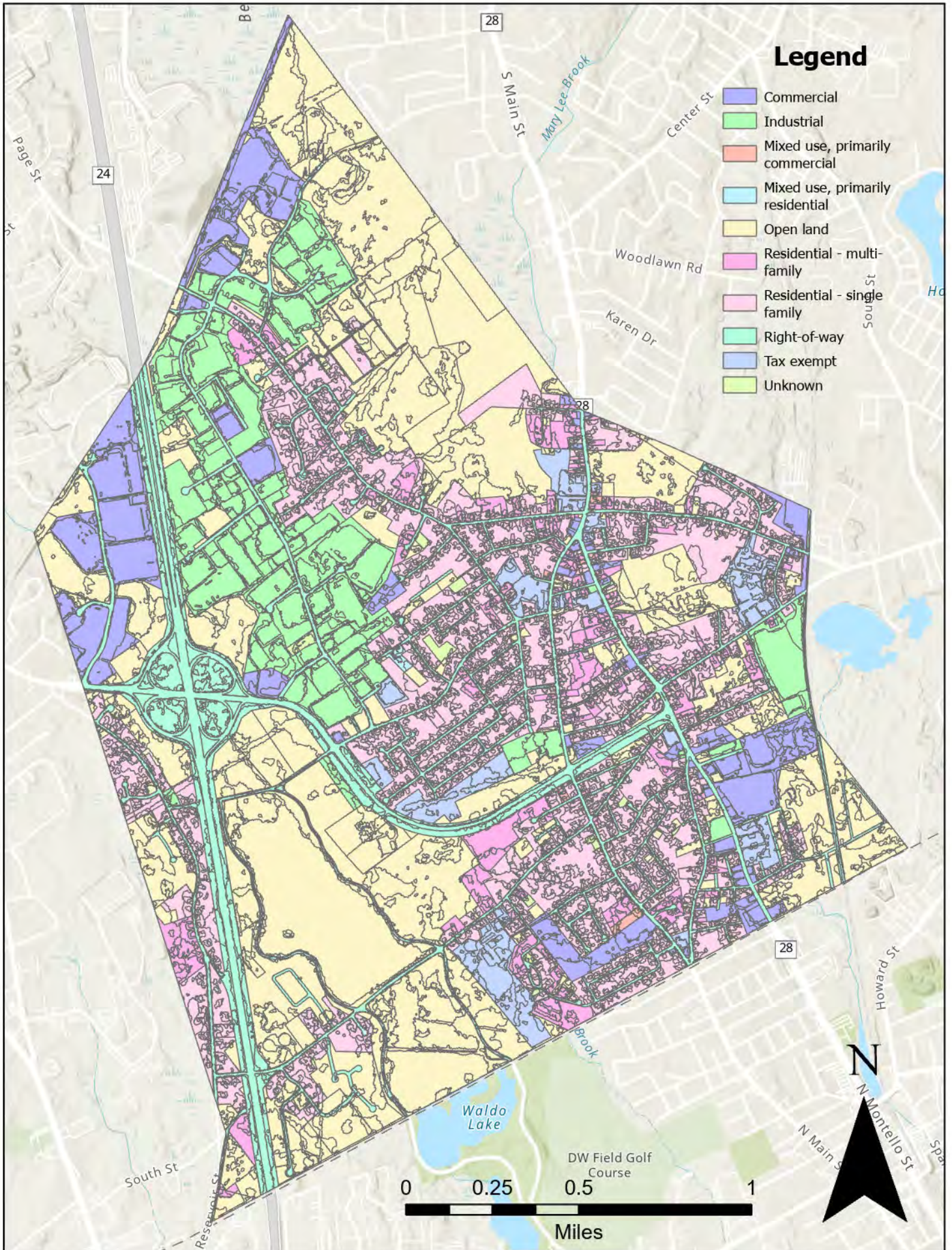
Avon, Massachusetts Zoning Map



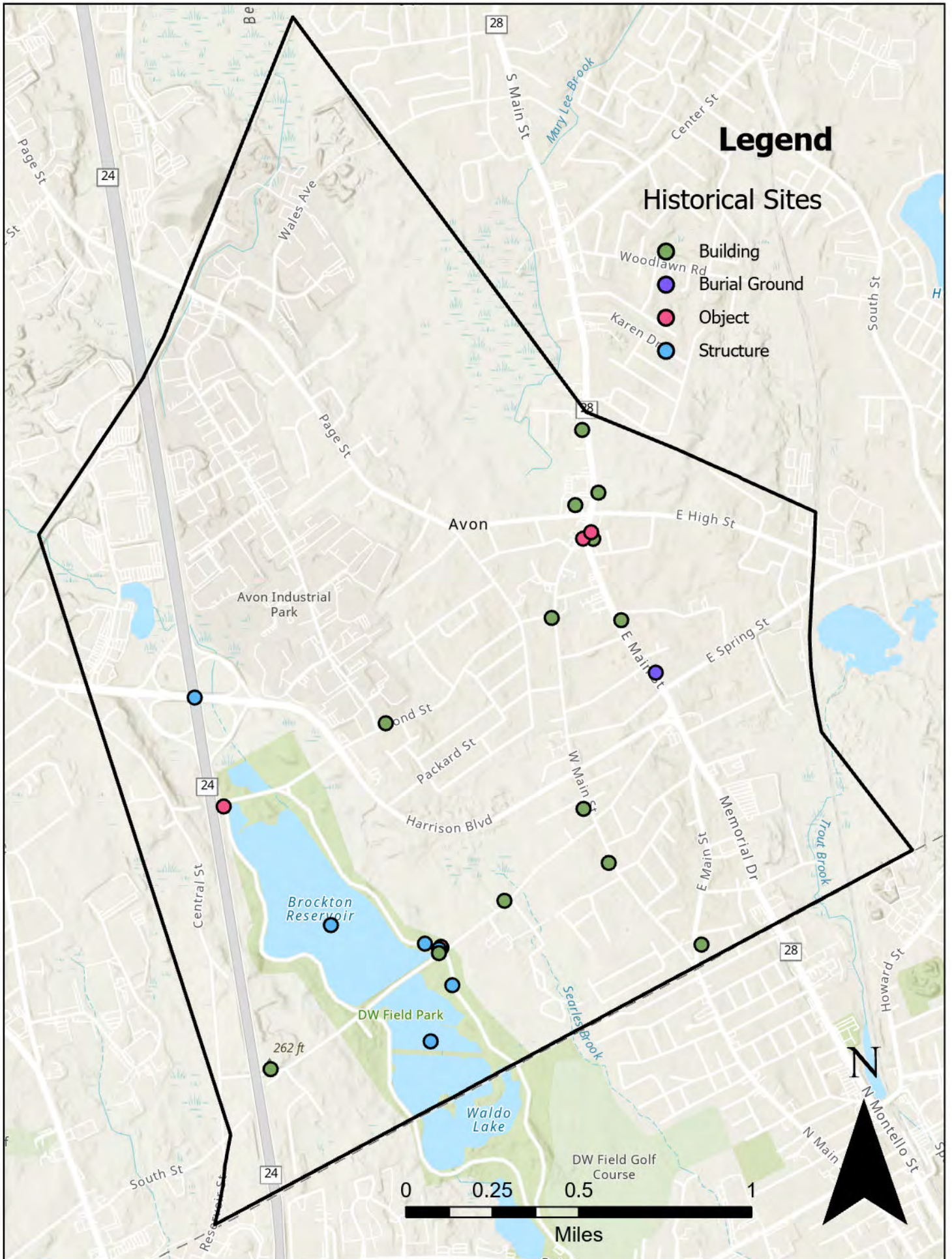
Avon, Massachusetts Orthographic Zoning Map



Avon, Massachusetts Land Cover



Avon, Massachusetts Historical Sites



Methods

This buildout analysis is used to determine developable land area for both commercial and industrial zoning districts. Digital and hard copy data are collected. Digital zoning data is updated. Other existing digital data is gathered from a variety of sources including MassGIS, the community, Massachusetts Highway Department, and federal sources. Zoning, open space, land use, hydrography, environmentally sensitive areas, wetlands, Rivers Protection Act buffers, flood zones, slope, soil, orthophotography, rail lines, road networks, and political boundaries are utilized to different degrees. Additional layers are created that included miscellaneous features that were determined to be undevelopable, an update of the most recent MacConnell Land Use, and a layer of recent subdivisions since the last MacConnell update.

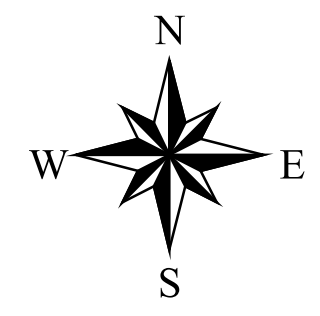
The developed land data is from the aggregated land use categories in the MacConnell Land Use layer provided by MassGIS. The aggregated developed land categories are spectator and water-based recreation, residential, commercial, industrial, transportation, and waste disposal.

The GIS analysis consisted of subtracting layers from zoning. The remaining developable land area represented on MAP 2 is aggregated by zoning category.

To determine the number of future buildable residential lots by zoning category a formula was developed to determine the land requirements of a typical lot in each category. The land requirements factor in required frontage multiplied by half the road right-of-way to determine road area. This figure varies from zone to zone. Additionally 10% is subtracted from each zone to cover miscellaneous variables such as odd lot shapes. Commercial and Industrial buildable lots were determined using an "effective" floor area ratio technique.

The analysis determines developable square feet of commercial and industrial areas. For each commercial and industrial zoning district, the major alternative land uses were examined in relation to the height limitations, maximum allowable percent lot coverage and parking requirements. An effective floor area ratio (FAR) for all use categories (e.g., offices, warehousing) in a particular district is developed for analysis purposes. An effective FAR for a district is estimated by averaging the FARs for the various potential land use types. Note that where FARs are not detailed for zoning districts in the by-laws an estimated FAR is derived for similar zoning districts by multiplying the percent lot coverage by the number of 10-foot-tall stories that could be constructed. Effective limitations on total square footages caused by the required amount of parking with each use is also factored in.

**MAP 1
ZONING AND ABSOLUTE
DEVELOPMENT CONSTRAINTS
AVON, MASSACHUSETTS**

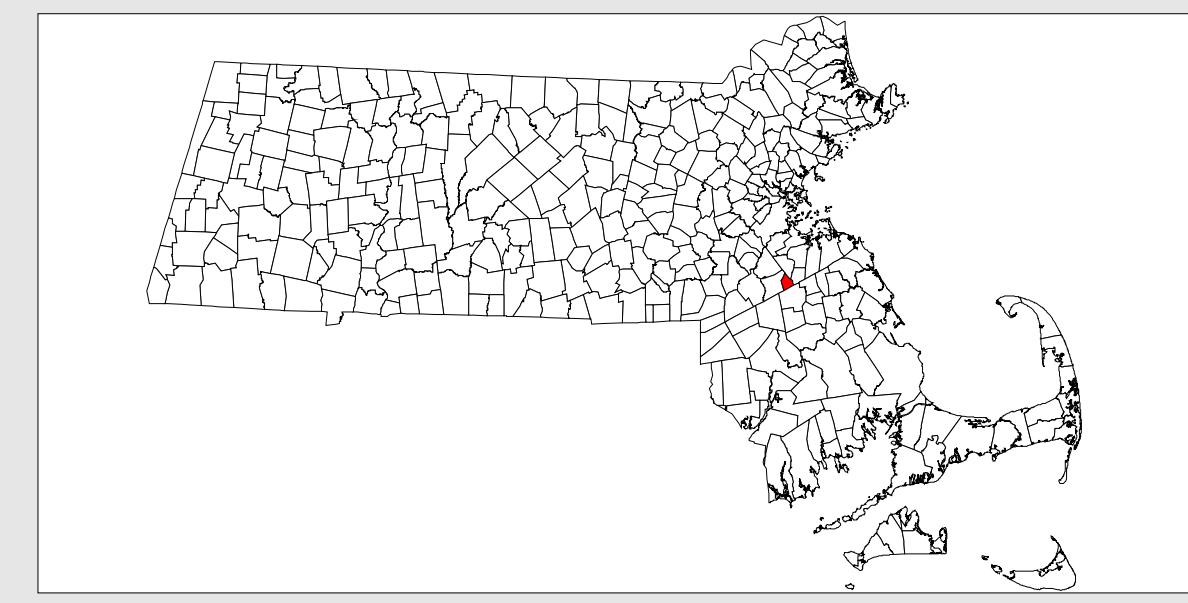
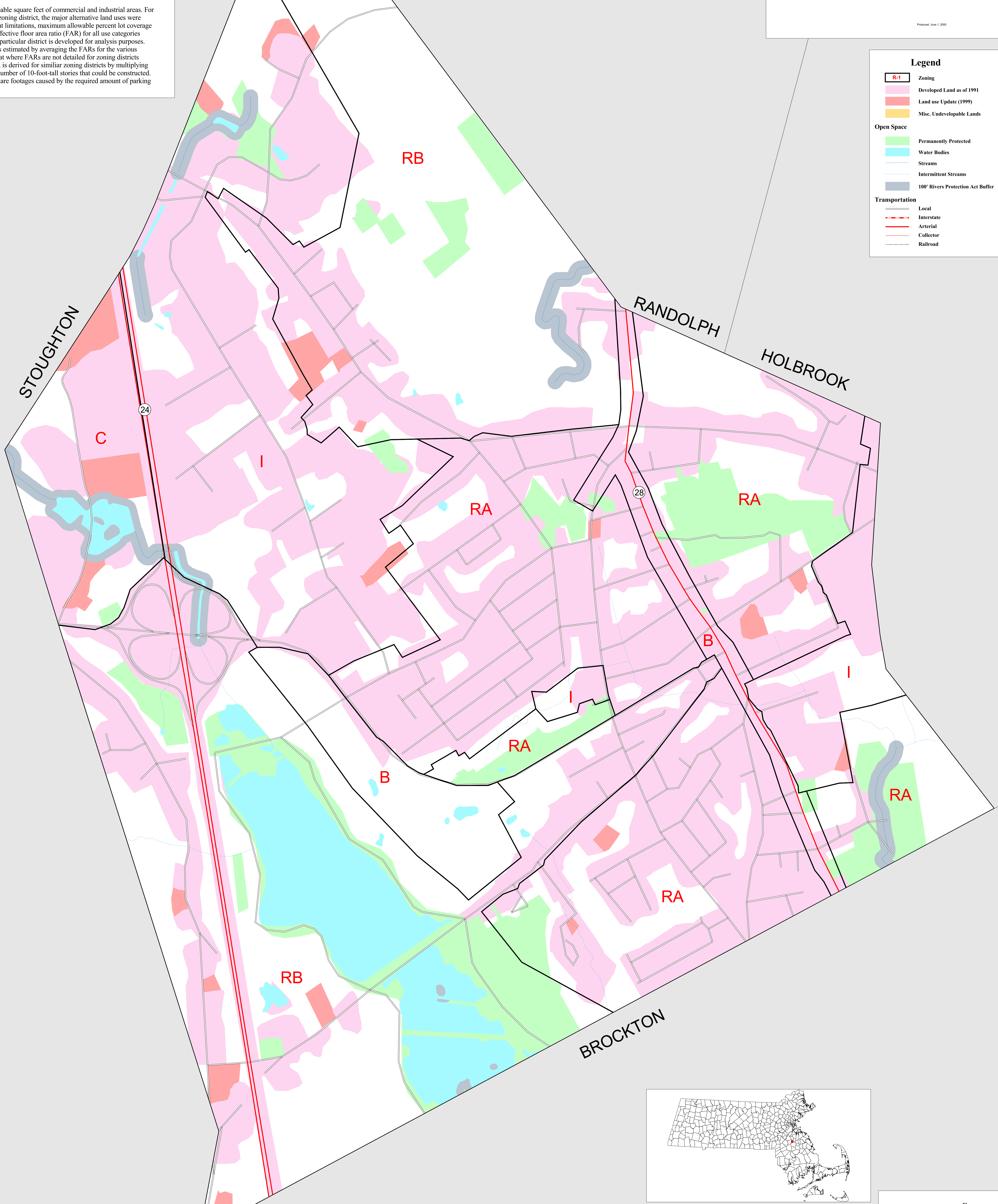


600 0 600 1200 1800 2400 Feet

Produced June 1, 2000

Legend

- R-1 Zoning
- Developed Land as of 1991
- Land use Update (1999)
- Misc. Undevelopable Lands
- Open Space**
 - Permanently Protected
 - Water Bodies
 - Streams
 - Intermittent Streams
 - 100' Rivers Protection Act Buffer
- Transportation**
 - Local
 - Interstate
 - Arterial
 - Collector
 - Railroad



Zoning Codes	Zoning Districts	%
RA	Residence-Suburban A	30%
RB	Residence-Suburban B	41%
B	Business	5%
I	Industrial	19%
C	Commercial	5%

Massachusetts Geographic Information System
Massachusetts Executive Office of Environmental Affairs - 1997

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Boston, MA 02110 (617)-292-7125.

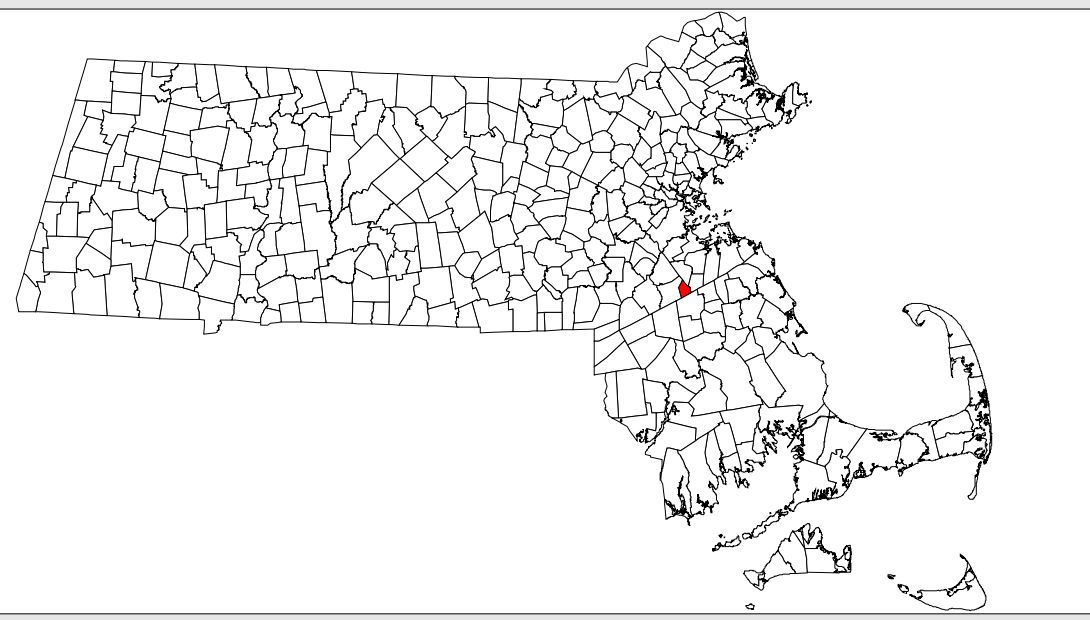
Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Argeo Paul Cellucci
Governor

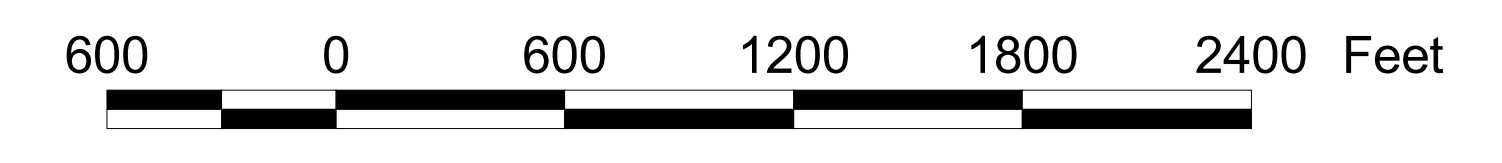
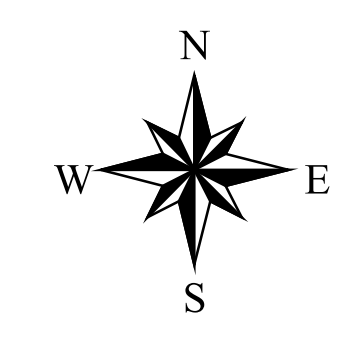
Jane Swift
Lt. Governor

Bob Durand
Secretary

Presented to the Community of
Avon, Spring 2000



MAP 2 DEVELOPABLE LANDS AND PARTIAL CONSTRAINTS AVON, MASSACHUSETTS



Produced: June 1, 2000

	Raw Area (Acres)	Build Factor	Net Buildable Area (Acres)	Effective Floor Area Ratio (FAR)	Buildable Sqft	Water Use (GPD)
Business (B) 100%						
No Constraints	70.8	1.00	70.8	0.539	1,663,095	124,732
Wetlands Only-Partial Constraint	11.0	0.50	5.5	0.539	128,731	9,855
100 Year Flood Plains Only-Partial Constraint	0.0	0.50	0.0	0.539	0	0
100-200 Rivers Protection Zone Only-Partial Constraint	0.0	0.75	0.0	0.539	0	0
Multiple Partial Constraints	0.0	0.25	0.0	0.539	0	0
Subtotal	81.8	N/A	76.3	N/A	1,791,827	134,587
Industrial (I) 100%						
No Constraints	109.7	1.00	109.7	0.740	3,535,308	265,148
Wetlands Only-Partial Constraint	2.9	0.50	1.4	0.740	46,276	3,471
100 Year Flood Plains Only-Partial Constraint	21.0	0.50	10.5	0.740	338,570	25,365
100-200 Rivers Protection Zone Only-Partial Constraint	4.2	0.75	3.1	0.740	100,384	7,530
Multiple Partial Constraints	16.8	0.25	4.2	0.740	155,100	10,153
Subtotal	154.5	N/A	138.9	N/A	4,155,647	311,674
Commercial (C) 100%						
No Constraints	12.7	1.00	12.7	0.740	406,103	30,683
Wetlands Only-Partial Constraint	0.9	0.50	0.5	0.740	14,749	1,106
100 Year Flood Plains Only-Partial Constraint	4.2	0.50	2.1	0.740	67,508	5,063
100-200 Rivers Protection Zone Only-Partial Constraint	0.4	0.75	0.3	0.740	9,022	677
Multiple Partial Constraints	8.5	0.25	1.6	0.740	53,089	3,908
Subtotal	24.6	N/A	17.1	N/A	552,462	41,435
Grand Total	260.9	N/A	222.4	N/A	6,496,506	487,495

Legend

Water

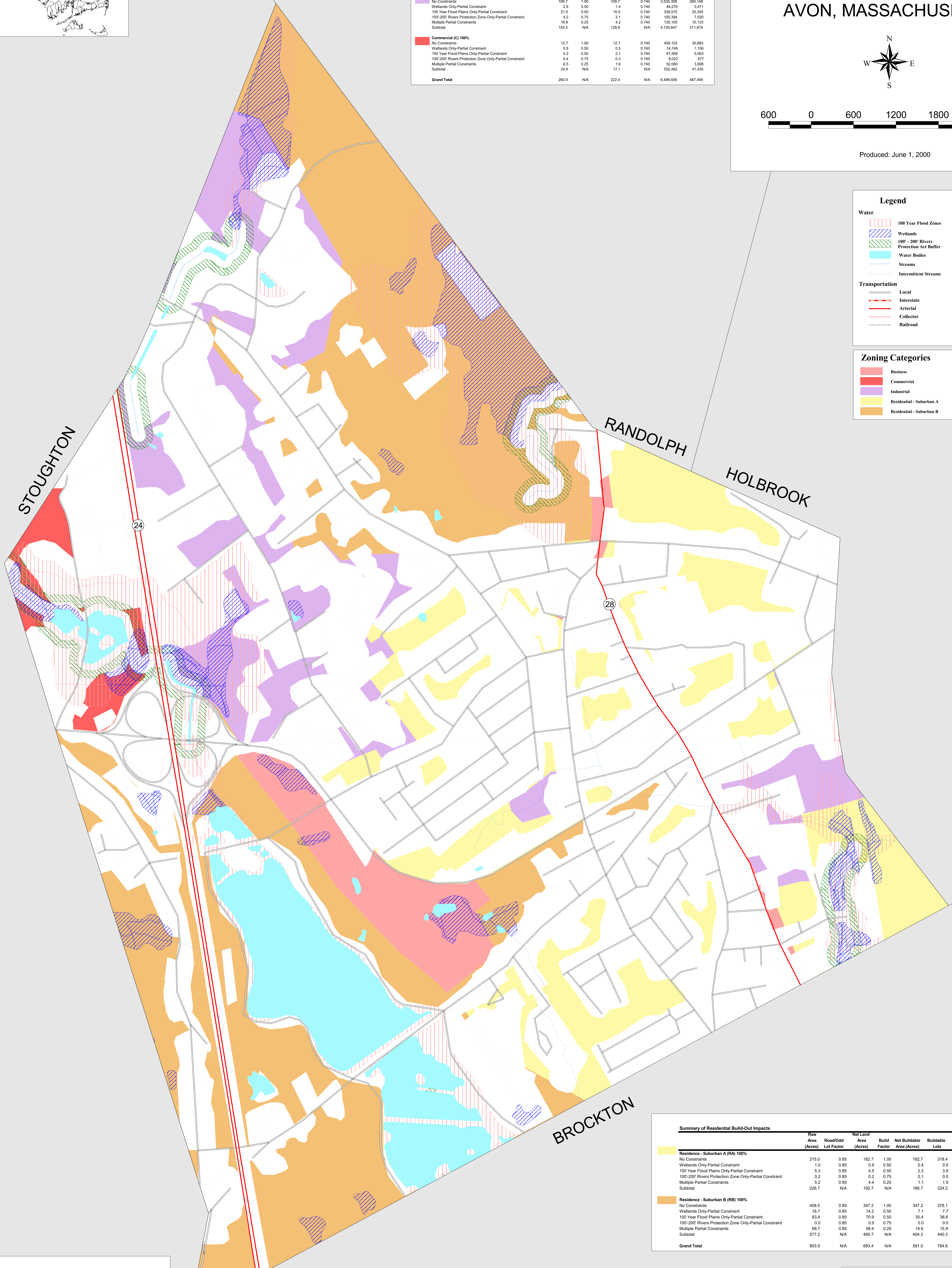
- 100 Year Flood Zones
- Wetlands
- 100' - 200' Rivers Protection Act Buffer
- Water Bodies
- Streams
- Intermittent Streams

Transportation

- Local
- Interstate
- Arterial
- Collector
- Railroad

Zoning Categories

- Business
- Commercial
- Industrial
- Residential - Suburban A
- Residential - Suburban B



	Raw Area (Acres)	Road/Old Lot Factor	Net Land Area (Acres)	Build Factor	Net Buildable Area (Acres)	Buildable Lots	Units per Lot	Water Use (GPD)	New Students	New Population
Residence - Suburban A (RA) 100%										
No Constraints	215.0	0.85	182.7	1.00	182.7	318.4	1	69,256	287	923
Wetlands Only-Partial Constraint	1.0	0.85	0.9	0.50	0.4	0.0	1	0	0	0
100 Year Flood Plains Only-Partial Constraint	5.3	0.85	4.5	0.50	2.2	3.9	1	850	4	11
100-200 Rivers Protection Zone Only-Partial Constraint	0.2	0.85	0.2	0.75	0.1	0.0	1	0	0	0
Multiple Partial Constraints	5.2	0.85	4.4	0.25	1.1	1.9	1	418	2	8
Subtotal	226.7	N/A	192.7	N/A	186.7	324.2	N/A	70,523	292	940
Residence - Suburban B (RB) 100%										
No Constraints	408.5	0.85	347.2	1.00	347.2	378.1	1	82,238	340	1,097
Wetlands Only-Partial Constraint	16.7	0.85	14.2	0.50	7.1	7.7	1	1,676	7	22
100 Year Flood Plains Only-Partial Constraint	83.4	0.85	70.9	0.50	35.4	36.6	1	8,394	36	112
100-200 Rivers Protection Zone Only-Partial Constraint	0.0	0.85	0.0	0.75	0.0	0.0	1	0	0	0
Multiple Partial Constraints	68.7	0.85	58.4	0.25	14.6	15.9	1	3,459	14	46
Subtotal	577.2	N/A	490.7	N/A	404.3	440.3	N/A	95,768	396	1,277
Grand Total	803.9	N/A	683.4	N/A	591.0	764.6	N/A	166,291	688	2,217

Notes:

Square feet and Raw Area (in acres) = The amount of land available for development.

Point/Cell Lot Factor = A percentage of land taken out to account for odd lot configurations and for the residential district subdivision roads.

Net Buildable Area = The amount of land available for development after factoring in new roads, odd lot configuration and the various development constraints.

Buildable Lot = The net buildable area divided by the Town's minimum lot size for the zoning district in question.

Effective Floor Area Ratio = A ratio between buildable floor space and minimum lot size.

Buildable Square Feet = Total square feet of floor area that can be built.

Water Use (gallons per day) = gpd = 7.5 gal per person and 75 gpd/1,000 sq ft. of commercial/industrial floor space.

New Students = Based on 20 students per new housing unit.

New Population = Based on number of new residential units x the average household size (2.87 people per household).

New Households (units) = Total number of new lots multiplied by the average requirements, then multiplied by 4 to account for lots on opposite sides of the streets.

Zone Name	Zone Category	Min Lot Size	Units Per Acre	Build/SqFt	FAR	Road/Old	Households Per Lot	Minimum Frontage
Residence - Suburban A	RA	25,000	1.74	0.77	0.850000024	1	1	150
Residence - Suburban B	RB	40,000	1.089	0.789	0.850000024	1	1	200
Business	B	8,000	310	5.445	0.539	0.850000024	1	50
Industrial	I	40,000	6.660	1.089	0.74	0.850000024	1	200
Commercial	C	40,000	6.660	1.089	0.74	0.850000024	1	200

Massachusetts Executive Office of Environmental Affairs - 1997

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Commonwealth of Massachusetts
Executive Office of Environmental Affairs

Arges Paul Cellucci
Governor

Jane Swift
Lt. Governor

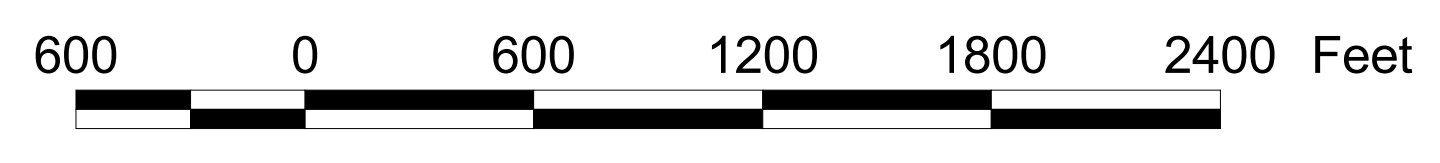
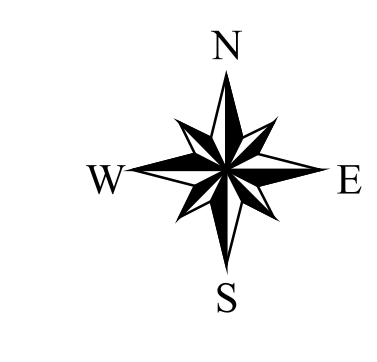
Bob Durand
Secretary

Presented to the Community of
Avon, Spring 2000

Bob Durand

Zoning Codes	Zoning Districts	%
RA	Residence-Suburban A	30%
RB	Residence-Suburban B	41%
B	Business	5%
I	Industrial	19%
C	Commercial	5%

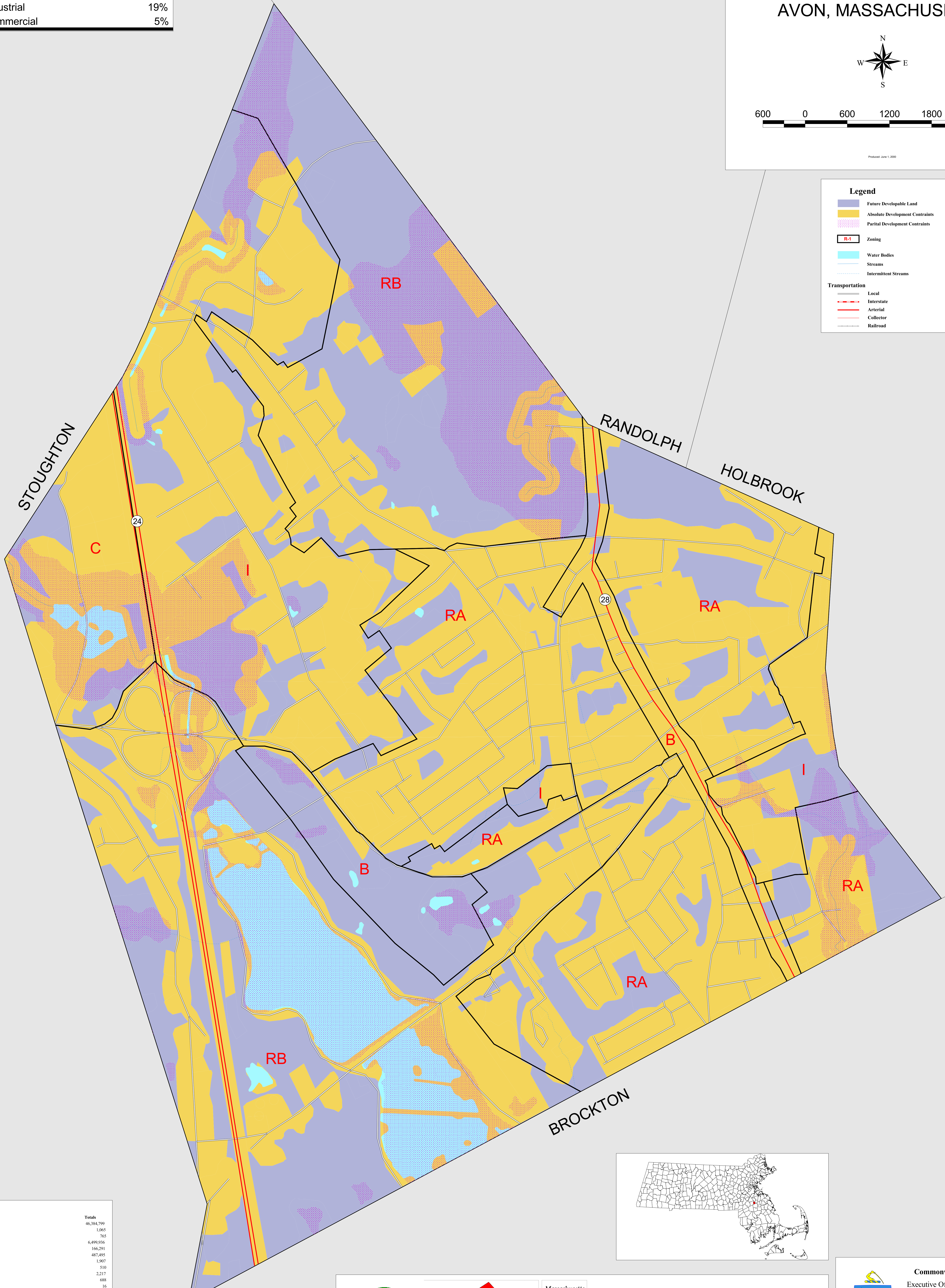
MAP 3 COMPOSITE DEVELOPMENT AVON, MASSACHUSETTS



Printed June 1, 2000

Legend

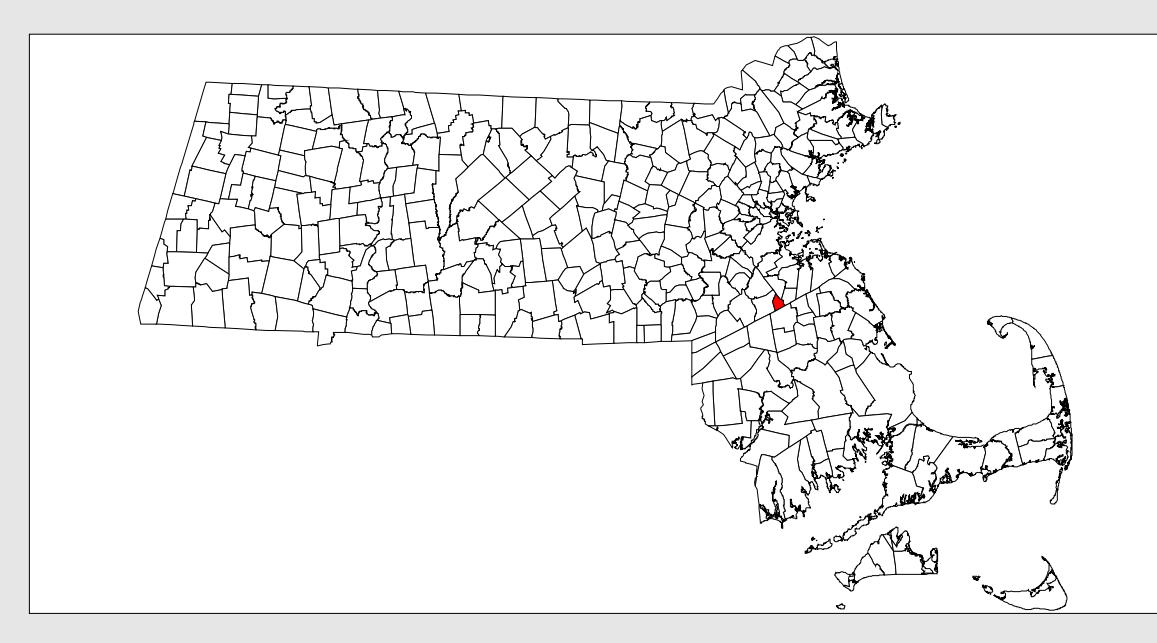
- Future Developable Land
- Absolute Development Constraints
- Partial Development Constraints
- Zoning (R-1)
- Water Bodies
- Streams
- Intermittent Streams
- Transportation
 - Local
 - Interstate
 - Arterial
 - Collector
 - Railroad



SUMMARY BUILD-OUT IMPACTS

	Totals
New Development and Associated Impacts	46,384,799
Developable Land (sqft.)	1,065
Developable Land (acres)	765
Total Residential Lots	6,499,936
Commercial/Industrial Buildable Floor Area (sqft.)	166,291
Residential Water Use (gallons per day)	487,495
Commercial/Industrial Water Use (gallons per day)	1,907
Municipal Solid Waste, Non-Recycled (tons)	510
Municipal Solid Waste, Recycled (tons)	2,217
New Residents	688
New Students	16
New Residential Subdivision Roads (miles)	

Notes:
 1. "Residential Water Use" is based on 75 gallons per day per person.
 2. "Comm./Ind. Water Use" is based on 75 gallons per 1,000 square feet of floor space.
 3. "Recycled Municipal Solid Waste" is based on 460 lbs per person per year.
 4. All waste estimates are for residential uses only.
 5. "Non-Recycled Municipal Solid Waste" is based on 1720 lbs per person per year.
 6. The number of "Residents" at buildout is based on the persons per household figure derived from the 1990 US Census.
 7. The number of "Students" at buildout is based on a student per household ratio taken from 1990 US Census data.
 8. "New Residential Subdivision Roads" are based on the assumption that 60% of the new residential lots will have required frontage on new subdivision roads.
 9. "New Roads in the Industrial Districts" are based on the assumption that 60% of the new industrial lots will have required frontage on new roads within the Industrial Districts.



MASS GIS
 Massachusetts Geographic Information System
 Massachusetts Executive Office of Environmental Affairs - 1997

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Commonwealth of Massachusetts
 Executive Office of Environmental Affairs

Argeo Paul Cellucci
 Governor

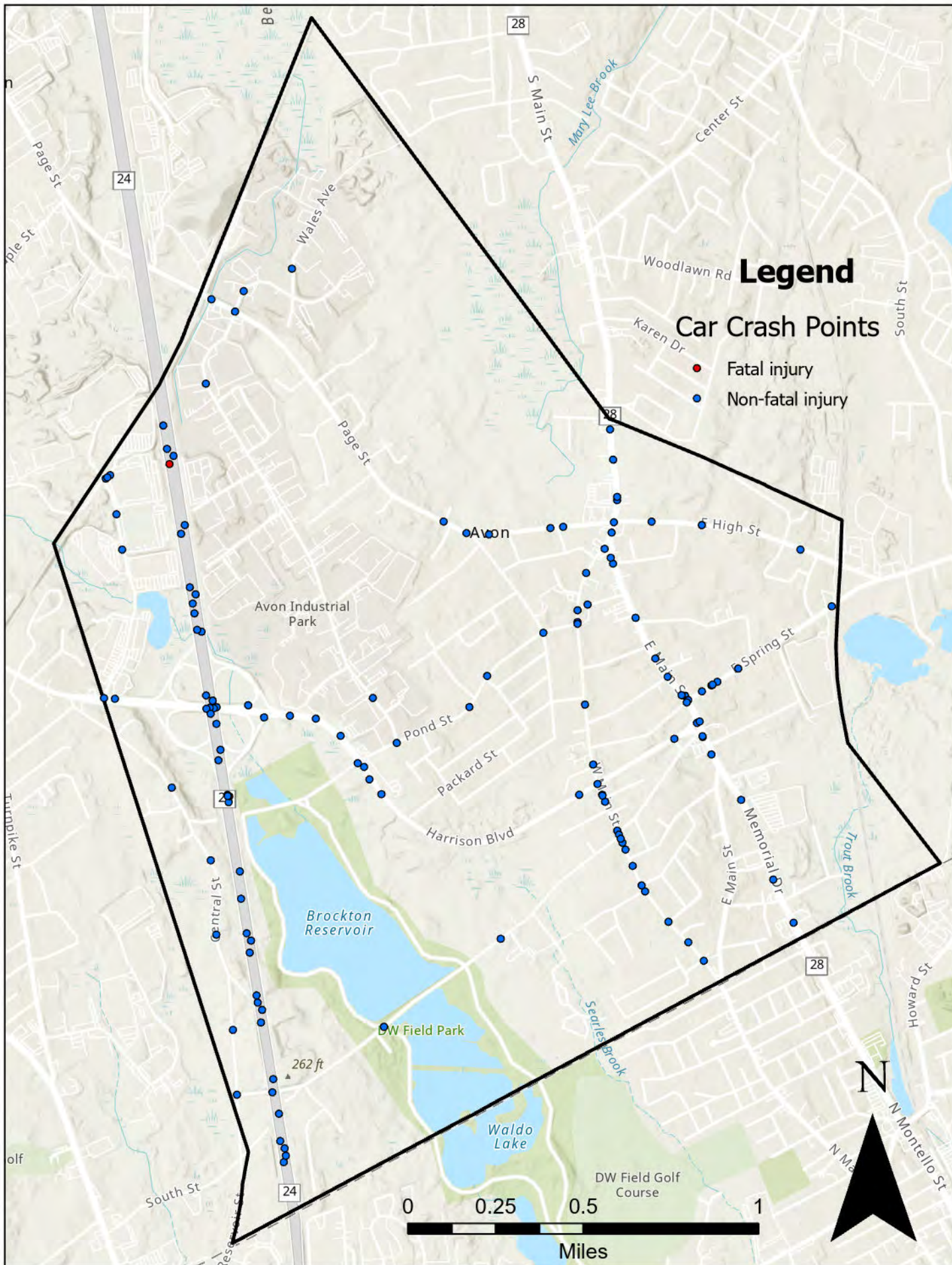
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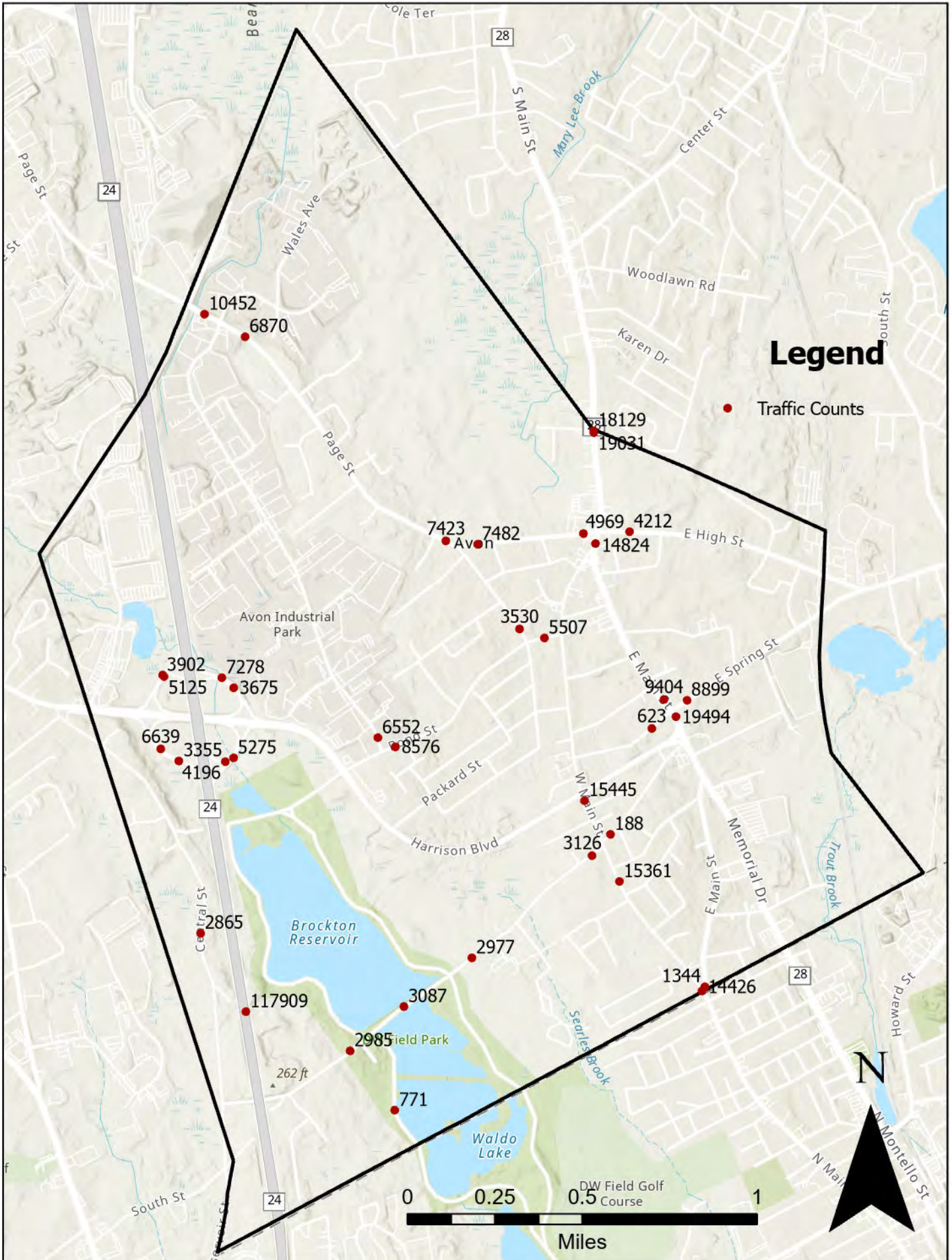
Presented to the Community of
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Bob Durand

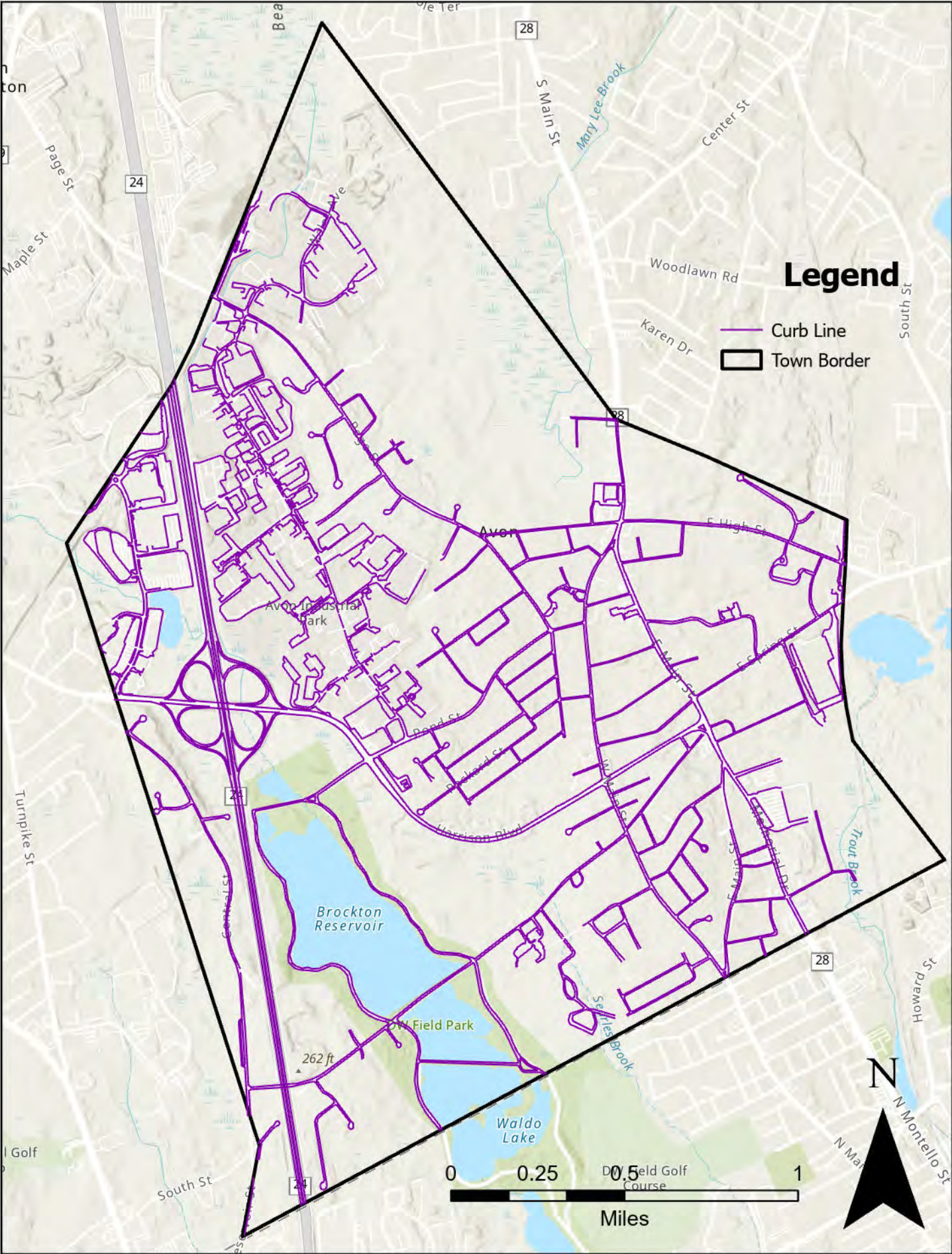
Avon, Massachusetts Crash Severity



Avon, Massachusetts Traffic Counts

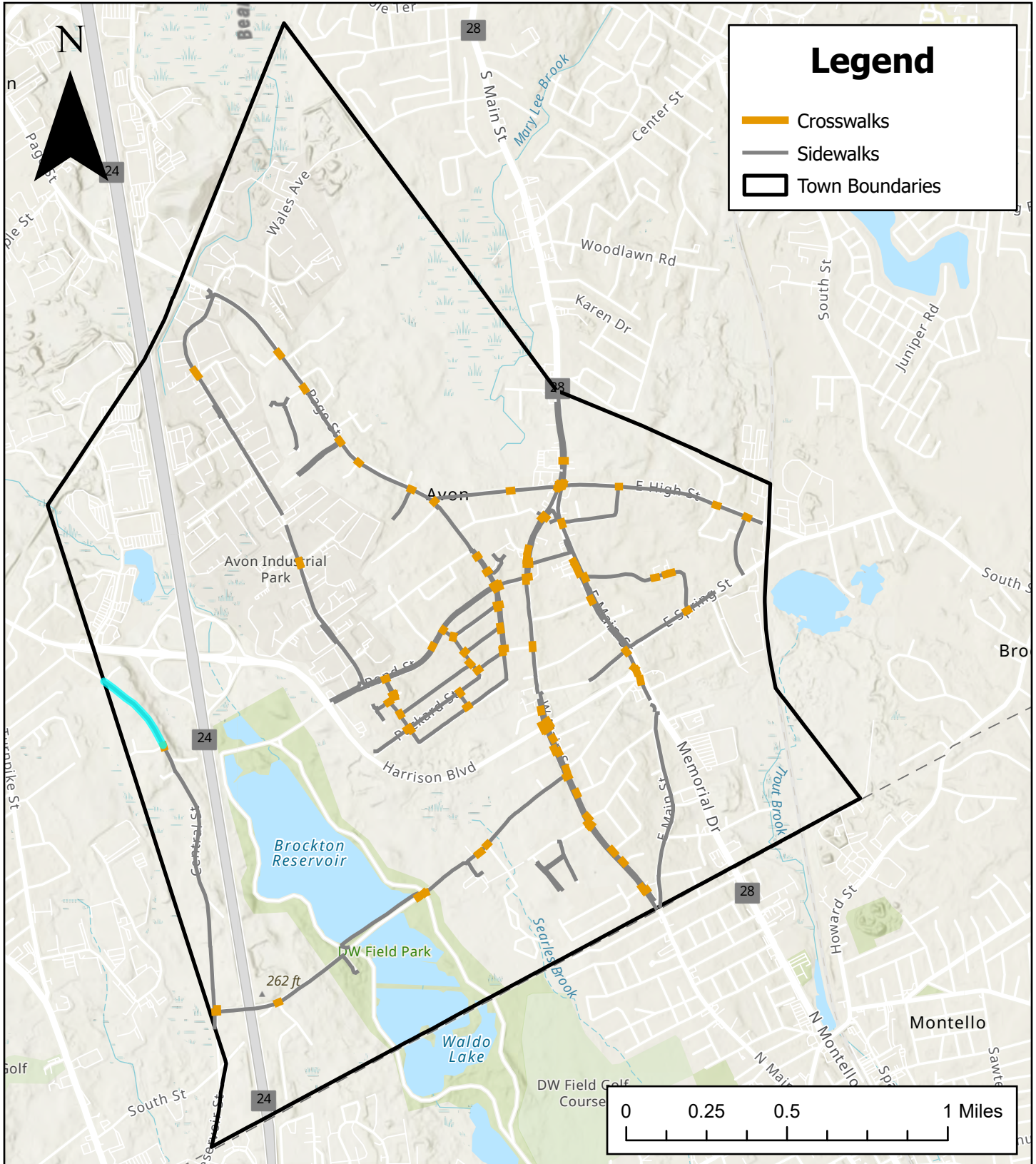


Avon, Massachusetts Curb Line

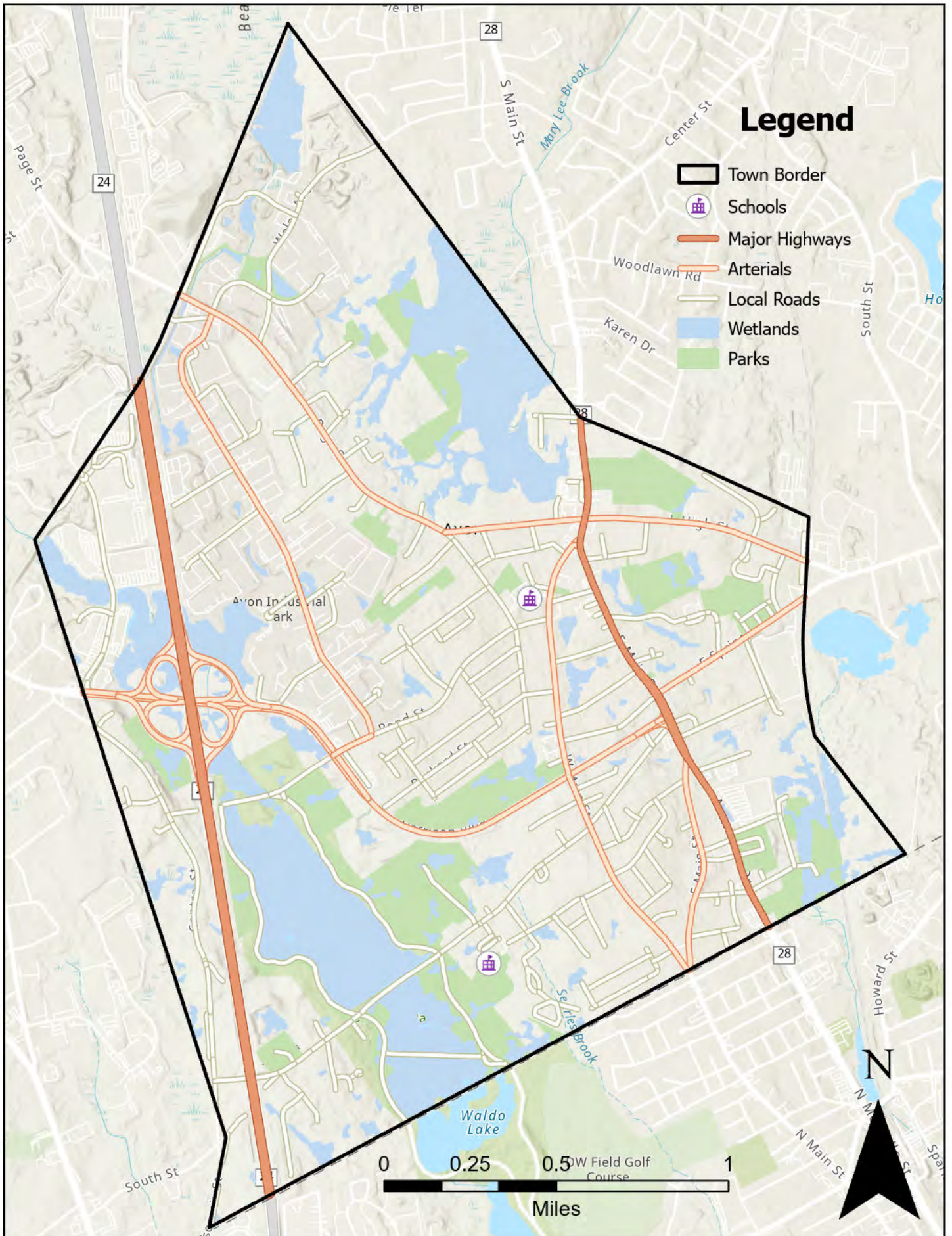


Avon, Massachusetts

Sidewalks and Crosswalks



Avon, Massachusetts With Wetlands

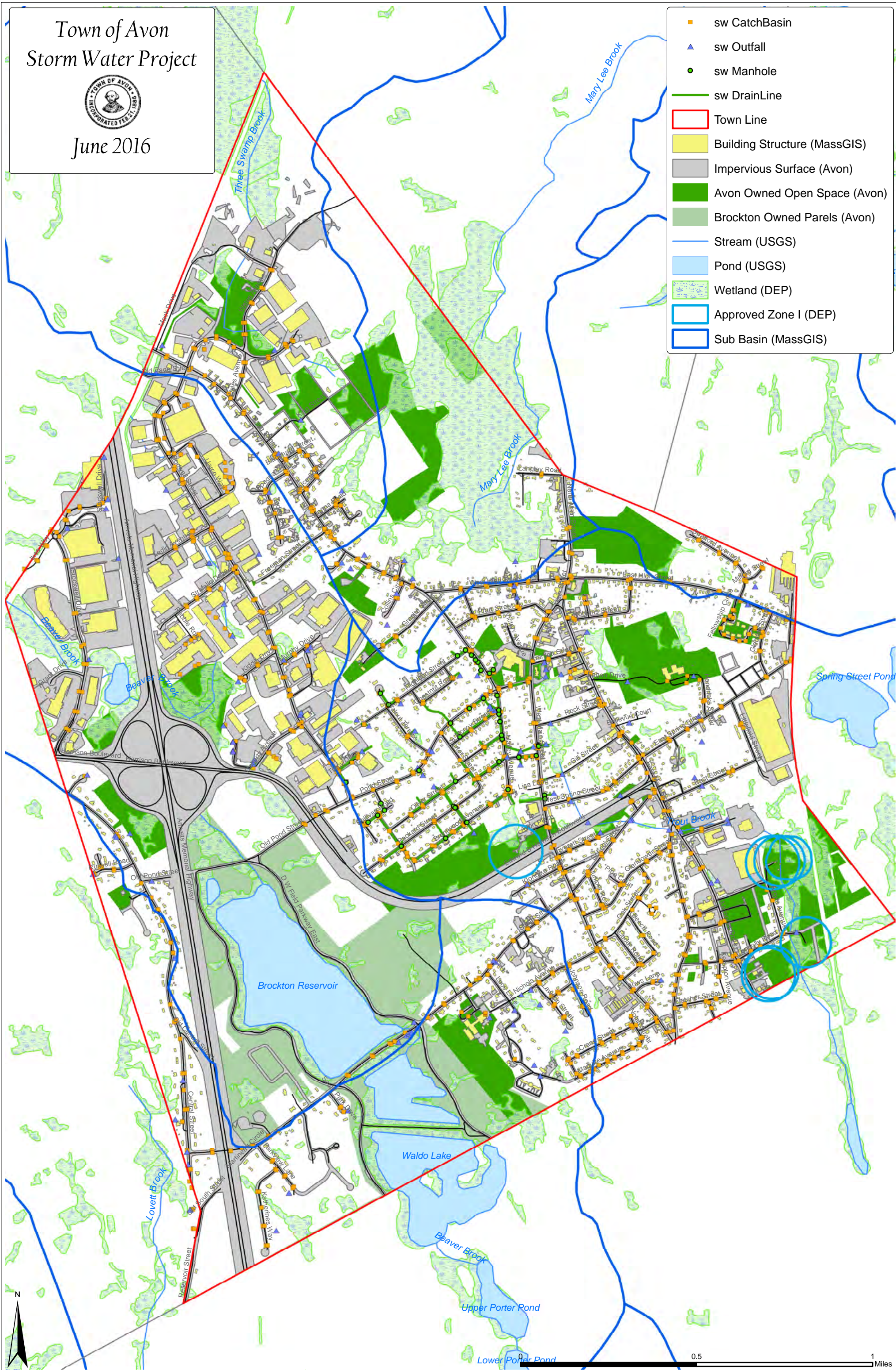


Town of Avon Storm Water Project



June 2016

- sw CatchBasin
- ▲ sw Outfall
- sw Manhole
- sw DrainLine
- Town Line
- Building Structure (MassGIS)
- Impervious Surface (Avon)
- Avon Owned Open Space (Avon)
- Brockton Owned Parel (Avon)
- Stream (USGS)
- Pond (USGS)
- Wetland (DEP)
- Approved Zone I (DEP)
- Sub Basin (MassGIS)



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Coordinate System: NAD 1983 StatePlane Massachusetts Mainland FIPS 2001
 Projection: Lambert Conformal Conic
 Datum: North American 1983
 *Parcel data from MassGIS, 2014
 1 inch = 1,271.92 feet

Sources: MassDOT, MassDEP, MassGIS, Avon DPW
 Map Produced by Town of Avon GIS Program
 DCorvi 6/27/2016