

1 **28-414 MIXED-USE WATERFRONT DISTRICT (MXW)**  
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3 **28-414.1 PURPOSE**  
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5 (A) The purpose of this district is to advance the vision of the Town of Easton for Easton Point  
6 as expressed in the Town’s Comprehensive Plan, as amended, which includes the Port  
7 Street Small Area Plan (collectively, the “Plan”). In accordance with the spirit and intent of  
8 that Plan, Easton Point is envisioned as an area appropriate for infill development and  
9 redevelopment of a mixed-use nature, with a wide variety of uses possible, including  
10 residential, commercial, institutional and open space. The intent IS NOT to require an  
11 exact duplicate of the uses as depicted on the Plan, but rather to encourage such  
12 development or redevelopment that is consistent with the Plan from a use and character  
13 perspective.  
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15 (B) Permitted uses will enable the creation of a neighborhood/destination that caters to new  
16 residents, provides sources of employment, serves as a tourist destination, and provides  
17 public open spaces and Waterfront access. Particular attention shall be given to impacts  
18 on the Tred Avon River, the headwaters of which this zoning district borders.  
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20 (C) In recognition that different parts of the Zoning District have different design and  
21 development goals and objectives, four Zoning Sub-Districts are established for the  
22 purpose of differentiating various development standards applicable in these areas. If a  
23 parcel of land is divided by a sub district boundary line at the time of enactment of this  
24 code or by subsequent amendments thereto, the appropriate standards and uses for  
25 each sub district shall apply on the portion of the parcel covered by that sub district.  
26 Notwithstanding the above, where a parcel is divided between the Water View and  
27 Inland sub districts, the Planning Commission may consider the entire parcel to be within  
28 the Inland sub-district. The sub-districts are depicted on Map 28-414.1<sup>1</sup> and their  
29 purposes are as follows:  
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- 31 a. Water’s Edge Sub-District – This sub-district is applied to the land located  
32 adjacent to and within 100’ (or more in certain circumstances) of the edge of the  
33 Tred Avon River. The purpose of the regulations applying to this sub-district is to:  
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- 35 1. Encourage and sustain the development of water-dependent and  
36 water-related land uses and those supporting commercial uses which  
37 are designed in such a way as to enliven the district;  
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  - 39 2. Preserve the open and relaxed pattern of building in which the  
40 placement of buildings affords views throughout the waterfront area  
41 as opposed to the more formal pattern of building evident in urban or  
42 town centers;

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<sup>1</sup> Map 28-414.1 depicts the entirety of Easton Point, however it should be noted that some parcels are not within the Town of Easton’s jurisdiction at the time of enactment of this Ordinance. While it is envisioned that should they eventually Annex into the Town they would be zoned in accordance with this Map, they cannot be until such time as that action occurs. Additionally, some parcels that are already under the Town’s jurisdiction and improved, may not ultimately be zoned MXW.

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





3. Ensure the preservation of the broad view sheds out over the water especially from Port Street at the approach to the waterfront;
  4. Create a destination where the public has space to gather for recreation, special events, and to readily walk through common areas to and between commercial activities;
  5. Allow for limited residential development consistent with the scope and scale of buildings envisioned in this sub-district; and
  6. Promote the emergence of naturalized open spaces and systems for the management of storm and flood waters.
- b. Water View Sub-District – This sub-district is applied to land adjacent to the Water’s Edge Sub-District and extending landward to encompass lands within 500’ of the Tred Avon River. The purpose of the regulations applicable to this sub-district is to:
1. Serve as a visual transition area between the lower density Water’s Edge and the higher density Inland and Port Street Sub-Districts;
  2. Encourage the development of intermediate density mixed-uses to include residential development and certain non-residential uses that are compatible with and supportive of residential development; and
  3. Promote a unified open space and green landscape pattern that affords ready public access to trails, the shoreline, sidewalks, and green open spaces.
- c. Inland Sub-District – This sub-district is applied to land located greater than 500’ from the edge of the Tred Avon River. The purpose of this sub-district is to:
1. Encourage the development of high-density residential, mixed uses, and non-residential uses that are compatible with and supportive of residential development; and
  2. Provide developers with the maximum flexibility available in the MXW to encourage suitable infill, redevelopment and new development projects.
- d. Port Street Corridor Sub-District – This sub-district is applied to lands within 180’ parallel to and on either side of Port Street. The purpose of this sub-district is to:
1. Create an urban-scale streetscape;

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2. Promote an urban design that will ultimately serve to visually connect or link the waterfront to Easton's Downtown; and
3. Allow for mixed uses with an emphasis on multi-family, live-work units and small commercial uses.

# Proposed MXW District - Easton, MD 2017



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|--|---|--|---|
|  180ft Port Street Corridor |  500ft Water View          |  Parcels               |  |
|  100ft Water's Edge         |  Greater than 500ft Inland |  Proposed MXW District |   |

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28-414.2 DEVELOPMENT STANDARDS

(A) Development shall require site plan approval by the Easton Planning Commission in accordance with the standards of Section 28-301 of the Town Code (notwithstanding the threshold staff-Planning Commission division as all site plans in the MXW Zoning District are subject to Planning Commission review). In addition to the standards required in 28-301, the Planning Commission shall consider the following in their review of site plans:

- a. Whether or not the proposed project is consistent with the Plan, and to the extent that it varies from said Plan, whether or not the proposed project is consistent with the vision, spirit and intent expressed in that document. Projects deemed to be inconsistent with the Plan shall be denied unless and until said Plan is amended in such a way as to make the proposed project consistent with the Plan. Consistency shall refer to both the proposed use, as well as architectural or design considerations.
- b. Whether or not the proposed use is likely to generate potentially adverse impacts to neighboring or nearby properties in the form of undue noise, smoke, odors, traffic, inadequate or excessive drainage, etc., and if finding that such potential exists, whether or not such impacts are determined to be sufficiently ameliorated as part of the proposed project.

28-414.2.1 Permitted Uses

(A) Uses permitted in this Zoning District shall be permitted in the various sub-districts in accordance with the following table:

	MXW Sub-Districts				Notes
	Water's Edge	Water View	Inland	Port Street	
<b>Residential Uses</b>					
Bed & Breakfast*	--	P	--	P	
Multi-Family Dwellings*	P	P	P	P	The supplemental standards related to setbacks and adjacency shall not apply in the MXW.
Home Occupation*	A	A	A	A	
Live-Work Unit	A	A	A	A	A single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.
Piers	A	--	--	--	
Single Family Detached*	--	P	P	--	Max. house size of 2,500 sq. ft. & Max. lot size of 7,200 sq. ft. (Max lot size may be averaged for projects of 10 or more lots)
Day Care (Family)*	--	SE	SE	--	
Home Occupation*	--	A	A	--	
Live-Work Unit	--	A	A	--	See Definition under multi-family uses above.
Swimming Pools	--	A	A	--	
Two- family or Duplex Units*	P	P	P	P	
Home Occupation*	A	A	A	A	
Live-Work Unit	A	A	A	A	See definition under multi-family uses above.
Piers	A	--	--	--	
Swimming Pools	--	A	A	A	

<b>Commercial Uses</b>					
Antique Shops	--	P	--	P	
Artisan Shop and Gallery (Art, Blacksmithing, Boat Building, Glass Blowing, Sail Making, Woodworking)	P	P	--	P	
Beverage Manufacturing (Brew Pub, Micro-Brewery, Winery or Distillery)*	P	P	--	P	
Candy, Nut, or Confections Stores	P	P	--	P	
Coffee Shop, Ice Cream Parlor, Bakery	P	P	--	P	
Commercial Parking (Lot or Garage)	--	SE	SE	SE	
Healthy Lifestyle Center	--	P	P	P	A facility which provides medically supervised services intended to promote overall well-being, addressing such areas as exercise, nutrition, stress management, etc., to produce individually-tailored health improvement and exercise plans.
Hotels*	--	P	P	--	
Conference Centers	--	A	A	--	
Gift - Retail Shop	--	A	A	--	
Fitness Centers/Health Spa/Figure Salon	--	A	A	--	
Marina	P	P	--	--	
Boat Repair Facility	A	A	--	--	
Boat Storage Facility (Out of Water )	--	SE	--	--	Limited to 35'-0" in height
Piers	A	--	--	--	
Recreational Boating	A	--	--	--	
Water-Oriented Activities (Water Taxis, Charter Boats, Canoe-Kayak Launches)	A	--	--	--	
Market's (Farmer, Meat or Seafood)	P	P	--	P	
Museums	P	P	P	P	
Newspaper/Magazine Shop	--	P	P	P	
Offices	A	P	SE	P	

Personal Services (Beauty, Barber, Seamstress, Tailors, Shoe Repair and Florist), provided such services are of a neighborhood scale.	--	P	--	P	
Restaurant, Carry-out or Sit-down	P	P	--	P	
Retail Shop Small < 2,500 Sq. Ft.	A	P	--	P	
Retail Shop Small < 5,000 Sq. Ft.	--	P	--	P	
Visitor Center	P	P	--	P	
<b>Institutional Uses</b>					
Community/Civic Center	--	P	P	P	
Fire, Rescue, or Police Station	SE	SE	SE	SE	
Houses of Worship	--	SE	SE	SE	
Retirement Community	--	P	P	P	
<b>Recreational - Entertainment Uses</b>					
Indoor Recreation Facility (Music and Dance Studios, Gymnasiums)*	--	P	P	P	
Outdoor Recreation Areas (Country Clubs, Swim Clubs and Yacht Clubs)*	P	P	--	--	
Piers	A	--	--	--	
Water-Oriented Activities (Water Taxis, Charter Boats, Canoe-Kayak Launches)	A	--	--	--	
Parks and Recreation Areas	P	P	P	P	
<b>Miscellaneous Uses</b>					
Buildings or structures in excess of 25,000 square feet	SE	SE	SE	SE	
Swimming Pools (Commercial or Public)	--	SE	SE	SE	

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Key:

P – denotes a use that is permitted outright within the sub-district

SE – denotes a use which is possible with a Special Exception within the sub-district

A – denotes a use that is permitted as Accessory to another permitted use in the sub-district

-- - denotes a use that is prohibited within the sub-district

An \* following the use indicates that the listed use is also subject to supplemental standards, which can be found in Section 28-1008 of this Code

28-414.2.2 Prohibited Uses

(A) Uses not listed above are prohibited throughout this Zoning District.



160 (B) Planned Unit Developments (PUDs) and Planned Healthcare (HC) applications are not  
161 permitted and shall not be considered for properties in this Zoning District.

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163 (C) Retail equal to or in excess of 5,000 square feet of gross floor area.

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166 **28-414.3 SITE PLANNING STANDARDS**

167 (A) The following minimum site planning standards shall be observed:

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169 28-414.3.1 Lot Standards

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171 (A) Sub district Development Standards – The following development standards may vary  
172 by sub district as indicated in the Table below. All other development standards  
173 specified shall apply throughout the district.  
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Sub-District Areas				
Standard	Water's Edge (Salmon)	Water View (Yellow)	Inland (Green)	Port Street Corridor (Blue)
Minimum Lot Size*	½ Acre	¼ Acre	5,000 square feet	5,000 square feet
Maximum Height and Story**	30' (1.5 Story)	40' (2.5 Story)	50' (3 story)	45' (2.5 story min, 3 story max)
Lot Coverage (by Buildings & Structures)	20%	30%	40%	50%
Water's Edge Setback***	25' Minimum	N/A	N/A	N/A
Front Setback****	5' Minimum 15' Maximum	5' Minimum 15' Maximum	5' Minimum 15' Maximum	5' Minimum 15' Maximum

177 \* For subdivisions of 10 or more lots, the minimum lot size may be replaced by an  
178 average lot size of the specified dimension.

179 \*\* Height and stories in the Zoning District shall be measured from Base elevation.

180 \*\*\* The Water's Edge setbacks are measured from the line of mean high tide.

181 \*\*\*\* Measured from the property line.

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184 (B) Minimum lot dimensions - All lots hereafter established shall have a depth of at least  
185 sixty (60) feet.

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187 (C) Lot frontage - All lots hereafter established shall have a minimum frontage on a  
188 public street or way of at least 24 feet.

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- (D) Maximum density - for any residential uses shall be as follows:
  - a. If residential use is part of a vertically-mixed use project (i.e., non-residential uses are present on the ground floor with residential units on non-ground floors), there shall be no limit on the residential density.
  - b. If the sole use proposed for a given project is residential, the maximum permitted density shall be 30 du/ac.
- (E) Base Elevation – The base elevation for structures in the Zoning District shall be a minimum of the base flood elevation plus 24 inches. The base flood elevation (BFE) must be determined for each project by a Civil Engineer, based on current Maryland DFIRM maps and the Town of Easton’s Floodplain Management Code.
- (F) The front yard required for a dwelling in any zone which permits residences may be reduced in the case of a dwelling to be located between two (2) existing dwellings which lack the required front yard and which are less than one hundred (100) feet apart. In such a case the front yard depth shall be not less than that of the deeper adjoining lot.
- (G) On corner lots, all sides of the lot which face a street must comply with the applicable front setback.

28-414.3.2 Vehicular and Pedestrian Connectivity Standards

- (A) Lots shall be interconnected to all adjoining lots by providing the means to extend – connect on-site; sidewalks, pedestrian paths, service – access roads.
- (B) Alleys shall be provided or dedicated for vehicle passageway within a block and access to garages, accessory buildings, and trash areas along the rear edges of lots. Each alley shall include at least two points of ingress/egress into the block, with a paved or gravel surface ranging between 16 to 20 feet in width. The Planning Commission shall have the authority to waive this requirement when it is determined that the provision or dedication of an alley is not practicable for the proposed project.

28-414.3.3 Off-Street Parking Standards

- (A) Off-street parking shall be required for uses within the Zoning District, in accordance with the provisions of 28-1001 of the Town Code. Furthermore, given the proximity to the headwaters of the Tred Avon River, all pavement used for parking areas shall be pervious. Alternately such parking areas shall be designed so as to achieve equivalent sediment runoff reduction as would be achieved with the use of pervious pavement, as determined by the Town Engineer. Any pervious pavement shall comply with maintenance and inspection requirements of the Town.

- 236 (B) Shared off-street parking amongst multiple users, is encouraged in the Zoning  
237 District. To that end, any portion of off-street parking requirements may be satisfied  
238 off-site on land within 500 feet of the subject property. In such cases, evidence of the  
239 right to utilize such off-off-street parking spaces shall be provided at the time of site  
240 plan review.  
241
- 242 (C) Parking for Residences, Employee and Business vehicles shall be designated and shall  
243 be located in a manner to not compete with patron and visitor parking.  
244
- 245 (D) Off-street parking may not be located between the water's edge and the waterfront  
246 façade of any principal building, nor between the front property line and the front  
247 building façade, nor in any side yard. If the Planning Commission determines that there  
248 are no practicable alternatives, in the Water's Edge sub-district, parking in side yards  
249 may be permitted.  
250
- 251 (E) Setbacks for any portion of a parking lot or access drive shall be 3' for residential uses  
252 and 10' for non-residential uses, measured from the property line. Mixed-use projects  
253 shall adhere to the non-residential setback standard. The Planning Commission may  
254 waive or modify these setback requirements when doing so may promote connectivity  
255 and the efficient utilization of space.  
256
- 257 (F) The maximum setback requirements may be waived by the Planning Commission for  
258 an area not to exceed 90% of the frontage in order to accommodate courtyards.  
259
- 260 (G) Bicycle Parking spaces shall be required for all non-residential uses and structures. A  
261 minimum of one bicycle parking space shall be required for each 20 parking spaces.  
262
- 263 a. Bicycle parking spaces may be provided or bicycle racks. Bicycle spaces shall  
264 be at least 2 feet 6 inches in width and 6 feet in length, with a minimum  
265 overhead vertical clearance of 7 feet. Racks and other fixtures used to provide  
266 for nonresidential uses must be securely affixed to the ground and allow for  
267 the bicycle to locked and chained.  
268
- 269 b. Where bicycle spaces are required by 28-414.3.3 (G), the spaces may be  
270 indoors or outdoors and shall be located within 50 feet of the primary building  
271 entrance. Outdoor bicycle parking spaces shall not be located behind any wall  
272 or landscaping, or other visual obstruction lying between the principal building  
273 and the bicycle spaces. If required bicycle spaces are not visible from the  
274 street, signs must be posted indicating their location. Outdoor areas used for  
275 required bicycle parking shall have an improved hardened surface, and shall  
276 be drained and well lighted. Common areas located within offices and  
277 commercial facilities or located on balconies or within residential dwelling  
278 units shall not be counted toward required parking.  
279
- 280 (H) In the Water's Edge or Water View sub-districts, off-street parking may be provided  
281 beneath the ground floor of the structure. When such parking is provided, the area of

282 such parking shall not be considered a story, and the structure above this parking area  
283 shall be entitled to the full number of stories specified for the sub-district.

284  
285 a. Under-structure parking shall be designed such that all front facades shall be  
286 enclosed and provide a façade(s) that is architecturally compatible with the  
287 overall building.

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289 b. If located in a floodplain, the under-structure parking shall be screened from  
290 view through the use of berms and/or landscaping.

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292 28-414.3.4 Site Loading and Unloading Area Standards

293  
294 (A) All site loading and unloading areas shall be fully screened from view by architectural  
295 design feature or by permanent, decorative screens or natural plantings, a minimum  
296 of eight (8) feet in height.

297  
298 28-414.3.5 Water Front Access Standards

299  
300 (A) All lots fronting on the Tred Avon River shall dedicate a public access easement to the  
301 Town of Easton, over, under and across all strips of land adjacent to the water. Such  
302 required access easement shall be a minimum of 15'-0" wide, or that increased width  
303 determined as acceptable and appropriate by the Planning Commission. The purpose  
304 of requiring such access easements is to provide and maintain unrestricted public  
305 access along the entire water frontage of such lots.

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307 28-414.3.6 Lighting Standards

308  
309 (A) All on-site lighting shall be low cut-off shielded luminaries at a maximum 15' height  
310 and light shall not shine off-site at levels greater than 1 foot candle. All on-site  
311 lighting shall be decorative lamps consistent with the design elements of the area.

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313 28-414.3.7 Underground Utilities

314  
315 (A) All new, replacement and/or modified utility facilities shall be located underground.

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317 **28-414.4 ARCHITECTURAL STANDARDS**

318  
319 (A) Building design and construction shall meet the minimum requirements of the  
320 International Code Council's International Green Construction Code or be US Green  
321 Building Council (USGBC) LEED rated, Bronze standard, or a generally accepted equivalent  
322 standard, provided, however that formal LEED certification shall not be required.

323  
324 28-414.4.1 Building Massing (Shape, Form and Size)

325  
326 (A) For buildings with ground level commercial or mixed use, floor-to-ceiling height shall  
327 be a minimum of 14 feet at ground level and 10 feet for upper stories.

328

- 329 For buildings with ground level non-commercial use, floor-to-ceiling height shall be a  
330 minimum of 10 feet for the ground floor and 9 feet for upper stories.  
331
- 332 (B) Massing and scale of larger buildings shall generally be broken down into smaller and  
333 varied volumes or wrapped linearly in a series of smaller pedestrian-scaled buildings  
334 with doors and windows.  
335
- 336 (C) Buildings exceeding two stories shall incorporate a base, middle, and cap described  
337 as follows:  
338
- 339 a. The base shall include an entry way with transparent windows and a molding or  
340 reveal placed between the first and second stories or over the second story. The  
341 molding or reveal shall have a depth of at least two inches and a height of at least  
342 four inches.  
343
- 344 b. The middle may include windows and/or balconies; and  
345
- 346 c. The cap shall include the area from the top floor to the roof of the building and  
347 including a cornice, eave, parapet or overhang.  
348
- 349 (D) Regulating lines and rhythms shall be included to create a pedestrian-scaled  
350 environment, including horizontal lines, transoms, cornices, eaves, recesses, courts  
351 and arcades that provide human scale to façades.  
352
- 353 (E) A clear pattern of building openings shall be provided. Windows, balconies, and bays  
354 should unify a building's street wall and add considerably to a façade's three-  
355 dimensional quality.  
356
- 357 (F) Major architectural expressions in the façade such as; corner massing, oversized  
358 windows-entrances, towers, chimneys, roof form and dormers, shall be employed to  
359 demarcate gateways, intersections and anchor key locations.  
360
- 361 (G) Window sills, moldings, and cornices shall align with those of adjacent buildings. The  
362 bottom and top line defining the edge of the windows (the "windowsill alignment")  
363 shall vary not more than two feet from the alignment of surrounding buildings. If the  
364 adjoining buildings have windowsill alignments that vary by more than two feet from  
365 one another, the proposed building shall align with one of the adjoining buildings.  
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#### 367 28-414.4.2 Ground-Floor Design

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- 369 (A) All buildings in the Zoning District shall have their principal entrance opening to a  
370 street, square, plaza, or sidewalk. The principal entrance shall not open to a parking  
371 lot. Pedestrian access from the public sidewalk, street right-of-way, or driveway to  
372 the principal structure shall be provided through an improved surface. Easements  
373 shall be provided to facilitate pedestrian access between parking lots and street  
374 frontages.  
375

376 (B) The ground floor of the entryway shall align with the sidewalk elevation. Sunken  
377 terraces or stairways to a basement shall not constitute entryways for purposes of  
378 this section. It is not the intent of this section to preclude the use of below-grade  
379 entryways, provided that such entryways shall not constitute a principal entryway.

380 28-414.4.3 Façade Design

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383 (A) Any façade which is oriented to the water's edge or Boardwalk/promenade, shall be  
384 treated as a front façade

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386 (B) Building design shall be done in a manner to not have an apparent rear façade.  
387 Façades facing a rear property line shall be designed to be a secondary front and or  
388 side façade.

389  
390 (C) Solid walls shall not exceed 20 feet in length.

391  
392 (D) All building façades should be responsive to the context of the surrounding  
393 environment and neighboring buildings.

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395 (E) Exterior materials shall consist of materials that are traditional, durable and  
396 environmentally sustainable. The following list of materials is intended to serve  
397 as examples for the desired design aesthetic. Additional materials may be  
398 proposed, subject to review and approval by the Planning Commission:

399  
400 a. *Roofing*

401  
402 1. Sawn shingles or composition shingles;  
403 standing seam metal; slate; or cedar shakes

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405 b. *Soffits*

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407 1. Composition board with smooth finish,  
408 tongue-and-groove wood boards, or fiber-  
409 cement panels

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411 c. *Gutters and Downspouts*

412  
413 1. Half-round or ogee profile gutters with  
414 round or rectangular downspouts in copper,  
415 painted or pre-finished metal

416  
417 d. *Cladding*

418  
419 1. Smooth-finish wood or fiber cement lap  
420 siding, 6- to 8-inch exposure or random-  
421 width cut shingles  
422 2. Sand-molded or smooth-finish brick in Common, English or  
423 Flemish Bond patterns

424 3. Civic uses may look to incorporate more contemporary materials, such  
425 as steel and/ or curtain-wall glazing

426  
427 e. *Windows*

428  
429 1. Painted wood or composite, or clad wood or vinyl; true divided light or  
430 sash with traditional exterior muntin profile (7/8 inch wide)

431  
432 f. *Doors*

433  
434 1. Wood, fiberglass, or steel with traditional stile-and-rail proportions and  
435 raised panel profiles, painted or stained

436  
437 g. *Shutters*

438  
439 1. Wood or composite, sized to match window sash and mounted  
440 with hardware to either be or appear to be operable

441  
442 h. *Columns*

443  
444 1. Architecturally-correct classical proportions and details in wood,  
445 fiberglass, or composite material

446 2. More informal square wooden box columns

447  
448 i. *Railings*

449  
450 1. Milled wood or composite top and bottom rails with square or turned  
451 balusters

452 2. Wrought iron or solid bar stock square metal picket

453  
454 28-414.4.4 Windows and Entryways

455  
456 (A) Windows above the ground floor shall have a ratio of height to width of at least 2:1.

457  
458 (B) The uses on the ground floor shall be visible from and/or accessible to the street  
459 through the use of windows and doors on at least 50% of the length of the first floor  
460 street frontage. At least 60% or more than 90% of the total surface area of the front  
461 elevation shall be in public entrances and windows (including retail display windows).  
462 Where windows are used, they shall be clear, non-reflective glass.

463  
464 (C) Ribbon windows and extensive use of mirrored glass are prohibited.

465  
466 (D) All street-level retail uses with sidewalk frontage shall be furnished with an individual  
467 entrance and direct access to the sidewalk in addition to any other access that may  
468 be provided.

469

470 (E) Doors shall be recessed into the face of the building to provide a sense of entry and  
471 to add variety to the streetscape. An entryway shall not be less than one square foot  
472 for each 1,000 square feet of floor area, and in all cases shall not be less than 15  
473 square feet.

474  
475 (F) Canopies, awnings, and similar appurtenances may be constructed at the entrance to  
476 any building and may encroach into any required front setback. Any such feature  
477 shall have a minimum depth of 5 feet, and shall have a minimum clearance height  
478 above the sidewalk of 8 feet and a maximum clearance height above the sidewalk of  
479 13 feet 6 inches.

480  
481 28-414.4.5 Porches

482  
483 (A) Minimum porch depth is 6 feet.

484  
485 (B) Minimum height from ground level to porch floor is 3 feet.

486  
487 28-414.4.6 Color Selections

488  
489 (A) The color palette for projects in the Zoning District shall generally be designated as  
490 follows:

491  
492 a. Façade surface colors shall recall natural materials, and avoid bright, artificial or  
493 metallic colors.

494  
495 b. Accent colors shall be muted blues, greens, yellows, browns, and shades of  
496 white, beige, and gray.

497  
498 c. Materials, such as brick should typically be left unpainted.

499  
500 d. Façades should contain no more than three colors.

501  
502 (B) The Planning Commission shall have the authority to approve proposed architecture as compliant  
503 with the standards of this subsection, during their site plan review process. In so doing, the  
504 Planning Commission shall focus their review on the more general architectural issues such as the  
505 appropriateness of the theme or style proposed, the general massing, shape, size, form and  
506 orientation of the buildings. The appropriateness of more detailed issues, such as materials and  
507 product specifications, shall be verified by Town staff (with the advice of a professional consulting  
508 architect, as needed).

509  
510 28-414.4.7 Landscaping and Landscaping Features

511  
512 (A) Landscaping shall be required for all development in accordance with the  
513 provisions of 28-1015 of the Town Code.

514  
515  
516



517 28-414.4.8 Building Infrastructure

518  
519 (A) Such as heating, ventilation, air conditioning, generators and other equipment -  
520 appliances, shall be fully screened from view by architectural design features.

521  
522 28-414.4.9 Refuse, Solid Waste and Recycling Storage

523  
524 (A) All building containment area(s) for the storage of refuse, solid waste and recycling,  
525 shall be fully screened from view and integrated into the architectural design.

526  
527 28-414.4.10 Restaurant Seating

528  
529 (A) Seating in restaurants shall be regulated as follows:  
530  
531 a. Indoor seating shall be limited to 1 seat per 15 square feet (net)  
532  
533 b. Outdoor seating shall be limited to 100% of Total Indoor Seating and must be  
534 specified on site plans submitted for approval so that such areas are  
535 appropriately considered for calculation of such things as number of required  
536 parking spaces, the kitchen size and the restroom fixture counts.

537  
538 28-414.5 SIGNAGE STANDARDS

539  
540 28-414.5.1 Premise Identification

541  
542 (A) Address-suite numbers, shall be installed on building and dwelling walls in a position  
543 to be plainly legible and visible from the street or road fronting the property. These  
544 numbers shall contrast with their background.  
545  
546 a. Address numbers shall be Arabic numerals or alphabet letters.  
547  
548 b. Numbers-letter shall be a minimum of 3 inches high with a minimum stroke width  
549 of 0.5 inch.  
550  
551 c. Rear entrance identification shall be provided on all non-residential structures.

552  
553 28-414.5.2 Façade Signage

554  
555 (A) Building Wall, Projecting and Suspended Signs shall have the following features  
556  
557 a. Signage area shall not exceed one (1) square foot of sign area for each lineal foot of  
558 building frontage of the front facade.  
559  
560 b. For a building facing more than one street, an additional one (1) square foot of  
561 sign area shall be permitted for every lineal foot of building frontage on the side  
562 street(s).

563

- 564 c. Numbers-Letter shall be a minimum of 6 inches high with a minimum stroke width  
565 of 1.25 inch.  
566  
567 d. Signs shall not project more than thirty inches (30") from the building façade  
568 surface.  
569  
570 e. Shall have molded perimeter frames plus carved and or raised letters for a  
571 minimum of 50% of the numbers, letters and or symbols on the signage.  
572  
573 f. All lit on-site signs shall be illuminated indirectly by external fixtures with steady,  
574 stationary, shielded light sources directed solely onto the sign without causing  
575 glare. Light bulb, strips or tubes used for illuminating a sign shall not be visible from  
576 adjacent public rights-of-way or residential properties.  
577  
578 g. Signage shall consider the visibility and approach to the site from both the  
579 vehicular and pedestrian experience.  
580

581 28-414.5.3 Site Signage  
582

- 583 (A) Monument Sign shall be low freestanding signage, not exceeding fifty (50) square  
584 feet (per side) in area. The top shall not be more than five (5) feet in height. Signs  
585 shall be placed on a continuous base.  
586  
587 (B) One sidewalk sign shall be permitted for each tenant. Such sign shall be located in  
588 front of the business being advertised, must provide six (6) feet of unobstructed  
589 sidewalk, and shall be removed from the sidewalk daily at (or before) the close of  
590 business.  
591

592 28-414.5.4 Prohibited Signage  
593

- 594 (A) Signage, not listed above are prohibited.  
595  
596 (B) No alcohol sales licensee may display any advertisement or sign on the outside  
597 façade of the licensed premises upon which appears any brand name of an alcoholic  
598 beverage product.  
599  
600 (C) Animated or flashing signs.  
601

602 28-414.4 OPERATING STANDARDS  
603

- 604 (A) Storefront Windows for all commercial uses shall not be obstructed, contain signage and  
605 or lighting projecting toward the public way and shall allow natural light into the interior  
606 spaces. These storefront windows shall be used for display and or connection between  
607 the commercial use and the public way.  
608 (B) All outdoor music conducted on private property shall end no later than 10:00 p.m.  
609