

134 Chapel Rd

Ocean Gateway
NO street
address -

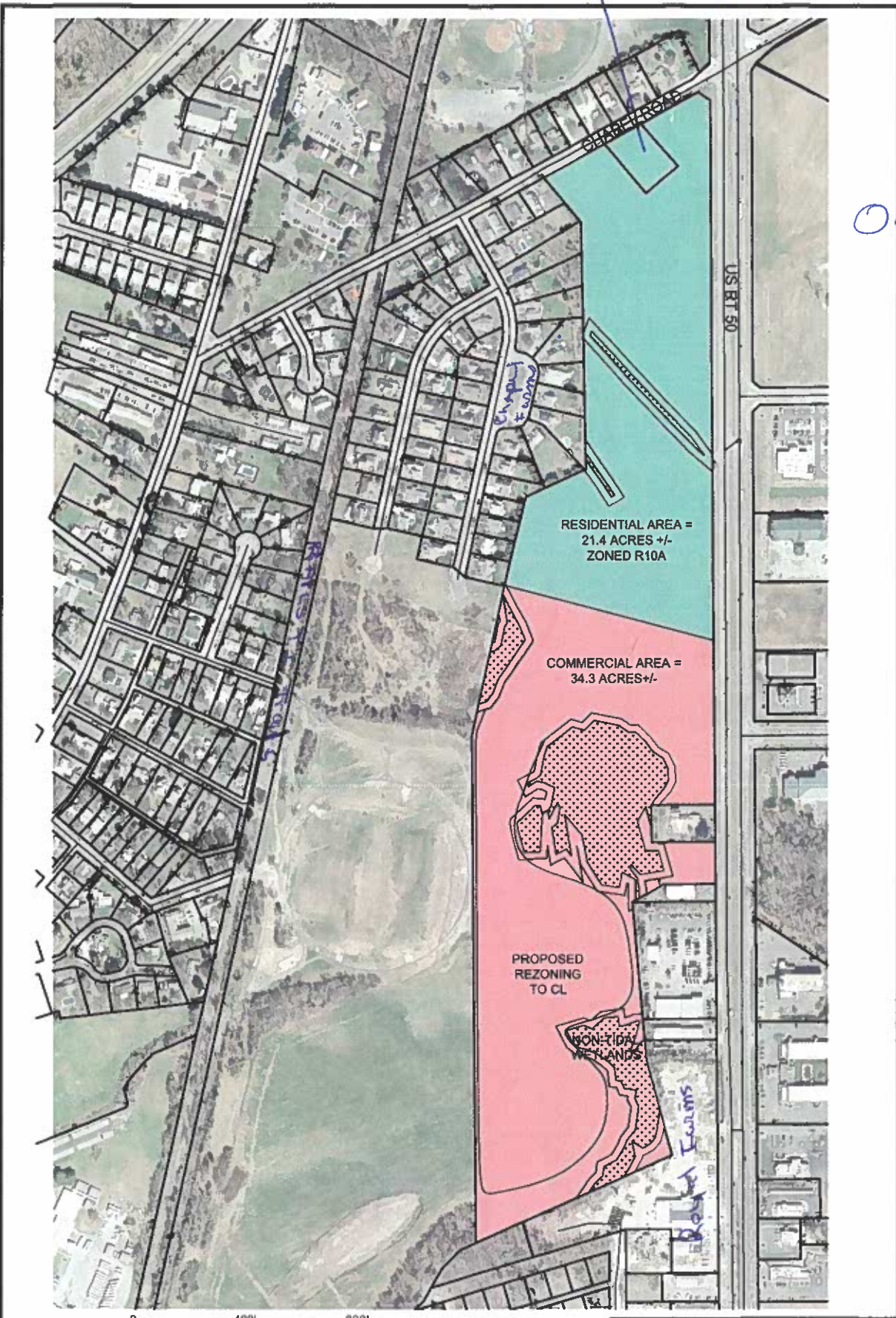


EXHIBIT
OF THE LANDS OF
EASTON COMMERCE CENTER LIMITED PARTNERSHIP
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR ALVIN LAPIDUS

DRAWN BY: CDR
SCALE: 1" = 400'
DATE: APRIL 14, 2021
JOB NO.:

RAUCH
102
engineering design &
development services

office: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com
address: 106 N. Harrison St - Easton, MD 21601

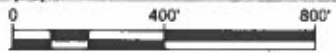
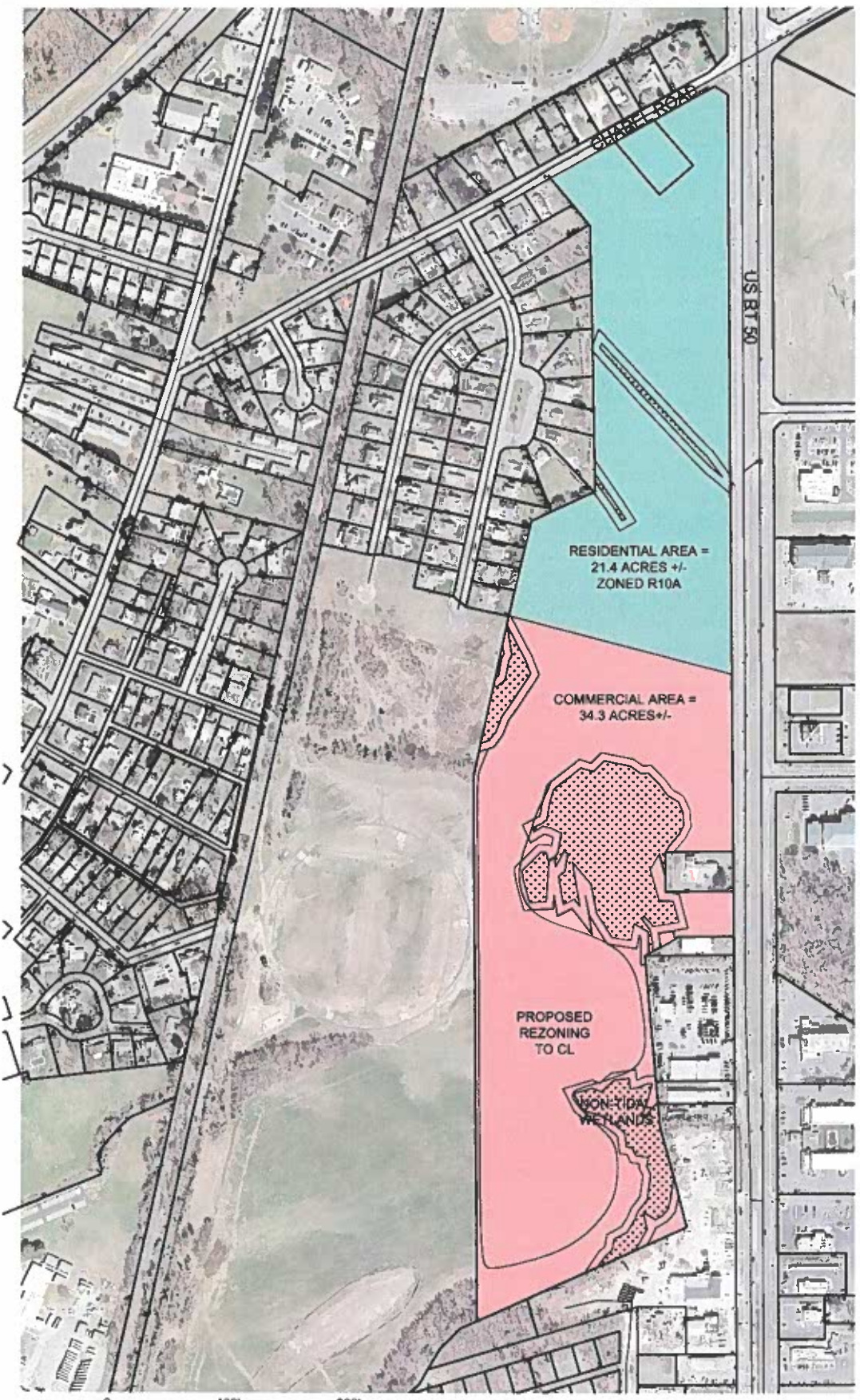


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USGS, METI/NASA, EPA, USDA, MD, MAP, ES

Ocean City

MILITARY, HERE, GARMIN, INCREMENT P

MD, PSDA

MD, IIR

MD, IIR

MD, IIR

MD, IIR

MD, IIR

MD, IIR

MD, IIR

MD, IIR

St Aubins Heights

Spring Hill Cemetery

EASTON BLVD

Crescent St

St Aubins St

Ort Tanyard

1
2
3

21.4
+ .7
22.1

**TABLE 2.1
TABLE OF PERMISSIBLE USES**

34.3 (some westlands)

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES |
|----------------------------|---|------|-------|-------|----|----|----|----|----|-----|------------------------------------|
| 1. RESIDENTIAL USES | | | | | | | | | | | |
| Household Living | | | | | | | | | | | |
| 101 | Accessory Dwelling Unit * | SE | SE | SE | -- | SE | -- | -- | -- | -- | |
| 102 | Manufactured Housing Subdivision or Parks * | -- | -- | -- | SE | -- | -- | -- | -- | -- | Also possible via PUD in any zone. |
| 103 | Middle Housing | | | | | | | | | | |
| 103.1 | Duplex, side-by-side* | P | P | P | SE | P | -- | -- | -- | -- | |
| 103.2 | Duplex, stacked* | P | P | P | SE | P | -- | -- | -- | -- | |
| 103.3 | Cottage court* | SE | P | SE | -- | SE | -- | -- | -- | -- | |
| 103.4 | Fourplex, stacked* | -- | SE | SE | -- | SE | -- | -- | -- | -- | |
| 103.5 | Townhouse* | -- | SE | SE | SE | SE | | | | | |
| 103.6 | Triplex, stacked* | -- | SE | SE | -- | SE | -- | -- | -- | -- | |
| 103.7 | Mansion Apartment* | -- | SE | SE | -- | SE | -- | -- | -- | -- | |
| 103.8 | Courtyard Building* | -- | SE | SE | -- | SE | -- | -- | -- | -- | |
| 103.9 | Live-work units* | P | P | P | P | P | SE | SE | -- | -- | |
| 104 | Mobile Home | -- | -- | -- | SE | -- | -- | -- | -- | -- | |
| 105 | Multifamily Apartment Complex* | -- | SE | SE | SE | SE | -- | -- | -- | -- | |
| 106 | Single Family Detached* | P | P | P | P | P | -- | -- | -- | -- | |
| 107 | Tiny House* | SE | SE | SE | SE | -- | -- | -- | -- | -- | |
| 108 | Any Household Living Use Not listed above | SE | SE | SE | SE | SE | -- | -- | -- | -- | |
| Group Living | | | | | | | | | | | |
| 109 | Boarding House | -- | -- | -- | -- | SE | SE | -- | -- | -- | |
| 110 | Domiciliary Care | -- | SE | SE | SE | -- | -- | -- | -- | SE | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|-----------------------------|---|------|-------|-------|----|----|----|----|----|-----|-------|--|
| 111 | Group Home For Developmentally Disabled Persons | P | P | P | P | -- | -- | -- | -- | -- | SE | |
| 112 | Halfway/Recovery Houses* | | | | | | | | | | | |
| 112.1 | Large Halfway House | -- | SE | SE | SE | SE | -- | -- | -- | -- | -- | |
| 112.2 | Recovery Residence | P | P | P | P | SE | -- | -- | -- | -- | -- | |
| 112.3 | Small Halfway House | P | P | P | P | SE | -- | -- | -- | -- | -- | |
| 113 | Homeless Shelter * | -- | -- | -- | -- | SE | SE | -- | SE | -- | SE | Also permitted w/in church facilities and may be permitted as a Temporary Use in any district. |
| 114 | Large Private Group Home For Persons Suffering From a Mental Disability | SE | SE | SE | SE | -- | -- | -- | -- | -- | SE | |
| 115 | Nursing Homes | -- | SE | SE | SE | SE | SE | SE | -- | -- | SE | |
| 116 | Retirement Community | -- | SE | SE | SE | SE | SE | -- | -- | -- | SE | |
| 117 | Small Private Group Home for Persons Suffering From a Mental Disability | SE | SE | SE | SE | -- | -- | -- | -- | -- | SE | |
| 118 | Specialized Group Home | -- | -- | -- | -- | SE | SE | SE | SE | -- | SE | |
| 119 | Any Group Living Use Not Listed Above | SE | SE | SE | SE | SE | SE | -- | -- | -- | SE | |
| Lodging | | | | | | | | | | | | |
| 120 | Bed and Breakfast * | SE | SE | SE | SE | SE | SE | -- | -- | -- | -- | |
| 121 | Short-term housing | SE | SE | SE | -- | SE | P | P | -- | -- | -- | |
| 122 | Hotels/Motels * | -- | -- | -- | -- | P | P | SE | -- | -- | -- | |
| 123 | Any Lodging Use Not Listed Above | SE | SE | SE | SE | SE | SE | SE | -- | -- | -- | |
| Residential - Miscellaneous | | | | | | | | | | | | |
| 124 | Cottage Food Business* | P | P | P | P | P | P | P | -- | -- | -- | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES |
|-----|--|------|-------|-------|----|----|----|----|----|-----|--|
| 125 | Dwelling for Resident Watchman or Caretaker employed on premises | -- | -- | -- | -- | -- | -- | A | A | A | |
| 126 | Family Day Care * | P | P | P | P | -- | -- | -- | -- | -- | |
| 127 | Garage, private or shed * | A | A | A | A | A | A | -- | -- | -- | |
| 128 | Home-based Business | P | P | P | P | P | P | -- | -- | -- | |
| 129 | Home Occupations * | SE | SE | SE | SE | SE | SE | -- | -- | -- | |
| 130 | Kennel * | A | A | A | A | -- | -- | -- | -- | -- | |
| 131 | Swimming Pool * | A | A | A | A | A | -- | -- | -- | -- | This use refers to private swimming pools accessory to residential uses, as opposed to a public or quasi-public swimming pool. |
| 132 | Any Residential - Miscellaneous Use Not Listed Above | SE | SE | SE | SE | SE | SE | -- | -- | -- | |

2. COMMERCIAL USES

Business, Personal & Professional Services

| | | | | | | | | | | | | |
|-----|--|----|----|----|----|----|----|----|----|----|----|--|
| 201 | Adult Day Care | SE | SE | SE | SE | -- | P | -- | SE | -- | -- | |
| 202 | Art Gallery | -- | -- | -- | -- | P | -- | -- | -- | -- | -- | Also permitted in any zoning district via Special Exception if located within the Town's adopted Arts & Entertainment District |
| 203 | Automotive Repair Garage* | -- | -- | -- | -- | -- | SE | -- | P | P | -- | |
| 204 | Banks, Drive-Thru | -- | -- | -- | -- | SE | P | P | -- | -- | -- | |
| 205 | Banks, Brokers & Other Financial Institutions (w/o Drive-Thru) | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 206 | Business Services | -- | -- | -- | -- | P | P | P | P | -- | -- | |
| 207 | Car Wash | -- | -- | -- | -- | -- | P | -- | P | -- | -- | |
| 208 | Commercial Kennel* | SE | -- | -- | -- | -- | SE | -- | SE | -- | -- | |
| 209 | Commercial Stable | SE | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 210 | Crematorium* | SE | SE | SE | -- | -- | P | SE | SE | -- | P | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|--------------------------------|--|------|-------|-------|----|----|----|----|----|-----|-------|--|
| 211 | Day Care, Group * | SE | SE | SE | SE | SE | P | -- | SE | -- | SE | |
| 212 | Day Care, Small Group * | SE | SE | SE | SE | SE | P | -- | SE | -- | SE | |
| 213 | Funeral Homes | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 214 | Gasoline/Service Station * | -- | -- | -- | -- | -- | SE | -- | -- | -- | -- | |
| 215 | Personal Services | -- | -- | -- | -- | P | P | P | P | -- | -- | |
| 216 | Photography Studio | -- | -- | -- | -- | P | P | P | SE | -- | -- | |
| 217 | Office* | -- | SE | SE | -- | P | P | P | P | -- | A | |
| 218 | Tattoo Parlor | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 219 | Any Business, Personal, or Professional Service Not Listed Above | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| Food & Beverage Establishments | | | | | | | | | | | | |
| 220 | Bars & Taverns | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 221 | Bistro* | -- | -- | -- | -- | P | P | -- | -- | -- | -- | Also permitted outright in the MXW Port Street, Water View and Water's Edge Subdistricts. |
| 222 | Brew-pub * | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 223 | Catering* | -- | -- | -- | -- | P | P | -- | P | -- | -- | |
| 224 | Craft Beverage Manufacturing* | SE | -- | -- | -- | P | P | P | P | -- | -- | |
| 225 | Micro-brewery | -- | -- | -- | -- | -- | SE | -- | P | P | -- | |
| 226 | Mobile Food Uses * | T | T | T | T | T | T | T | T | T | T | |
| 227 | Restaurant, Fast Food | -- | -- | -- | -- | SE | SE | SE | -- | -- | -- | |
| 228 | Restaurant, Carry Out/Delicatessen | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 229 | Restaurant, Night Club | -- | -- | -- | -- | P | P | SE | -- | -- | -- | |
| 230 | Restaurant, Sit Down | -- | -- | -- | -- | P | P | P | -- | -- | -- | Restaurants with the appropriate license for off-site consumption of wine, may offer sealed bottles or cases of wine for sale provided that if this activity is desired, a Special Exception shall be required |
| | | | | | | | | | | | | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|----------------------|--|------|-------|-------|----|----|----|----|----|-----|-------|---|
| 231 | Any Food and Beverage Establishment Not Listed Above | SE | -- | -- | -- | SE | SE | SE | -- | -- | -- | |
| Health Services | | | | | | | | | | | | |
| 232 | Animal Hospital or Veterinary Clinic* | -- | -- | -- | -- | -- | SE | SE | P | -- | -- | |
| 233 | Drug Store/Pharmacy | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 234 | Hospital | | | | | | | | | | | |
| 235 | Medical Cannabis Dispensary* | -- | -- | -- | -- | SE | SE | SE | -- | -- | -- | |
| 236 | Medical Cannabis Growing Facility* | P | -- | -- | -- | -- | SE | SE | P | P | SE | |
| 237 | Medical Cannabis Processing Facility* | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 238 | Medical Services | -- | -- | -- | -- | P | P | P | P | -- | -- | |
| 239 | Mobile Medical Facility | -- | -- | -- | -- | -- | T | -- | T | -- | T | Also possible Temporary Use in the HC District. |
| 240 | Any Health Service Not Listed Above | -- | -- | -- | -- | SE | SE | SE | SE | -- | -- | |
| Retail Sales/Rentals | | | | | | | | | | | | |
| 241 | Adult Oriented Business* | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | |
| 242 | Auction Houses | -- | -- | -- | -- | -- | SE | -- | SE | -- | -- | |
| 243 | Automobile Rental* | -- | -- | -- | -- | SE | P | P | P | -- | -- | |
| 244 | Auto Sales or Showroom * | -- | -- | -- | -- | -- | P | SE | -- | -- | -- | |
| 245 | Convenience Store* | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 246 | Farm Equipment, Trailer, or Boat sales & service | -- | -- | -- | -- | -- | P | -- | SE | -- | -- | |
| 247 | Greenhouses, nurseries, etc. | -- | -- | -- | -- | -- | P | -- | -- | -- | -- | |
| 248 | Grocery Store | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 249 | Hardware Stores/Home Improvements/Building Supplies | -- | -- | -- | -- | P | P | P | -- | -- | -- | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|------------------------------|---|------|-------|-------|----|----|----|----|----|-----|-------|---|
| 250 | Liquor Stores * | -- | -- | -- | -- | SE | SE | -- | -- | -- | -- | |
| 251 | Major Retail* | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Permitted as PUD only |
| 252 | Mall | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 253 | Retail Thrift or Outlet Store Operated by a Non-Profit Organization * | -- | -- | -- | -- | -- | P | -- | SE | SE | -- | |
| 254 | Shopping Center – campus style * | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Permitted only in PUD District. ¹ |
| 255 | Shopping Center – strip * | -- | -- | -- | -- | P | -- | -- | -- | -- | -- | |
| 256 | Any Retail Sales/Rental not listed above | -- | -- | -- | -- | P | P | SE | -- | -- | -- | |
| Commercial Miscellaneous | | | | | | | | | | | | |
| 257 | Christmas Tree Sales * | T | T | T | T | -- | T | -- | -- | -- | T | |
| 258 | Commercial Parking Lot or Garage | -- | -- | -- | -- | SE | SE | -- | -- | -- | SE | |
| 259 | Farmer's Cooperative | -- | -- | -- | -- | -- | SE | SE | -- | -- | -- | |
| 260 | Farmer's Market * | SE | -- | -- | -- | SE | SE | SE | SE | -- | SE | Also possible as temporary use in these zones. |
| 261 | Marina | -- | -- | -- | -- | -- | P | -- | SE | SE | P | Also permitted in the MXW Water's Edge Subdistrict |
| 262 | Marketplace Buildings – Commercial * | -- | -- | -- | -- | SE | -- | -- | -- | -- | -- | |
| 263 | Multiple Uses * | -- | -- | -- | -- | P | P | P | P | P | P | |
| 264 | Wayside Stands | SE/A | -- | -- | -- | -- | SE | SE | -- | -- | -- | |
| 265 | Winery* | P | -- | -- | -- | -- | P | P | P | P | -- | |
| 266 | Any Commercial – Miscellaneous Use Not Listed Above | SE | -- | -- | -- | SE | SE | SE | SE | -- | -- | |
| 3. INSTITUTIONAL USES | | | | | | | | | | | | |
| 301 | Cemeteries or Columbarium | SE | SE | SE | -- | -- | P | SE | -- | -- | P | Also permitted as accessory use to a House of Worship |
| 302 | Civic, Service Clubs, | SE | SE | SE | SE | P | P | P | SE | -- | P | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES |
|--|-----|------|-------|-------|----|----|----|----|----|-----|--|
| & Fraternal Organizations | | | | | | | | | | | |
| 303 Community Centers | -- | -- | -- | -- | P | P | P | SE | -- | P | |
| 304 Fire, Rescue, or Police Stations | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | |
| 305 Houses of Worship | SE | SE | SE | SE | SE | SE | SE | SE | SE | P | |
| 306 Jail or Temporary Detention Center | SE | -- | -- | -- | -- | -- | -- | SE | SE | P | |
| 307 Libraries | -- | SE | SE | SE | P | SE | -- | -- | -- | P | |
| 308 Mega-Church | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Permitted only as a PUD |
| 309 Museums | -- | SE | -- | -- | P | P | P | SE | -- | P | |
| 310 Post Offices/Non-Governmental Parcel or Delivery Service | -- | -- | -- | -- | SE | SE | SE | SE | SE | SE | |
| 311 Research Facilities and Laboratories | -- | -- | -- | -- | -- | SE | SE | SE | SE | P | |
| 312 Schools, Colleges, & Universities | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| 313 Studios for art, music, dance, drama, crafts, gymnastics or cheerleading, etc. | -- | -- | -- | -- | P | P | P | P | -- | P | Also permitted in any zoning district via Special Exception if located within the Town's adopted Arts & Entertainment District |
| 314 Any Institutional Use Not Listed Above | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| 4. RECREATIONAL - ENTERTAINMENT USES | | | | | | | | | | | |
| 401 Archery Range | -- | -- | -- | -- | -- | SE | SE | SE | -- | -- | |
| 402 Arenas | -- | -- | -- | -- | SE | SE | SE | SE | -- | P | |
| 403 Billiard Parlor/Pool Hall | -- | -- | -- | -- | P | P | -- | -- | -- | -- | |
| 404 Bowling Alleys | -- | -- | -- | -- | -- | P | P | -- | -- | -- | |
| 405 Carnivals, Circuses or Public Events* | T | T | T | T | T | T | T | T | T | T | |
| 406 Commercial Amusements or Recreation | -- | -- | -- | -- | -- | SE | -- | -- | -- | -- | |
| 407 Drive-in Theater | -- | -- | -- | -- | -- | SE | -- | -- | -- | -- | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|--|---|------|-------|-------|----|----|----|----|----|-----|-------|--|
| 408 | Fitness Centers/Sports Training Facilities/Health Spa/Figure Salon | -- | SE | SE | SE | P | SE | SE | P | -- | -- | |
| 409 | Ice/Roller Rink | -- | -- | -- | -- | -- | SE | SE | -- | -- | P | |
| 410 | Indoor Pistol/Rifle Range | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 411 | Indoor Recreation Facilities for Swimming, Tennis, Basketball, etc. * | -- | SE | SE | SE | -- | SE | SE | -- | -- | P | |
| 412 | Outdoor shooting sports such as Trap, Skeet, Sporting Clays, etc. | SE* | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 413 | Outdoor Recreation Areas such as Country Clubs, Golf, Tennis, or Swim Clubs * | SE | SE | SE | SE | -- | SE | SE | -- | -- | P | |
| 414 | Parks and Recreation Areas | P | P | P | P | P | P | P | P | P | P | |
| 415 | Stadium | -- | -- | -- | -- | -- | SE | SE | SE | -- | SE | |
| 416 | Tent/Special Events | T | T | T | T | T | T | T | T | T | T | |
| 417 | Theater, Movie House, Cinema – Indoor | -- | -- | -- | -- | P | P | P | -- | -- | -- | |
| 418 | Viewing Booths and Live Viewing Booths | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 419 | Any Recreational-Entertainment Use Not Listed Above | SE | SE | SE | SE | SE | SE | SE | SE | -- | SE | |
| S. INDUSTRIAL USES | | | | | | | | | | | | |
| Construction Contracting Services | | | | | | | | | | | | |
| 501 | Brick Yard | -- | -- | -- | -- | -- | -- | -- | SE | SE | -- | |
| 502 | Concrete Mixing | -- | -- | -- | -- | -- | -- | -- | -- | SE | -- | |
| 503 | Construction Equipment Sales or Rental | -- | -- | -- | -- | -- | P | -- | SE | P | -- | |
| 504 | Construction Supply & Services | -- | -- | -- | -- | -- | P | -- | SE | SE | -- | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|---|---|------|-------|-------|----|----|----|----|----|-----|-------|--|
| 505 | Contractor's Office w/ no outside storage | -- | -- | -- | -- | P | P | P | P | P | -- | |
| 506 | Contractor's Office w/ outside storage | -- | -- | -- | -- | -- | SE | -- | P | P | -- | |
| 507 | Storage, & distribution of Sand & Gravel | -- | -- | -- | -- | -- | -- | -- | -- | SE | -- | |
| 508 | Any Construction – Contracting Service Not Listed Above | SE | -- | -- | -- | -- | SE | SE | SE | SE | -- | |
| Food and Beverage Storage, Processing, etc. | | | | | | | | | | | | |
| 509 | Agriculture, controlled-environment | P | -- | -- | -- | -- | SE | SE | P | P | SE | |
| 510 | Bakery, manufacturing | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 511 | Bottling or distribution stations for beverages | -- | -- | -- | -- | -- | P | -- | P | P | -- | |
| 512 | Feed and Grain Mill | -- | -- | -- | -- | -- | -- | -- | -- | SE | -- | |
| 513 | Meat packing or storage (excluding stockyards or slaughter houses) | -- | -- | -- | -- | -- | -- | -- | -- | SE | -- | |
| 514 | Any Food & Beverage Storage, Processing, etc., Use Not Listed Above | SE | -- | -- | -- | -- | -- | -- | SE | SE | -- | |
| Manufacturing, Wholesale, Warehousing, Storage & Distribution | | | | | | | | | | | | |
| 515 | Climate-controlled self-storage* | SE | -- | -- | -- | SE | P | P | P | P | -- | |
| 516 | Forge or foundry works | -- | -- | -- | -- | -- | -- | -- | -- | SE | -- | |
| 517 | Machine shops & structural steel fabricating | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 518 | Mini-warehouses* | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 519 | Storage & sales of grain, livestock feed, & solid fuel | -- | -- | -- | -- | -- | -- | -- | -- | SE | -- | |
| | | | | | | | | | | | | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|----------------------------|---|------|-------|-------|----|----|----|----|----|-----|-------|--|
| 520 | Warehousing, Wholesale, storage & distribution | -- | -- | -- | -- | -- | P | SE | P | P | -- | |
| 521 | Wholesale and retail sales of products manufactured or stored on the premises in conjunction with any other principal permitted use | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 522 | Any Manufacturing, Wholesale, Warehousing, Storage & Distribution Not Listed Above | -- | -- | -- | -- | -- | SE | SE | SE | SE | -- | |
| Industrial - Miscellaneous | | | | | | | | | | | | |
| 523 | Airport | -- | -- | -- | -- | -- | -- | -- | SE | SE | -- | |
| 524 | Blacksmith Shop | -- | -- | -- | -- | -- | -- | -- | SE | P | -- | |
| 525 | Electric generating or steam power plant | -- | -- | -- | -- | -- | -- | -- | SE | SE | SE | |
| 526 | Industrial Park * | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 527 | Industry, heavy * | -- | -- | -- | -- | -- | -- | -- | -- | SE | -- | |
| 528 | Industry heavy w/ no potentially hazardous or commonly recognized offensive conditions * | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | |
| 529 | Industry, light * | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 530 | Printing and publishing | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 531 | Research, experimental, or testing laboratories excluding high explosives, toxic, or radioactive materials | -- | -- | -- | -- | -- | -- | -- | P | P | -- | |
| 532 | Saw Mills | T | -- | -- | -- | -- | -- | -- | SE | P | -- | |
| 533 | Storage & distribution of flammable liquids* | -- | -- | -- | -- | -- | -- | -- | SE | SE | -- | |
| 534 | Stone or monument works | -- | -- | -- | -- | -- | -- | -- | SE | -- | -- | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES | |
|---|---|------|-------|-------|----|----|----|----|----|-----|-------|---|
| 535 | Trucking & freight stations, terminals, & storage yards (excluding flammable liquids) | -- | -- | -- | -- | -- | -- | SE | P | -- | | |
| 536 | Welding shops | -- | -- | -- | -- | -- | -- | SE | SE | -- | | |
| 537 | Any Industrial – Miscellaneous Use Not Listed Above | SE | -- | -- | -- | -- | -- | SE | SE | -- | | |
| 6. MISCELLANEOUS/COMBINATION/HYBRID USES | | | | | | | | | | | | |
| 601 | Agriculture * | P | P | P | P | -- | -- | P | P | P | P | |
| 602 | Buildings in excess of height or size limitations | -- | -- | -- | -- | -- | -- | SE | -- | -- | SE | |
| 603 | Donation Bins * | -- | -- | -- | -- | SE | SE | SE | SE | SE | -- | |
| 604 | Garage or yard sales * | T | T | T | T | -- | -- | -- | -- | -- | -- | |
| 606 | Helipads | A | A | A | A | A | A | A | A | A | A | Permitted only as Accessory Uses to airports, hospitals, police stations, or other public services. |
| 607 | Other uses, not listed elsewhere, that are clearly incidental and customary to and associated with a permitted use. | A | A | A | A | A | A | A | A | A | A | |
| 608 | Live-Work Unit | -- | SE | SE | SE | P | P | SE | -- | -- | -- | |
| 609 | Portable on Demand Storage* | P | P | P | P | P | P | P | P | P | P | |
| 610 | Public Utilities | P | P | P | P | P | P | P | P | P | P | |
| 611 | Radio or television station | -- | -- | -- | -- | SE | P | SE | SE | -- | -- | |
| 612 | Recycling Collection Station | SE | SE | SE | SE | SE | P | SE | P | P | SE | |
| 613 | Recycling Processing Center | -- | -- | -- | -- | -- | -- | -- | SE | P | SE | |
| 614 | Seasonal or Long-Term Temporary Storage* | -- | -- | -- | -- | -- | T | T | -- | -- | -- | |
| 614 | Sewage treatment plants | SE | -- | -- | -- | -- | -- | -- | SE | SE | -- | |

| USE | A-1 | R-7A | R-10A | R-10M | CB | CG | CL | BC | I | G/I | NOTES |
|-----|--|------|-------|-------|----|----|----|----|----|-----|--|
| 615 | Small Cell Facility* | A | A | A | A | A | A | A | A | A | Also permitted in the RH and MXW Districts as Accessory Use |
| 616 | Small Wind Energy Turbine * | A | A | A | A | -- | -- | -- | -- | A | |
| 617 | Solar Panels, Roof mounted | A | A | A | A | A | A | A | A | A | |
| 618 | Solar Panels, Array* | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| 619 | Solar Panels, Ground Mounted* | SE | SE | SE | SE | SE | SE | SE | SE | SE | |
| 620 | Solid waste landfill | SE | -- | -- | -- | -- | -- | -- | SE | -- | |
| 621 | Special Office Use * | -- | SE | SE | -- | SE | -- | -- | -- | -- | |
| 622 | Stable or barn | A | -- | -- | -- | -- | -- | -- | -- | -- | |
| 623 | Storage of boats, travel trailers, motorcycles, jet-skis or similar recreationally used vehicles * | A | A | A | A | -- | -- | -- | -- | -- | |
| 624 | Storage Trailers | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| 625 | Temporary Sales at the location of non-profit organizations | T | T | T | T | T | T | T | T | T | The maximum duration of such sales shall be three days. No good may be sold which is prohibited to be sold in general in the Town of Easton. |
| 626 | Tower * | -- | -- | -- | -- | -- | P | -- | P | P | |
| 627 | Visitor Center | -- | -- | -- | -- | P | P | P | -- | P | |
| 628 | Any Miscellaneous-Combination-Hybrid Use Not Listed Above | SE | SE | SE | SE | SE | SE | SE | SE | SE | |

1

2 Table 2.1 Notes:

3

4 * - DENOTES A USE SUBJECT TO SUPPLEMENTAL STANDARDS (SEE SECTION 28 -
5 1007)

6

7 A - DENOTES A USE THAT IS PERMITTED ONLY ACCESSORY TO A PERMITTED USE.
8 NOTE THAT THESE ONLY REPRESENT THE MORE COMMON ACCESSORY USES.
9 OTHER USES MAY BE PERMITTED, ONLY AS ACCESSORY TO A PRINCIPAL
10 PERMITTED USE, IF THE TOWN PLANNER DETERMINES THAT THE PROPOSED
11 ACCESSORY USE IS COMMONLY ASSOCIATED WITH THE PRINCIPAL PERMITTED
12 USE AND THAT IT WILL CLEARLY BE INCIDENTAL TO SAID PRINCIPAL USE.

1
2 P - DENOTES A USE THAT IS PERMITTED BY RIGHT
3
4 SE - DENOTES A USE PERMITTED WITH A SPECIAL EXCEPTION
5
6 T - DENOTES A USE PERMITTED WITH A TEMPORARY USE PERMIT (SEE SECTION 28
7 - 1306)
8
9 -- - DENOTES A PROHIBITED USE
10
11 1 - SHOPPING CENTERS WHICH WERE PREVIOUSLY APPROVED AS SPECIAL
12 EXCEPTIONS OR PMR DISTRICTS SHALL BE TREATED AS APPROVED PUD
13 DISTRICTS. ANY CHANGES TO SUCH SHOPPING CENTERS SHALL BE REVIEWED AS
14 PER THE REQUIREMENTS FOR AMENDMENTS TO APPROVED PUD DISTRICTS.
15
16 THIS TABLE INDICATES PERMITTED USES IN BASE ZONES ONLY EXCLUDING THE
17 RH DISTRICT AND THE MXW DISTRICT. FOR USES PERMITTED IN THE RH DISTRICT,
18 SEE SECTIONS 28 - 313.3 THROUGH 28 - 313.5. FOR USES PERMITTED IN THE MXW
19 ZONING DISTRICT. SEE SECTIONS 28-314.2.1. FOR USES PERMITTED IN SPECIAL
20 (OVERLAY AND FLOATING) ZONES, SEE ARTICLES IV - VIII

ARTICLE III
ZONING DISTRICT REGULATIONS

SECTION 28 – 301 A-1 - AGRICULTURAL DISTRICT

28 – 301.1 PURPOSE

The A-1 Agricultural District is intended for properties for which Town sewer service has not yet been extended. Upon the provision of such service, the Town Council may establish the appropriate zoning for these properties. Regulations and standards stated herein allow low density residential development as well as a full range of agricultural and related activities. Any parcel of land that, for whatever reason, has no zoning classification shall be zoned A-1.

28 – 301.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the A-1 District:

A. Lot Standards

1. Minimum lot sizes – All lots hereafter established shall not be less than one (1) acre.
2. Lot frontage – Each lot hereafter established shall have a minimum frontage on a public street or way of thirty (30) feet.

B. No more than one principal use shall be permitted on an individual lot.

C. Off-street parking shall be provided for all uses in accordance with the standards of Section 28 – 1001

D. Minimum setbacks – Each main structure, all accessory structures and any use, shall be set back a minimum of fifty (50) feet from any public or private access-way and/or navigable waters; and eight (8) feet from all other lot lines, except that boat-houses, docks, and wharves may be erected on a shoreline, eight (8) feet from any other boundary line and fences may be located on the rear and side lot lines but no closer to the front lot line than the minimum front setback.

E. Height limitations – thirty-five (35) feet.

F. Lot coverage – Within the Building Envelope 100% coverage shall be permitted. Outside of the Building Envelope, all buildings and structures shall not exceed ten (10%) percent of the balance of the lot area.

SECTION 28 – 302 R-7A - RESIDENTIAL DISTRICT

28 – 302.1 PURPOSE

It is the purpose of this district to encourage the residential development and redevelopment of certain established areas of the Town of Easton. The district will provide land areas for high and medium density residential development with a variety of housing types including multi-family dwellings in a manner that respects the existing character of the older, developed parts of the district.

28 – 302.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the R-7A District:

- A. The minimum lot size for all uses hereafter established shall be 7,500 square feet, except as modified below:
 1. Minimum lot sizes – Up to 50% of the lots within an R-7A subdivision may be less than the required minimum lot size. Of these smaller lots, 75% must have a minimum lot size of at least 5,000 square feet.
 2. Lot frontage – Each lot hereinafter established shall have a minimum frontage on a public street or way of thirty (30) feet. However, houses served by rear alleys may front directly onto parks or public open space, which shall have perimeter sidewalks.
- B. Off-street parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.
- C. Minimum setbacks for all uses and structures shall be:
 1. Front setback – fifteen (15) feet.
 2. Rear setback – twenty-five (25) feet
 3. Side setback – two side setbacks – eight (8) feet
- D. Height limitations – thirty-five (35) feet.
- E. Building Envelope – All lots shall have a minimum building envelope of sixty (60) feet deep by thirty (30) feet wide.

- F. Lot coverage – Within the building envelope 100% of the land area may be covered with buildings or structures. Outside of the building envelope permitted accessory structures may be constructed in accordance with the supplemental standards pertaining to said use. In total, such accessory structures may not occupy more than fifty (50%) percent of the rear yard area. This provision shall not be construed to permit any accessory structures to be located in the established front yard.

- G. For single family dwellings the maximum density permitted in the R-7A district shall be 3.5 dwelling units per acre. A density increase is permitted where the subdivision proposal provides on-site or off-site housing opportunities for low- or moderate-income households, as defined by the Town of Easton Affordable Housing Board. When off-site housing provision is proposed, the Commission shall require evidence that these units will in fact be constructed by a certain date. For each affordable unit provided under this subsection, one additional building lot or dwelling unit shall be permitted, up to a maximum 15% increase in dwelling units. For multi-family dwellings the maximum density shall be eight (8) dwelling units per acre. The maximum permitted density for two-family dwellings shall be two (2) du/lot provided said lot is expanded in accordance with Section 28 – 1007.1. A. (9).

SECTION 28 – 303 R-10A - RESIDENTIAL DISTRICT

28 – 303.1 PURPOSE

It is the purpose of this district to provide for the continued development of existing and new residential areas within the Town of Easton. The district will provide land areas suitable for medium density residential use with a variety of housing types.

28 – 303.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the R-10A District:

- A. The minimum lot size for all uses shall be 10,000 square feet except as modified below.
 - 1. Minimum lot sizes – Up to 50% of the lots within an R-10A subdivision may be less than the required minimum lot size. Of these smaller lots, 75% must have a minimum lot size of at least 7,000 square feet.
 - 2. Lot frontage – Each lot hereinafter established shall have a minimum frontage on a public street or way of thirty-five (35) feet. However, houses served by rear alleys may front directly onto

parks or public open space, which shall have perimeter sidewalks

- B. Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.
- C. Minimum setbacks for all uses and structures:
 - 1. Front setback – fifteen (15) feet.
 - 2. Rear setback – thirty (30) feet.
 - 3. Side setback – two side setbacks are required of eight (8) feet each
- D. Height Limitations – thirty-five (35) feet.
- E. Building Envelope – All lots shall have a minimum building envelope of fifty-five (55) feet deep by thirty (30) feet wide
- F. Lot coverage – Within the building envelope 100% of the land area may be covered with buildings or structures. Outside of the building envelope permitted accessory structures may be constructed in accordance with the supplemental standards pertaining to said use. In total, such accessory structures may not occupy more than fifty (50%) percent of the rear yard area. This provision shall not be construed to permit any accessory structures to be located in the established front yard
- G. For single family dwellings the maximum density permitted in the R-10A district shall be 3.5 dwelling units per acre. A density increase is permitted where the subdivision proposal provides on-site or off-site housing opportunities for low- or moderate-income households, as defined by the Town of Easton Affordable Housing Board. When off-site housing provision is proposed, the Commission shall require evidence that these units will in fact be constructed by a certain date. For each affordable unit provided under this subsection, one additional building lot or dwelling unit shall be permitted, up to a maximum 15% increase in dwelling units. For multi-family dwellings the maximum density shall be five (5) dwelling units per acre. The maximum permitted density for two-family dwellings shall be two (2) du/lot provided said lot is expanded in accordance with Section 28 – 1007.1.A.(9).

SECTION 28 – 304 R-10M - RESIDENTIAL DISTRICT

28 – 304.1 PURPOSE

It is the intent of this district to provide for the continued development of existing and new residential areas. The district will provide land area suitable for medium density residential use with a variety of housing types including mobile homes (as a special exception).

28 – 304.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the R-10M District:

- A. The minimum lot size for all uses shall be 10,000 square feet.
 - 1. Minimum lot sizes – All lots hereafter established shall be not less than 10,000 square feet in area.
 - 2. Lot frontage – Each lot hereinafter established shall have a minimum frontage on a public street or way of thirty-five (35) feet.
- B. Off-street parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.
- C. Minimum setbacks for all uses and structures:
 - 1. Front setback – fifteen (15) feet.
 - 2. Rear setback – thirty (30) feet yard
 - 3. Side setbacks – two side setbacks are required of eight (8) feet each
- D. Height Limitations – thirty-five (35) feet.
- E. Building Envelope – All lots shall have a minimum building envelope of fifty-five (55) feet deep by fifty-four (54) feet wide.
- F. Lot coverage – Within the building envelope 100% of the land area may be covered with buildings or structures. Outside of the building envelope permitted accessory structures may be constructed in accordance with the supplemental standards pertaining to said use. In total, such accessory structures may not occupy more than fifty (50%) percent of the rear yard area. This provision shall not be construed to permit any accessory

structures to be located in the established front yard.

- G. For single family dwellings the maximum density permitted in the R-10M district shall be one (1) dwelling unit per lot. For multi-family dwellings the maximum density shall be five (5) dwelling units per acre. For mobile home subdivisions or parks the maximum permitted density shall be six (6) units per acre. The maximum permitted density for two-family dwellings shall be two (2) du/lot provided said lot is expanded in accordance with Section 28 – 1007.1.A.(9).

SECTION 28 – 305 CB - CENTRAL BUSINESS COMMERCIAL DISTRICT

28 – 305.1 PURPOSE

The purpose of this district is to provide appropriate locations for select commercial activities within the Town of Easton's Central Business District. Provision is made for the accommodation of a wide range of business pursuits, retail sales and office and service activities which serve the needs of citizens of the region. The district is designed to preserve, and to encourage the continued development of the Central Business Area consistent with the unique land use mix which currently exists. It is further the purpose of this District to encourage reinvestment in existing structures, increase the supply of affordable housing, and provide flexibility to allow businesses to adjust to changing market conditions.

Uses which may be potentially detrimental to a neighborhood for such reasons as odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of fire or explosion shall not be permitted.

28 – 305.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the CB District:

A. Lot Standards

1. Minimum lot size – All lots hereafter established shall be not less than 5,000 square feet.
2. Minimum lot dimensions – All lots hereafter established shall have depth of at least sixty (60) feet.
3. Lot frontage – All lots hereafter established shall have a minimum frontage on a public street or way of at least thirty (30) feet.

B. Off-Street Parking shall not be required for uses within the CB Zoning

District. The adequacy of parking relative to the proposed use of the property shall be evaluated during the site plan review process.

C. Minimum setback requirements for all lots and uses:

1. Front setback:

- a. in previously developed areas in the CB commercial zone the existing or established front building line of that block;
- b. all buildings hereafter constructed in areas without an established front building line in that block shall be setback twenty-five (25) feet from the front property line

2. Rear setback:

- a. in previously developed areas in the CB commercial zone the existing or established rear building line of that block;
- b. all buildings hereafter constructed in areas without an established rear building line in that block shall be setback fifteen (15) feet from the rear property line.

3. Side setbacks – none.

D. Height limitations – sixty (60) feet.

E. Building structure size – not to exceed twenty-five thousand (25,000) square feet of gross floor area, except by Special exception.

F. Building envelope – All lots shall have a minimum building envelope of twenty (20) feet deep by thirty (30) feet wide.

G. Lot coverage – by all buildings and structures shall not exceed ninety (90%) percent.

H. Maximum density shall be seven (7) dwelling units per acre for single-family dwellings, sixteen (16) dwelling units per acre for multifamily dwellings, or as specified in Section 28-1007.1 A 9 for Middle Housing Types.

I. All on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.

- J. All off-street loading and unloading areas shall be screened from view by permanent, decorative screens or natural plantings, a minimum of eight (8) feet in height, as per the requirements of Section 28 – 1014 of this Ordinance.

SECTION 28 – 306 CG - COMMERCIAL GENERAL DISTRICT

28 – 306.1 PURPOSE

The purpose of this district is to provide appropriate locations for a broad range of intensive commercial activities. Provision is made for the accommodation of a wide range of business pursuits, including retail, wholesale, storage and contracting activities.

Uses which may be potentially detrimental to a neighborhood for such reasons as odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of fire or explosion shall not be permitted.

28 – 306.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the CG District:

A. Lot Standards:

1. Minimum lot size – All lots hereafter established shall be not less than 20,000 square feet
2. Lot frontage – Each lot hereafter established shall have a minimum frontage on a public street or way of sixty (60) feet.

B. Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.

C. Setback requirements for all lots and uses:

1. Front setback – All structures shall be setback at least twenty-five (25) feet.
2. Rear setback – All structures shall be setback at least fifteen (15) feet from the rear property line.
3. Side setbacks – A minimum of two side yards of ten (10) feet each.

- D. Building Envelope – All lots shall have a minimum building envelope of twenty (20) feet deep by thirty (30) feet wide.
- E. Height limitations – fifty (50) feet.
- F. Lot coverage – by all buildings and structures shall not exceed fifty (50%) percent.
- G. All on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18’ height and light shall not shine off-site at levels greater than 1-foot candle.
- H. All off-street loading and unloading areas shall be screened from view by permanent, decorative screens or natural plantings, a minimum of eight (8) feet in height.
- I. All areas not devoted to buildings or parking areas shall be landscaped and maintained in accordance with Section 28 – 1014 of this Ordinance.

SECTION 28 – 307 CL - COMMERCIAL LIMITED DISTRICT

28 – 307.1 PURPOSE

The purpose of this district is to provide appropriate locations for select commercial activities. Provision is made for the accommodation of a wide range of business pursuits, retail sales, and office and service activities which serve the needs of citizens of the region.

Uses which may be potentially detrimental to a neighborhood for such reasons as odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of fire or explosion shall not be permitted.

28 – 307.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the CL District:

- A. Any development within the CL District requires Site Plan review and Planning and Zoning Commission approval in accordance with Section 28 – 901 (size thresholds for Planning and Zoning Commission Review notwithstanding).
- B. The minimum lot size for all uses hereafter established shall be sixty thousand (60,000) square feet.

- C. Off-street parking shall be provided in accordance with the provisions of Section 28 – 1001 and shall be located in the rear or side yard.
- D. All lots hereafter established shall have a minimum frontage on a public street or way of at least two hundred (200).
- E. Minimum setbacks for all structures shall be as follows:
 - 1. Front – forty (40) feet from the property line
 - 2. Side – ten (10) feet on each side of the property line.
 - 3. Rear – fifteen (15) feet from the property line.
 - 4. There shall be maintained a landscaped buffer of seventy-five (75) feet on any lot line adjacent to residentially zoned property in accordance with the provisions of Section 28 – 1014 of this Ordinance.
- F. Height limitations – fifty (50) feet.
- G. Lot coverage by all buildings and structures shall not exceed thirty-five (35%) percent of the lot area.
- H. There shall be no outdoor storage of any goods or merchandise on any lot or open areas, nor shall any products be displayed in open areas.
- I. All on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18’ height and light shall not shine off-site at levels greater than 1-foot candle.
- J. All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with the provisions of Section 28 – 1014 of this Ordinance.
- K. All areas not devoted to buildings or parking areas shall be landscaped and maintained in accordance with Section 28 – 1014 of this Ordinance.