

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

ARTICLE X  
SUPPLEMENTAL ZONE REGULATIONS

SECTION 1001 OFF STREET PARKING REQUIREMENTS

1001.1 PURPOSE

To facilitate the movement of people and goods on the local street system, to lessen congestion in the streets, to assure that streets are clear of obstructions and as a means of protecting the lives and safety of motorists and pedestrians, the following off-street parking standards are established. Standards hereinafter established govern the provision, arrangement and access for parking lots or areas and individual parking spaces.

1001.2 DEVELOPMENT STANDARDS

- A. All land hereinafter used or occupied and all structures hereinafter designed or enlarged, shall provide sufficient off-street parking spaces in accordance with this Section.
- B. The provisions of this section shall not apply to established parking districts and no off-street parking space greater than which exists at the effective date of this ordinance need be provided for existing uses or structures. However, if at any time in the future the use of the property changes to one which requires greater off-street parking space, the extra space shall be provided.
- C. When a building or property is used for more than one use, the parking requirement for each such use shall be separately applied on the basis of that area established for each use.
- D. All off-street parking spaces, other than for a single family or duplex dwelling, which requires vehicles to back into a public road, street or highway are prohibited.
- E. No parking area shall be used for the sale, repair, dismantling or servicing of any vehicle or equipment or for the storage of materials or supplies.
- F. All off-street parking facilities shall be constructed of dust-free materials, have a surface resistant to erosion, drained so as to prevent damage to abutting properties or public streets, and maintained properly by the owner.
- G. Each automobile parking space shall be clearly marked appropriately to the dimensions required for each space exclusive of the access drive.

- 1 H. There shall be provided entrances and exits and driveway adequate to connect  
2 parking areas with a public right-of-way.  
3
- 4 I. Minimum dimensions for off-street parking and maneuvering space or driveways  
5 shall correspond to Table 10.1.  
6
- 7 J. No parking spaces except those proposed for single family or duplex residences shall  
8 have direct access to a public way.  
9
- 10 K. A driveway ten (10) feet wide and thirty-five (35) feet long shall be deemed sufficient  
11 parking space, for single family or each unit in a duplex.  
12
- 13 L. No part of any parking or maneuvering space shall be closer than ten (10) feet to any  
14 street line, sidewalk or property line for commercial or industrial uses, or three (3)  
15 feet for residential uses.  
16
- 17 M. No off-street parking areas may be used for displays, exhibits or sales, except in  
18 conjunction with any approved Temporary uses.  
19

1  
2

Angle	Minimum Stall Width (W)	Minimum Stall Length (L)	Minimum Aisle Width (Maneuvering Space) (A)
90°	9 feet	18 feet **	24 feet
60°	9 feet	18 feet **	18 feet one-way 22 feet two-way
45°	9 feet	18 feet **	16 feet one-way 22 feet two-way
30°	9 feet	18 feet **	14 feet one-way 22 feet two-way
Parallel	8 feet	22 feet	16 feet one-way 22 feet two-way

3  
4  
5  
6  
7  
8  
9

*\*\* - Vehicle Overhang: Up to two(2) feet of vehicle overhang into any planter area is allowed provided the planter is a minimum of six feet wide, in this situation the minimum required depth of the parking stall may be reduced by up to two 2 feet When utilizing this option, curbing shall be utilized at the edge of the paved area, rather than wheel stops.*

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32

### 1001.3 PARKING REQUIREMENTS

A. Except under the provisions of subsections B and C below, all uses of land and structures shall adhere to the following parking requirements:

- (1) Assembly hall, arena, or auditorium - 1 space per 3 seats of its rated capacity.
- (2) Auto sales or showroom - 1 space per 200 square feet of gross floor area. In no case shall any of the dealers' inventory be parked in this minimum required parking area.
- (3) Animal hospital - 1 space per 200 square feet of gross floor area.
- (4) Appliance stores - 1 space per 300 square feet of gross floor area.
- (5) Assisted Living Facilities shall satisfy the parking standard for Nursing Homes.
- (6) Automotive repair garage - 4 spaces per service bay or work area.
- (7) Bank - 1 space per 200 square feet of gross floor area plus 5 stacking spaces per each drive-in stall.

- 1 (8) Bars - 1 space per 50 square feet of gross floor area.  
2  
3 (9) Boarding house - 1 space per sleeping room.  
4  
5 (10) Bowling alley - 4 parking spaces for each lane.  
6  
7 (11) Churches and other houses of worship - 1 space per 3 seats of the main  
8 seating area, plus 1 space per 200 square feet of gross Sunday School area.  
9  
10 (12) Civic Club - 1 space per 200 square feet of gross floor area.  
11  
12 (13) Clubs, entertainment, night clubs - 1 space per 50 square feet of gross floor  
13 area.  
14  
15 (14) Clubs, private - 1 space per 200 square feet of gross floor area.  
16  
17 (15) Domiciliary Care Facilities shall satisfy the parking standard for Nursing  
18 Homes.  
19  
20 (16) Equipment sales - 1 space per 300 square feet of gross floor area.  
21  
22 (17) Furniture stores - 1 space per 500 square feet of gross floor area.  
23  
24 (18) Funeral Homes - 1 space for each 3 seats of its rated capacity, but not less  
25 than 30 spaces.  
26  
27 (19) Gasoline or service station - 4 spaces per service bay or work area.  
28  
29 (20) Golf Course - 4 spaces per hole plus 3 spaces per driving range, putting  
30 green, or pitching/chipping green plus parking for any restaurant or bar as  
31 required herein.  
32  
33 (21) Healthcare Staff Housing and Healthcare Student Dormitories – 1 space per  
34 resident, plus 1 space per employee on the largest shift, plus 1 space per  
35 guests per eight (8) residents.  
36  
37 (22) Hotels - 1.25 spaces per guest room plus required parking for accessory uses  
38 contained on the premises as required herein.  
39  
40 (23) Hospital - 1 space per 600 square feet of gross floor area.  
41  
42 (24) Laboratory - 1 space per 200 square feet of gross floor area.  
43

- 1 (25) Laundromat - 1 parking space for each washing or dry cleaning machine.  
2  
3 (26) Library - 1 space per each 250 square feet of gross floor area.  
4  
5 (27) Machinery sales or repairs - 1 space per 300 square feet of gross floor area.  
6  
7 (28) Manufacturing facility - 1 space per 800 square feet of gross floor area.  
8  
9 (29) Medical, Health or dental offices and clinics - 1 space per 250 square feet of  
10 gross floor area.  
11  
12 (30) Medical Laboratory – 1 space per 600 square feet of gross floor area.  
13  
14 (31) Moving and storage - 1 space per 2,000 square feet of gross floor area plus  
15 required spaces for any office area and 1 space for each vehicle used in the  
16 business.  
17  
18 (32) Motel - 1.25 spaces per guest room plus required parking for accessory uses  
19 contained on the premises.  
20  
21 (33) Motor vehicle sales - 1 space per 200 square feet of gross floor area.  
22  
23 (34) Museums - 1 space per 250 square feet of gross floor area.  
24  
25 (35) Nursing Homes, Convalescent Home or Home for Aged - 1 space per every 2  
26 beds plus 1 space for any facility vehicles, plus parking for any offices,  
27 community centers, etc., as required herein.  
28  
29 (36) Office uses - 1 space per 250 square feet of gross floor area.  
30  
31 (37) Overnight Care Facilities shall satisfy the parking standard for Nursing  
32 Homes.  
33  
34 (38) Patient Hostel – 1 space per guest room plus 1 space per employee of the  
35 largest shift.  
36  
37 (39) Residential Uses:  
38  
39 a. Dwelling, single-family - 2 spaces for each dwelling unit.  
40  
41 b. Dwelling, two-family or duplex - 2 spaces for each dwelling unit.  
42

- 1 c. Dwelling, multi-family - efficiency or one bedroom, 1 space for each  
2 dwelling unit; Two bedrooms or more - 2 spaces per dwelling unit.  
3  
4 d. Dwelling, townhouse - 2 spaces for each dwelling unit.  
5  
6 (40) Retail sales - 1 space per each 250 square feet of gross floor area.  
7  
8 (41) Retirement Community - 1 space per every 2.5 bedrooms plus 1 space for any  
9 facility vehicles, plus parking for any offices, community centers, etc., as  
10 required herein.  
11  
12 (42) Restaurant:  
13  
14 a. Carry-out - 1 space per 300 square feet of gross floor area plus 1  
15 space per delivery vehicle.  
16  
17 b. Fast Food - 1 space per 50 square feet of gross floor area, plus 5  
18 stacking spaces per drive-thru window.  
19  
20 c. Sit Down - 1 space per 50 square feet of gross floor area.  
21  
22 (43) Schools:  
23  
24 a. Elementary, Junior or Middle - 2 spaces per classroom plus any  
25 requirements for auditoriums or gymnasiums, but not less than 1  
26 parking space per teacher and staff.  
27  
28 b. Senior High, College - 2.5 spaces per classroom plus any  
29 requirements for auditoriums, gymnasiums or stadiums, but not less  
30 than 1 per teacher and staff.  
31  
32 (44) Shopping center - 1 space per 250 square feet of gross floor area.  
33  
34 (45) Special Medical Treatment Facility – 1 space per 400 square feet of gross  
35 floor area.  
36  
37 (46) Storage and warehouse - 1 space per 2,000 square feet of gross floor area plus  
38 required spaces for any office area and 1 space for each vehicle used in the  
39 business.  
40  
41 (47) Taverns - 1 space per 50 square feet of gross floor area.  
42  
43 (48) Terminal:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- a. Freight - 1 space per 2,000 square feet of gross floor area plus required spaces for any office area and 1 space for each vehicle used in the business.
  - b. Passenger - 1 space per 100 square feet of gross floor area plus 3 lanes for buses.
- (49) Theaters - 1 space per 3 seats of its rated capacity.
- (50) Tourist Information Center - 1 space per 100 square feet of gross floor area.
- (51) Wholesale - 1 space per 2,000 square feet of gross floor area plus required spaces for any office area and 1 space for each vehicle used in the business.
- B. For any use not specifically listed in subsection A above, the parking requirement will be determined by the Town Planner.
- C. The Town recognizes that, due to the peculiarities of any given development, the inflexible application of the parking standards may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations in adjacent streets as well as unauthorized parking in nearby private lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, the Town (through the Planning Commission) may permit deviations from the presumptive requirements of subsections A or B above and may require more or allow less parking as may be deemed appropriate during the process of site plan review. In determining whether or not it is appropriate to allow such deviations, the applicant shall have the burden of supplying evidence that such a change is warranted. This evidence shall include the applicant's experience with the same use in other jurisdictions, alternate standards (and an assessment of their adequacy) for the same use in other communities, or a suggested standard by a Nationally recognized authority in parking (e.g. The Institute of Transportation Engineers, the American Planning Association, etc.).
- D. In situations where the total parking area should not be needed in the immediate future, but may be in the longer-term, the Planning Commission may require that all of the area be provided and reserved for parking, but may suspend or waive the requirement that it actually be paved, until such time as the Town Planner determines that it is necessary.
- E. Whenever the Town Council shall have established municipally owned and maintained off-street parking areas, and where certain uses may be required to pay an

1 additional tax for the support of publicly owned facilities provided by said tax; the  
2 parking requirements of this Ordinance applying to those uses located within said  
3 district shall not be required; provided, however, that said users pay either the full  
4 special tax or a proportionate share thereof.  
5

6 F. Parking lots shall always be generously planted with shade trees. Lots of 25 spaces  
7 or more shall provide at least one tree per five (5) parking spaces. Stock should be  
8 no less than 1.5" caliper (at breast height) and each tree should be provided with at  
9 least forty (40) square feet of unpaved area around its trunk.  
10

11 G. Parking areas for more than five (5) vehicles shall be effectively screened on each  
12 side which adjoins or is faced by any "R" District, by an ornamental wall, fence, or  
13 compact evergreen hedge. Such screen shall be not less than four (4) feet or more  
14 than six (6) feet in height and shall be maintained in good condition without any  
15 advertising thereon.  
16

17 H. The location of parking spaces shall be approved by the Planning Commission during  
18 the appropriate review process.  
19

20 I. The visual impact of parking spaces shall be minimized through siting and  
21 landscaping. In general, parking lots for commercial or industrial uses should, to the  
22 extent feasible, be located in rear or side yards. Landscaping of parking lots should  
23 be generous to provide shade for parked vehicles and a buffer between the lot and  
24 adjacent uses.  
25

26 J. The standards outlined in this subsection (1001.3) shall not apply to uses or projects  
27 within the CR Zoning District. Properties within the CR Zoning District are exempt  
28 from the off-street parking requirements.  
29

30 K. In such situations that warrant approval of excess spaces, property owners are  
31 required to use pervious surfacing materials for all spaces over the ordinarily  
32 permitted threshold unless they can demonstrate that the use of such paving surfaces  
33 creates undue hardship and that the adverse impacts of additional impervious surfaces  
34 can be mitigated.  
35

36 L. The Town (through the Planning Commission) may permit deviations from the  
37 minimum dimensions specified in Table 10.1 to allow reductions for *Minimum Stall*  
38 *Depth, Minimum Stall Length and Minimum Aisle Width* if deemed appropriate  
39 during the process of site plan review. In determining whether or not it is appropriate  
40 to allow such deviations, the applicant shall have the burden of supplying evidence  
41 that such a change is warranted. This evidence shall include the applicant's  
42 experience with the same use in other jurisdictions, alternate standards (and an  
43 assessment of their adequacy) for the same use in other communities, or a suggested

1 standard by a Nationally recognized authority in parking (e.g. The Institute of  
2 Transportation Engineers, the American Planning Association, etc.).  
3

- 4 M. Parking spaces designed to abut other parking spaces in the front shall be separated  
5 by a landscaping area. Such landscaping areas shall be a minimum of six (6) feet  
6 wide and shall be planted with landscaping material. Such landscaping areas should  
7 be designed to receive runoff from adjoining parking areas and utilize minimal  
8 impediments to the sheet flow of water (such as precast wheel stops as opposed to  
9 continuous standing curb). The application of bio-retention in these areas is strongly  
10 encouraged.  
11

12 1001.4 JOINT USE - OFF-SITE FACILITIES  
13

- 14 A. All parking spaces required herein shall be located on the same lot with the building  
15 or use served, except that where an increase in the number of spaces is required by a  
16 change or enlargement of use or where such spaces are provided collectively or used  
17 jointly by two (2) or more buildings or establishments, the required spaces may be  
18 located and maintained on a lot within five hundred (500) feet of the building served.  
19
- 20 B. Up to twenty-five (25%) percent of the parking spaces required for (a) theaters,  
21 public auditoriums, bowling alleys, dance halls, and night clubs, and up to one  
22 hundred (100%) percent of the parking spaces required for a church auditorium may  
23 be provided and used jointly by (b) banks, offices, retail stores, service  
24 establishments, and similar uses not normally open, used, or operated during the  
25 same hours as those uses listed, and up to fifty (50%) percent of parking spaces  
26 required for schools may be provided and used jointly by a church auditorium;  
27 provided, however, that written agreement thereto is properly executed and recorded  
28 as specified below.  
29
- 30 C. In any case, where the required parking spaces are not located on the same lot with  
31 the building or use served, or where such spaces are collectively or jointly provided  
32 and used, such parking space shall be established by a recorded covenant or  
33 agreement as parking space to be used in conjunction with the principal use and shall  
34 be reserved as such through an encumbrance to be valid for the total period the use or  
35 uses for which the parking is needed are in existence. A certificate or recording shall  
36 be furnished to the Zoning Inspector.  
37

38 1001.5 HANDICAPPED PARKING  
39

40 Parking for physically handicapped persons shall be provided in accordance with the  
41 standards prescribed by the Maryland Handicapped Accessibility Code.  
42  
43

1 SECTION 1002 OFF-STREET LOADING

2  
3 1002.1 DEVELOPMENT STANDARDS

4  
5 The following standards shall apply for off-street loading spaces:

- 6  
7 A. In any zone in connection with every building or part thereof having a gross floor  
8 area of four thousand (4,000) square feet or more, which is to be occupied by  
9 manufacturing, storage, warehouse, goods display or sales, mortuary, or other uses  
10 similarly requiring the receipt and distribution by vehicles of material or  
11 merchandise, there shall be provided and maintained on the same lot with such  
12 building or use at least one (1) off-street loading space plus one (1) additional such  
13 loading space for each ten thousand (10,000) square feet of gross floor area or major  
14 fraction thereof.
- 15  
16 B. Each loading space shall be not less than ten (10) feet in width and forty-five (45)  
17 feet in length, and shall have a minimum overhead clearance of fourteen (14) feet.
- 18  
19 C. Such space may occupy all or any part of any required yard or court, except a front  
20 yard.
- 21  
22 D. No such space shall be located closer than fifty (50) feet to any lot located in any "R"  
23 District, unless wholly within a completely enclosed building or unless enclosed on  
24 three sides by a wall of uniformly painted board fence or natural plantings. The  
25 height of all screening shall be determined by the zoning inspector but in no event  
26 shall the screening be less than six (6) feet in height.
- 27  
28 E. Loading spaces shall be so located and designed that the vehicles intended to use  
29 them can maneuver safely and conveniently to and from a public right-of-way, and  
30 complete the loading or unloading operations without obstructing or interfering with  
31 any public right-of-way or any parking space or parking lot aisle.
- 32  
33 F. No area allocated to loading and unloading facilities may be used to satisfy the area  
34 requirements for off-street parking, nor shall any portion of any off-street parking  
35 area be used to satisfy the area requirements for loading and unloading facilities.
- 36  
37

38 SECTION 1004 STRUCTURES PERMITTED ABOVE HEIGHT LIMIT

39  
40 The building height limitations of this Ordinance shall not apply to roof structures, whether  
41 partially or totally enclosed or open, for housing stairways, elevators, heating, cooling and  
42 ventilation equipment and fans, tanks, ventilating fans or similar equipment required to  
43 operate and maintain the buildings; fire, or parapet, screening or sound attenuation walls or

1 panels, towers, steeples, grain tanks, silos, smoke stacks or vents, masts and antennas, tanks,  
2 monuments, or other structures that project into the air. The provisions of this section shall  
3 not apply to any structure or use within any airport clear zone.  
4  
5

6 SECTION 1005 FRONT YARD ADJUSTMENTS  
7

8 The front yard required for a dwelling in any zone which permits residences may be reduced  
9 in the case of a dwelling to be located between two (2) existing dwellings which lack the  
10 required front yard and which are less than one hundred (100) feet apart. In such a case the  
11 front yard depth shall be not less than that of the deeper adjoining lot.  
12

13 SECTION 1006 CORNER LOT RESTRICTIONS  
14

15 On corner lots, all sides of the lot which face a street must comply with the applicable front  
16 setback.  
17

18 SECTION 1007 OTHER EXCEPTIONS TO SETBACK REQUIREMENTS  
19

20 The following features may project into required setbacks as hereinafter set forth.  
21

22 A. Beyond any required front setback, rear setback, or required side setback adjoining a  
23 street side lot line, the following exceptions shall be permitted:  
24

- 25 (1) Cornices, canopies, eaves or other architectural features may project a  
26 distance not exceeding three (3) feet.  
27
- 28 (2) Fire escapes may project a distance not exceeding five (5) feet.  
29
- 30 (3) An uncovered stair and necessary landings may project a distance not to  
31 exceed six (6) feet; provided however that such stair and landing shall not  
32 extend above the entrance floor of the building except for a railing not to  
33 exceed three (3) feet in height.  
34
- 35 (4) Bay windows, balconies, and chimneys may project a distance not to exceed  
36 three (3) feet; provided that such features do not occupy, in the aggregate,  
37 more than one third (1/3) of the length of the wall on which they are located.  
38

39 B. Subject to the conditions specified above, the above-named features may project  
40 beyond any required side setback adjoining an interior side lot line a distance not to  
41 exceed one-fifth (1/5) of the required width of such side setback, but not to exceed  
42 three (3) feet in any case.  
43

- 1 C. Where otherwise permitted, filling station pumps and pump islands may occupy the  
2 front yards, provided, however, that pumps and pump islands shall not be less than  
3 thirty (30) feet from front property line. The top of any canopy shall not be less than  
4 fifteen (15) feet from the front property line.  
5
- 6 D. Fences, Walls, and Hedges may be located in the established yards as follows:  
7
- 8 (1) Fences, walls, and hedges, not exceeding at any point four (4) feet in height  
9 above the elevation of the surface of the ground, may be located in any front  
10 yard or court, but not beyond the front property line.  
11
- 12 (2) Fences, walls, and hedges not exceeding at any point eight (8) feet in height  
13 above the elevation of the surface of the ground, may be located in any rear  
14 yard or side yard area.  
15
- 16 (3) For through lots, fences, walls, and hedges, not exceeding at any point eight  
17 (8) feet in height above the elevation of the surface of the ground, may be  
18 located in the non-access front yard, but not beyond the front property line.  
19
- 20 (4) In the I-1, I-2, I, or BC Zoning Districts, barbed wire may be affixed to the  
21 top of an otherwise legal fence without respect to the height limitations  
22 applicable thereto.  
23
- 24 (5) A non-solid feature (e.g. lattice) not exceeding an additional two (2) feet in  
25 height may be added to the top of any otherwise legal fence.  
26
- 27 E. Handicapped ramps as required by the State Handicapped Code requirements.  
28
- 29 F. Decks may project beyond the required rear setback no more than ten (10) feet.  
30
- 31 G. Screened porches which violate the prescribed setbacks because it is legally  
32 grandfathered or which received a Variance from the Board of Zoning Appeals, may  
33 be converted to enclosed living space.  
34  
35

36 **SECTION 1008 SUPPLEMENTAL USE STANDARDS**  
37

38 Certain uses may be permitted in the various zoning districts subject to specific development  
39 and/or performance standards as specified by this Ordinance and as determined by the  
40 Planner, the Town Engineer, the Board of Zoning Appeals, the Planning Commission, and/or  
41 the Town Council. In instances where a standard references Planning Commission approval,  
42 but where Planning Commission review is not otherwise required, said approval authority  
43 shall be deemed to be vested in the Town Planner. Supplemental standards apply to

1 traditional or planned developments. However, in planned developments, the Town Council  
2 may approve alternate methods of complying with any of these supplemental standards  
3 during the appropriate review process. These standards include:  
4

5 1008.1 RESIDENTIAL USES  
6

7 A. Specific residential uses listed below shall be subject to the following:  
8

9 (1) Agriculture  
10

11 a. All accessory structures, and pens for the raising of poultry or  
12 livestock (except pastures) shall be located at least two hundred (200)  
13 feet from any lot line.  
14

15 (2) Bed and Breakfast  
16

17 a. No structure shall be used as a Bed and Breakfast establishment  
18 unless it is either located within an Historic District, or is one of the  
19 residential structures identified by the Easton Historic District  
20 Commission as being of architectural or historical significance in the  
21 Town of Easton.  
22

23 b. Any structure used as a Bed and Breakfast operation must meet all  
24 applicable fire, safety and health codes and regulations.  
25

26 c. Each Bed and Breakfast establishment must provide two (2) parking  
27 spaces plus one (1) additional space for each room which may be  
28 provided. The parking spaces are to be located on the property in  
29 such a manner as to minimize any adverse impact upon the  
30 appearance of the property and to minimize the destruction of shrubs  
31 and trees readily visible from a public way. In granting a Special  
32 Exception for a Bed and Breakfast establishment, the Board of  
33 Appeals shall specify appropriate buffers to separate parking areas  
34 from adjoining residential properties.  
35

36 d. The structure in which the Bed and Breakfast operation takes place  
37 shall be the principal residence of the owner of the property, or an  
38 outbuilding located on the same property provided said outbuilding  
39 satisfies all Building, Fire, and Safety Codes and Regulations for use  
40 in this manner.  
41

- 1 e. Meals for guests shall be limited to breakfast provided in an area of
- 2 the dwelling generally utilized by the resident family for the
- 3 consumption of food.
- 4
- 5 f. No person shall be a guest in a bed and breakfast operation for more
- 6 than 15 consecutive nights.
- 7
- 8 (3) Day Care Facility, Family
- 9
- 10 a. Applicant shall meet the requirements of the Office of Child Care
- 11 Licensing and Regulation in the Department of Human Resources of
- 12 the State of Maryland, or its successor agency for Family Day Care.
- 13
- 14 b. A Family Day Care Home shall not have more day care children than
- 15 the number which appears on the certificate of registration issued by
- 16 the Office of Child Day Care Licensing and Regulation to such
- 17 Family Day Care Home and Family Day Care Provider.
- 18
- 19 c. At any one time, a Family Day Care Home shall have no more than
- 20 eight (8) children, including no more than two (2) children under the
- 21 age of two (2) years.
- 22
- 23 d. Children visiting the Family Day Care Home for whom payment is
- 24 not received shall count towards the eight (8) Children permitted
- 25 under paragraph C above only if all of the following conditions are
- 26 met:
- 27
- 28 1. The child is less than six (6) years old;
- 29 2. The child visits the Family Day Care Home unaccompanied
- 30 by an adult on a regular basis; and
- 31 3. The child cannot be sent home immediately.
- 32
- 33 e. The Planning Commission may prescribe specific conditions
- 34 determined necessary to minimize effects of use on neighboring
- 35 properties given identification of concerns specific to a particular site.
- 36
- 37 f. The applicant shall have one hundred (100) square feet of usable
- 38 outdoor recreation area for each child that may use this space at any
- 39 time. Such usable outdoor recreation area shall be identified on the
- 40 site plan and shall be sufficiently buffered from adjacent residential
- 41 areas. Usable outdoor recreation areas shall be limited to the side and
- 42 rear yard of the property.
- 43

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- g. The family day care provider shall comply with Article 88A of the Annotated Code of Maryland and the State Department of Human Resources regarding group day care centers.
- h. All such uses shall be located so as to permit the safe pickup and delivery of all persons on this site.
- i. This use shall be treated as an outright permitted use unless either of the following circumstances occurs:
  - 1. A Public Hearing is requested within seven (7) days of the posting of the property and the placement of an advertisement concerning the application in a newspaper of general circulation in the Town of Easton; or
  - 2. The Town planner recommends denial of the application.

In the event that either 1 or 2 above occurs, the application shall be treated as a Special Exception and shall proceed in accordance with the standards applying thereto as specified in Article XIII, Section 1303.5.B.

(6) Granny Flat

- a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
- b. One additional off-street parking space shall be provided for the granny flat.
- c. No more than one granny flat may be created on any one lot under the terms of these provisions.
- d. The principal residence associated with the application for a granny flat must be occupied by the owner of the property.

(7) Home Occupations

- a. The applicant shall demonstrate that the occupation will be conducted within the dwelling or accessory building and is clearly secondary to the use of the dwelling for residential purposes. There shall be no external evidence of business activity including inordinate vehicular traffic, outside storage, noise, dust, fumes, or other nuisances emitting from the premises. No more than one ordinary vehicle per permitted

1 home occupation, which contain a sign or logo, may be maintained on  
2 the premises, provided said vehicle is used in the daily operation of  
3 the business. Not permitted, however, are vehicles other than those  
4 customarily found in a residential neighborhood (i.e. cars, pick-ups,  
5 mini-vans, Sport Utility Vehicles).  
6

7 b. All employees shall be residents except that one full-time non-  
8 resident employee may be on the premises if approved by the Board  
9 of Zoning Appeals.

10  
11 c. No outside storage of equipment, materials or items to be repaired  
12 shall be permitted.

13  
14 d. No article or commodity shall be offered for sale or publicly  
15 displayed on the premises except those incidental to services offered.

16  
17 e. No off-street parking shall be required other than that necessary for  
18 the permitted residential use.

19  
20 f. The applicant shall provide an impact statement indicating the nature  
21 of the business to be conducted in the office, the maximum number of  
22 persons expected on the premises at any one time, and the expected  
23 traffic generation caused by the use.

24  
25 g. Residential appearance shall be maintained and the proposed  
26 development shall be in keeping with the character of the  
27 neighborhood.

28  
29 h. Illumination of the site will be at a minimum to achieve safety  
30 requirements and shall be shielded from neighboring properties.

31  
32 i. No more than twenty-five (25%) percent of the floor area of the  
33 dwelling including an attached garage may be utilized for the home  
34 occupation and not more than five (5%) percent may be used for  
35 storage of stock in trade.

36  
37 j. The applicant shall be entitled to one (1) non-illuminated sign  
38 identifying the home occupation. Such sign shall be attached to the  
39 building and shall be no greater in size than two (2) square feet.

40  
41 (8) Kennel  
42

- 1 a. Kennels shall meet the side setback requirement and shall be setback  
2 a minimum of eight feet from the rear property line. They shall not  
3 be located in any front yard.  
4  
5 b. Situations involving nuisance animals are regulated by the Easton  
6 Town Code and are enforced by the Talbot County Humane Society.  
7  
8 (6) Manufactured Home Parks or Subdivisions  
9  
10 a. All manufactured home parks or subdivisions must be developed in  
11 accordance with the Town of Easton Subdivision Regulations and  
12 shall require Planning Commission review and approval.  
13  
14 b. At least ten (10%) percent of the gross development area shall be  
15 reserved as common open space.  
16  
17 c. The minimum total area required for a manufactured home park or  
18 subdivision shall be ten (10) acres.  
19  
20 d. The minimum site area for each manufactured home within the park  
21 or subdivision shall be 5,000 square feet and each individual home  
22 site shall be defined by landscape plantings and/or low-level  
23 decorative fencing.  
24  
25 e. There shall be a minimum setback from any structure to any adjacent  
26 public street or road of fifty (50) feet.  
27  
28 f. All interior access drives shall be privately owned and maintained by  
29 the owner/operator of the subdivision or park. Access drives shall be  
30 at least twenty (20) feet wide, shall be paved, and shall be approved  
31 by the Town Engineer.  
32  
33 g. All structures within the subdivision or park shall be set back at least  
34 twenty-five (25) feet from the side lines of any internal access drives.  
35  
36 h. No manufactured home within the subdivision or park shall be  
37 directly provided access onto a public street or road.  
38  
39 i. A manufactured home subdivision or park shall be enclosed on all  
40 sides with a permanently maintained natural or artificial barrier/buffer  
41 in accordance with the provisions of Section 1015 of this Ordinance.  
42

- 1 j. All access roads, parking areas and walkways within the subdivision  
2 or park shall be illuminated at night. Illumination in the subdivision  
3 or park shall not cast any glare beyond the perimeter of the  
4 subdivision or park.  
5
- 6 k. Every manufactured home within the park or subdivision shall be  
7 certified as meeting the current National Manufactured Housing  
8 Construction and Safety Standards.  
9
- 10 l. Every manufactured home shall have a gross floor area of at least 600  
11 square feet.  
12
- 13 m. No manufactured home may be used exclusively for storage purposes.  
14
- 15 n. Every manufactured home shall have a canopied or covered  
16 entranceway/porch at least sixty-four square feet in size. This  
17 standard may be waived or modified by the Planning Commission if  
18 it finds that the standardized design of the unit already incorporates a  
19 covered porch or entryway.  
20
- 21 o. One (1) utility building is permitted for each manufactured home.  
22 Such building shall be located on the individual manufactured home  
23 site, and shall not exceed exterior dimensions of twelve (12) feet by  
24 twelve (12) feet and shall not exceed ten (10) feet in height.  
25
- 26 p. Every manufactured home, together with all enclosed extensions or  
27 structural additions shall be installed upon an approved anchor tie-  
28 down system and shall be securely anchored thereto so as to prevent  
29 the home from shifting or overturning. The undercarriage of every  
30 manufactured home shall be suitably hidden by some form of opaque  
31 skirting.  
32
- 33 q. A manufactured home subdivision shall comply with all requirements  
34 of the Easton Subdivision Regulations.  
35

36 (7) Multi-family Dwellings

- 37 a. Multi-family dwelling shall be constructed in accordance with an  
38 approved Site Plan prepared under the provisions of Section 301 of  
39 this Ordinance.  
40  
41  
42

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43
- b. At least twenty-five (25%) percent of the gross development area shall be reserved as common open space.
  - c. The setback requirements for multi-family dwellings shall be determined by the development standards for the zoning district in which the project is located except as hereby modified:
    - 1. When more than one (1) multi-family building is constructed, the buildings shall collectively adhere to the front setback requirements of the district in which they are located, plus five (5) feet per story over two (2) stories, or portion thereof.
    - 2. When more than one (1) multi-family building is built, no building shall be closer than twenty-five (25) feet from any other multi-family building.
    - 3. No multi-family structure shall be constructed at a distance of less than twenty (20) feet from any adjoining property lines; except for multi-family structures constructed in the CR district, wherein the development standards for that district shall apply.
  - d. When more than one multi-family building is constructed, external walkways shall be paved and lighted.
  - e. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than six (6) feet high.
  - f. All areas not utilized for building or off-street parking shall be landscaped and maintained in accordance with Section 1015 of this Ordinance.
  - g. All buildings within the multi-family project shall be of compatible architectural design.
  - h. The minimum dimension, width or depth, of all living units shall be eighteen (18) feet.
  - i. In the R-7A, R-10A, and R-10M districts, no more than three (3) units may be constructed with the same front setback and no more than six (6) units may be constructed in one building at first floor level. In the CR district, no more than nine (9) units may be

1 constructed in one building at first floor level and no more than three  
2 (3) units may be constructed with the same front setback.

3  
4 j. The facades of units shall be varied by changed front yards of not less  
5 than five feet. Architecture shall be compatible among the units  
6 within the development and harmonious with the existing architecture  
7 of the Town of Easton.

8  
9 k. Public water and sewerage systems must be available to serve the  
10 project.

11  
12 l. The maximum permitted density shall be as follows:

- 13  
14 1. In R-7A and CR Districts - 8 dwelling units per acre.  
15 2. In R-10A and R-10M Districts - 5 dwelling units per acre.

16  
17 m. Side yard setback requirements for multi-family units  
18 (condominiums, townhouses, and apartments) adjacent to a single  
19 family detached residence or vacant residential lot shall be fifty (50).  
20 Parking setback is also fifty (50) feet.

21  
22 n. Rear yard setback requirements for multi-family units  
23 (condominiums, townhouses, and apartments) adjacent to a single  
24 family residence or vacant residential lot shall be seventy-five (75)  
25 feet. The setback for parking areas is also seventy-five (75) feet.

26  
27 (8) Two-Family or Duplex Units

28  
29 a. Minimum lot area standards of the applicable zoning district shall be  
30 increased by fifty (50%) percent for two-family or duplex dwellings.

31  
32 (9) Garage or Yard Sales

33  
34 a. In any district which permits yard or garage sales, each lot shall be  
35 allowed to conduct no more than three (3) yard or garage sales events  
36 in any one (1) calendar year. A yard or garage sales event shall have  
37 a maximum duration of one (1) day. Each consecutive day that a yard  
38 or garage sale extends shall constitute a separate event.

39  
40 b. Signs shall be permitted under the provisions governing Temporary  
41 signs.

42  
43 (10) Single-Family Detached Dwelling Units

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

a. Similarity Restricted

No building permit shall be issued for any new single-family dwelling unit, which is similar in appearance to any dwelling unit near the proposed building, as further defined below.

b. Exemptions

The following dwelling units or projects shall be exempt from the provisions of this Section:

- (1) Dwellings for which a building permit was approved before the effective date of these Regulations, including dwellings that are being remodeled, reconstructed, or replaced after damage by fire, flood, or other casualty.
- (2) Subdivisions already in progress, and developing under the provisions of Section 106 (applicability).
- (3) Multi-family projects, including apartments.
- (4) Planned Unit Development or Planned Redevelopment Projects in which similarity of architectural form and style among dwelling units is clearly indicated in the Plans for such projects and such similarity is determined by the approving body to be integral to the success of a unified plan.

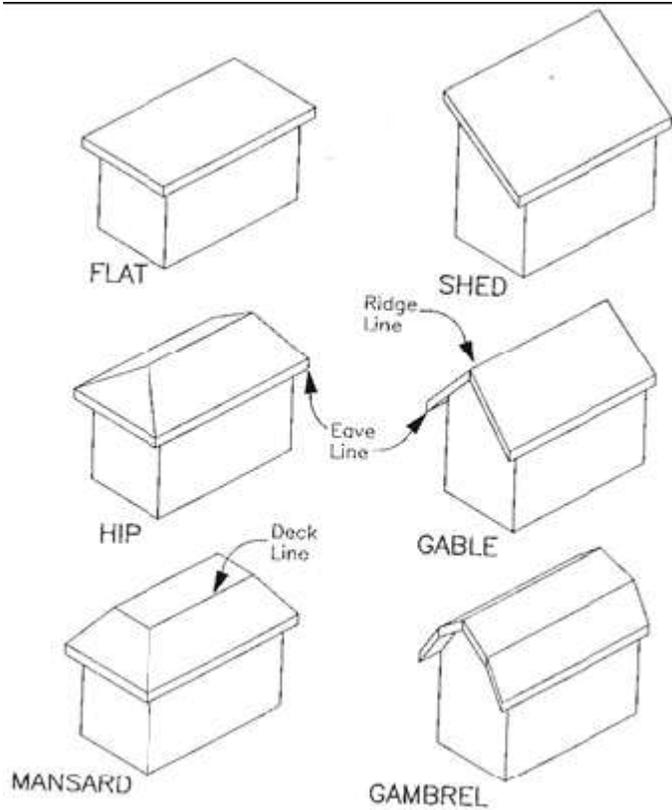
c. Calculations of Differences in Appearance

- (1) Differences in bulk and massing shall be reviewed for two lots on either side of the proposed unit on the same side of the street.
- (2) Where lots are interrupted by an intervening street, parkland or similar feature of at least 50 feet in width, no review shall be necessary.
- (3) The proposed unit shall be considered different from any vacant lot for which no building permit has been issued without requiring further documentation.

d. Differentiation

The proposed unit shall differ from each other house in at least two of the five criteria listed below, unless the units differ with respect to the number of full stories (#2) then only #2 is required.

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23
- (1) The unit is a different housing type.
    - a. Single-family detached;
    - b. Zero lot line (where allowed);
    - c. Single-family attached; or
    - d. Single-family detached rotated 90 degrees (i.e. the narrower façade fronts the street as opposed to the wider façade).
  - (2) The unit differs in the number of full stories.
  - (3) The unit is served by a different type of garage.
    - a. Front-load garage;
    - b. Side-load garage;
    - c. Rear-load garage;
    - d. Detached garage;
    - e. Carport; or
    - f. No garage.
  - (4) The unit has a different roof type.
    - a. Gable;
    - b. Hip;
    - c. Gambrel;
    - d. Mansard;
    - e. Roof types a through d rotated 90 degrees; or
    - f. Flat.



**Figure 10.1 Sample Roof Types**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19

- (5) The unit has variation in the articulation of the front façade.
  - a. Garage setback from the front façade of at least four (4) feet;
  - b. Covered, open walled porch of at least six (6) feet in depth extending at least 33 percent of the width of the front façade; or
  - c. Other articulation of the front façade at least four (4) feet in depth, extending at least 33 percent of the width of the front façade.

(6) Although not required, differentiation in color between adjacent homes is strongly encouraged.

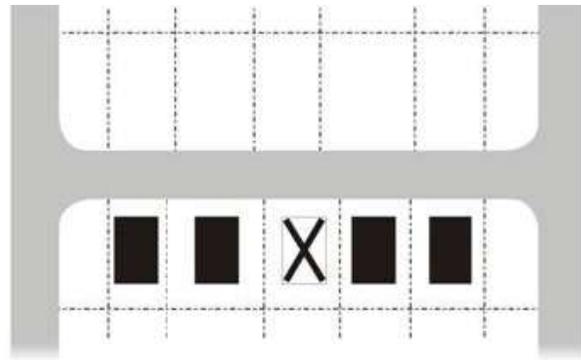
e. Permit Review

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21

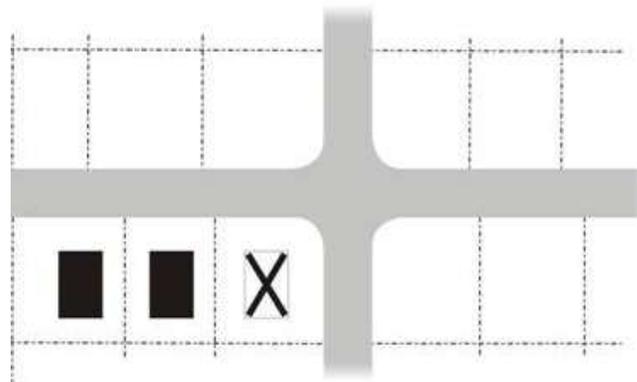
(1) Acceptable documentation may include photographs of the other structures in question (no building elevations are required).

(2) A subdivision or phase thereof may be reviewed as a whole for conformity with this requirement, provided that adequate documentation to ensure conformity is submitted with the plat. Such documentation is not required to be recorded as part of the plat.

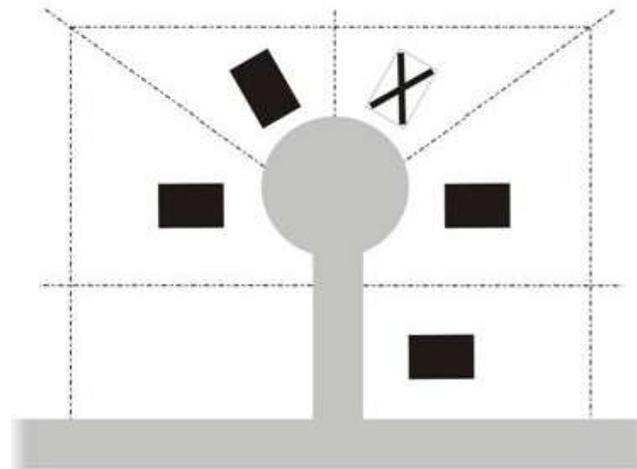
The Town Planner shall review the submitted documentation and any previously-approved building permits and make a determination. Where the Town Planner finds that a dwelling for which a building permit is being requested is similar in appearance based on the standards above, the permit shall be denied.



Interior Lot



Corner Lot



Cul-de-Sac Lot

1  
2  
3  
4  
5

*Figure 10.2 – Calculations of Comparison Lots for Determining Difference of Appearance*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

(11) Swimming pool

- a. Swimming pools may be located outside the building envelope; however they may not be constructed in any front yard.
- b. Swimming pools and any supporting braces or decks must be setback a minimum of eight feet from any property line.
- c. Swimming pools, together with garages or sheds, (if present), may occupy no more than 50% of the rear yard area.

(12) Waterfront Development

- a. Except where otherwise specifically stated in this Ordinance, the following conditions shall control the use and development of land abutting upon a man-made or natural waterway:
- b. Only land situated and lying above the mean high waterline should be considered when determining the area of a lot or the permitted density of uses or structures upon said lot.
- c. The required front setback and yard for a principal structure shall be measured from the mean high waterline except where said principal structure is a pier, wharf, landing or boathouse.

1008.2 COMMERCIAL USES

A. Specific Commercial uses listed below shall be subject to the following:

(1) Adult-Oriented Business

- a. Viewing booths and Live Viewing Booths are prohibited in all zoning districts.
- b. In addition to any buffer, buffer yard, setback, or other design criteria generally applicable to permitted uses in the Select Industrial (I-1) Zoning District, an Adult-Oriented Business must meet the following setback criteria:

- 1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43
- i. The closest portion of a building or structure in which an Adult Oriented Business is located shall not be within 1,000 feet of the boundary of any parcel of land that is zoned residentially or Regional Healthcare (RH).
  - ii. The closest portion of a building or structure in which an Adult Oriented Business is located shall not be within 500 feet from the boundary of any parcel of land containing a school, house of worship, park or recreation facility, day care center – small group, day care center – group, or day care facility – family.
  - iii. For the purposes of this Section, measurement shall be made in a straight line, without regard to intervening structures or objects.
  - iv. A lawfully operating Adult Oriented Business shall not be rendered a non-conforming use by the location, subsequent to the grant or renewal of an Adult Oriented Business license pursuant to Easton Town Code § 30-14, of a residential zoning district, school, house of worship, park or recreation facility, day care center – small group, day care center – group, or day care facility – family within buffer distances provided for above.
- c. An Adult Oriented Business shall provide or cause to be provided for all exterior areas, including but not limited to, parking lots or areas, loading docks, and sidewalks sufficient lighting to illuminate the exterior areas of the business to an illumination level of not less than two footcandles and shall be equipped with video surveillance cameras that monitor the exterior portions of the premises from a management station located within the business.
  - d. An Adult Oriented Business may not erect a fence, wall, or other barrier that prevents any portion of the parking lot(s) for the establishment from being visible from a public right of way.
  - e. An Adult Oriented Business must post appropriate signage prohibiting parking at the premises for persons other than patrons of the business and prohibiting the use of the exterior of the premises for other than ingress, egress, parking and solid waste deposit/processing for bona fide employees and patrons of the business.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- f. In the case of Adult Oriented Businesses other than an adult book or video store, and to the extent not regulated under Article 2B of the Annotated Code of Maryland (or successor provisions thereof), shall be constructed and maintained in such manner that the conduct, promotion, delivery, provision, or performance of adult entertainment or material is not visible in any way or manner, or to any degree, from outside the building.
- g. No Adult Oriented Business may be conducted on the same parcel as, in the same building as, or in conjunction with any hotel, motel, bed and breakfast inn, boarding house, or in any structure or portion thereof not generally open to the public and freely accessible to patrons at all time.
- h. An Adult Oriented Business shall not have displayed on or about the exterior of any building in, or premises on, which an Adult Oriented Business is located, any sign, advertisement, or depiction visible to the general public, wherever located, containing any adult oriented entertainment or material.

(2) Animal Hospital/Veterinary Clinics or Services

- a. Disposal of waste shall be through approved, safe means and shall be separate from regular trash disposal.

(3) Automobile Sales or Showrooms

- a. All sales and installation facilities operations shall be conducted within a wholly enclosed building. Outdoor display of motor vehicles for sale shall be permitted if areas for this purpose are integrated into the overall site design and are compatible with the adjacent and neighboring properties. Applicant shall submit a plan indicating outdoor storage areas and screening of such areas. The Planning Commission may require additional landscape treatment to address this requirement. Neighboring properties shall be protected from site illumination, noise, and odor.
- b. Display for sale or rental purposes of motor vehicles, trailers, boats, camping trailers, or other vehicles may be permitted provided that the lot on which the vehicles are parked is adequately screened from all neighboring residentially zoned land or land proposed for residential purposes by the Comprehensive Plan. In addition to buffering and landscaping requirements, a sightly, solid wall or fence at least three

- 1 (3) feet in height shall be located along all property lines adjoining  
2 residentially zoned land, such wall shall contain no advertising and  
3 shall be maintained in good condition.  
4
- 5 c. The area of the lot devoted to buildings and vehicle display or storage  
6 shall include no more than seventy-five (75%) percent of the total lot  
7 area, exclusive of flood plains, steep slopes, or other environmentally  
8 sensitive areas.  
9
- 10 d. The number and type of vehicles permitted on the lot shall be  
11 determined on a case-by-case basis taking into account factors such as  
12 the gross weight of the vehicle, vehicle size, nature of the vehicle  
13 (commercial, industrial, passenger, or other) impacts on adjoining  
14 properties and traffic implications of the facility.  
15
- 16 e. The applicant shall design buildings to complement and contribute to  
17 desirable community character in terms of shape and style, roof lines,  
18 color, and materials.  
19
- 20 f. The applicant shall site new buildings to insure that adjacent  
21 properties have visual privacy and sunlight as well as protection from  
22 new developments, site illumination, noise, and odor.  
23
- 24 g. The applicant shall design and site buildings to screen from public  
25 view unsightly site elements such as shipping and loading areas, car  
26 storage areas, dumpsters, etc.  
27
- 28 h. The applicant shall protect pedestrian areas from vehicular intrusion  
29 with landscaping and curbs that are integrated into the overall  
30 streetscape.  
31
- 32 i. The applicant shall identify a safe, identifiable driving lane within the  
33 parking lot.  
34
- 35 j. The applicant shall use landscaping islands, curbs, and signs to  
36 clearly distinguish the parking from loading and delivery and driving  
37 lanes.  
38
- 39 k. The applicant shall provide adequate space on site for service and  
40 delivery vehicles.  
41
- 42 l. The applicant shall provide turning areas in order to avoid dead-end  
43 parking situations.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

(4) Automotive Repair Garage and Gasoline/Service Station

- a. Bulk storage of flammable liquids shall be underground and shall be subject to setback requirements.
- b. The entrance or exit at such establishment shall be at least fifty (50) feet from any lot zoned residential.
- c. There shall be no open storage or accumulation of junk or scrap.
- d. No structure or building shall be erected within thirty (30) feet of any dwelling.
- e. The applicant shall design and site buildings to screen from public view unsightly site elements such as shipping and loading areas, car storage areas, dumpsters, etc.
- f. No vehicular entrance or exit to such a facility shall be located within one-hundred (100) feet of any intersection.
- g. Any facility which repairs or services automobiles shall provide an area for the long-term storage of vehicles. The area to be provided shall be at least 800 square feet for each service area or bay in the facility. Such an area shall be for the storage of vehicles only and therefore shall not be subject to any of the dimensional requirements for parking areas.

(5) Brew Pub

- a. Any brew pub which is permitted to have off-premise alcohol sales shall meet the minimum spacing requirements of liquor stores (Section 1008.2.A. (12)).

(6) Catering

- a. No consumption of food or beverages shall be permitted on the site of the catering business when said business is located within an I-1 zoning district.

(7) Christmas Tree Sales

- a. Sales of Christmas Trees shall be permitted only between the dates of November 15 and December 26.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

- b. Storage or display of the trees shall not obstruct any handicapped parking spaces, traffic signs, or site lines at entrances or exits.
- c. This use is only permitted on a temporary basis and shall be totally removed and the site returned to exact previous appearance by December 31.

(8) Commercial Kennel

- a. Any buildings or runs associated with the kennel shall be setback a minimum of 200 feet from any property line and shall be screened from view from adjacent parcels.

(9) Convenience Stores

- a. The applicant shall design and site buildings to screen from public view unsightly site elements such as shipping and loading areas, dumpsters, etc.
- b. The applicant shall provide adequate space on site for service and delivery vehicles.
- c. No entrance or exit to such a facility shall be located within one-hundred (100) feet of any intersection.
- d. Any convenience or grocery store which proposes to sell alcoholic beverages shall also be subject to the supplemental standards prescribed for liquor stores.

(10) Farmer's Market

- a. All Farmers' Markets and their vendors shall comply with all federal, state and local laws relating to the operation, use and enjoyment of the market premises.
- b. All Farmers' Markets and their vendors shall obtain all required operating and health permits and these permits (or copies) shall be in the possession of the Farmers' Market operator or the vendor, as applicable, on the site of the Farmers' Market during all hours of operation.

- c. All Farmers' Markets shall have a representative of the operator authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation.
- d. All Farmers' Markets shall establish and maintain rules of operation governing the eligibility of vendors, products that may be sold, conduct of vendors, set up of the market, etc.

(11) Hotels/Motels

- a. Accessory uses may include gift shop, beauty shop, barber shop, restaurant, cocktail lounge/night club, auditorium/meeting facilities and similar retail stores and commercial establishments.
- b. Circulation and parking shall be adequate to fulfill requirements of all proposed uses - principal and accessory. A traffic analysis shall be provided by the applicant demonstrating adequacy of the system to the satisfaction of the Planning Commission.
- c. The applicant shall design the building roof to screen mechanical equipment from public view and to contribute to an attractive streetscape.
- d. The applicant shall develop the public streetscape between the street-front of the building and the street curb as a safe and convenient pedestrian area with attractive amenities such as paving, lighting, seating, shelter, and landscaping.
- e. The applicant shall locate amenities such as lighting, seating, shelter, and landscaping into attractive groupings that provide for safe and unobstructed pedestrian movement.
- f. The applicant shall design fences and retaining walls that are consistent in materials and quality to that of the building and the adjacent properties.
- g. The applicant shall design and locate signs so that their illumination is directed away from adjacent properties, and such that their design is integrated into the site and the streetscape.
- h. Vehicular access to the subject property shall not be by means of any street internal to a residential subdivision.

(12) Indoor Recreation Facility

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- a. The minimum required lot size for this use shall be five (5) acres.
- (13) Day Care Centers, Group or Large Group;
- a. Applicant shall meet the requirements of the Office of Child Care Licensing and Regulation in the Department of Human Resources of the State of Maryland, or its successor agency for Group Day Care.
  - b. A Group Day Care Center or Large Group Day Care Center shall not have more day care children than the number which appears on the certificate of registration issued by the Office of Child Day Care Licensing and Regulation to such Center and Provider.
  - c. The Planning Commission may prescribe specific conditions determined necessary to minimize effects of use on neighboring properties given identification of concerns specific to a particular site.
  - d. The applicant shall have one hundred (100) square feet of usable outdoor recreation area for each child that may use this space at any time. Such usable outdoor recreation area shall be identified on the site plan and shall be sufficiently buffered from adjacent residential areas. Usable outdoor recreation areas shall be limited to the side and rear yard of the property.
  - e. The day care center and provider shall comply with Article 88A of the Annotated Code of Maryland and the State Department of Human Resources regarding group day care centers.
  - f. All such uses shall be located so as to permit the safe pickup and delivery of all persons on this site.
- (14) Liquor Stores
- a. No liquor store shall be permitted within 1,000 feet (measured from the closest portion of the affected properties) of any of the following uses: Schools, Colleges & Universities, Houses of Worship, Family Day Care, Day Care Group, Day Care Small Group, and Park.
- (15) Major Retail
- a. Applicability

1  
2 The following supplemental standards for major retail uses do not apply to  
3 any non-retail commercial uses, or the following retail uses:  
4

5 Use # 2.1 B –  
6

- 7 6. Auto Sales or Showroom  
8 31. Construction Equipment Sales or Rental  
9 32. Construction Supply and Services  
10 46. Farm Equipment, Trailer or Marine Products Sales & Service  
11 48. Farmers Market  
12 55. Greenhouses, Nurseries, etc.  
13

14 b. Facades and Exterior Walls  
15

16 i. All facades greater than 100 feet in length, measured  
17 horizontally, shall incorporate wall plane projections or  
18 recesses having a depth of at least 3% of the length of the  
19 façade. No uninterrupted length of any façade shall exceed  
20 100 horizontal feet.  
21

22 ii. All facades shall have arcades, display windows, entry areas,  
23 awnings, or other such features along no less than 60% of  
24 their horizontal length.  
25

26 c. detail features  
27

28 i. Building facades must include a repeating pattern that shall  
29 include no less than three of the elements listed below. At  
30 least one of these elements shall repeat horizontally. All  
31 elements shall repeat at intervals of no more than 30 feet,  
32 either horizontally or vertically.  
33

- 34 • Color Change
- 35 • Texture Change
- 36 • Material Module Change
- 37 • Expression of architectural or structural bay through a  
38 change in plane no less than 12 inches in width, such  
39 as an offset, reveal, or projecting rib.  
40

41 d. roofs  
42

43 Roofs shall have at least two of the following features:

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- i. Parapets completely concealing flat roofs and all rooftop equipment from public view. The average height of such parapets shall not exceed 15% of the height of the supporting wall and such parapet shall not at any point exceed one-third of the height of the supporting wall. Such parapets shall feature three dimensional cornice treatments.
  - ii. Overhanging eaves, extending no less than three feet past the supporting walls.
  - iii. Sloping roofs that do not exceed the average height of the supporting walls, with an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run and less than or equal to one foot of vertical rise for every one foot of horizontal run.
  - iv. Multiple roof slope planes.
- e. materials and colors
- i. Predominant exterior building materials shall be high quality materials. These include, without limitation:
    - Brick
    - Wood
    - Tinted, textured, concrete masonry units
    - Other native materials
  - ii. The predominate façade colors shall be low reflectance, subtle, neutral, or earth tone colors. The use of high intensity or fluorescent colors is discouraged.
  - iii. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.
  - iv. Predominant exterior building materials shall not include the following:
    - Smooth-faced block
    - Tilt-up concrete panels
    - Pre-fabricated steel panels

- Vinyl siding
- Aluminum siding

f. entryways

i. Each principal building on a site shall have clearly defined, highly visible customer entrances featuring at least three of the following:

- Canopies or porticos
- Overhangs
- Recesses/projections
- Arcades
- Raised corniced parapets over the door
- Peaked roof forms
- Arches
- Outdoor patios
- Display windows
- Architectural details such as tile work and moldings which are integrated into the building structure and design
- Integral planters or wing walls that incorporate landscaped areas and/or places for sitting

g. entrances

i. All sides of a principal building that directly face an abutting public street shall feature at least one customer entrance. Where a principal building directly faces more than two abutting public streets, this requirement shall apply only to two sides of the building, including the side of the building facing the primary street, and another side of the building facing a second street.

h. parking lot orientation

i. No more than 50% of the off-street parking area for the entire property shall be located between the front façade of the principal building(s) and the primary abutting street.

i. setbacks

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

i. The minimum setback for any portion of a structure shall be 50 feet from the nearest property line. In addition, when residentially or agriculturally zoned property either abuts the parcel on which the structure is to be located or is separated from the parcel by a public or private road, the 50 foot setback shall be *increased* by an additional setback (the “Additional Setback”) which shall be calculated according to the following formula: an additional 50 feet plus 1 additional foot for each 1,000 square feet that the building exceeds 50,000 square feet in gross floor area. If either U.S. Rte.50 or MD Rte. 322 acts as an intervening public street between the parcel on which the building is to be located and the adjacent residentially or agriculturally zoned property, the width of that road’s right-of-way shall be deducted from the Additional Setback otherwise required by this Section.

j. outdoor storage, trash collection, and loading areas

i. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from abutting streets.

ii. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 25 feet of any public street, public sidewalk, or internal pedestrian way.

iii. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.

iv. Non-enclosed areas for the storage and sale of seasonal inventory shall be permanently defined and screened with walls and/or fences. Materials, colors, and design of screening walls and/or fences and the cover shall conform to those used as predominant materials and colors on the building. If such areas are to be covered, then the covering

1 shall conform to those used as predominant materials and  
2 colors on the building.

3  
4  
5 k. pedestrian flows and bicycle traffic

6  
7 i. Sidewalks at least eight feet in width shall be provided along  
8 all sides of the lot that abut a public street.

9  
10 ii. Continuous internal pedestrian walkways, no less than eight  
11 feet in width, shall be provided from the public sidewalk or  
12 right-of-way to the principal customer entrance of all  
13 principal buildings on the site. At a minimum, walkways  
14 shall connect focal points of pedestrian activity such as, but  
15 not limited to, transit stops, street crossings, building and  
16 store entry points, and shall feature adjoining landscaped  
17 areas that include trees, shrubs, benches, flower beds, ground  
18 covers, or other such materials for no less than 50% of its  
19 length.

20  
21 iii. Sidewalks, no less than eight feet in width, shall be provided  
22 along the full length of the building along any façade  
23 featuring a customer entrance, and along any façade abutting  
24 public parking areas. Such sidewalks shall be located at least  
25 six feet from the façade of the building to provide planting  
26 beds for foundation landscaping, except where features such  
27 as arcades or entryways are part of the façade.

28  
29 iv. Internal pedestrian walkways provided in conformance with  
30 part (ii) above shall provide weather protection features such  
31 as awnings or arcades within 30 feet of all customer  
32 entrances.

33  
34 v. All internal pedestrian walkways shall be distinguished from  
35 driving surfaces through the use of durable, low maintenance  
36 surface materials such as pavers, bricks, or scored concrete to  
37 enhance pedestrian safety and comfort, as well as the  
38 attractiveness of the walkways.

39  
40 vi. Bicycle traffic shall be accommodated by providing adequate  
41 bicycle circulation routes (which may or may not be  
42 combined with the required pedestrian walkways and

sidewalks) as well as bicycle storage facilities (i.e. racks or lockers).

1  
2  
3  
4 l. central features and community spaces

5  
6 i. Each establishment subject to these standards shall contribute  
7 to the establishment or enhancement of community and public  
8 spaces by providing at least two of the following:

- 9  
10 • Patio/seating area  
11 • Pedestrian plaza w/ benches  
12 • Transportation center  
13 • Window shopping walkway  
14 • Outdoor playground area  
15 • Kiosk area  
16 • Water feature  
17 • Clock tower  
18 • Other such deliberately shaped area and/or a focal feature  
19 or amenity that, in the judgement of the Planning  
20 Commission, adequately enhances such community and  
21 public spaces.

22  
23 Any such areas shall have direct access to the public sidewalk  
24 network and such features shall not be constructed of  
25 materials that are inferior to the principal materials of the  
26 building and landscape.

27  
28 m. abatement of nuisance to neighboring properties

29  
30 i. Neighboring properties shall be protected from site  
31 illumination, noise, odor, or any other impact which could  
32 potentially be a nuisance to those properties.

33  
34 n. maximum size

35  
36 i. No structure shall exceed 65,000 square feet in gross floor  
37 area. This provision shall not apply for retail stores within or  
38 adjacent to shopping centers which were approved prior (Aug.  
39 25, 2004, including projects which involve the expansion of  
40 individual stores within an existing shopping center; or the  
41 redevelopment of an existing shopping center; or the  
42 expansion of an existing center onto an abutting site or an

1 adjacent site; or the construction of a new retail store on a site  
2 adjacent to an existing shopping center.

3  
4 o. Bus Shelters

5  
6 A bus shelter (or shelters) shall be provided to afford bus riders the  
7 opportunity to wait for their bus in a structure that protects them from  
8 inclement weather. The location of such shelter(s) shall be shown on the site  
9 plan at the sketch plan level.

10  
11 (16) Mini-warehouses

- 12  
13 a. Door openings for any rental unit shall face the interior of the site  
14 unless impracticable. This shall be mandatory where the abutting  
15 property is residentially zoned.  
16  
17 b. Accommodations for resident managers is permitted as an  
18 accessory component of this use.  
19  
20 c. The roof shape and materials shall be compatible with the design  
21 and materials of neighboring buildings.  
22  
23 d. Mini-warehouses shall be limited to storage only. Auctions, sales,  
24 and servicing of motor vehicles, boats, trailers, lawn mowers,  
25 appliances, etc..., shall be prohibited.  
26  
27 e. Internal driveway aisles shall be a minimum width of thirty (30)  
28 feet. A driveway aisle where access to storage units is only on one  
29 side of the aisle may be reduced to twenty (20) feet. All internal  
30 drives and parking areas shall be surfaced with asphalt, concrete, or  
31 other hard surfaced, dustless material and so constructed as to  
32 provide adequate drainage both on-site and off-site.  
33  
34 f. All outdoor lighting shall be shielded to direct light and glare only  
35 onto the mini-warehouse facility and may be of sufficient intensity  
36 to discourage vandalism and theft. Said lighting and glare shall be  
37 deflected, shaded, and focused away from all adjoining property.  
38  
39 g. No outdoor storage shall be permitted.  
40  
41 h. No portion of a mini-warehouse facility shall be located within three  
42 hundred feet of the right-of-way of any "major road" as indicated by  
43 Section 1010.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- i. All multi-story buildings shall have windows or architectural treatments that appear as windows.
- j. The structures should be located perpendicular to the road.
- k. Use of corrugated metal on the front facades is unacceptable. Use of textured block, brick, wood, or stucco is preferred though flat metal may be acceptable. Colors should be muted and complimentary with other colors used on adjacent buildings.

(17) Multiple Uses

- a. Each use must be permitted within the zone either by right or via Special Exception.
- b. Changes of use do not require additional Special Exceptions provided that the new uses are also permitted within the zone. Any new uses that are only permitted via Special Exception shall be treated as an amendment to the Special Exception and require Planning Commission review and Board of Zoning Appeals approval.

(18) Office (For Offices located within Residential Zones)

- a. Site Plans for all office uses located within residential zones shall be reviewed and approved by the Planning Commission, regardless of the size of the building. Site Plan review and approval shall be a condition of special exception approval.
- b. Parking lots, utility facilities or service elements and signs shall be located and/or landscaped so as to have minimal impact on surrounding residences.
- c. Building height, mass, and architecture shall be of a kind and quality that is consistent with the character of a residential neighborhood.
- d. Site lighting shall not cause a nuisance for neighboring properties and shall be of an intensity and design that is consistent with the character of a residential neighborhood.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

- (19) Office Parks
  - a. Office Parks shall be located on a site that is at least one (1) acre in size.
  - b. The lot on which the Office Park is located must have a minimum frontage of one-hundred (100) feet on a public street.
  - c. The lot on which the Office Park is located must have a depth of at least one-hundred (100) feet.
  - d. The project shall have a unified arrangement of buildings, service areas, parking, and landscaped areas.
  - e. Materials, massing, and facade design for the project shall be harmonious with the character of the neighborhood.
  - f. The internal circulation system shall be designed to minimize through traffic and traffic conflicts within the project.
  - g. Safe pedestrian movement shall be required.
  - h. Landscaping shall be provided in accordance with Section 1015 of this Ordinance.
- (20) Outdoor Recreation Area
  - a. Outdoor Recreation Areas shall have a minimum lot size of five (5) acres.
- (21) Residential Use in a Commercial Building
  - a. Residential uses are not permitted on the ground floor.
  - b. In the CG district, residential uses shall be limited in size to no more than fifty (50%) percent of the gross floor area of the principal building.
  - c. In the CR district, residential uses shall be permitted on any non-ground floor level. There shall be no density limitation as long as the project retains ground-floor commercial activity. If the ground floor commercial activity is abandoned, it may only be replaced with residential uses if the density standards of the CR district can be met

1 for the building as a whole. If as a result of any such revision the  
2 density is such that a PUD is necessary (i.e. between 9 and 30 du/ac),  
3 the application process for PUD projects must be followed.  
4

5 (22) Retail Thrift or Outlet Store Operated by a Non-Profit Organization  
6

- 7 a. The business shall be operated by a legitimate non-profit  
8 organization, with legal IRS certification as such.  
9  
10 b. There shall be no open storage nor shall any products be displayed in  
11 open areas. Any outside storage areas shall be adequately screened  
12 and landscaped in accordance with the provisions of Section 1015 of  
13 this Ordinance.  
14  
15 c. Adequate loading/unloading areas shall be provided and, if  
16 applicable, screened appropriately, in accordance with Section 1015  
17 of this Ordinance.  
18

19 (23) Shopping Centers – Campus Style  
20

- 21 a. Shopping centers shall meet all of the supplemental standards  
22 prescribed herein for Major retail uses in addition to the standards  
23 prescribed below.  
24  
25 b. Where shopping centers contain individual buildings of less than  
26 25,000 square feet of gross floor area, with multiple businesses with  
27 separate, exterior customer entrances:  
28  
29 i. The street level façade of such stores shall be transparent  
30 between the height of three feet and eight feet above the  
31 walkway grade for no less than 60% of the horizontal length  
32 of the building façade.  
33  
34 ii. Windows shall be recessed and should include visually  
35 prominent sills, shutters, or other such forms of framing.  
36  
37 c. The applicant or developer of a shopping center shall submit a  
38 General Signage Plan as part of the sketch PUD plan. Signage for  
39 shopping centers shall be consistent throughout the center and shall  
40 be designed as part of the architectural design of the building(s).  
41 Directional and information signs shall be adequately provided and  
42 design coordinated.  
43

- 1 d. A traffic study shall be provided by the developer. Traffic associated  
2 with the shopping center shall not diminish the quality or efficiency  
3 of the transportation system of the surrounding area. Vehicular  
4 access shall be by means of a major or minor collector.  
5  
6 e. Any use that is permitted within the zone in which the shopping  
7 center is proposed shall be permitted to locate within said shopping  
8 center without the need for further action by the Planning  
9 Commission or the Board of Zoning Appeals. Special Exception uses  
10 proposed with the initial submission shall require Planning  
11 Commission review and approval in order to locate within an  
12 approved shopping center. Special Exception uses proposed after the  
13 shopping center is approved and which represent merely a  
14 substitution of one Special Exception use for another, shall require  
15 approval by the Easton Board of Zoning Appeals (as a Special  
16 Exception). Special Exception uses which replace outright permitted  
17 uses or which represent an expansion of the shopping center shall  
18 require an amendment to the PUD. Prohibited uses shall not be  
19 permitted to locate within the shopping center.  
20

21 (24) Shopping Centers – Strip  
22

- 23 a. The intent of these provisions is to encourage the expansion of the  
24 traditional Central-Business District and the conversion of existing  
25 strip shopping centers to a more urban, neo-traditional style of  
26 development.  
27  
28 b. Strip shopping centers are only permitted in the CR zoning district or  
29 via the PUD process as a redevelopment of an existing shopping  
30 center.  
31  
32 c. The nearest point of any principal structure shall be setback *no more*  
33 *than* 15 feet from the property line.  
34  
35 d. The aesthetic impact of off-street parking shall be minimized by  
36 locating such parking in accordance with the following priority  
37 schedule:  
38  
39 i. Either behind the building or in an interior courtyard;  
40 ii. In side yards;  
41 iii. In the least prominent front yard on multiple frontage lots  
42 only.  
43

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43

e. Bus Shelters

A bus shelter (or shelters) shall be provided to afford bus riders the opportunity to wait for their bus in a structure that protects them from inclement weather. The location of such shelter(s) shall be shown on the site plan at the sketch plan level.

(25) Winery

- a. A winery shall comply with all regulations of the Maryland Annotated Code, Article 2B, and the Talbot County Alcoholic Beverages Regulations, including but not limited to any licensing provisions.
- b. Wholesale and retail sales of wine, grape, or fruit products produced on the premises are allowed. Retail sales of merchandise or items other than wine is allowed within a tasting room or a gift shop, and must be directly related to the winery and limited to items like souvenirs, clothes bearing the winery logo, or other wine-related items.
- c. Areas designated for wine tasting (tasting rooms) are permitted but shall not exceed 50% of the total gross floor area of the principal building used for processing wine or 2,500 square feet, whichever is less.
- d. Snack foods or prepackaged foods like sandwiches, soups, or salads that are consumed on the premises are allowed. A commercial restaurant may also be permitted in association with the winery in the CG or CL Zoning Districts.
- e. Promotional or special events, such as, but not limited to, wine festivals, publically advertised functions, conferences, workshops, fund-raising or charitable functions, weddings, receptions, social events or cultural exhibits where the number of persons in attendance at any given time exceeds 200 persons shall be permitted but restricted to no more than eight such events per calendar year. Smaller less attended functions, such as, but not limited to, wine tastings, private parties, winery tours, meetings or picnics are permitted without limitation on the number of events.
- f. Off-street parking shall be provided in accordance with the standards of Section 1001 of this Ordinance. The parking requirement shall be

1 calculated by assigning the applicable standard to the corresponding  
2 area of the operation (i.e. apply the restaurant standard to the area  
3 used as a restaurant, apply the retail standard to any gift shop, apply  
4 the manufacturing standard to the portion used for processing, etc...).

5 Temporary Area(s) for overflow parking for special events shall be  
6 indicated on the site plan.

- 7
- 8 g. Live Entertainment shall be permitted at a winery. When applying for  
9 a winery, the applicant shall specify the type of entertainment and  
10 days of the week and hours of the day in which entertainment is to be  
11 performed. Outdoor entertainment shall be non-amplified or located  
12 a minimum of 500 feet from any property line.

13  
14 **1008.3 INDUSTRIAL USES**

15  
16 **A. Specific industrial uses shall be subject to the following supplemental standards:**

17  
18 **(1) Industrial Parks**

- 19
- 20 a. Industrial Parks shall be located on a site that is at least one (1) acre  
21 in size.
- 22
- 23 b. The lot on which the Industrial Park is located must have a minimum  
24 frontage of one-hundred (100) feet on a public street.
- 25
- 26 c. The lot on which the Industrial Park is located must have a depth of at  
27 least one-hundred (100) feet.
- 28
- 29 d. The project shall have a unified arrangement of buildings, service  
30 areas, parking, and landscaped areas.
- 31
- 32 e. Materials, massing, and facade design for the project shall be  
33 harmonious with the character of the neighborhood.
- 34
- 35 f. The internal circulation system shall be designed to minimize through  
36 traffic and traffic conflicts within the project.
- 37
- 38 g. The vehicular plan shall provide for safe pedestrian movement.
- 39
- 40 h. The applicant shall design and site buildings to screen from public  
41 view unsightly site elements such as shipping and loading areas,  
42 equipment storage areas, dumpsters, etc.
- 43

- 1 i. All operations (except for permitted outdoor storage) shall be located  
2 in a wholly enclosed building.  
3  
4 j. The release, disposal, or storage of waste materials shall not be  
5 visible from off-site. All trash and refuse shall be stored in self-  
6 enclosed storage areas.  
7  
8 k. There shall be no outside storage of the finished product. Bulk  
9 storage of the finished product in a wholly enclosed building shall be  
10 considered an accessory use.  
11  
12 l. An impact statement shall be submitted with the site plan which  
13 explains:  
14  
15 1. The proposed architectural design (graphic or narrative) of all  
16 buildings and structures.  
17  
18 2. The proposed hours of operation.  
19  
20 3. The provisions to be made for control of noxious and  
21 offensive odors.  
22  
23 4. The air pollution, water quality, and noise control measures to  
24 be taken.  
25  
26 5. The type and amount of traffic expected to be generated.  
27  
28 i. Landscaping shall be provided in accordance with Section 1015 of  
29 this Ordinance.  
30  
31 (2) Industry, heavy  
32  
33 a. Applications for a heavy industrial use shall be accompanied by a  
34 statement or report describing the nature of the proposed use, any  
35 toxic, hazardous, explosive or otherwise potentially dangerous  
36 substances associated with the use, expected truck traffic, and any  
37 other information necessary to provide a fair and accurate assessment  
38 of the impacts of the proposed use on the subject property and the  
39 surrounding area.  
40  
41 b. Heavy industrial uses may contain potentially hazardous substances,  
42 but shall not pose any threat to the quality of the air, water, or land of  
43 the subject property or the surrounding area.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

- c. Heavy industrial uses shall be setback a minimum of 200 feet from any property line.
- (3) Industry, Heavy with no potentially hazardous or commonly recognized offensive conditions
  - a. Applications for this use shall be accompanied by a statement or report describing the nature of the proposed use, it's expected impact on it's surrounding area, expected truck traffic, and any other information necessary to provide a fair and accurate assessment of the impacts of the proposed use on the subject property and the surrounding area.
  - b. Heavy industrial uses shall be setback a minimum of 200 feet from any property line.
- (4) Industry, Light
  - a. Applications for this use shall be accompanied by a statement or report describing the nature of the proposed use, it's expected impact on it's surrounding area, expected truck traffic, and any other information necessary to provide a fair and accurate assessment of the impacts of the proposed use on the subject property and the surrounding area.

1008.4 Miscellaneous Uses

- A. Specific miscellaneous uses shall be subject to the following supplemental standards:
  - (1) Carnivals/Circuses/Public Events
    - a. Those Carnivals/Circuses/Public Events of a scale such that unusual congestion on the streets or traffic patterns can be expected shall require a Public Assembly Permit approved by the Easton Town Council. Such uses which receive Town Council approval of a Public Assembly Permit shall not require Temporary Use approval by the Town Planner or Planning Commission.

1 (2) Garage, private or shed  
2

- 3 a. Detached garages or sheds may be located outside the building  
4 envelope. They must meet side setback requirements except for  
5 sheds that do not exceed ten feet in height which may be located in  
6 side yards within three feet of the property line. They may not be  
7 constructed in any front yard, except in the case of through lots in  
8 which case they may be constructed in the non-access front yard.  
9
- 10 b. Any garage, shed, or parking stall shall be setback a minimum of 15  
11 feet from the centerline of any alley, if there is not an alley in the rear  
12 of the property the required setback is zero feet.  
13
- 14 c. Garages or sheds, together with a swimming pool (if one is present),  
15 may occupy no more than 50% of the rear yard area.  
16

17 (3) Mobile Food Uses  
18

- 19 a. These regulations shall apply only to mobile food uses located on  
20 private property. Mobile food uses operated on public property (e.g.  
21 streets or sidewalks) are regulated elsewhere in the Town Code.  
22
- 23 b. Mobile food uses shall comply with all applicable health codes and  
24 operators shall provide proof of health department approval upon  
25 application for a Temporary Use.  
26
- 27 c. Mobile food uses shall operate in association with another approved  
28 Temporary Use (e.g. a Special Event, Carnival, etc...). An exception  
29 to this standard shall be mobile food uses that are primarily intended  
30 to serve work crews at active construction sites.  
31
- 32 d. Mobile food uses shall not remain at any one location for more than  
33 two days more than the duration of the Special Event (or other  
34 permitted Temporary Use) with which it is associated. The two  
35 additional days are provided to allow for set-up and take-down of the  
36 mobile food unit, not for additional days of operation.  
37

38 (4) Sale of merchandise in parking lots from automobiles, temporary structures,  
39 etc.  
40

- 41 a. Temporary sales of merchandise from automobiles, temporary structures, etc.,  
42 shall be allowed subject to a Temporary Use permit.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42

- b. Such sales shall be conducted from an off-street parking area or a storage/display area.
- c. No vehicle or structure used for such sales shall be located within any required parking spaces and shall not block any drive aisles.
- d. Such sales may not occur on more than 10 days in a calendar year and no more than two days in succession.

(5) Special Office Uses

- a. No structure shall be used as a Special Office Use unless it has been approved for such use as a Special Exception by the Board of Zoning Appeals. In addition to the procedures for considering an application for a special exception as set forth in Section 1303.5.B of this Ordinance, the Board of Appeals shall make those considerations required by this subsection.
- b. No structure shall be used as a Special Office Use unless it is an existing structure located within an Historic District or is one of the structures identified by the Easton Historic District Commission as being of architectural or historic significance in the Town of Easton.
- c. Any structure used as a Special Office Use must meet all applicable fire, safety and health codes and regulations.
- d. Each Special Office Use must provide one (1) off-street parking space for each employee in addition to one (1) off-street customer space per office. Spaces are to be located on the property in such a manner as to minimize any adverse impact upon the appearance of the property and to minimize the destruction of shrubs and trees readily visible from a public way. In granting a Special Exception for a Special Office Use, the Board of Appeals shall specify appropriate buffers to separate parking areas from adjoining residential properties.
- e. Any application for Special Office Use must include a site plan prepared in accordance with the standards set forth in Section 301 of this Ordinance. Any application for a Special Office Use shall be reviewed by both the Planning Commission and the Easton Historic District Commission. In reviewing such applications, the Easton Historic District Commission will act in an advisory capacity rather

1 than in its administrative capacity as defined elsewhere in this  
2 Section. The Easton Historic District Commission can conduct its  
3 investigation of the application and shall submit its written findings  
4 and recommendations to the Board of Appeals before the scheduled  
5 hearing on the special exception application. The Easton Historic  
6 District Commission shall also serve a copy of its findings and  
7 recommendations to the Applicant. The Board of Appeals shall  
8 consider the findings and recommendations made by the Easton  
9 Historic District Commission, but it shall not be bound by such  
10 findings and recommendations. The grant of powers to the Easton  
11 Historic District Commission to review the applications for special  
12 exception for a Special Office Use stated herein shall in no way limit  
13 the powers conferred upon the Easton Historic District Commission  
14 to approve of changes to, and otherwise regulate property within, the  
15 Historic District as set forth herein.  
16

17 (6) Small Wind Energy Turbine  
18

- 19 a. Height shall be limited to 150 feet measured to the tip of the turbine  
20 when it reaches its highest elevation.  
21
- 22 b. The base of the wind turbine shall not be closer to surrounding  
23 property lines than the height of the wind turbine unless a MD Registered  
24 Professional Engineer certifies the fall zone of the wind turbine and  
25 appurtenances will be within the setback area proposed. In addition, no  
26 wind turbine shall be located closer to an inhabited structure on adjacent  
27 property than 1.5 times the height of the wind turbine. Relief from this  
28 section may be granted if the applicant can secure a permanent easement  
29 from the adjoining property owner(s) providing for a fall zone.  
30
- 31 c. Small wind energy systems must comply with applicable FAA  
32 regulations, including any necessary approvals for installations close to  
33 airports. Evidence of compliance or non-applicability shall be submitted  
34 with the application.  
35
- 36 d. No small wind energy system shall be installed until evidence has  
37 been given that the appropriate utility company has been informed of the  
38 customer's intent to install an interconnected customer-owned generator.  
39 Off-grid systems shall be exempt from this requirement.  
40

- e. Small wind energy towers shall maintain a galvanized finish or be painted to conform with the tower color to the surrounding environment to reduce visual obtrusiveness.
- f. Any wind energy system that is not functional shall be repaired by the owner or removed within three months of ceasing to operate or notice from the Town.

(7) Solar Panels

- a. The solar panel collection cells must be located on a roof and shall be screened insofar as possible.

(8) Towers

- a. It must be demonstrated that the location of a tower is required for a specific antenna or antennas. No tower shall be constructed for speculative reasons.
- b. It must be demonstrated that an attempt has been made to locate the antenna on an existing tower or another suitable structure.
- c. Towers shall be located a minimum distance from any existing residential structure or lot platted for the purpose of constructing a single residential structure equal to the height of the tower plus ten (10) feet.
- a. It must be demonstrated that any tower is in compliance with all federal regulations (FAA, FCC) prior to the Board of Appeals approval of a tower.
- e. Towers shall not exceed 200 feet in height and shall be self supporting.
- f. Tower should be designed to accommodate additional antennas.
- g. Buffer screens as per the provisions of Section 1015, Landscaping and Buffering, shall be provided surrounding any tower structure and any accessory equipment building.
- h. To the extent possible while maintaining the requisite functionality of the tower, towers shall be positioned on a site so as to minimize the

1 visual impacts of the tower from all public streets. To accomplish  
2 this a tower should generally be buffered by buildings, landscaping  
3 and/or other site features.

- 4 i. Nothing in these regulations is intended to supersede applicable  
5 Federal or State law. In the event that the regulations set forth in  
6 Section 1008.4 A. (5) conflict with such laws, the applicable State  
7 and/or Federal laws shall apply.  
8

9 (9) Storage of boats, travel trailers, motorcycles, jet-skis or other similar  
10 recreationally used vehicles  
11

- 12 a. No more than one boat, one trailer and two motorcycles may be kept  
13 in open storage on a lot.  
14  
15 b. For lots with improved alleys, the storage or overnight parking of  
16 such vehicles is restricted to the rear yard only. For lots without  
17 improved rear alleys, such vehicles must be kept either in the rear  
18 yard or in the side yard behind the front plane of that portion of the  
19 house nearest to the side yard. Stored vehicles shall not encroach into  
20 side setback areas.  
21  
22 c. On corner lots storage is permitted in either side yard behind the  
23 plane of the house closest to that yard.  
24  
25 d. The provisions of Section 1203, Non-Conforming Use of Land (Not  
26 Within Structures), shall not be applicable to any outside storage of a  
27 boat, trailer, motorcycle, jet-ski or other similar vehicle or vessel.  
28

29 (10) PODS

- 30 a. May not remain on-site for more than 30 days  
31  
32 b. Shall meet applicable setbacks  
33  
34 c. The 30 day time limit may be extended for an additional 30 day  
35 period by the Town Planner, upon request of the applicant, for good  
36 cause. PODS utilized as part of a longer term temporary use or  
37 construction project may be considered and approved by the Planning  
38 Commission in the course of the necessary approvals for said project.  
39  
40  
41  
42

1 SECTION 1009 VISIBILITY AT INTERSECTIONS

2  
3 1009.1 PURPOSE

4  
5 As an aid to the safe movement of vehicles at and near street intersections and in order to  
6 promote adequate protection of pedestrians, the following provisions shall apply to all corner  
7 lots. On all such lots, there shall be limitations on the height of fences, walls, gateways,  
8 ornamental structures, hedges, shrubbery and other fixtures, construction and plantings.  
9

10 1009.2 STANDARDS

11  
12 Such barriers to clear unobstructed visions at intersecting streets shall be limited to a height  
13 of not over three feet above the established elevation of the nearest curb, for a distance of  
14 twenty-five (25) feet along both front lot lines, measured from the point of intersection of the  
15 said intersecting lot lines. No natural plantings or construction shall be permitted at a height  
16 over three (3) feet within the isosceles triangle formed by connecting the ends of the  
17 respective twenty-five (25) foot distances. The unobstructed view shall be maintained for all  
18 spaces between three (3) and ten (10) feet in height.  
19

20 Within the said triangle, and in cases where front yards are terraced, the ground elevation of  
21 such front yards shall not exceed three (3) feet above the established curb elevation at the  
22 said intersecting streets.  
23

24 SECTION 1010 SETBACKS FROM MAJOR ROADS

25  
26 In all districts there shall be minimum setbacks of forty (40) feet from the right-of-way line  
27 or property lines bordering the following major roads:  
28

- 29 1. U.S. Route 50  
30 2. Md. Route 322  
31 3. Md. Route 333  
32 4. Md. Route 33 (except that portion east of MD Route 322; i.e. Bay Street)  
33 5. Md. Route 328  
34 6. Md. Route 331  
35

36 SECTION 1011 MINIMUM REQUIREMENTS GOVERNING THE PROVISION AND  
37 APPROVAL OF COMMON USE AREAS AND/OR FACILITIES

38  
39 1011.1 PURPOSE

40  
41 It is the intent of this section to establish minimum standards and requirements which shall  
42 constitute prerequisites for approval of all common use areas and/or facilities. These

1 provisions shall apply to all such proposed areas and facilities including but not limited to  
2 cluster and multi-family development, shopping centers, office or business parks, and  
3 industrial parks.

4  
5 These provisions are designed to assure that all common use areas and/or facilities are  
6 planned, constructed, managed, and maintained in a suitable manner. They are necessary to  
7 assure that such areas become integral parts of various developments as proposed at the time  
8 of approval.

9  
10 **1011.2 REQUIREMENTS**

11  
12 The following requirements governing the approval of common use areas and/or facilities  
13 shall apply:

- 14  
15 A. All such areas and/or facilities shall be planned as an integral part of all  
16 developments and shall be so located as to permit accessibility to said areas by  
17 residents, users, or occupants.  
18  
19 B. All such areas and/or facilities shall be reserved in perpetuity for residents, users, or  
20 occupants of the proposed development or the general public.  
21  
22 C. All such areas and/or facilities shall be owned or controlled by the applicants at the  
23 time of the submission. Evidence of such control, in the form of an appropriate legal  
24 document, shall accompany said submission.  
25  
26 D. All such areas and/or facilities shall be controlled, beginning at a time determined by  
27 the Planning Commission by residents, users or occupants of the proposed  
28 development or the general public. Evidence of said controls shall be submitted to  
29 the Planning Commission for their review.  
30  
31 E. Provisions for the continuing maintenance management and control, in the form of a  
32 legal agreement such as deed restrictions, covenants, or by-laws, or agreement with  
33 the Town of Easton, shall be provided the Planning Commission.  
34  
35 F. Once approved, none of the requirements for common use areas and/or facilities may  
36 be changed, without the review and approval of the Planning Commission. The  
37 Commission shall hold a Public Hearing before acting upon all such changes.  
38

39 **SECTION 1012 TEMPORARY STRUCTURES**

40  
41 Temporary buildings and structures including mobile homes, office trailers and storage  
42 trailers incidental to construction work on the premises may be placed in all zones after a

1 permit has been issued. When such construction work is completed or abandoned, or in six  
2 months, whichever comes first, such building or structures shall be removed unless the  
3 zoning inspector shall grant an extension which in no event will allow the temporary building  
4 or structure to remain on the premises past the time of completion of the construction work  
5 on the premises. For residential projects a sales trailer is allowed with a building permit, said  
6 trailer shall be removed upon issuance of occupancy permit for the first unit.  
7

8 **SECTION 1013 SPECIAL YARD REQUIREMENTS - CRITICAL AREA BUFFER**  
9

10 The following special yard requirements shall apply within the Critical Area Overlay District  
11 ("CAO"):  
12

- 13 A. Except as provided for water dependent facilities in Article V, new development  
14 activities, including structures, roads, parking areas, impervious surfaces, and septic  
15 systems are not permitted in the Buffer.  
16
- 17 B. Qualifying grandfathered lots in a designated Buffer Exemption Area will be  
18 exempted from the full Buffer requirements but shall comply with the requirements  
19 of the Buffer Exemption Area as described in the Town's Critical Area Program.  
20  
21

22 **SECTION 1014 STANDARDS FOR PLACEMENT OF SATELLITE DISH ANTENNAS**  
23

24 The following special requirements shall apply to the placement of satellite dish antennas:  
25

- 26 A. Satellite Dish Antennas of two (2) feet or less in diameter shall be  
27 permitted on the roof of structures and should be located out of view  
28 from public right-of-ways if possible.  
29
- 30 B. Dishes up to ten (10) feet in diameter are permitted provided they are  
31 located in a side or rear yard and meet applicable setback regulations.  
32
- 33 C. In commercial or industrial districts, satellite dishes of eight (8) feet  
34 or less in diameter, may be located on a roof upon review of the  
35 Planning and Zoning Commission.  
36

37 **SECTION 1015 LANDSCAPING AND BUFFERING**  
38

39 All districts or uses requiring landscaping, buffering, and vegetation/forest protection shall meet the  
40 appropriate provisions of this Section. The provisions of this Section are considered minimum  
41 standards. The Town recognizes that due to the peculiarities of any given site and development  
42 proposal, the inflexible application of these landscape improvement standards may result in

1 impractical or unnecessary site improvements that contribute little value toward enhancing the  
2 appearance of development. Therefore, the Town (through the Planning Commission) may permit  
3 deviations from the presumptive requirements of Section 1015 when the applicant can demonstrate  
4 that the proposed land planning, site planning, architectural or landscape architectural design  
5 solutions offer the appropriate “appearance” desired for development and growth in the Town of  
6 Easton. For projects requiring overlay zoning designations, variances or special exceptions, the  
7 Planning Commission may require additional landscape improvements.  
8

#### 9 1015.1 PURPOSE

- 10
- 11 A. Landscape, buffering, and vegetation/forest protection design shall be developed and  
12 integrated with the site plan or subdivision design. It shall be conceived in a total pattern  
13 across the site, integrating the various elements of site design, preserving and enhancing the  
14 particular identity of the site, and creating a pleasing site character.  
15
- 16 B. Required landscape improvements shall be dominated by trees, but may include all plant  
17 material types suitable and consistent with the flora and fauna of the region. Additional  
18 landscape improvements may also include other elements including rocks, water, sculpture,  
19 art, walls, fences, paving materials and street furniture.  
20
- 21 C. This Section applies to all sites and to both new development and renovation/redevelopment  
22 of existing sites. When conflicting ordinances or regulations apply, the stricter of the  
23 regulations shall take precedence.  
24
- 25 D. Sites or development activities under the jurisdiction of the Town of Easton Forest  
26 Conservation Ordinance must also meet the requirements of that Ordinance, subject to  
27 possible overlapping credits outlined herein.  
28

#### 29 1015.2 LANDSCAPE PLAN(S)

- 30
- 31 A. A “sketch” or “concept” landscape plan may be required during the site plan or subdivision  
32 review process. Refer to applicable Zoning Ordinance sections for this requirement. At a  
33 minimum, these plans shall indicate existing site vegetation to be cleared and/or preserved,  
34 general location and type of proposed landscaping (ie., shade/canopy tree, evergreen tree,  
35 shrub/hedge, etc.) and preliminary tabular data addressing landscape improvement  
36 requirements. Applicants are encouraged, and the Planning Commission may require, the  
37 submission of additional sketches, cross-sections, elevations or other graphic elements that  
38 help convey the design intent of landscape improvements.  
39
- 40 B. A “preliminary”(note: final plan in the Town of Easton equals an As-Built Plan) landscape  
41 improvement plan or street tree/bufferyard plan (hereinafter referred to collectively as  
42 landscape plans), prepared by a landscape architect registered in the State of Maryland, or

1 other person determined by the Town Planner to be qualified, shall be submitted when  
2 required in the site plan or subdivision review process. At a minimum, the preliminary  
3 landscape plan shall include the following:  
4

- 5 1. tabular data indicating landscape improvement requirements and bufferyard  
6 requirements
- 7 2. existing vegetation and vegetative specimens to be preserved and protective measures  
8 proposed during construction and disturbance activities
- 9 3. proposed landscape improvement locations
- 10 4. planting specifications as to plant species, plant quantity, correct plant nomenclature,  
11 and installation size and spacing
- 12 5. installation specifications and details if necessary
- 13 6. planting schedule and phasing
- 14 7. required inspection schedule and procedures (for contractor benefit)
- 15 8. reference to, or (preferred) inclusion of the any Forest Conservation afforestation or  
16 reforestation plan as a sheet of the landscape plan set  
17  
18

19 C. All preliminary landscape plans shall include on the plan drawing, at a minimum, the  
20 following standard notes, modified to suit specific projects or conditions.  
21

- 22 1. Landscape installer shall verify the location of all underground utilities prior to  
23 commencing work. Installer shall insure that final grades have been established and  
24 the site is ready for landscape installation.  
25
- 26 2. Landscape installer shall maintain the landscape improvement areas in a clean  
27 condition, removing debris daily and at the completion of the installation.  
28
- 29 3. Installer shall layout all beds and position plants per the plans. Adjust as required for  
30 field conditions. Report significant adjustments to the Owner for approval prior to  
31 plant installation. All bed areas shall be sprayed with herbicide as needed to kill  
32 and/or remove all weed or grass vegetation.  
33
- 34 4. Except for tree spade installations, all tree pits shall be excavated to a depth so that  
35 the root ball will rest on solid soil at the proper height. Street trees planting pits shall  
36 be excavated and worked in a rectangular form with the small dimension twice the  
37 diameter of the root ball and the large dimension at least three times the diameter of  
38 the root ball. Open area tree pits shall be excavated to a minimum dimension of  
39 twice the rootball width. Trees planted on slopes or side swales shall be installed at a  
40 height relating to the up hill side of the pit, and mounded with soil around the lower  
41 side. All sides and bottom of tree planting pits shall be scarified or loosened to permit  
42 root growth. Excavated soils that have been previously undisturbed shall be loosened

1 and utilized for backfill. Compacted soils that cannot be restored to a reasonable  
2 planting soil shall be removed and replaced with friable native soils from the region.

3  
4 5. All shrub planting pits, landscape beds and planting mass areas shall be worked to a  
5 depth of 12" (or raised slightly to achieve a 12" friable soil depth). Shrub planting  
6 areas shall be worked to 12" minimum outside the root ball.

7  
8 6. All landscape beds shall be "v" edged and mulched with minimum 3" double  
9 shredded hardwood bark mulch, or approved equal. Mulch to fence lines or back of  
10 curbs where appropriate to eliminate narrow grass areas. Avoid mulch piled against  
11 tree trunks, etc.

12  
13 7. All trees to be staked and guyed with hardwood stakes, minimum of two (2) - 5' long,  
14 or other approved guying system. Stakes shall be driven into stable soils. Provide  
15 wire guys with rubber protectant or other approved industry practice.

16  
17 8. Landscape Installer shall maintain all plant materials through the completion of the  
18 landscape installation, and then as required by the Owner.

19  
20 9. At the completion of the landscape installation (or by phased completion if provided  
21 for on the plan), the Owner, or his designated representative shall request an  
22 inspection by Town of Easton.

23  
24 **1015.3 MINIMUM PLANT MATERIAL SPECIFICATIONS**

25  
26 A. Plant Sources: All required plant material shall be obtained from reputable nursery stock  
27 growers or relocated from on-site or other sites via nursery standard plant handling and  
28 digging methods. The Town may reject plant material grown, handled or installed  
29 improperly.

30  
31 B. Species Selection: Acceptable plant species shall include most plant material native, or  
32 successfully introduced and available in the Mid-Atlantic region with the following  
33 exceptions:

34	1.	Pyrus calleryana 'Bradfordi'	Bradford Pear	all locations
35	2.	Ginkgo biloba (female)		all locations
36	3.	Ailanthus altissima	Tree of Heaven	street trees only
37	4.	Sorbus acuparia	Mountain Ash	street trees only
38	5.	Acer rubrum 'October Glory'	Red Maple	street trees only
39	6.	Hybrid Poplar		limit to buffers, open spaces
40	7.	Lombardy Poplar		all locations
41	8.	White Birch		street trees only
42	9.	Morus alba	Mulberry	all locations
43	10.	Osage Orange		street trees only
44	11.	Black, Honey Locust(species only)		all locations

1  
2 Species Appropriate to Certain Locations: Consult the advice of a qualified professional when  
3 selecting plant species and varieties for use in select areas. Small ornamental, weeping or other low  
4 growing varieties shall not be utilized for street trees. Consider plant form and growth habit along  
5 with physiological requirements when selecting plant species.

6 Provide a mix of species and varieties for any given project. For most subdivisions, street tree  
7 species shall vary through the subdivision.  
8

9 C. Plant Size at Installation: Unless otherwise specifically stated in Section 615, all **required**  
10 plant material shall conform to the following minimum size specification at installation.  
11

12 Caliper = tree trunk diameter measured at 12" above finished ground level  
13 Height = tree or plant height measured from finished ground level  
14 Spread = horizontal width (diameter) of plant branches  
15

- |    |    |                                      |                                     |
|----|----|--------------------------------------|-------------------------------------|
| 16 | 1. | Deciduous, Shade/Canopy Trees        | 2" caliper                          |
| 17 | 2. | Understory, Flowering Trees          | 1.25" caliper and minimum 7' height |
| 18 | 3. | Evergreen Trees                      | minimum 7' height                   |
| 19 | 4. | Upright Shrubs                       | 18" height                          |
| 20 | 5. | Spreading Shrubs                     | 18" spread                          |
| 21 | 6. | Groundcovers or Low Spreading Plants | 12" spread                          |
- 22

23 D. Other Landscape Improvement Standards  
24

- 25 1. Earth Berms; minimum 3:1 side slopes and minimum 2' wide crown unless  
26 otherwise approved. (steeper slopes may be approved with adequate vegetation and  
27 stabilization) Avoid planting on crown unless special provisions exist for watering  
28 and maintenance. Berm layout shall vary and demonstrate varying heights and  
29 widths. *See Figure 10-1 (Note: all figures are provided at the end of this Article).*  
30
- 31 2. Reverse Berms; combination cut and fill situations, same standards as for earth  
32 berms. *See Figure 10-2.*  
33
- 34 3. Walls and Fences shall incorporate materials and detailing used in the applicants  
35 building architecture. Avoid long runs of straight wall or fence, vary horizontal and  
36 vertical layout, soften impact of plain walls and fences with plant material and/or  
37 berming. *See Figure 10-3.*  
38
- 39 4. Chain Link Fencing is not preferred. Where chain link fencing is used to secure land  
40 uses or areas for outside storage, service/loading or other visually disruptive  
41 activities, and unless otherwise adequately buffered, the applicant shall provide a  
42 combination of decorative slats or opaque product addition in subtle colors, greens

1 and browns preferred, or colors that complement building and landscape, and with  
2 added landscaping along the exterior perimeter of these areas.  
3  
4

5 **1015.4 WARRANTY OF LANDSCAPE IMPROVEMENTS**  
6

- 7 A. Prior to issuance of an occupancy permit, the approved preliminary landscape plan shall be  
8 implemented by the applicant. At completion, the applicant shall request that the Town  
9 inspect the complete landscaping and issue the appropriate approval. The Town recognizes  
10 that planting schedules and favorable weather/climatic conditions do not always coincide.  
11 The Applicant shall make every reasonable effort to coordinate building and site construction  
12 with landscape improvement installation so that all project construction can be complete  
13 prior to request for occupancy permits. Upon demonstrating that some or all of the required  
14 landscape improvements should be postponed, and subject to the approval of the Town, the  
15 applicant shall post an irrevocable financial surety equal to the estimated installation costs as  
16 approved by the Town, guaranteeing the complete implementation of the landscape plan  
17 within 6 months of occupancy or use of the site or subdivision. After installation is complete  
18 and inspected and approved by the Town, the applicant shall request in writing to the Town  
19 to release any unused portion of the surety.  
20  
21
- 22 B. The owner/developer shall maintain all landscape improvements providing adequate growing  
23 conditions to insure healthy, vigorous plant survival and growth. The Town reserves the right  
24 to periodically review installed landscapes and report any significant deficiencies to the  
25 owner/developer. At the end of two growing seasons, and/or at any time prior to, the Town  
26 shall assess the landscape improvements and direct replacement or revitalization of any  
27 deficient areas. The owner shall repair or replace deficient items within 30 calendar days.  
28
- 29 C. Failure to maintain, repair or replace the required and approved landscape improvements  
30 shall be considered a violation of this Ordinance and shall be enforced in accordance with  
31 Section 1308 herein.  
32

33 **1015.5 FOREST CONSERVATION OVERLAPPING REQUIREMENTS**  
34

- 35 A. Retention and preservation of existing forest under a related Forest Conservation Plan for the  
36 same site, may, subject to conditions of this Section, be credited against the minimum  
37 landscape improvement requirements of this Section.  
38
- 39 B. Landscape plantings required in this Section, and meeting the size and specification  
40 requirements of this Section, may be credited against afforestation or reforestation  
41 requirements of a related Forest Conservation Plan for the same site, in accordance with the  
42 following schedule:

- 1
- 2
- 3 1. Deciduous, shade/canopy trees (assumed 22' avg. canopy) 400 sq. ft. area
- 4 2. Evergreen trees (assumed 18' avg. canopy) 250 sq. ft. area
- 5 3. understory trees (assumed 12' avg. canopy) 125 sq. ft. area
- 6

7 C. Afforestation or Reforestation plantings required under a related Forest Conservation Plan  
 8 for the same site, may be credited against the required landscape improvements of this  
 9 Section only when the plantings meet the minimum size and locational requirements outlined  
 10 in this Section.

11

12 1015.6 LANDSCAPE IMPROVEMENTS

13

14 A. Single Family Detached and/or Duplex Residential Subdivisions

15

16 1. Street trees shall be required on all streets except for alleys or as otherwise  
 17 determined by the Planning Commission. Determine number of required trees by  
 18 computing street centerline length(s) and dividing by (25) equals total number of  
 19 required street trees; credit against requirement wherever existing forest or individual  
 20 trees over 6" caliper will be "effectively" preserved in or within 5' of prescribed  
 21 street r/w. Street trees shall generally be consistently spaced, although some  
 22 clustering and massing at accent or focal points may be permitted. A minimum of  
 23 80% of the required street tree plantings shall be deciduous, shade/canopy type trees  
 24 as approved by the Planning Commission.

25

26 2. Bufferyards required per *10-4*.

27

28 B. Attached Residential Housing Development including Townhouse Subdivisions,  
 29 Condominiums, and Apartments or as otherwise determined by Planning Commission  
 30 (development product of these types that effectively integrate attached housing within a  
 31 mixed use or single family residential subdivision may be excluded from the requirements of  
 32 this section and shall then comply with the applicable subdivision sections).

33

34 1. Overall minimum tree plantings required (excluding required bufferyards) shall be  
 35 three (3.0) trees per residential unit. At a minimum, the required tree plantings shall  
 36 be located as follow:

37

38 a. Street Trees (both public and private streets) - one(1) deciduous,  
 39 shade/canopy tree per 25' of street centerline length. Trees to be planted  
 40 along both sides of street, behind curb and inside sidewalk wherever possible  
 41 or otherwise within 15' of curb line.

42

1 b. Parking Lots/Parking Courts- one (1) deciduous, shade/canopy per five (5)  
2 spaces to be located within the parking lot interior. *See Figure 10-5.* Trees  
3 shall be located within the parking bays so that no more than 10 parking  
4 spaces form an uninterrupted row. Trees shall be planted within an area of  
5 pervious space of at least 64 sq. ft. allocated per tree, with no dimension of  
6 any parking lot planting island less than six feet (6').

7  
8 c. All parking lots shall be landscaped with an evergreen shrub hedge which  
9 will grow to a minimum 42" height within 5 years along all sides excluding  
10 the building or facility access side(s). Shrubs shall be spaced to form a  
11 continuous hedge within 5 years. Required Bufferyards may replace all or  
12 part of this requirement when the applicant can demonstrate that effective  
13 screening will be achieved. *See figure 10-6.*

14  
15 d. Balance of required three (3) trees/unit to be planted around structures, on  
16 lots and/or common open space areas. A minimum of 25% of these trees shall  
17 be evergreen. Bufferyard plantings may be supplemented with these trees if it  
18 can be demonstrated to the satisfaction of the Planning Commission that the  
19 overall appearance and screening needs of the project would be better served.  
20

21  
22 2. Shrub and Groundcover Plantings- shrubs and groundcovers shall be integrated into  
23 the site and landscape plan to complement architectural design, screen objectionable  
24 views, separate pedestrian activities from vehicular travelways, stabilize sensitive or  
25 eroding areas and other applications that contribute to the overall landscape  
26 appearance. The applicant shall provide shrub and groundcover plantings or  
27 demonstrate why they are unnecessary, impractical or not effective in providing an  
28 acceptable landscape appearance.  
29

30 3. Bufferyards required per *Figure 10-4.*  
31

32 C. Non-Residential Subdivisions  
33

34 1. Street trees shall be required on all streets except for alleys or as otherwise  
35 determined by the Planning Commission. Determine number of required trees by  
36 computing street centerline length(s) and dividing by (35) equals total number of  
37 required street trees; credit against requirement wherever existing forest or individual  
38 trees over 6" caliper will be "effectively" preserved in or within 5' of prescribed  
39 street r/w. Street trees shall generally be consistently spaced, although some  
40 clustering and massing at accent or focal points may be permitted. A minimum of  
41 80% of the required street tree plantings shall be deciduous, shade/canopy type trees  
42 as approved by the Planning Commission.



1 tree per 35' of street centerline length. Trees to be planted within 15' of curb  
2 line. Streets integrated within the parking lot area shall be included under the  
3 interior parking lot planting requirement. *See Figure 10-7.*  
4

5 b. Interior Parking Lot Plantings- 1 tree per 7.5 spaces to be planted within the  
6 interior of the parking lot, *see Figure 10-7.* Trees shall be located within the  
7 parking bays so that no more than 15 parking spaces form an uninterrupted  
8 row. Trees shall be planted within an area of pervious space of at least 64 sq.  
9 ft. allocated per tree, with no dimension of any parking lot planting island less  
10 than 6'.  
11

12 c. All parking lots shall be landscaped with an evergreen shrub hedge which  
13 will grow to a minimum 42" height within 5 years along all street or alley  
14 frontages and along all, or portions of sides visible from streets or alleys,  
15 excluding the building or facility access side(s). Shrubs shall be spaced to  
16 form a continuous hedge within 5 years. Required Bufferyards may replace  
17 all or part of this requirement when the applicant can demonstrate that  
18 effective screening will be achieved. *See Figure 10-7.*  
19

20 d. Building Facade Plantings- the landscape improvement plan shall incorporate  
21 tree, shrub, groundcover and accent plantings around entrance points, along  
22 the entrance face(s) of building(s) and/or within the adjacent pedestrian  
23 paving areas. *See Figure 10-8.* These landscape planting areas (excluding  
24 turf) shall be comprised as follows:  
25

- 26 i. one (1) tree per 50' of front building facade or portion thereof
- 27 ii. landscape beds containing understory trees, shrubs, groundcovers  
28 that cover 25% of the front building facade. Minimum bed dimension  
29 shall be five feet (5'). A building with a sixty foot front facade would  
30 meet these requirements with two trees located in two shrub beds 7.5'  
31 by 5' on either side of the entrance door. Required shade/canopy  
32 trees can be located within these beds where the bed size equals or  
33 exceeds 64 sq. ft. Plant type and form shall reflect the adjacent  
34 building form and mass. Large or tall buildings shall incorporate  
35 larger plantings and more trees.  
36

37  
38 e. Service/Loading Areas- includes areas for trash dumpsters, compactors, trash  
39 and recycling staging areas, and truck loading and staging areas. Unless  
40 otherwise screened from normal and significant view, applicant shall provide  
41 minimum 6' wall/fence with at least 50% of face planted with evergreen  
42 shrubs or trees. In lieu of 50% planting requirement, wall or fence shall be a

1 decorative architectural statement compatible with the architectural design of  
2 the adjoining structure. Access opening(s) to be oriented away from streets  
3 and predominant pedestrian/traffic views, or gated to screen view.  
4  
5

6 f. Shrub and Groundcover Plantings- shrubs and groundcovers shall be  
7 integrated into the site and landscape plan to complement architectural  
8 design, screen objectionable views, separate pedestrian activities from  
9 vehicular travel ways, stabilize sensitive or eroding areas and other  
10 applications that contribute to the overall landscape appearance. The  
11 applicant shall provide shrub and groundcover plantings or demonstrate why  
12 they are unnecessary, impractical or not effective in providing an acceptable  
13 landscape appearance.  
14

15 g. Bufferyards required per *Section 1015.7.E*.  
16

17 F. Industrial/Business and Service Uses  
18

19 1. Overall minimum tree plantings required (excluding required bufferyards) shall be  
20 based on site area to be disturbed. (Disturbed area includes all site areas except for  
21 existing forest retention and preservation, existing wetland preservation, significant  
22 non bufferyard areas of larger sites to be preserved in a natural state, and required  
23 bufferyard areas. The minimum tree requirement shall be one (1) tree per 3000 sq. ft.  
24 of disturbed area.  
25

26 2. The following planting location requirements shall be met, with the balance of  
27 required tree plantings to be located on-site where appropriate. Bufferyard plantings  
28 may be supplemented with these trees if it can be demonstrated to the satisfaction of  
29 the Planning Commission that the overall appearance and screening needs of the  
30 project would be better served. Existing specimen trees to be preserved within the  
31 disturbed area may be credited toward any applicable planting location requirement  
32 total.  
33

34 a. Interior Parking Lot Plantings- 1 tree per 10 spaces to be planted within the  
35 interior of the parking lot, see *Figure 10-7*. Trees shall be located within the  
36 parking bays so that no more than 15 parking spaces form an uninterrupted  
37 row. Trees shall be planted within an area of pervious space of at least 64  
38 sq.ft. allocated per tree, with no dimension of any parking lot planting island  
39 less than 6’.  
40

41 b. All parking lots shall be landscaped with an evergreen shrub hedge which  
42 will grow to a minimum 42” height within 5 years along all street frontages

1 and along all, or portions of sides visible from a street, excluding the building  
2 or facility access side(s). Shrubs shall be spaced to form a continuous hedge  
3 within 5 years. Required Bufferyards may replace all or part of this  
4 requirement when the applicant can demonstrate that effective screening will  
5 be achieved. *See Figure 10-7.*  
6

- 7 c. Building Envelope Plantings- the entrance facade(s) and other facades visible  
8 from a street shall incorporate tree plantings within 50' of these building  
9 facades. These plantings shall be located to accent entrance and visitor areas,  
10 and sited to lessen the visual impact of monolithic building masses. The  
11 minimum tree planting requirement shall equal or exceed one (1) deciduous,  
12 shade/canopy tree per twenty feet (20') of the affected facade(s) perimeter.  
13 *See Figure 10-9.*

14  
15 option: substitute 1.5 evergreen or understory tree for 1 shade/canopy tree up  
16 to 50% of required minimum. (Note: plant type and form shall respond to the  
17 adjacent building form and mass. Large or tall buildings shall incorporate  
18 larger, taller tree species and forms.)  
19

- 20 d. Service/Loading Areas- includes areas for trash dumpsters, compactors, trash  
21 and recycling staging areas, and truck loading and staging areas;  
22 -unless otherwise screened from normal and significant on or off-site view,  
23 applicant shall provide minimum 8' wall/fence with at least 50% of face  
24 planted with evergreen shrubs or trees. In lieu of 50% planting requirement,  
25 wall or fence shall be a decorative architectural statement compatible with the  
26 architectural design of the adjoining structure. Access opening(s) to be  
27 oriented away from streets and predominate pedestrian/traffic views, or gated  
28 to screen view.  
29

30 option: evergreen tree buffer planting, minimum 7' height at installation,  
31 staggered spacing to create solid screen at installation.  
32

- 33 e. Earth Berming and Drainage/SWM Features- whenever possible, utilize these  
34 features to accent site planning and building siting. Properly formed,  
35 significant berming may be considered toward credit for tree planting  
36 requirement.  
37

- 38 f. Bufferyards required per *Section 1015.7.E.*  
39

- 40 G. Large Lot Display Land Uses and Specialty Land Uses: Gas Stations, Car or Equipment  
41 Dealerships, and other uses that require large paved areas for display or storage of vehicles,  
42 equipment, and other uses as determined by Town Planner. The Town recognizes the

1 peculiar nature of these land use types and the need for large, open expanses of paved area  
2 and adequate traffic flow opportunities. Nevertheless, the appearance of this land use type  
3 can be greatly enhanced with landscape improvements without detrimentally affecting these  
4 site and user needs.  
5

6 1. Overall minimum tree plantings required (excluding required bufferyards) shall be  
7 based on site area to be disturbed. (Disturbed area includes all site areas except for  
8 existing forest retention and preservation, existing wetland preservation, significant  
9 non bufferyard areas of larger sites to be preserved in a natural state, and required  
10 bufferyard areas. The minimum tree requirement shall be one (1) tree per 3000 sq. ft.  
11 of disturbed area.  
12

13 2. The following planting location requirements shall be met, with the balance of  
14 required tree plantings to be located on-site where appropriate. Bufferyard plantings  
15 may be supplemented with these trees if it can be demonstrated to the satisfaction of  
16 the Planning Commission that the overall appearance and screening needs of the  
17 project would be better served. Existing specimen trees to be preserved within the  
18 disturbed area may be credited toward any applicable planting location requirement  
19 total.  
20

21  
22 a. Interior Customer Parking Lot Plantings- 1 tree per 7.5 spaces to be planted  
23 within the interior of the visitor or customer parking lot, *see Figure 10-7*.  
24 Trees shall be located within the parking bays so that no more than 15  
25 parking spaces form an uninterrupted row. Trees shall be planted within an  
26 area of pervious space of at least 64 sq. ft. allocated per tree, with no  
27 dimension of any parking lot planting island less than 6’.  
28

29 b. All visitor/customer parking lots shall be landscaped with an evergreen shrub  
30 hedge which will grow to a minimum 42” height within 5 years along all  
31 sides excluding the building or facility access side(s). Shrubs shall be spaced  
32 to form a continuous hedge within 5 years. *See figure 10-8*.  
33

34 c. Building Envelope Plantings- the landscape improvement plan shall  
35 incorporate tree, shrub, groundcover and accent plantings around entrance  
36 points, and along all building faces visible from streets or public ways.  
37 Service bay or equipment access areas are excluded. These landscape  
38 planting areas (excluding turf) shall be located along a minimum of 25% of  
39 the building face(s), *see Figure 10-8*. Minimum planting bed dimension  
40 shall be five feet (5’). Plant type and form shall reflect the adjacent building  
41 form and mass. Large or tall buildings shall incorporate larger plantings and  
42 more trees.

1  
2 d. Bufferyards required per *Section 1015.7.E.*  
3

4 H. Specialty Land Uses; Mini-Warehouses  
5

6 1. As a supplement to any perimeter bufferyards required below, mini-warehouse  
7 developments shall incorporate 1 evergreen tree and 1 shade canopy tree per 50' of  
8 parcel perimeter, unless the applicant can demonstrate that the development will not  
9 be seen from adjoining public ways. The Planning Commission may require  
10 additional screening unless the applicant demonstrates enhanced architectural  
11 proposals, enhanced fencing or wall screening or other design proposals that mitigate  
12 the “typical” appearance of mini-warehouse developments.  
13

14 2. Bufferyards required per *Section 1015.7.E.*  
15

16 1015.7 Bufferyard Standards  
17

18 A. Bufferyard standards are proposed as part of this Section for many purposes, including;  
19

- 20 1. to buffer negative aspects of more intense land uses from less intense land uses  
21 2. to buffer the general public from “back of house image” and other non-regulated  
22 homeowner improvements, i.e., fences, sheds, play structures, etc.  
23 3. to develop the framework for a town-wide landscape program where street and  
24 development corridors over time become landscaped and lined with street trees.  
25 4. to enhance overall Town character and appearance  
26

27 B. Ownership and maintenance responsibilities and use of bufferyards shall be clearly stated on  
28 subdivision plats, site plans, restrictive covenant and easement agreements, forest  
29 conservation agreements and other such documents that help to clarify these issues.  
30

31 C. Bufferyards shall be completely implemented, installed and/or planted by the  
32 owner/developer (herein referred to as the Applicant) prior to issuance of an occupancy  
33 permit, or in the case of subdivisions, phased per development sections, but completed prior  
34 to issuance of any occupancy permit for a phase or section.  
35

36 D. Bufferyards shall conform to the following general area and detail specifications:  
37

- 38 1. Bufferyards shall occupy part or all of the required building setback or yard area and  
39 expand said setback or yard should the bufferyard width be greater than the required  
40 setback dimension. In some cases, as part of an integrated landscape design,  
41 bufferyard plantings may be more effective if located nearer buildings and/or  
42 integrated with other required on-lot plantings; the Planning Commission may

1 approve this option.  
2

3 2. No development improvements, except for stormwater management facilities and  
4 pedestrian/bikeways when the applicant demonstrates that the screening effect of the  
5 bufferyard will not be diminished, utility substations and signs, so long as no  
6 vegetation requirements are reduced, are permitted within any bufferyard. No  
7 residential structures, pools, or accessory structures are permitted within any  
8 bufferyard. Fences and walls as part of a required bufferyard or landscape  
9 improvement design shall be located along or near the interior side of the bufferyard.  
10

11 3. For bufferyards between more or less intense zoning or development districts, the  
12 following shall apply:

13  
14 a. if the adjoining parcel is vacant, the applicant shall provide 50% of the  
15 required bufferyard width and planting requirement.  
16

17 b. if the adjoining parcel is developed, the applicant shall provide the full  
18 bufferyard width and planting requirement, unless he/she can demonstrate  
19 that the adjoining parcel has provided and agreed to long term protect  
20 existing screening meeting the bufferyard standards herein. Under these  
21 conditions, 50% to 100% of the bufferyard requirement may be waived by  
22 the Planning Commission.  
23

24 4. Forest Conservation afforestation or reforestation otherwise meeting the requirements  
25 of the Town of Easton Forest Conservation ordinance can be located within  
26 bufferyards. Such plantings that meet the bufferyard planting unit requirements, or  
27 that can be demonstrated to provide equal or better screening and buffering, may be  
28 credited against the bufferyard requirements.  
29

30 5. Bufferyard planting requirements shall be based on a fifty foot (50') increment.  
31 Determine total length of affected area, divide by (50) and round to the nearest whole  
32 number to determine minimum planting units (425' of affected frontage divided by  
33 50 = 8.5 or 8 required planting units, whereas 426' of affected frontage divided by 50  
34 = 8.52 or 9 required planting units. Affected area or frontage shall be reduced by the  
35 width of street or access rights-of-way. Plant material sizes shall equal or exceed the  
36 minimum plant material specifications in this Section. The overall planting  
37 requirement can be reduced by areas of existing forest to be preserved comprising  
38 75% of the minimum bufferyard width.  
39

40 6. Bufferyard planting units and prescribed options shall be implemented as defined  
41 below, however, plant substitutions, berming proposals, etc., will be considered and  
42 may be approved by the Planning Commission when it can be demonstrated that the

1 screening or appearance benefits will equal or exceed the prescribed bufferyard  
2 planting unit requirement.

3  
4 7. Bufferyard improvements shall be located so as to provide effective screening  
5 benefits and some sense of street tree plantings. *See Figure 10-10.*  
6

7 E. Bufferyard Width and Planting Unit Standards (per 50' increment)

8  
9 1. Bufferyard 'A'(for residentially zoned lots or land use applications to buffer Major  
10 Roads as described in Zoning Ord., Sec. 1010)

11 a. 40' width

12 b. plant unit: 2 shade/canopy trees, 2 evergreen trees and 10 large shrubs

13 Note: when this Bufferyard is located between a parking lot and street  
14 r/w, delete the shrub requirement.

15 c. options: 1. average 3' berm, reduce everg. tree hgt. to 5', reduce shrubs to 5.  
16 2. substitute 1.5 understory trees for 1 evergreen tree  
17

18 2. Bufferyard 'B'(for non-residentially zoned lots or land use applications to buffer  
19 Major Roads as described in Zoning Ord., Sec. 1010)

20 a. 25' width

21 b. plant unit: 2 shade/canopy trees and 1 evergreen tree

22 c. options: 1. average 3' berm, reduce evergreen tree height to 5'  
23

24 2. substitute 1.5 understory trees for 1 evergreen tree for maximum  
25 50% of required evergreen trees  
26

27 3. Bufferyard 'C' (for all residentially zoned lots or land use applications to buffer all  
28 other streets equaling or exceeding Town of Easton "Residential Collector  
29 Designation)This bufferyard is not required along the street where the primary lot  
30 frontage is designated.

31 a. 20' width

32 b. plant unit: 1 shade/canopy trees, 2 evergreen trees & 5 large shrubs

33 Note: when this Bufferyard is located between a parking lot and  
34 street r/w, delete the shrub requirement.

35 c. options: 1. substitute 1 evergreen tree for 5 shrubs  
36

37 4. Bufferyard 'D' (for all non-residentially zoned lots or land use applications(excluding  
38 CR zoned parcels) to buffer all other streets equaling or exceeding Town of Easton  
39 "Residential Collector Designation)

40 a. 15' width

41 b. plant unit: 1 shade/canopy trees, 1 evergreen or understory tree & 5 shrubs.

42 Note: when this Bufferyard is located between a parking lot and street

1 r/w, delete the shrub requirement.  
2  
3

4 5. Bufferyard 'E' (along non-street, exterior property lines adjoining more or less  
5 intense zoning or land use) The Planning Commission may require additional  
6 buffering above the minimum standards listed below when the proposed or adjoining  
7 land uses are substantially incompatible.

8 a. 10' width

9 b. plant unit: 1 shade/canopy tree and 3 evergreen trees

10 c. options: 1. 2 shade/canopy trees and 8 large evergreen shrubs

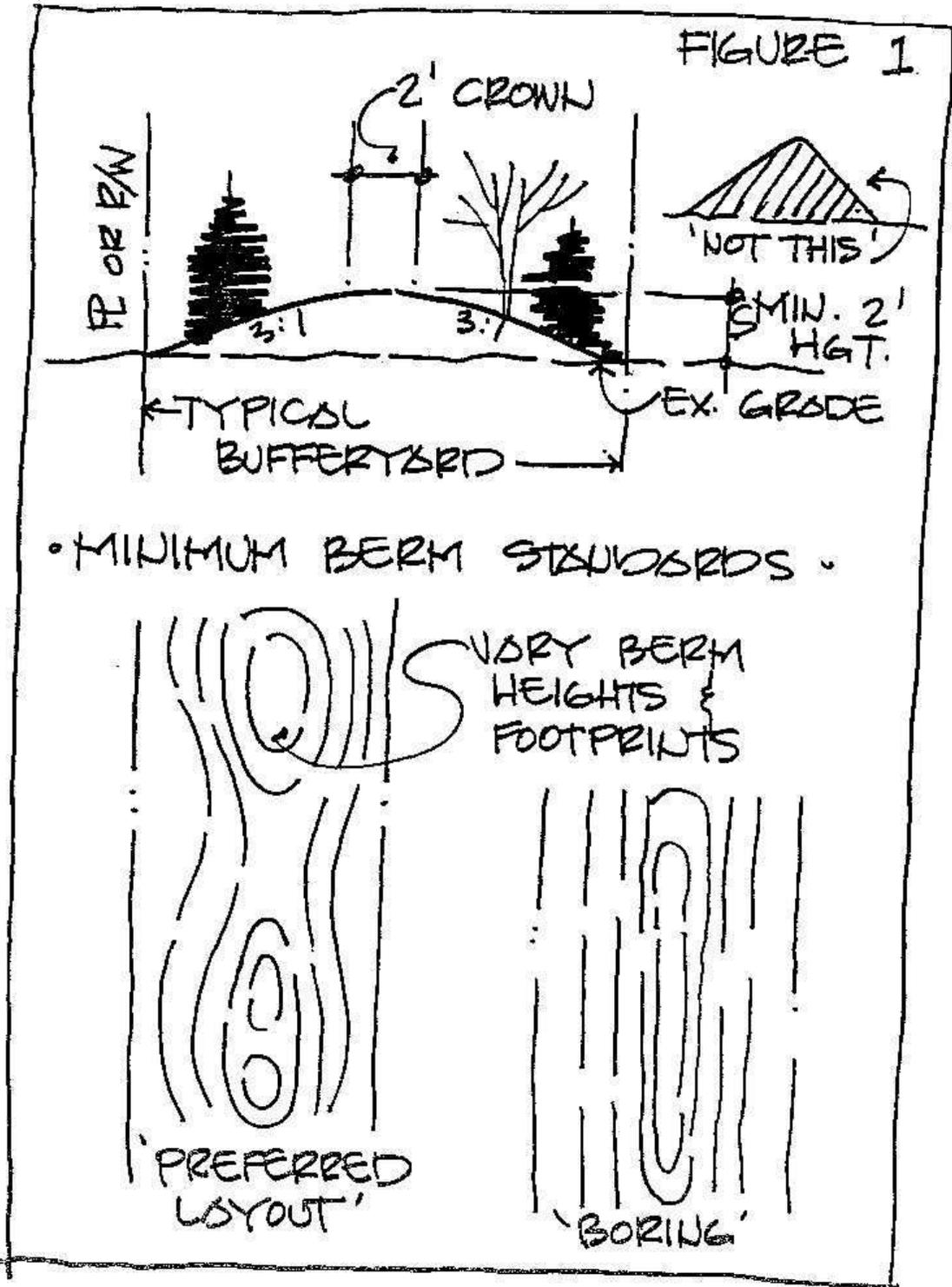
11 2. 4 evergreen trees

12 3. wall/fence with 3 large evergreen shrubs  
13

#### 14 SECTION 1016 SETBACKS FROM STREAMS

15  
16 No structure or impervious surface shall be located within 100 feet of any perennial stream or 50 feet  
17 of any intermittent stream. For the purposes of this Section, the terms perennial and intermittent  
18 stream shall refer to any feature identified as such on the most recent United States Geologic  
19 Survey's 7.5 minute quadrangle of the area, or as confirmed by field verification and at the discretion  
20 of the Town Planner. In cases where a greater setback may be required by other rules or regulations  
21 (e.g. Critical Area Law) the greater setback shall be required.  
22

23 The Planning Commission may consider and approve alternative measures to a 100' (or 50') grass  
24 stream buffer. Such alternate Buffers must achieve the same Stormwater Management and Nutrient  
25 Removal levels as the required 100 (or 50) foot buffer.  
26



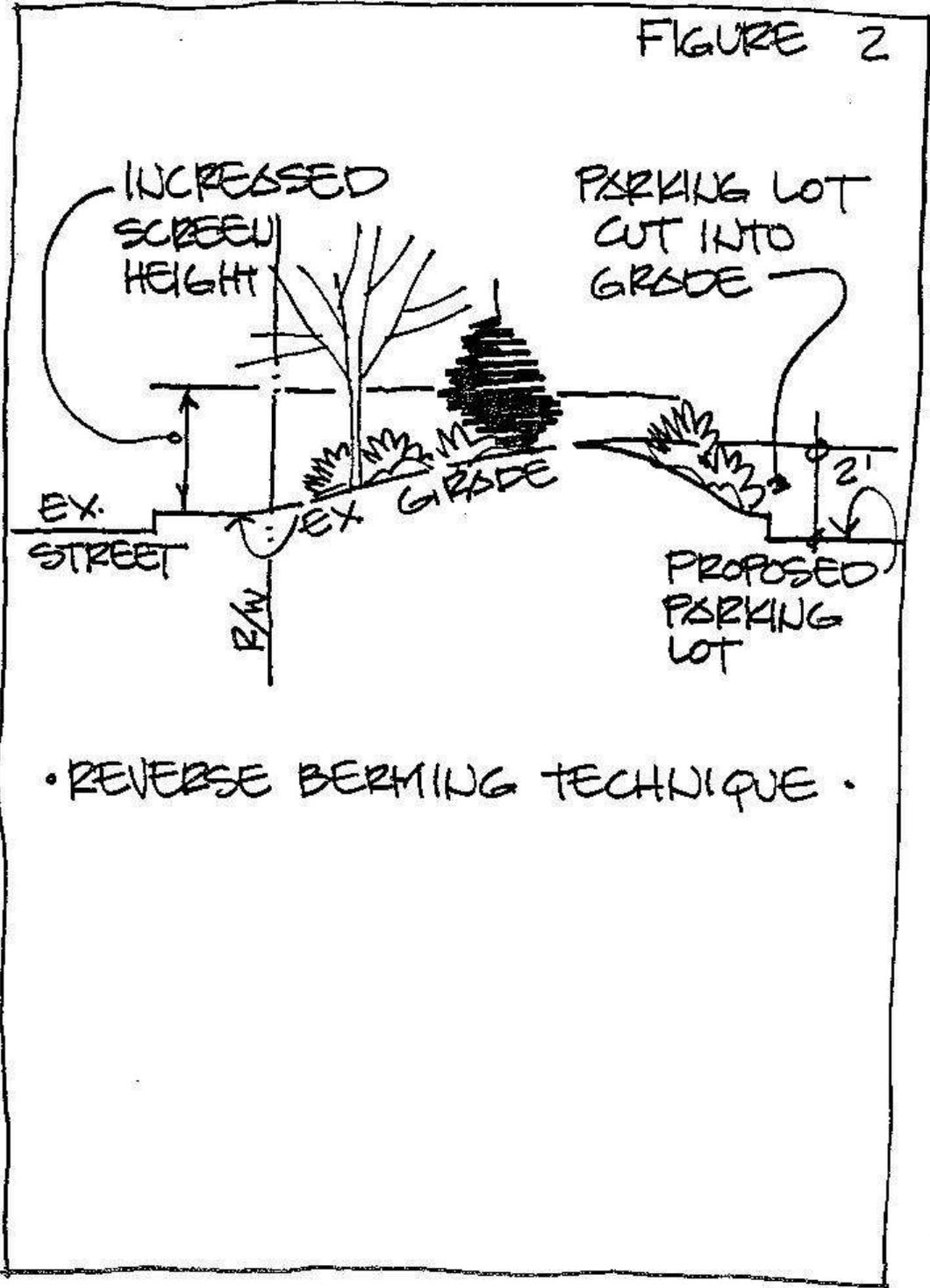
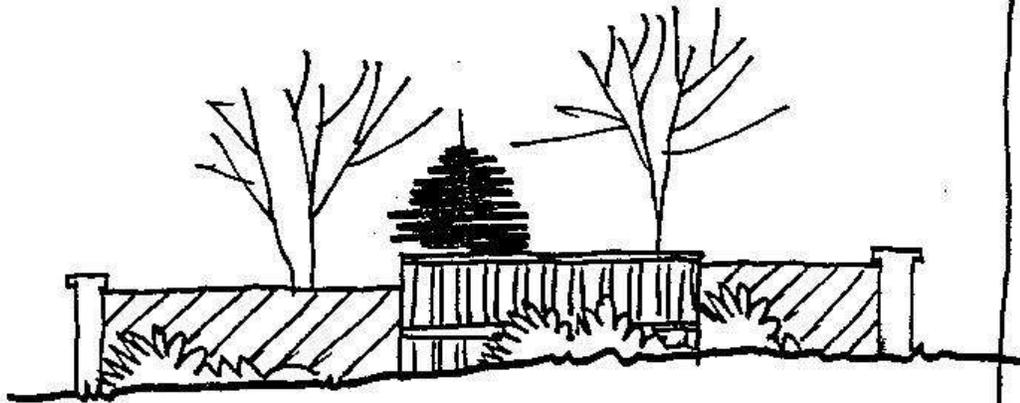
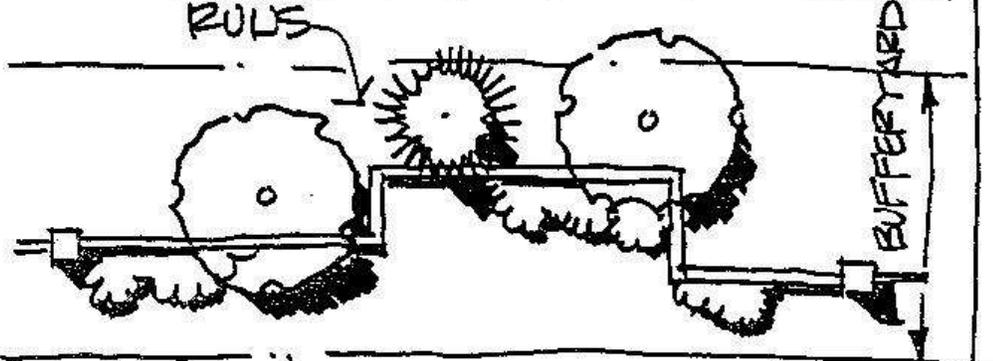


FIGURE 3



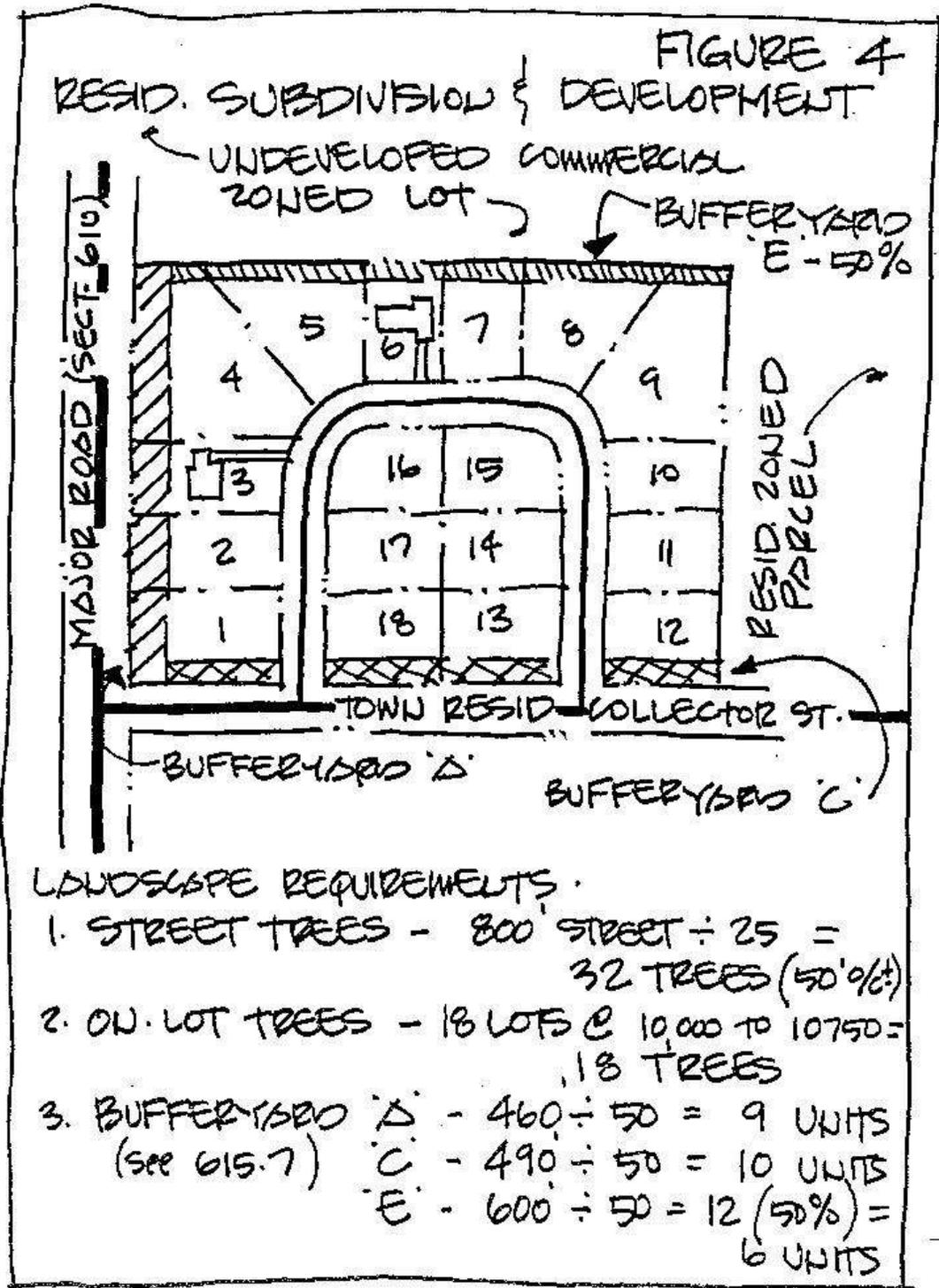
WALL PROFILE

- INCORPORATE VARIOUS MATERIALS W/ LANDSCAPE
- VARY LAYOUT - NO LONG STRAIGHT RUNS



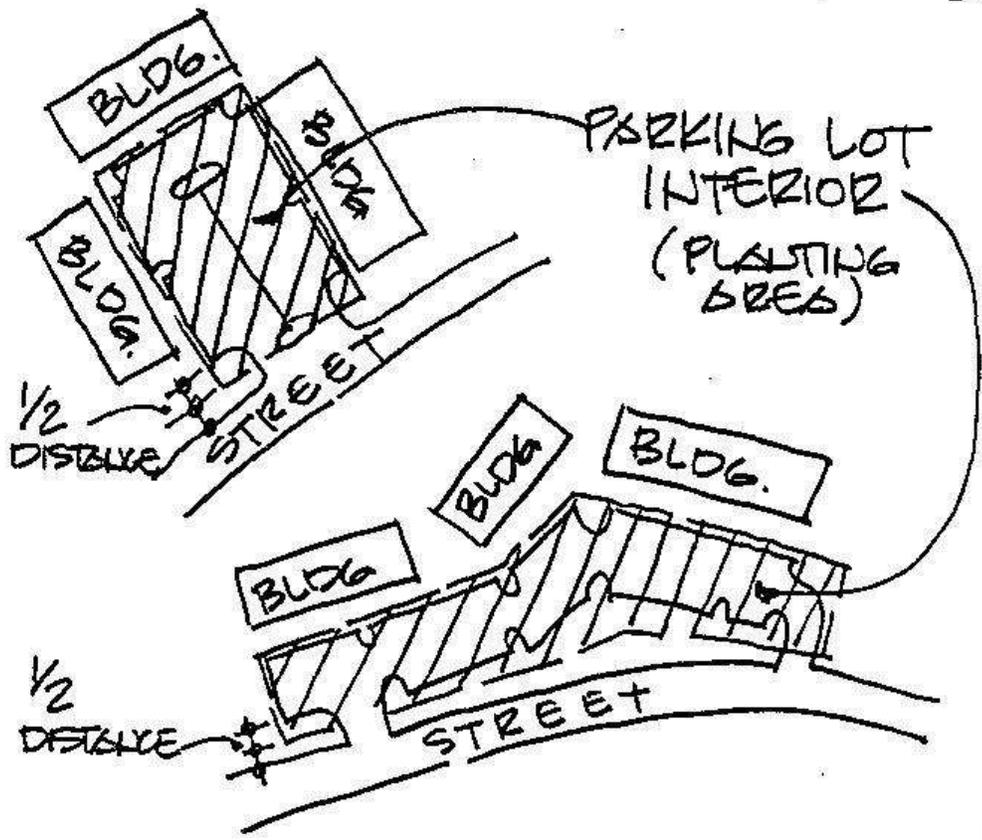
STREET R/W

FENCE/WALL DESIGN STANDARDS



6-79

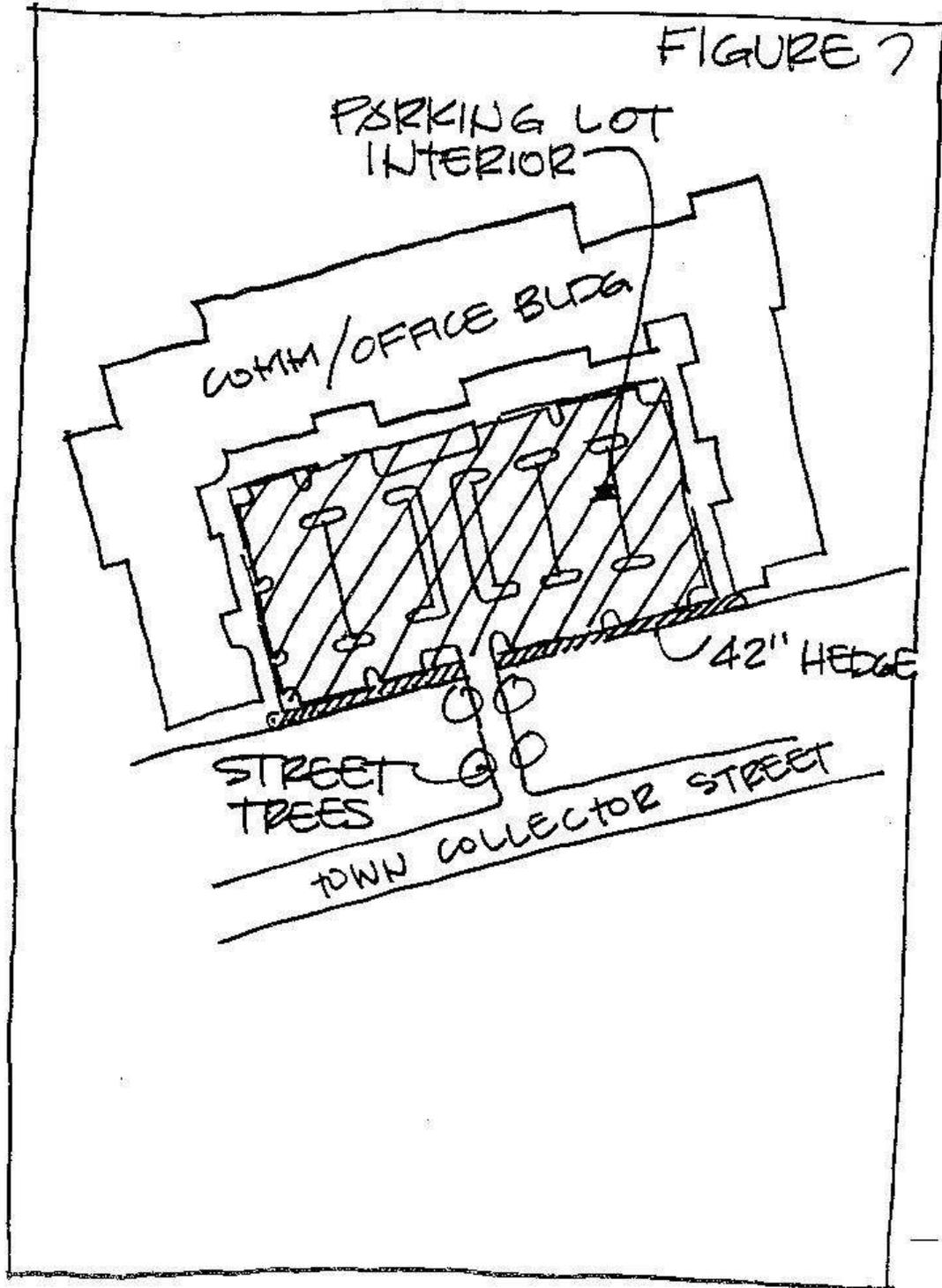
FIGURE 5



REQUIRED HEDGE

NOTE: REQUIREMENT MAY BE LESSEDED WITH EX. FOREST, BERMS ETC IN THIS AREA

FIGURE 6



6-81

FIGURE 8

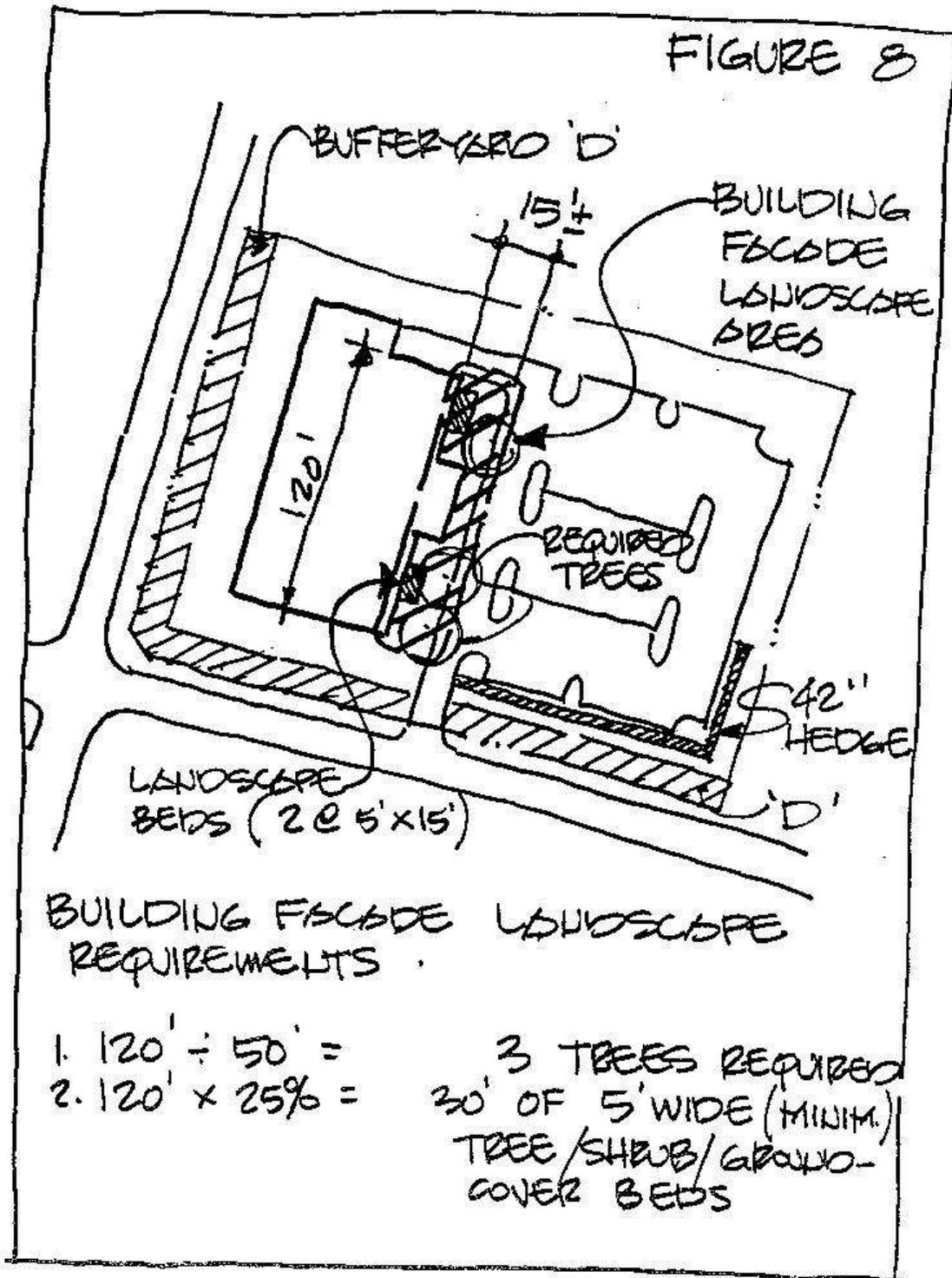
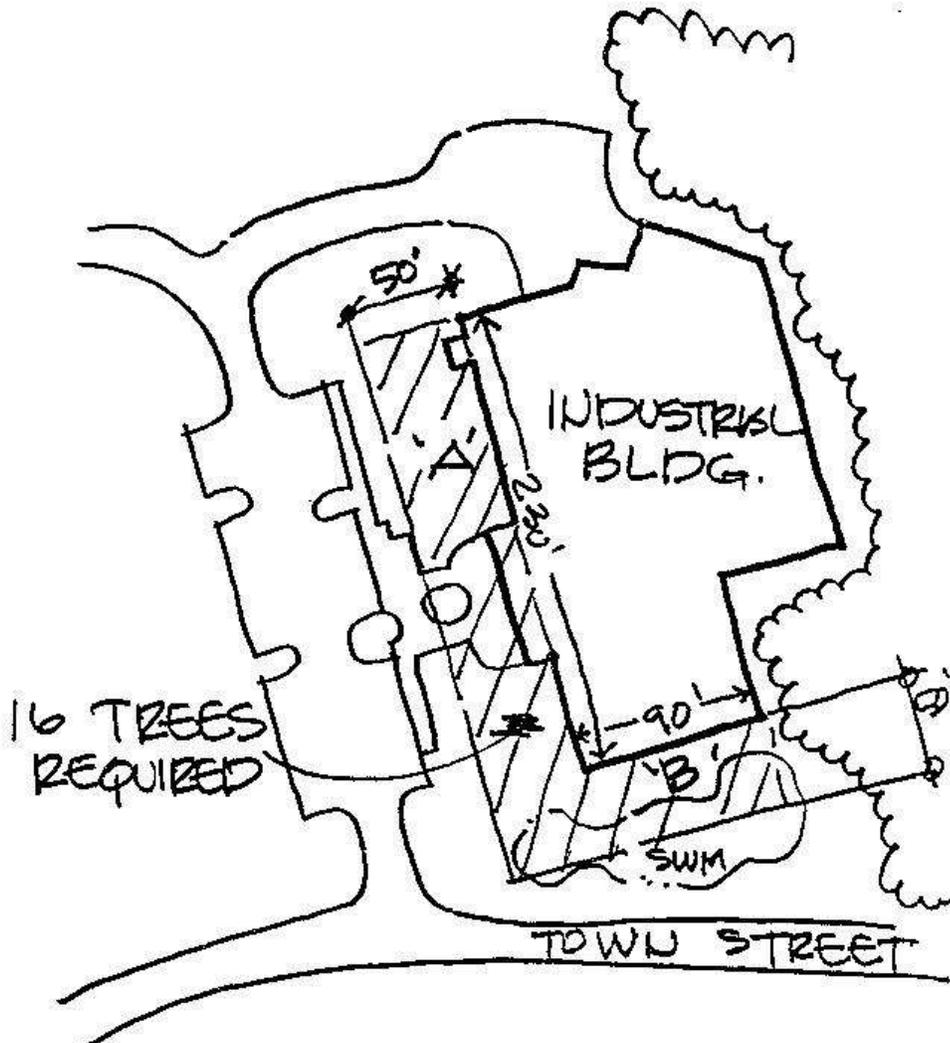
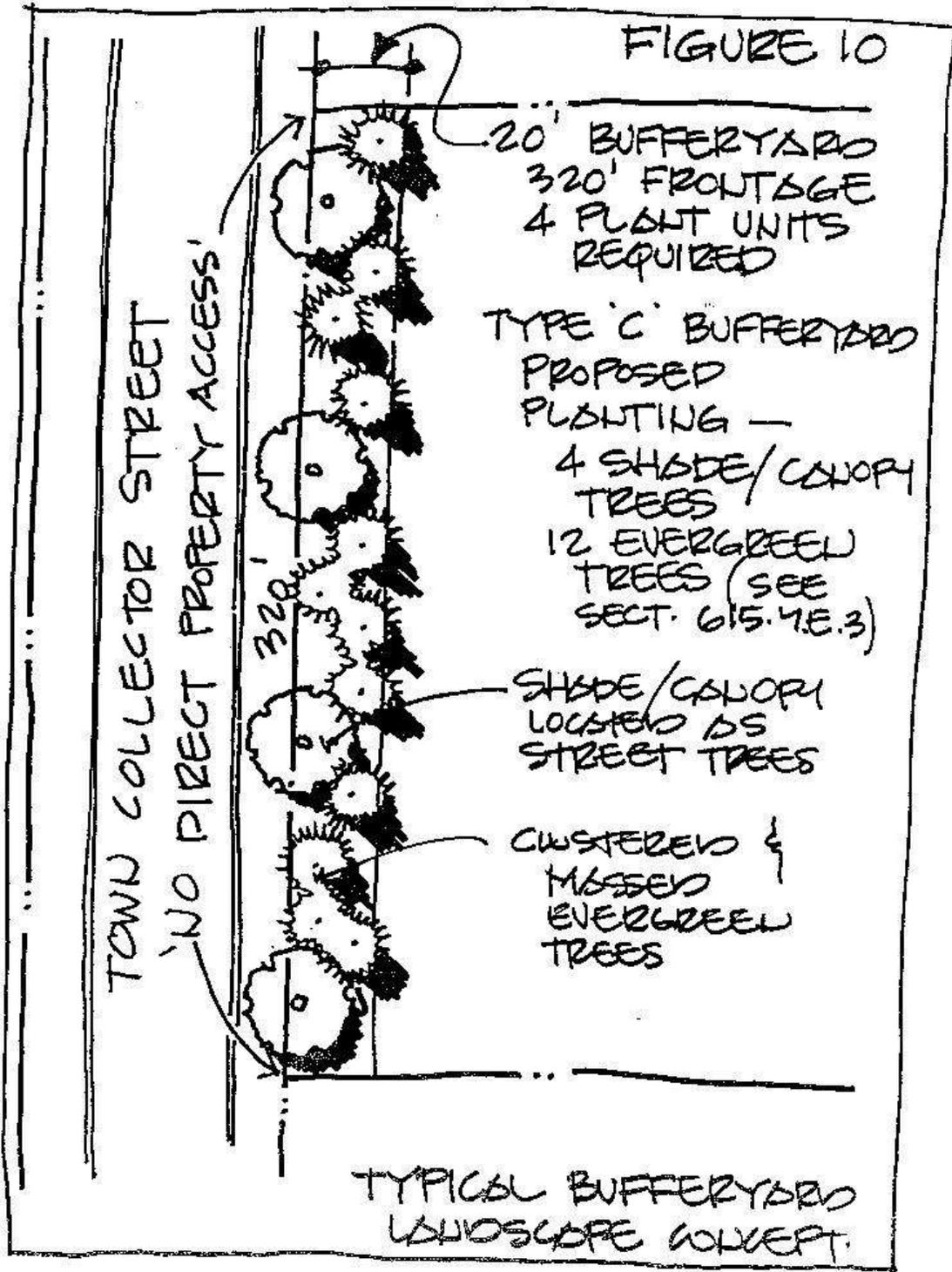


FIGURE 9



BUILDING ENVELOPE PLANTING REQUIREMENT. (NOTWITHSTANDING OVERSUL TREE REQUIREMENT)

BUILDING FOOTCODES 'A' & 'B' (320')  
 $320' \div 20' = 16$  TREES REQUIRED.



6-84