

1 III. Add a new use to the Zoning Ordinance, "Agriculture, controlled environment"
2 and regulate per the following additions:

3
4 A. Add a definition to Article I, Section 114, as follows:

5
6 **Agriculture, controlled-environment** – The practice of agriculture either wholly or partially within a
7 structure in which such factors as temperature, light, and humidity can be regulated.

8
9 B. Add the use "Agriculture, controlled environment" to the Table of Permissible Uses as an
10 Industrial Use that is outright permitted in the A-1, I-1, I-2, BC, and I Zoning Districts, as a
11 Special Exception Use in the G/I, CG and CL Zoning Districts and prohibited in all other
12 districts.

13
14 C. Add the following Supplemental Standards to Article X, Section 1008.3 A (1) for the use
15 "Agriculture, controlled environment:"

16
17 a. In addition to common agricultural activities, agriculture, controlled-environment may also
18 include elements of manufacturing, processing, packaging, storage, distribution, etc.

19
20 b. Retail sales of agricultural products grown and/or processed on-site shall be permitted
21 provided they are of a scale that is clearly secondary and incidental to the primary
22 agricultural-based use of the property.

23
24 c. Applicant shall demonstrate and maintain compliance with any State and/or Federal
25 Standards or Rules regulating the particular good or product being grown or processed on-
26 site.

27
28 In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall
29 become effective twenty (20) calendar days after approval by the Mayor or passage of this
30 ordinance by the Council over the Mayor's veto.

31 Malone -
32 Leshar -
33 Wendowski -
34 Cook -
35 Ford -
36

37 I hereby certify that the above Ordinance was passed by a yea and nay vote of the
38 Council this _____ day of _____, 2015.

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John F. Ford, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2015.

Kathy Ruf, Town Clerk

APPROVED:

Date: _____

Robert C. Willey, Mayor

EFFECTIVE DATE: _____, 2015.

1 **ATTACHMENT**

2 **ARTICLE II**

3 **PERMITTED USES**

4 SECTION 201 Permitted Uses

5 **A.** Consistent with the authority granted by Article 66B of the Maryland Code, the Town Council has divided
6 all lands within the corporate limits into the following zoning districts. Articles IV through IX set forth the uses,
7 standards and regulations for each district. The uses, standards and location of each district are generally consistent
8 with the guidelines of the Comprehensive Plan for the Town.

9 Section 202 Table of Permitted Uses below lists the permitted, special exception, accessory, and temporary uses for
10 each base zoning district except the RH District, for which the permitted uses are listed in Sections 411.3 through
11 411.5. Uses marked with an asterisk (*) indicate that use is subject to supplemental performance and/or
12 development standards as detailed in Article X. Articles IV sets forth the purpose and development standards for
13 each base zoning district. Articles V through IX detail the permitted uses and development standards for all special
14 districts within the Town.

15 **B.** If any use is proposed which is not expressly identified in Articles IV through IX or Table 2.1, Table of
16 Permitted Uses, the Town Planner shall make a determination as to which use it is most similar in character and may
17 permit the unlisted use as a Special Exception in any zone(s) in which the similar use is permitted. The unlisted use
18 may not be permitted in any zone in which the similar use is not permitted, either by right or by Special Exception.
19 An appeal of the Town Planner’s determination, relative to use determination only, may be made directly to the
20 Easton Planning and Zoning Commission. Further appeals beyond that point shall follow the procedure prescribed
21 for such in Section 1303.3 of this Ordinance.
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USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
Veterinary Clinic*	--	--	--	--	--	SE	SE	SE	SE	P	--	--	
4. Antique Shops	--	--	--	--	P	P	P	--	--	--	--	--	
5. Appliance Stores	--	--	--	--	SE	P	P	--	--	SE	--	--	
6. Auction Houses	--	--	--	--	--	SE	--	--	--	SE	--	--	
7. Auto Supplies	--	--	--	--	P	P	--	--	--	SE	--	--	
8. Auto Sales or Showroom *	--	--	--	--	--	P	SE	--	--	--	--	--	
9. Automotive Repair Garage *	--	--	--	--	--	SE	--	SE	SE	SE P	--	--	
10. Bakery	--	--	--	--	P	P	--	P	--	P SE	--	--	
11. Banks, Drive-Thru	--	--	--	--	SE	P	P	SE	--	SE P	--	--	
12. Banks, Brokers & Other Financial Institutions	--	--	--	--	P	P	P	--	--	--	--	--	
13. Bars or Taverns	--	--	--	--	--	--	--	--	--	--	--	--	
14. Bowling Alley	--	--	--	--	--	P	P	--	--	--	--	--	
15. Brew-pub *	--	--	--	--	P	P	P	--	--	--	--	--	
16. Bulk Mailing Services	--	--	--	--	--	SE	P	P	SE	P	P	--	
17. Business Services	--	--	--	--	P	P	P	P	--	P	--	--	
18. Business Equipment Sales & Service	--	--	--	--	P	P	P	SE	--	P	--	--	
19. Candy, Nut, or Confections Store	--	--	--	--	P	P	--	--	--	--	--	--	
20. Car Wash	--	--	--	--	--	P	--	--	--	-- P	--	--	
21. Catalog Showrooms	--	--	--	--	P	P	P	--	--	P	--	--	
22. Catering*	--	--	--	--	P	P	--	P	--	P	--	--	
23. Christmas Tree Sales *	T	T	T	T	--	T	--	--	--	--	--	T	
24. Commercial Kennel *	SE	--	--	--	--	SE	--	SE	--	SE	--	--	
25. Commercial Stable	SE	--	--	--	--	--	--	--	--	--	--	--	
26. Commercial Parking Lot or Garage	--	--	--	--	SE	SE	--	--	--	--	--	SE	
27. Commercial Art	--	--	--	--	P	P	--	--	--	P	--	--	
28. Construction Equipment Sales or Rental	--	--	--	--	--	P	--	SE	P	SE	P	--	
29. Construction Supply &	--	--	--	--	--	P	--	--	SE	--	SE	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
Services										SE			
30. Contractor's Office w/ no outside storage	--	--	--	--	P	P	P	P	P	P	P	--	
31. Contractor's Office w/ outside storage	--	--	--	--	--	SE	--	P	P	P	P	--	
32. Convenience Stores *	--	--	--	--	P	P	P	P	--	P	--	--	
33. Day Care, Group *	SE	SE	SE	SE	--	P	--	SE	SE	SE	--	SE	
34. Day Care, Small Group *	SE	SE	SE	SE	--	P	--	SE	SE	SE	--	SE	
35. Drive-in Theater	--	--	--	--	--	SE	--	--	--	--	--	--	
36. Drug Stores	--	--	--	--	P	P	P	--	--	--	--	--	
37. Fabrics/Upholstery Stores	--	--	--	--	P	P	P	--	--	SE	--	--	
38. Farm Equipment, Trailer, or Boat sales & service	--	--	--	--	--	P	--	SE	--	SE	--	--	
39. Farmer's Cooperative	--	--	--	--	--	SE	SE	--	--	--	--	--	
40. Farmer's Market *	SE	--	--	--	SE	SE	SE	SE	SE	SE	--	SE	Also possible as temporary use in these zones.
41. Formal Wear Rental	--	--	--	--	P	P	--	--	--	--	--	--	
42. Funeral Homes	--	--	--	--	P	P	P	--	--	--	--	--	
43. Furniture Sales or Rentals	--	--	--	--	SE	P	P	SE	--	SE	--	--	
44. Gasoline/Service Station *	--	--	--	--	--	SE	--	--	--	--	--	--	
45. Greenhouses, nurseries, etc.	--	--	--	--	--	P	--	--	--	--	--	--	
46. Grocery Store	--	--	--	--	P	P	P	--	--	--	--	--	
47. Hardware Stores/Home Improvements/Building Supplies	--	--	--	--	P	P	P	--	--	--	--	--	
48. Hotels/Motels *	--	--	--	--	P	P	SE	--	--	--	--	--	
49. Liquor Stores *	--	--	--	--	SE	SE	--	--	--	--	--	--	
50. Major Retail *	--	--	--	--	--	--	--	--	--	--	--	--	Permitted as PUD only
51. Mall	--	--	--	--	--	--	--	--	--	--	--	--	
52. Marina	--	--	--	--	--	P	--	SE	SE	SE	SE	P	
53. Meat/Seafood Market	--	--	--	--	P	P	P	--	--	--	--	--	
54. Medical Services	--	--	--	--	P	P	P	P	--	P	--	--	
55. Memorial Stone Sales	--	--	--	--	--	P	--	--	--	P	--	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
56. Mini-warehouses*	--	--	--	--	--	--	--	P	P	P	P	--	
57. Multiple Uses *	--	--	--	--	P	P	P	P	P	P	P	P	
58. Newspaper/Magazine Shop	--	--	--	--	P	P	P	P	--	P	--	--	
59. Office(s)*	--	SE	SE	--	P	P	P	P	--	P	--	A	
60. Personal Services	--	--	--	--	P	P	P	P	--	P	--	--	
61. Pet Shops	--	--	--	--	P	P	P	--	--	--	--	--	
62. Photography Studio	--	--	--	--	P	P	P	--	--	SE	--	--	
63. Residential Use in a Commercial Building *	--	--	--	--	P	SE	--	--	--	--	--	--	
64. Restaurant, Fast Food	--	--	--	--	SE	SE	SE	SE	--	--	--	--	
65. Restaurant, Carry Out/Delicatessen	--	--	--	--	P	P	P	P	--	P	--	-	
66. Restaurant, Night Club	--	--	--	--	P	P	--	--	--	--	--	--	
67. Restaurant, Sit Down	--	--	--	--	P	P	P	SE	--	--	--	--	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
68. Retail sales of goods not listed elsewhere in this Table, provided the Town Planner determines that there are no serious adverse traffic, access, or parking impacts.	--	--	--	--	P	P	SE	--	--	--	--	--	
69. Retail Thrift or Outlet Store Operated by a Non-Profit Organization *	--	--	--	--	--	P	--	SE	--	SE	SE	--	
70. Shopping Center – campus style *	--	--	--	--	--	--	--	--	--	--	--	--	Permitted only in PUD District. ¹
71. Shopping Center – strip *	--	--	--	--	P	--	--	--	--	--	--	--	
72. Tattoo Parlor	--	--	--	--	--	--	--	--	--	--	--	--	
73. Travel Agent	--	--	--	--	P	P	P	--	--	--	--	--	
74. Video Cassette Rentals	--	--	--	--	P	P	P	--	--	--	--	--	
75. Viewing Booths and Live Viewing Booths	--	--	--	--	--	--	--	--	--	--	--	--	
76. Watch/Jewelry Sales &	--	--	--	--	P	P	P	--	--	--	--	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
Repair													
77. Wayside Stands	SE/A	--	--	--	--	SE	SE	--	--	--	--	--	
78. Wholesale, warehouse, storage, & distribution	--	--	--	--	--	P	SE	P	P	P	P	--	
79. Winery*	P	--	--	--	--	P	P	P	P	P	P	--	
C. INSTITUTIONAL USES													
1. Cemeteries	SE	SE	SE	--	--	P	SE	--	--	--	--	P	
2. Civic, Service Clubs, & Fraternal Organizations	SE	SE	SE	SE	P	P	P	--	--	SE	--	P	
3. Community Centers or Civic Centers	--	--	--	--	P	P	P	--	--	SE	--	P	
4. Crematorium*	SE	SE	SE	--	--	P	SE	--	--	SE	--	P	
5. Cultural Uses such as museums, clubs, lodges, etc.	--	--	--	--	P	P	P	SE	--	SE	--	P	
6. Fire, Rescue, or Police Stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	
7. Hospitals	--	--	--	--	--	--	--	--	--	--	--	--	Permitted only in HC District
8. Houses of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	
9. Jail or Temporary Detention Center	SE	--	--	--	--	--	--	SE	SE	SE	SE	P	
10. Libraries	--	SE	SE	SE	P	SE	--	--	--	--	--	P	
11. Mega-Church	--	--	--	--	--	--	--	--	--	--	--	--	Permitted only as a PUD
12. Nursing Homes	--	SE	SE	SE	SE	SE	SE	--	--	--	--	SE	
13. Post Offices/Non-Governmental Parcel or Delivery Service	--	--	--	--	SE	SE	SE	SE	SE	SE	SE	SE	
14. Research Facilities and Laboratories	--	--	--	--	--	SE	SE	SE	SE	SE	SE	P	
15. Retirement Community	--	SE	SE	SE	SE	SE	--	--	--	--	--	SE	
16. Schools, Colleges, & Universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
17. Studios for the teaching of art, music, dance, drama, crafts, gymnastics or cheerleading, etc.	--	--	--	--	P	P	P	P	--	P	--	P	
D. RECREATIONAL - ENTERTAINMENT USES													

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
1. Archery Range	--	--	--	--	--	SE	SE	SE	SE	SE	--	--	
2. Arenas/Civic Centers	--	--	--	--	SE	SE	SE	SE	--	SE	--	P	
3. Billiard Parlor/Pool Hall	--	--	--	--	P	P	--	--	--	--	--	--	
4. Bowling Alleys	--	--	--	--	--	P	P	--	--	--	--	--	
5. Carnivals/Circuses/Public Events *	T	T	T	T	T	T	T	T	T	T	T	T	
6. Commercial Amusements or Recreation	--	--	--	--	--	SE	--	--	--	--	--	--	
7. Fitness Centers/Health Spa/Figure Salon	--	SE	SE	SE	P	SE	SE	--	--	--	--	--	
8. Ice/Roller Rink	--	--	--	--	--	SE	SE	--	--	--	--	P	
9. Indoor Pistol/Rifle Range	--	--	--	--	--	--	--	--	--	--	--	--	
10. Indoor Recreation Facilities for Swimming, Tennis, Basketball, etc. *	--	SE	SE	SE	--	SE	SE	--	--	--	--	P	
11. Outdoor shooting sports such as Trap, Skeet, Sporting Clays, etc.	SE*	--	--	--	--	--	--	--	--	--	--	--	
12. Outdoor Recreation Areas such as Country Clubs, Golf, Tennis, or Swim Clubs *	SE	SE	SE	SE	--	SE	SE	--	--	--	--	P	
13. Parks and Recreation Areas	P	P	P	P	P	P	P	P	P	P	P	P	
14. Stadium	--	--	--	--	--	SE	SE	SE	--	SE	--	SE	
15. Tent/Special Events	T	T	T	T	T	T	T	T	T	T	T	T	
16. Theater, Movie House, Cinema - Indoor	--	--	--	--	P	P	P	--	--	--	--	--	
E. INDUSTRIAL USES													
1. Airport	--	--	--	--	--	--	--	SE	SE	SE	SE	--	
2. Bakery, manufacturing	--	--	--	--	--	--	--	P	P	P	P	--	
3. Blacksmith Shop	--	--	--	--	--	--	--	SE	SE	SE	P	--	
4. Bottling or distribution stations for beverages	--	--	--	--	--	P	--	P	P	P	P	--	
5. Brick Yard	--	--	--	--	--	--	--	--	SE	SE	SE	--	
6. Concrete Mixing	--	--	--	--	--	--	--	--	SE	--	SE	--	
7. Electric generating or steam power plant	--	--	--	--	--	--	--	SE	SE	SE	SE	SE	
8. Feed and Grain Mill	--	--	--	--	--	--	--	--	SE	--	SE	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
9. Forge or foundry works	--	--	--	--	--	--	--	--	SE	--	SE	--	
10. Industrial Park *	--	--	--	--	--	--	--	P	P	P	P	--	
11. Industry, heavy *	--	--	--	--	--	--	--	--	P	--	P	--	
12. Industry heavy w/ no potentially hazardous or commonly recognized offensive conditions *	--	--	--	--	--	--	--	--	SE	--	SE	--	
13. Industry, light *	--	--	--	--	--	--	--	P	P	P	P	--	
14. Machine shops & structural steel fabricating	--	--	--	--	--	--	--	P	P	P	P	--	
15. Meat packing or storage (excluding stockyards or slaughter houses)	--	--	--	--	--	--	--	--	SE	--	SE	--	
16. Micro-brewery	--	--	--	--	--	SE	--	P	P	P	P	--	
17. Printing and publishing	--	--	--	--	--	--	--	P	P	P	P	--	
18. Research, experimental, or testing laboratories excluding high explosives, toxic, or radioactive materials	--	--	--	--	--	--	--	P	P	P	P	--	
19. Saw Mills	T	--	--	--	--	--	--	SE	P	SE	P	--	
20. Stone or monument works	--	--	--	--	--	--	--	--	SE	SE	--	--	
21. Storage, & distribution of Sand & Gravel	--	--	--	--	--	--	--	--	SE	--	SE	--	
22. Storage & sales of grain, livestock feed, & solid fuel	--	--	--	--	--	--	--	--	SE	--	SE	--	
23. Trucking & freight stations, terminals, & storage yards (excluding flammable liquids)	--	--	--	--	--	--	--	SE	P	SE	P	--	
24. Underground storage & distribution of inflammable liquids	--	--	--	--	--	--	--	--	SE	--	SE	--	
25. Warehousing, storage & distribution	--	--	--	--	--	P	SE	P	P	P	P	--	
26. Welding shops	--	--	--	--	--	--	--	SE	SE	SE	SE	--	
27. Wholesale and retail sales of products manufactured or stored on the premises in conjunction with any other principal permitted use	--	--	--	--	--	--	--	P	P	P	P	--	
F. MISCELLANEOUS USES													

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
1. Agriculture *	P	P	P	P	--	--	P	P	P	P	P	P	
2. Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	--	--	SE	
3. Garage or yard sales *	T	T	T	T	--	--	--	--	--	--	--	--	
4. Garage, private or shed *	A	A	A	A	A	A	--	--	--	--	--	--	
5. Helipads	A	A	A	A	A	A	A	A	A	A	A	A	Permitted only as Accessory Uses to airports, hospitals, police stations, or other public services.
6. Mobile Food Uses *	T	T	T	T	T	T	T	T	T	T	T	T	
7. Mobile Medical Facility	--	--	--	--	--	T	--	T	--	T	--	T	Also possible Temporary Use in the CM District.
8. 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	A	A	
9. PODS*	P	P	P	P	P	P	P	P	P	P	P	P	
10. Public Utilities	P	P	P	P	P	P	P	P	P	P	P	P	
11. Radio or television stations	--	--	--	--	SE	P	SE	SE	SE	SE	--	--	
12. Recycling Processing Center	--	--	--	--	--	--	--	SE	P	SE	P	SE	
13. Recycling Collection Station	SE	SE	SE	SE	SE	P	SE	P	P	P	P	SE	
14. Sewage treatment plants	SE	--	--	--	--	--	--	SE	SE	SE	SE	--	
15. Small Wind Energy Turbine *	A	A	A	A	--	--	--	--	--	--	--	A	
16. Solar Panels *	A	A	A	A	--	--	--	--	--	--	--	A	
17. Solar Panels, Ground Mounted*	--	--	--	--	SE	SE	SE	SE	SE	SE	SE	--	
18. Solid waste landfill	SE	--	--	--	--	--	--	--	SE	--	SE	--	
19. Special Office Use *	--	SE	SE	--	SE	--	--	--	--	--	--	--	
20. Stable or barn	A	--	--	--	--	--	--	--	--	--	--	--	
21. Storage of boats, travel trailers, motorcycles, jet-skis or similar recreationally used vehicles *	A	A	A	A	--	--	--	--	--	--	--	--	
22. Storage Trailers	--	--	--	--	--	--	--	--	--	--	--	--	
23. Swimming Pool *	A	A	A	A	A	--	--	--	--	--	--	--	This use refers to private

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
													swimming pools accessory to residential uses, as opposed to a public or quasi-public swimming pool.
24. Temporary Sales at the location of non-profit organizations	T	T	T	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.
25. Tower *	--	--	--	--	--	P	--	P	--	P	P	--	
26. Visitor Center	--	--	--	--	P	P	P	--	--	--	--	P	

Table 2.1 Notes:

* - DENOTES A USE SUBJECT TO SUPPLEMENTAL STANDARDS (SEE SECTION 1008)

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

P - DENOTES A USE THAT IS PERMITTED BY RIGHT

SE - DENOTES A USE PERMITTED WITH A SPECIAL EXCEPTION

T - DENOTES A USE PERMITTED WITH A TEMPORARY USE PERMIT (SEE SECTION 1306)

-- - DENOTES A PROHIBITED USE

1 - SHOPPING CENTERS WHICH WERE PREVIOUSLY APPROVED AS SPECIAL EXCEPTIONS OR PMR DISTRICTS SHALL BE TREATED AS APPROVED PUD DISTRICTS. ANY CHANGES TO SUCH SHOPPING CENTERS SHALL BE REVIEWED AS PER THE REQUIREMENTS FOR AMENDMENTS TO APPROVED PUD DISTRICTS.

THIS TABLE INDICATES PERMITTED USES IN BASE ZONES ONLY EXCLUDING THE RH DISTRICT. FOR USES PERMITTED IN THE RH DISTRICT, SEE SECTIONS 411.3 THROUGH 411.5. . FOR USES PERMITTED IN SPECIAL (OVERLAY AND FLOATING) ZONES, SEE ARTICLES V – IX.