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ARTICLE IV  
ZONING DISTRICT REGULATIONS

SECTION 401 A-1 - AGRICULTURAL DISTRICT

401.1 PURPOSE

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

401.2 DEVELOPMENT STANDARDS

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

A. Lot Standards

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

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

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

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

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

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

1 SECTION 402 R-7A - RESIDENTIAL DISTRICT

2  
3 402.1 PURPOSE

4  
5 It is the purpose of this district to encourage the residential development and  
6 redevelopment of certain established areas of the Town of Easton. The district  
7 will provide land areas for high and medium density residential development with  
8 a variety of housing types including multi-family dwellings in a manner that  
9 respects the existing character of the older, developed parts of the district.

10  
11 402.2 DEVELOPMENT STANDARDS

12  
13 The following minimum development standards shall be observed in the R-7A  
14 District:

15  
16 A. The minimum lot size for all uses hereafter established shall be 7,500  
17 square feet, except as modified below.

18  
19 (1) Minimum lot sizes: Up to 50% of the lots within an R-7A  
20 subdivision may be less than the required minimum lot size. Of  
21 these smaller lots, 75% must have a minimum lot size of at least  
22 5,000 square feet.

23  
24 (2) Lot frontage: Each lot hereinafter established shall have a  
25 minimum frontage on a public street or way of thirty (30) feet.  
26 However, houses served by rear alleys may front directly onto  
27 parks or public open space, which shall have perimeter sidewalks.

28  
29 B. No more than one principal use shall be permitted on an individual lot.

30  
31 C. Off-street parking shall be provided for all uses in accordance with the  
32 standards of Section 1001.

33  
34 D. Minimum setbacks for all uses and structures shall be:

35  
36 (1) Front setback - For lots recorded after January 1, 1993 the front  
37 setback requirement is fifteen (15) feet. For lots recorded before  
38 January 1, 1993 the front setback requirement shall be twenty-five  
39 (25) feet. In each new subdivision, the Planning and Zoning  
40 Commission may impose the former, greater, setback if it finds  
41 that such setback is necessary to better insure compatibility with  
42 the neighborhood within which the lot(s) is located.

43  
44 (2) Rear setback - twenty-five (25) feet (except for fences).

1 (3) Side setback - two side setbacks - eight (8) feet (except for fences).

2  
3 E. Height limitations - thirty-five (35) feet.

4  
5 F. Building Envelope – All lots shall have a minimum building envelope of  
6 sixty (60) feet deep by thirty (30) feet wide.

7  
8 G. Lot coverage: Within the building envelope 100% of the land area may be  
9 covered with buildings or structures. Outside of the building envelope  
10 permitted accessory structures may be constructed in accordance with the  
11 supplemental standards pertaining to said use. In total, such accessory  
12 structures may not occupy more than fifty (50%) percent of the rear yard  
13 area. This provision shall not be construed to permit any accessory  
14 structures to be located in the established front yard.

15  
16 H. For single family dwellings the maximum density permitted in the R-7A  
17 district shall be 3.5 dwelling units per acre. A density increase is  
18 permitted where the subdivision proposal provides on-site or off-site  
19 housing opportunities for low- or moderate-income households, as defined  
20 by the Town of Easton Affordable Housing Board. When off-site housing  
21 provision is proposed, the Commission shall require evidence that these  
22 units will in fact be constructed by a certain date. For each affordable unit  
23 provided under this subsection, one additional building lot or dwelling unit  
24 shall be permitted, up to a maximum 15% increase in dwelling units. For  
25 multi-family dwellings the maximum density shall be eight (8) dwelling  
26 units per acre. The maximum permitted density for two-family dwellings  
27 shall be two (2) du/lot provided said lot is expanded in accordance with  
28 Section 1008.1.A.(9).

29  
30  
31 SECTION 403 R-10A - RESIDENTIAL DISTRICT

32  
33 403.1 PURPOSE

34  
35 It is the purpose of this district to provide for the continued development of  
36 existing and new residential areas within the Town of Easton. The district will  
37 provide land areas suitable for medium density residential use with a variety of  
38 housing types.

39  
40 403.2 DEVELOPMENT STANDARDS

41  
42 The following minimum development standards shall be observed in the R-10A  
43 District:

44  
45 A. The minimum lot size for all uses shall be 10,000 square feet except as

1 modified below.

2  
3 (1) Minimum lot sizes: Up to 50% of the lots within an R-10A  
4 subdivision may be less than the required minimum lot size. Of  
5 these smaller lots, 75% must have a minimum lot size of at least  
6 7,000 square feet.

7  
8 (2) Lot frontage: Each lot hereinafter established shall have a  
9 minimum frontage on a public street or way of thirty-five (35) feet.  
10 However, houses served by rear alleys may front directly onto  
11 parks or public open space, which shall have perimeter sidewalks.

12  
13 B. No more than one principal use shall be permitted on an individual lot.

14  
15 C. Off-Street Parking shall be provided for all uses in accordance with the  
16 standards of Section 1001.

17  
18 D. Minimum setbacks for all uses and structures:

19  
20 (1) Front setback - For lots recorded after January 1, 1993 the front  
21 setback requirement is fifteen (15) feet. For lots recorded before  
22 January 1, 1993 the front setback requirement shall be thirty (30)  
23 feet. In each new subdivision, the Planning and Zoning  
24 Commission may impose the former, greater, setback if it finds  
25 that such setback is necessary to better insure compatibility with  
26 the neighborhood within which the lot(s) is located.

27  
28 (2) Rear setback - thirty (30) feet (except for fences).

29  
30 (3) Side setback - two side setbacks are required of eight (8) feet each  
31 (except for fences).

32  
33 E. Height Limitations - thirty-five (35) feet.

34  
35 F. Building Envelope – All lots shall have a minimum building envelope of  
36 fifty-five (55) feet deep by thirty (30) feet wide.

37  
38 G. Lot coverage: Within the building envelope 100% of the land area may  
39 be covered with buildings or structures. Outside of the building envelope  
40 permitted accessory structures may be constructed in accordance with the  
41 supplemental standards pertaining to said use. In total, such accessory  
42 structures may not occupy more than fifty (50%) percent of the rear yard  
43 area. This provision shall not be construed to permit any accessory  
44 structures to be located in the established front yard.

45

1 H. For single family dwellings the maximum density permitted in the R-10A  
2 district shall be 3.5 dwelling units per acre. A density increase is  
3 permitted where the subdivision proposal provides on-site or off-site  
4 housing opportunities for low- or moderate-income households, as defined  
5 by the Town of Easton Affordable Housing Board. When off-site housing  
6 provision is proposed, the Commission shall require evidence that these  
7 units will in fact be constructed by a certain date. For each affordable unit  
8 provided under this subsection, one additional building lot or dwelling unit  
9 shall be permitted, up to a maximum 15% increase in dwelling units. For  
10 multi-family dwellings the maximum density shall be five (5) dwelling  
11 units per acre. The maximum permitted density for two-family dwellings  
12 shall be two (2) du/lot provided said lot is expanded in accordance with  
13 Section 1008.1.A.(9).  
14

15 SECTION 404 R-10M - RESIDENTIAL DISTRICT

16  
17 404.1 PURPOSE

18  
19 It is the intent of this district to provide for the continued development of existing  
20 and new residential areas. The district will provide land area suitable for medium  
21 density residential use with a variety of housing types including mobile homes (as  
22 a special exception).  
23

24 404.2 DEVELOPMENT STANDARDS

25  
26 The following minimum development standards shall be observed in the R-10M  
27 District:  
28

29 A. The minimum lot size for all uses shall be 10,000 square feet.

30  
31 (1) Minimum lot sizes: All lots hereafter established shall be not less  
32 than 10,000 square feet in area.

33  
34 (2) Lot frontage: Each lot hereinafter established shall have a  
35 minimum frontage on a public street or way of thirty-five (35) feet.  
36

37 B. No more than one principal use shall be permitted on an individual lot.  
38

39 C. Off-Street Parking shall be provided for all uses in accordance with the  
40 standards of Section 1001.  
41

42 D. Minimum setbacks for all uses and structures:

43  
44 (1) Front setback - For lots recorded after January 1, 1993 the front  
45 setback requirement is fifteen (15) feet. For lots recorded before

1 January 1, 1993 the front setback requirement shall be thirty (30)  
2 feet. In each new subdivision, the Planning and Zoning  
3 Commission may impose the former, greater, setback if it finds  
4 that such setback is necessary to better insure compatibility with  
5 the neighborhood within which the lot(s) is located.  
6

7 (2) Rear setback - thirty (30) feet yard (except for fences).  
8

9 (3) Side setbacks - two side setbacks are required of eight (8) feet each  
10 (except for fences).  
11

12 E. Height Limitations - thirty-five (35) feet.  
13

14 F. Building Envelope – All lots shall have a minimum building envelope of  
15 fifty-five (55) feet deep by fifty-four (54) feet wide.  
16

17 G. Lot coverage: Within the building envelope 100% of the land area may  
18 be covered with buildings or structures. Outside of the building envelope  
19 permitted accessory structures may be constructed in accordance with the  
20 supplemental standards pertaining to said use. In total, such accessory  
21 structures may not occupy more than fifty (50%) percent of the rear yard  
22 area. This provision shall not be construed to permit any accessory  
23 structures to be located in the established front yard.  
24

25 H. For single family dwellings the maximum density permitted in the R-10M  
26 district shall be one (1) dwelling unit per lot. For multi-family dwellings  
27 the maximum density shall be five (5) dwelling units per acre. For mobile  
28 home subdivisions or parks the maximum permitted density shall be six  
29 (6) units per acre. The maximum permitted density for two-family  
30 dwellings shall be two (2) du/lot provided said lot is expanded in  
31 accordance with Section 1008.1.A.(9).  
32

33 SECTION 405 CR - CENTRAL BUSINESS COMMERCIAL DISTRICT  
34

35 405.1 PURPOSE  
36

37 The purpose of this district is to provide appropriate locations for select  
38 commercial activities within the Town of Easton's Central Business District.  
39 Provision is made for the accommodation of a wide range of business pursuits,  
40 retail sales and office and service activities which serve the needs of citizens of  
41 the region. The district is designed to preserve, and to encourage the continued  
42 development of the Central Business Area consistent with the unique land use mix  
43 which currently exists.  
44

45 Uses which may be potentially detrimental to a neighborhood for such reasons as

1 odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of  
2 fire or explosion shall not be permitted.

3  
4  
5 405.2 DEVELOPMENT STANDARDS

6  
7 The following minimum development standards shall be observed in the CR  
8 District:

9  
10 A. Lot Standards

- 11  
12 (1) Minimum lot size - All lots hereafter established shall be not less  
13 than 5,000 square feet.  
14  
15 (2) Minimum lot dimensions - All lots hereafter established shall have  
16 depth of at least sixty (60) feet.  
17  
18 (3) Lot frontage - All lots hereafter established shall have a minimum  
19 frontage on a public street or way of at least thirty (30) feet.  
20

21 B. Off-Street Parking shall not be required for uses within the CR Zoning  
22 District.

23  
24 C. Minimum setback requirements for all lots and uses:

- 25  
26 (1) Front setback - All structures shall conform with a setback line as  
27 established by the Town Council or twenty-five (25) feet from the  
28 front property line in the event that no setback line is so  
29 established.  
30  
31 (2) Rear setback -  
32  
33 (a) in previously developed areas in the CR commercial zone  
34 the existing or established rear building line of that block;  
35  
36 (b) all buildings hereafter constructed in areas without an  
37 established rear building line in that block shall be setback  
38 fifteen (15) feet from the rear property line (except for  
39 fences).  
40  
41 (3) Side setbacks - none.

42  
43 D. Height limitations - fifty (50) feet.

44  
45 E. Building or structure size - not to exceed twenty-five thousand (25,000)

1 square feet of gross floor area, except by Special Exception.

2  
3 F. Building envelope - All lots shall have a minimum building envelope of  
4 twenty (20) feet deep by thirty (30) feet wide.

5  
6 G. Lot coverage - by all buildings and structures shall not exceed seventy  
7 (70%) percent.

8  
9 H. Maximum density for any residential uses permitted by right or as a  
10 special exception shall be in accordance with the development standards  
11 of the R-7A District (Section 402.2).

12  
13 I. All on-site lighting unless approved otherwise by the Planning  
14 Commission shall be low cut-off shielded luminaries at 18' height and  
15 light shall not shine off-site at levels greater than 1 foot candle.

16  
17 J. All off-street loading and unloading areas shall be screened from view by  
18 permanent, decorative screens or natural plantings, a minimum of eight (8)  
19 feet in height, as per the requirements of Section 1015 of this Ordinance.

20  
21 K. Sidewalks shall be constructed along any public right-of-way (except for  
22 alleys) adjacent to the site along the entire frontage(s) of the property. To  
23 the extent practicable, walkways shall be constructed on the site to tie  
24 building entrances and/or pedestrian pathway systems into existing or  
25 proposed public sidewalk systems. The Planning Commission may waive  
26 the requirement for sidewalks on a given lot if they find that pedestrian  
27 circulation is adequately addressed without them. In such circumstances  
28 the requirement shall not be simply waived, but rather it may be satisfied  
29 by either the payment of a fee-in-lieu of constructing the sidewalk (which  
30 shall be based on the Town of Easton's estimate of the cost of constructing  
31 a sidewalk on the site in question) or the construction of a comparable  
32 length sidewalk on another site (or a combination of the two options) and  
33 dedication of an acceptable easement area for sidewalks for potential  
34 future construction of sidewalks on the site.

35  
36  
37 SECTION 406 CG - GENERAL COMMERCIAL DISTRICT

38  
39 406.1 PURPOSE

40  
41 The purpose of this district is to provide appropriate locations for a broad range of  
42 intensive commercial activities. Provision is made for the accommodation of a  
43 wide range of business pursuits, including retail, wholesale, storage and  
44 contracting activities.

1 Uses which may be potentially detrimental to a neighborhood for such reasons as  
2 odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of  
3 fire or explosion shall not be permitted.  
4

5  
6 406.2 DEVELOPMENT STANDARDS  
7

8 The following minimum development standards shall be observed in the CG  
9 District:  
10

11 A. Lot Standards  
12

13 (1) Minimum lot size: All lots hereafter established shall be not less  
14 than 20,000 square feet.  
15

16 (2) Lot frontage: Each lot hereafter established shall have a minimum  
17 frontage on a public street or way of sixty (60) feet.  
18

19 B. Off-Street Parking shall be provided for all uses in accordance with the  
20 standards of Section 1001.  
21

22 C. Setback requirements for all lots and uses:  
23

24 (1) Front setback - All structures shall be setback at least twenty-five  
25 (25) feet.  
26

27 (2) Rear setback - All structures shall be setback at least fifteen (15)  
28 feet from the rear property line (except for fences).  
29

30 (3) Side setbacks - A minimum of two side yards of ten (10) feet each  
31 (except for fences).  
32

33 D. Building Envelope – All lots shall have a minimum building envelope of  
34 twenty (20) feet deep by thirty (30) feet wide.  
35

36 E. Height limitations - fifty (50) feet.  
37

38 F. Lot coverage - by all buildings and structures shall not exceed fifty (50%)  
39 percent.  
40

41 G. All on-site lighting unless approved otherwise by the Planning  
42 Commission shall be low cut-off shielded luminaries at 18' height and  
43 light shall not shine off-site at levels greater than 1 foot candle.  
44

45 H. All off-street loading and unloading areas shall be screened from view by

1 permanent, decorative screens or natural plantings, a minimum of eight (8)  
2 feet in height.

3  
4 I. All areas not devoted to buildings or parking areas shall be landscaped and  
5 maintained in accordance with Section 1015 of this Ordinance.

6  
7 J. Sidewalks shall be constructed along any public right-of-way (except for  
8 alleys) adjacent to the site along the entire frontage(s) of the property. To  
9 the extent practicable, walkways shall be constructed on the site to tie  
10 building entrances and/or pedestrian pathway systems into existing or  
11 proposed public sidewalk systems. The Planning Commission may waive  
12 the requirement for sidewalks on a given lot if they find that pedestrian  
13 circulation is adequately addressed without them. In such circumstances  
14 the requirement shall not be simply waived, but rather it may be satisfied  
15 by either the payment of a fee-in-lieu of constructing the sidewalk (which  
16 shall be based on the Town of Easton's estimate of the cost of constructing  
17 a sidewalk on the site in question) or the construction of a comparable  
18 length sidewalk on another site (or a combination of the two options) and  
19 dedication of an acceptable easement area for sidewalks for potential  
20 future construction of sidewalks on the site.

21  
22  
23 **SECTION 407 CL - LIMITED COMMERCIAL DISTRICT**

24  
25 **407.1 PURPOSE**

26  
27 The purpose of this district is to provide appropriate locations for select  
28 commercial activities. Provision is made for the accommodation of a wide range  
29 of business pursuits, retail sales, and office and service activities which serve the  
30 needs of citizens of the region.

31  
32 Uses which may be potentially detrimental to a neighborhood for such reasons as  
33 odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of  
34 fire or explosion shall not be permitted.

35  
36 **407.2 DEVELOPMENT STANDARDS**

37  
38 The following minimum development standards shall be observed in the CL  
39 District:

40  
41 A. Any development within the CL District requires Site Plan review and  
42 approval in accordance with Section 301.

43  
44 B. The minimum lot size for all uses hereafter established shall be sixty  
45 thousand (60,000) square feet.

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- C. Off-street parking shall be provided in accordance with the provisions of Section 1001 and shall be located in the rear or side yard.
- D. All lots hereafter established shall have a minimum frontage on a public street or way of at least two hundred (200).
  - E. Minimum setbacks for all structures shall be as follows:
    - (1) Front - forty (40) feet from the property line.
    - (2) Side - ten (10) feet on each side of the property line (except for fences).
    - (3) Rear - fifteen (15) feet from the property line (except for fences).
    - (4) There shall be maintained a landscaped buffer of seventy-five (75) feet on any lot line adjacent to residentially zoned property in accordance with the provisions of Section 1015 of this Ordinance.
  - F. Height limitations - fifty (50) feet.
  - G. Lot coverage by all buildings and structures shall not exceed thirty-five (35%) percent of the lot area.
  - H. There shall be no outdoor storage of any goods or merchandise on any lot or open areas, nor shall any products be displayed in open areas.
  - I. All on-site lighting unless approved otherwise by the Planning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1 foot candle.
  - J. All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with the provisions of Section 1015 of this Ordinance.
  - K. All areas not devoted to buildings or parking areas shall be landscaped and maintained in accordance with Section 1015 of this Ordinance.
  - L. Sidewalks shall be constructed along any public right-of-way (except for alleys) adjacent to the site along the entire frontage(s) of the property. To the extent practicable, walkways shall be constructed on the site to tie building entrances and/or pedestrian pathway systems into existing or proposed public sidewalk systems. The Planning Commission may waive

1 the requirement for sidewalks on a given lot if they find that pedestrian  
2 circulation is adequately addressed without them. In such circumstances  
3 the requirement shall not be simply waived, but rather it may be satisfied  
4 by either the payment of a fee-in-lieu of constructing the sidewalk (which  
5 shall be based on the Town of Easton's estimate of the cost of constructing  
6 a sidewalk on the site in question) or the construction of a comparable  
7 length sidewalk on another site (or a combination of the two options) and  
8 dedication of an acceptable easement area for sidewalks for potential  
9 future construction of sidewalks on the site.

10  
11 SECTION 408 BC BUSINESS COMMERCIAL DISTRICT

12  
13 408.1 PURPOSE

14  
15 The purpose of this district is to provide areas for light industrial, service/business  
16 commercial and related uses which can operate in a clean and quiet manner. Certain public  
17 facilities needed to serve the district and adjoining residential and commercial districts are  
18 permitted. Regulations are designed to protect abutting or surrounding districts; to establish  
19 standards for intensity of use and to guide the character of development. In keeping with  
20 the purpose of this district, no use may be permitted which may be detrimental to the area  
21 because of odor, smoke, dust, fumes, fire, noise, explosion, or open storage.

22  
23 408.2 DEVELOPMENT STANDARDS

24  
25 The following minimum development standards shall be observed in the BC District:

- 26  
27 A. The minimum lot size for all uses hereafter established shall be 40,000 square feet.  
28  
29 B. Off-street parking shall be provided in accordance with the provisions of Section  
30 1001.  
31  
32 C. All lots hereafter established shall have a frontage on a public street or way of at least  
33 one hundred (100) feet.  
34  
35 D. Minimum setbacks for all uses shall be as follows:  
36  
37 (1) Front - forty (40) feet from the property line.  
38  
39 (2) Side - ten (10) feet on each side of the property line (except for fences).  
40  
41 (3) Rear - thirty (30) feet from the property line (except for fences).  
42  
43 E. Height limitations - thirty-five (35) feet.  
44  
45 F. Building Envelope - All lots shall have a minimum building envelope of  
46 thirty (30) feet deep by eighty (80) feet wide.

1  
2 G. Lot coverage by all buildings and structures shall not exceed fifty (50%) percent of  
3 the lot area.

4  
5 H. There shall be no open storage on any lot or open areas, nor shall any products be  
6 displayed in open areas. All outside storage shall be adequately screened and landscaped in  
7 accordance with provisions of Section 1015 of this Ordinance.

8  
9 I. All on-site lighting unless approved otherwise by the Planning Commission shall be  
10 low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater  
11 than 1 foot candle.

12  
13 J. All off-street loading and unloading areas shall be screened from view by permanent  
14 decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in  
15 height, in accordance with the provisions of Section 1015 of this Ordinance.

16  
17 K. All areas not devoted to buildings or parking areas shall be landscaped and  
18 maintained in a suitable manner, in accordance with the provisions of Section 1015 of this  
19 Ordinance.

20  
21 L. Sidewalks shall be constructed along any public right-of-way (except for alleys)  
22 adjacent to the site along the entire frontage(s) of the property. To the extent practicable,  
23 walkways shall be constructed on the site to tie building entrances and/or pedestrian  
24 pathway systems into existing or proposed public sidewalk systems.

25  
26 SECTION 409 INDUSTRIAL DISTRICT

27  
28  
29 409.1 PURPOSE

30  
31 The purpose of this district is to provide areas for industrial and related uses which  
32 can operate in a clean and quiet manner, with an emphasis on reserving land for uses  
33 of a truly industrial nature. Certain public facilities needed to serve the district and  
34 adjoining residential and commercial districts are permitted. Regulations are  
35 designed to protect abutting or surrounding districts; to establish standards for  
36 intensity of use and to guide the character of development. In keeping with the  
37 purpose of this district, no use may be permitted which may be detrimental to the  
38 area because of odor, smoke, dust, fumes, fire, noise, explosion, or open storage.

39  
40 409.2 DEVELOPMENT STANDARDS

41  
42 The following minimum development standards shall be observed in the I-4 District:

43  
44 A. The minimum lot size for all uses hereafter established shall be 40,000 square  
45 feet.

- 1           B.     Off-street parking shall be provided in accordance with the provisions of
- 2                     Section 1001.
- 3
- 4           C.     All lots hereafter established shall have a frontage on a public street or way of
- 5                     at least one hundred (100) feet.
- 6
- 7           D.     Minimum setbacks for all uses shall be as follows:
- 8
- 9                     (1)     Front - twenty-five (25) feet from the property line.
- 10
- 11                    (2)     Side - ten (10) feet on each side of the property line (except for
- 12                             fences). A setback of twenty-five (25) feet shall be maintained from
- 13                             any adjacent residentially zoned property.
- 14
- 15                    (3)     Rear - thirty (30) feet from the property line (except for fences). A
- 16                             setback of twenty-five (25) feet shall be maintained from any adjacent
- 17                             residentially zoned property.
- 18
- 19           G.     Height limitations - forty (40) feet.
- 20
- 21           H.     Building Envelope - All lots shall have a minimum building envelope of
- 22                     thirty (30) feet deep by eighty (80) feet wide.
- 23
- 24           G.     Lot coverage by all buildings and structures shall not exceed fifty (50%)
- 25                     percent of the lot area.
- 26
- 27           H.     All storage areas shall be adequately screened and landscaped in accordance
- 28                     with provisions of Section 1015 of this Ordinance.
- 29
- 30           I.     All on-site lighting unless approved otherwise by the Planning Commission
- 31                     shall be low cut-off shielded luminaries at 18' height and light shall not shine
- 32                     off-site at levels greater than 1 foot candle.
- 33
- 34           J.     All off-street loading and unloading areas shall be screened from view by
- 35                     permanent decorative screens or natural planting, either of which shall be a
- 36                     minimum of eight (8) feet in height, in accordance with the provisions of
- 37                     Section 1015 of this Ordinance.
- 38
- 39           K.     All areas not devoted to buildings or parking areas shall be landscaped and
- 40                     maintained in a suitable manner, in accordance with the provisions of Section
- 41                     1015 of this Ordinance.
- 42
- 43           L.     Sidewalks shall be constructed along any public right-of-way (except for
- 44                     alleys) adjacent to the site along the entire frontage(s) of the property. To the
- 45                     extent practicable, walkways shall be constructed on the site to tie building
- 46                     entrances and/or pedestrian pathway systems into existing or proposed

1 public sidewalk systems.

2  
3 SECTION 410 I-1 - SELECT INDUSTRIAL DISTRICT

4  
5 410.1 PURPOSE

6  
7 The purpose of this district is to provide areas for industrial and related uses  
8 which can operate in a clean and quiet manner. Certain public facilities needed to  
9 serve the district and adjoining residential and commercial districts are permitted.  
10 Regulations are designed to protect abutting or surrounding districts; to establish  
11 standards for intensity of use and to guide the character of development. In  
12 keeping with the purpose of this district, no use may be permitted which may be  
13 detrimental to the area because of odor, smoke, dust, fumes, fire, noise, explosion,  
14 or open storage.

15  
16 410.2 DEVELOPMENT STANDARDS

17  
18 The following minimum development standards shall be observed in the I-1  
19 District:

- 20  
21 A. The minimum lot size for all uses hereafter established shall be 40,000  
22 square feet.  
23  
24 B. Off-street parking shall be provided in accordance with the provisions of  
25 Section 1001.  
26  
27 C. All lots hereafter established shall have a frontage on a public street or  
28 way of at least one hundred (100) feet.  
29  
30 D. Minimum setbacks for all uses shall be as follows:  
31  
32 (1) Front - forty (40) feet from the property line.  
33  
34 (2) Side - ten (10) feet on each side of the property line (except for  
35 fences).  
36  
37 (3) Rear - thirty (30) feet from the property line (except for fences).  
38  
39 I. Height limitations - thirty-five (35) feet.  
40  
41 J. Building Envelope - All lots shall have a minimum building envelope of  
42 thirty (30) feet deep by eighty (80) feet wide.  
43  
44 G. Lot coverage by all buildings and structures shall not exceed fifty (50%)  
45 percent of the lot area.

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- H. There shall be no open storage on any lot or open areas, nor shall any products be displayed in open areas. All outside storage shall be adequately screened and landscaped in accordance with provisions of Section 1015 of this Ordinance.
- I. All on-site lighting unless approved otherwise by the Planning Commission shall be low cut-off shielded luminaries at 18’ height and light shall not shine off-site at levels greater than 1 foot candle.
- J. All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with the provisions of Section 1015 of this Ordinance.
- K. All areas not devoted to buildings or parking areas shall be landscaped and maintained in a suitable manner, in accordance with the provisions of Section 1015 of this Ordinance.
- L. Sidewalks shall be constructed along any public right-of-way (except for alleys) adjacent to the site along the entire frontage(s) of the property. To the extent practicable, walkways shall be constructed on the site to tie building entrances and/or pedestrian pathway systems into existing or proposed public sidewalk systems. The Planning Commission may waive the requirement for sidewalks on a given lot if they find that pedestrian circulation is adequately addressed without them. In such circumstances the requirement shall not be simply waived, but rather it may be satisfied by either the payment of a fee-in-lieu of constructing the sidewalk (which shall be based on the Town of Easton’s estimate of the cost of constructing a sidewalk on the site in question) or the construction of a comparable length sidewalk on another site (or a combination of the two options) and dedication of an acceptable easement area for sidewalks for potential future construction of sidewalks on the site.

SECTION 411 I-2 - GENERAL INDUSTRIAL DISTRICT

411.1 PURPOSE

The purpose of this district is to provide areas for industrial uses which have limited effects upon surrounding land uses. Uses permitted in this district include those related to fabricating, warehousing and wholesale distribution. The I-2 District is envisioned as the appropriate classification for certain areas which may be annexed into the Town in the future, and for those uses which may have some aspect generally viewed as objectionable, but which use is necessary in a balanced community.

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411.2 DEVELOPMENT STANDARDS

- A. The minimum lot size for all uses hereafter established shall be 40,000 square feet.
- B. Off-street parking shall be provided in accordance with the provisions of Section 1001.
- C. All lots hereafter established shall have a frontage on a public street or way of at least one hundred (100) feet.
- D. Minimum setbacks for all uses shall be as follows:
  - (1) Front - forty (40) feet from the property line.
  - (2) Side - two (2) side yards of ten (10) feet each (except for fences).
  - (3) Rear - thirty (30) feet from the property line (except for fences).
- E. Height limitations - thirty-five (35) feet.
- F. Building Envelope - All lots shall have a minimum building envelope of thirty (30) feet deep by eighty (80) feet wide.
- G. Lot coverage by all buildings and structures shall not exceed thirty-five (35%) percent of the lot area.
- H. There shall be no open storage on any lot or open areas, nor shall any products be displayed in open areas. All outside storage shall be adequately screened and landscaped in accordance with Section 1015 of this Ordinance.
- I. All on-site lighting unless approved otherwise by the Planning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1 foot candle.
- J. All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with Section 1015 of this Ordinance.
- K. All areas not devoted to buildings or parking areas shall be landscaped and maintained in accordance with Section 1015 of this Ordinance.

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L. Sidewalks shall be constructed along any public right-of-way (except for alleys) adjacent to the site along the entire frontage(s) of the property. To the extent practicable, walkways shall be constructed on the site to tie building entrances and/or pedestrian pathway systems into existing or proposed public sidewalk systems. The Planning Commission may waive the requirement for sidewalks on a given lot if they find that pedestrian circulation is adequately addressed without them. In such circumstances the requirement shall not be simply waived, but rather it may be satisfied by either the payment of a fee-in-lieu of constructing the sidewalk (which shall be based on the Town of Easton’s estimate of the cost of constructing a sidewalk on the site in question) or the construction of a comparable length sidewalk on another site (or a combination of the two options) and dedication of an acceptable easement area for sidewalks for potential future construction of sidewalks on the site.

SECTION 412 G/I – GOVERNMENTAL/INSTITUTIONAL DISTRICT

412.1 PURPOSE

The G/I Governmental/Institutional District is intended to accommodate a wide-range of institutional, cultural, and governmental uses. Although such uses may be permitted in a number of other Zoning Districts, the G/I District is one in which those are the only such uses deemed appropriate therein.

412.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the G/I District:

A. Lot Standards

- (1) Minimum lot sizes: All lots hereafter established shall be not less than 40,000 square feet in area.
- (2) Lot frontage: Each lot hereafter established shall have a minimum frontage on a public street or way of one hundred (100) feet.

B. No more than one principal use shall be permitted outright on an individual lot. Multiple permitted uses that are complimentary and customarily found in combination may be approved for the same lot via the Special Exception process, as specified in Section 1303.5 B of this Ordinance.

C. Off-Street Parking and Loading – Off-street parking and loading shall be provided for all uses in accordance with the standards of Section 1001, subject to the

1 following:

- 2  
3 (1) Joint Use off-site parking shall be permitted in the RH District in  
4 accordance with Section 1001.4 of the Ordinance. During site plan review  
5 and approval, the Planning Commission may approve off-site and/or  
6 shared parking arrangements for uses located adjacent to the G/I District.

7  
8 D. Setback requirements for all lots and uses:

- 9  
10 (1) Front setback – All structures shall be setback at least forty (40) feet from  
11 the front property line.  
12  
13 (2) Rear setback – All structures shall be setback at least thirty (30) feet from  
14 the rear property line (except for fences).  
15  
16 (3) Side setbacks – A minimum of two side yards of fifteen (15) feet each  
17 (except for fences).

18  
19 E. Height limitations - fifty (50) feet. The Planning Commission may approve  
20 buildings up to sixty (60) feet in height during site plan review.

21  
22 F. Lot coverage: by all buildings and structures shall not exceed fifty percent (50%).

23  
24 SECTION 413 RH – REGIONAL HEALTHCARE DISTRICT

25  
26 413.1 PURPOSE; CRITERIA FOR ESTABLISHMENT

- 27  
28 A. The RH Regional Healthcare District is intended to provide for and encourage a  
29 regional hospital and related healthcare facilities in a campus setting and to  
30 identify and recognize the importance of such institutions and related uses to  
31 continue to be located within and serving the Town. These regulations are also  
32 intended to protect adjacent properties from the potential adverse impacts of such  
33 facilities by establishing development standards to which hospital and related uses  
34 must conform. The District is intended to include amenities, services, and uses  
35 offered primarily for patients and their families, healthcare providers,  
36 administrators, employees, visitors and other users of facilities located within the  
37 District.

38  
39 The logical, orderly and appropriate expansion and development of regional  
40 healthcare facilities in the Town that will meet the long range healthcare needs of  
41 the community are public necessities and are in the interests of the health,  
42 prosperity and welfare of the citizens of Easton, Talbot County and the Mid-Shore  
43 area.

- 44  
45 B. The RH District is a base zoning district and may be established anywhere within

1 Town limits, provided the following criteria are satisfied:

- 2
- 3 (1) The land area proposed for inclusion in the RH District is at least fifty (50)
- 4 acres in overall size, with all of the land or parcels proposed for inclusion
- 5 in such District being contiguous to one another or separated only by a
- 6 public street or other public right-of-way;
- 7
- 8 (2) All of the land area proposed for inclusion in the RH District is served or
- 9 will be served at the time of physical development by public sewer and
- 10 water systems; and
- 11
- 12 (3) A RH District may be expanded in increments of less than 50 acres,
- 13 provided that the additional land is contiguous to or abutting an existing
- 14 RH District.
- 15
- 16 (4) As a condition of establishment of each RH District, initial building
- 17 construction within such District shall include construction of at least the
- 18 first phase of an acute care hospital.

19

20 C. The provisions of this RH District, where in conflict with other provisions of the

21 Zoning Ordinance, shall prevail.

22

23

24 **413.2 DEVELOPMENT STANDARDS**

25

26 Any development within the RH District requires Site Plan review and approval in

27 accordance with Section 301. The following minimum development standards shall be

28 observed in the RH District:

29

30 **A. Lot Standards**

31

- 32 (1) **Minimum Lot Sizes:** Each lot hereafter established shall be not less than
- 33 ten thousand (10,000) square feet.
- 34
- 35 (2) **Lot Frontage:** Each lot hereafter established shall have a minimum
- 36 frontage on a public or private street or way of sixty (60) feet.
- 37

38 **B. Minimum Building Envelope:** Each lot hereafter established shall have a

39 minimum building envelope of sixty (60) feet deep by forty (40) feet wide.

40

41 **C. Minimum Setback Requirements for All Lots and Uses (except as specifically**

42 **provided below):**

43

- 44 (1) **Front - thirty (30) feet from the property line.**
- 45

- 1           (2)    Side - fifteen (15) feet from the property line (except for fences).
- 2
- 3           (3)    Rear - fifteen (15) feet from the property line (except for fences).
- 4
- 5           (4)    Additional setback requirements – Notwithstanding the foregoing, the
- 6                following expanded setbacks shall apply to certain circumstances and
- 7                locations in the RH District:
- 8
- 9                (a)    Where any building is erected or altered to exceed thirty-five (35)
- 10                    feet in height, the required thirty (30) foot front setback shall be
- 11                    increased one (1) foot for every foot of building height over thirty-
- 12                    five (35) feet, excluding roof structures and architectural features
- 13                    permitted above the height limit by Section 1004.
- 14
- 15                (b)    Where any building is erected or altered to exceed thirty-five (35)
- 16                    feet in height, the required fifteen (15) foot rear and side setbacks
- 17                    shall be increased one (1) foot for every foot of building height
- 18                    over thirty-five (35) feet, excluding roof structures and
- 19                    architectural features permitted above the height limit by Section
- 20                    1004.
- 21
- 22                (c)    From property zoned other than RH and from Route 50:
- 23
- 24                    (i)    All principal structures shall be setback at least one-
- 25                    hundred fifty (150) feet; and
- 26
- 27                    (ii)   All parking areas and accessory structures shall be setback
- 28                    at least one-hundred (100) feet.
- 29
- 30                (d)    From public roads and highways (excluding Route 50) existing on
- 31                    the date of establishment of the RH District or their reconfigured
- 32                    alignment, if applicable (collectively, the “Existing Public
- 33                    Roads”):
- 34
- 35                    (i)    All principal structures shall be setback at least seventy five
- 36                    (75) feet from Existing Public Roads; and
- 37
- 38                    (ii)   All parking areas and accessory structures shall be setback
- 39                    at least twenty five (25) feet from Existing Public Roads.
- 40
- 41           (5)    The setbacks established under (1) through (4) above shall not apply to
- 42                stormwater management or treatment facilities, swales, inlets, pipes and
- 43                other conveyances, which shall be subject to a minimum setback of five
- 44                (5) feet from any street line or property line. Notwithstanding the
- 45                foregoing, stormwater ponds and basins shall be subject to a minimum

1 setback of twenty-five (25) feet from any street line or property line,  
2 except County roads, which shall have a fifty (50) foot setback. Except as  
3 specifically required by subsection 4(d), no part of any parking and  
4 maneuvering space shall be closer than ten (10) feet to any street line or  
5 property line.

6  
7 (6) Adjustment of Setbacks for Hospital and Medical Services and Covered  
8 Walkways

9  
10 (a) The setbacks required under (1) through (4) above shall not apply  
11 between a hospital and (i) any building(s) housing Medical  
12 Services or (ii) any parking garage structure that are constructed on  
13 separate lots of record and may connect, abut or be located closer  
14 than permitted by such setbacks.

15  
16 (b) The setbacks required under (1) through (4) above shall not apply  
17 to covered walkways connecting buildings located on separate lots  
18 of record.

19  
20 D. The provisions of Sections 1006 and 1007 shall also apply to the RH District.

21  
22 E. Height Limitations:

23  
24 (1) A hospital building shall have a maximum of six (6) occupied stories and  
25 shall be limited to one hundred ten (110) feet in height. The height of a  
26 hospital building shall be measured as the average vertical distance  
27 between finished ground level at each corner of the front façade and the  
28 highest point of the structure excluding a rooftop helipad and related  
29 stairway/elevator tower and other roof structures and architectural features  
30 permitted above the height limit by Section 1004.

31  
32 (2) All other structures and facilities shall be limited to sixty (60) feet in  
33 height, excluding roof structures and architectural features permitted  
34 above the height limit by Section 1004. Such heights shall be measured in  
35 accordance with the generally applicable definitions and provisions of the  
36 Zoning Ordinance.

37  
38 (3) The maximum height of each building in the RH District shall be subject  
39 to Federal Aviation Administration restrictions and regulations.

40  
41 F. Lot Coverage – Subject to the following exception, not more than 40% of the area  
42 of each lot shall be covered by buildings and structures (excluding surface  
43 parking). The Lot Coverage on any single lot within a RH District may exceed  
44 40% of such lot provided such excess of Lot Coverage on such lot does not cause  
45 the total Lot Coverage on all lots within such RH District to exceed 40% of the

1 area of the lots comprising the District. Any application for site plan approval  
2 shall determine and specify the cumulative area of Lot Coverage existing and/or  
3 approved within such RH District. The Board of Appeals may not modify the  
4 cumulative Lot Coverage limitation for any RH District by variance.  
5

6 G. Open Space – Subject to the following exception, at least 15% of the area of each  
7 lot shall be Open Space. The Open Space area on any single lot within a RH  
8 District may be less than 15% of such lot, provided such reduction of Open Space  
9 on such lot does not cause the total Open Space for all lots within such RH  
10 District to fall below 15% of the area of the lots comprising the District. Any  
11 application for site plan approval shall determine and specify the cumulative area  
12 of Open Space existing, approved and remaining within such RH District. The  
13 Board of Appeals may not modify the cumulative Open Space requirement for  
14 any RH District by variance.  
15

16 H. Intensity Limitation – Subject to the following exception, the Floor Area Ratio for  
17 all lots in each RH District shall not exceed 0.25. The Floor Area Ratio for any  
18 single lot within a RH District may be greater than 0.25, provided such excess  
19 floor area on such lot does not cause the total Floor Area Ratio for all lots within  
20 such RH District to exceed 0.25 of the total area comprising the District. Any  
21 application for site plan approval shall determine and specify the cumulative  
22 Gross Floor Area and Floor Area Ratio existing and/or approved within such RH  
23 District. The Board of Appeals may not modify the cumulative Floor Area Ratio  
24 limitation for any RH District by variance.  
25

26 I. On-Site Lighting – All on-site lighting, unless approved by the Planning  
27 Commission, shall be low cut-off luminaries at 18' height and light shall not shine  
28 off-site at levels greater than 1 foot candle. In areas where necessary, and  
29 specifically for the helipad, helipad walkway, and emergency room receiving  
30 area, lighting in excess of 4 foot candle power, as required by state and federal  
31 regulations, shall be permitted.  
32

33 J. Off-Street Parking and Loading – Off-street parking and loading shall be provided  
34 for all uses in accordance with the standards of Section 1001, subject to the  
35 following:  
36

37 (1) Off-street parking and loading spaces shall be provided in accordance with  
38 the generally applicable standards and procedures of the Zoning  
39 Ordinance regarding parking except as specifically modified by the  
40 Planning Commission pursuant to Section 1001.3(C).  
41

42 (2) Joint Use off-site parking shall be permitted in the RH District in  
43 accordance with Section 1001.4 of the Ordinance. During site plan review  
44 and approval, the Planning Commission may approve off-site and/or  
45 shared parking arrangements for uses located adjacent to the RH District

1 and zoned Governmental/Institutional.

2  
3 K. Signage – Signage within an RH District shall be developed in accordance with a  
4 General Signage Plan approved and/or modified by the Planning Commission for  
5 each RH District. The size, location, height and number of signs constructed  
6 within a RH District shall comply with the General Signage Plan applicable at the  
7 time of construction of such signs. In light of the master-planned, campus style  
8 development permitted by a RH District and the importance of providing for  
9 efficient direction and movement of patients and visitors throughout the campus,  
10 the General Signage Plan shall provide for the planning, design, and  
11 implementation of signs that are coordinated and compatible throughout a RH  
12 District. The General Signage Plan shall comply with Section 1101 of the Zoning  
13 Ordinance except as such provisions are modified by the Planning Commission  
14 through approval of such General Signage Plan. The Planning Commission may  
15 permit deviations from Section 1101 with respect to the number, type and/or size  
16 of signs, including up to the following:

- 17  
18 (1) One freestanding sign at each State road frontage, the area of which may  
19 not exceed 250 square feet and the height of which may not exceed 15’;  
20  
21 (2) Identification signs for the name of the regional medical campus on not  
22 more than three facades of a hospital, so long as the area of the signs does  
23 not exceed 12% of the area of each façade and the area of each sign does  
24 not exceed 400 square feet; and  
25  
26 (3) Identification signs for the name(s) of a business or office complex or  
27 tenant(s) on not more than two facades of a structure two or more stories  
28 in height, so long as the area of each of the signs does not exceed the  
29 lesser of 10% of the façade or 300 square feet.

30  
31 413.2.1 PERMITTED USES

32  
33 A building may be erected, altered or used, and a lot may be occupied or used, in whole  
34 or in part, for any of the following uses, provided that such uses shall comply with the  
35 RH District Development Standards, and all other applicable provisions of the Zoning  
36 Ordinance.

37  
38 A. Agricultural Uses

- 39 (1) Agricultural Cultivation;  
40 (2) Horticultural and/or floricultural production and/or wholesale operations;  
41 (3) Maintenance of land that is fallow, conservation reserved, or set aside due to  
42 Soil Conservation Service best management practices, crop rotation or federal,  
43 state or local government programs, subject to all other applicable Town rules  
44 and regulations regarding weed control, meadows and property maintenance;  
45 (4) Orchards;

- 1 (5) Silviculture, including Christmas tree farms;
- 2 (6) Sod production; and
- 3 (7) Viticulture and vineyards.

4  
5 **B. Commercial Uses**

- 6 (1) Alternative medical practices, such as acupuncture or massage or aquatic
- 7 therapy;
- 8 (2) Ambulance Services;
- 9 (3) Day Care facilities (Adult, Family, Small Group and/or Group);
- 10 (4) Drug and/or alcohol treatment and counseling services;
- 11 (5) Health or Medical Clinics;
- 12 (6) Health agencies and hospice or home healthcare services;
- 13 (7) Healthcare research uses or facilities;
- 14 (8) Healthcare uniform sales and rentals;
- 15 (9) Helipads (only for use by helicopters involved in emergency rescue operations
- 16 or transporting critical patients, personnel or supplies);
- 17 (10) Hospital, medical, surgical and dental supply businesses (wholesale and
- 18 retail);
- 19 (11) Medical Laboratories;
- 20 (12) Medical Services;
- 21 (13) Offices for:
- 22 (a) Healthcare related businesses or professionals;
- 23 (b) Insurance or health maintenance organizations, and
- 24 (c) Administrative offices for any use permitted in the RH District;
- 25
- 26 (14) Production and sales of prosthetics and/or durable medical equipment;
- 27 (15) Rehabilitation services, including exercise facilities;
- 28 (16) Special Medical Treatment Facilities;
- 29 (17) Tissue banks; and
- 30 (18) Other uses, as approved by special exception by the Board of Appeals, not
- 31 specifically permitted by Section 413.3, that facilitate, support and/or are
- 32 directly related to the provision of medical or healthcare services, provided
- 33 that such uses shall be similar to uses permitted by right in this District (other
- 34 than Helipads and Hospitals) in general character and, more specifically,
- 35 similar in terms of locational requirements, operational characteristics, visual
- 36 impact and traffic generation.

37  
38 **C. Institutional Uses**

- 39 (1) Educational institutions or classrooms (including university, college,
- 40 vocational and trade schools) for healthcare related instruction and/or
- 41 research;
- 42 (2) Hospitals; and
- 43 (3) Nursing Homes.

44  
45 **D. Residential Uses**

- 1 (1) Assisted Living Facilities;
- 2 (2) Domiciliary Care facilities;
- 3 (3) Healthcare Staff Housing;
- 4 (4) Healthcare Student Dormitories;
- 5 (5) Overnight Care Facilities; and
- 6 (6) Patient Hostels.

7  
8 E. Industrial Uses

- 9 (1) Warehousing directly and primarily related to one or more Permitted Uses.

10  
11 F. Miscellaneous Uses

- 12 (1) Energy centers (including boilers, chillers, emergency generators, co-  
13 generators, solar generation, etc.);
- 14 (2) Parking (surface and/or structured, including commercial garages and shared  
15 parking for multiple uses located within and/or adjacent to the RH District);
- 16 (3) Private utility, infrastructure and maintenance facilities;
- 17 (4) Public utility uses and structures;
- 18 (5) Covered walkways (at grade or elevated) connecting buildings containing  
19 permitted uses; and
- 20 (6) Accessory Uses and Structures that are clearly incidental to and customarily  
21 found in connection with a permitted use or structure.

22  
23  
24 413.3 ANCILLARY USES.

25  
26 The following uses are also permitted to provide services or support for patients,  
27 employees, visitors and other users of permitted uses. These are intended as ancillary  
28 uses and shall be planned, sized, and designed primarily to serve the needs of patients,  
29 employees, visitors and other users of facilities located within the RH District.

30  
31 These uses shall be located within structures containing one or more of the permitted uses  
32 listed in Section 413.3 and shall not have signage designed to attract patrons from outside  
33 the RH District.

- 34  
35 (1) Automatic teller machines;
- 36 (2) Barber and beauty shops;
- 37 (3) Bookstores;
- 38 (4) Confectionary stores;
- 39 (5) Convenience stores;
- 40 (6) Financial institutions;
- 41 (7) Florist shops;
- 42 (8) Gift shops;
- 43 (9) Houses of Worship;
- 44 (10) Libraries;
- 45 (11) Newspaper/magazine shops;

- 1 (12) Pharmacies and drug stores;
- 2 (13) Restaurants and cafeterias; and
- 3 (14) Other accessory and ancillary uses and structures clearly incidental to and
- 4 customarily found in connection with a permitted use.

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6 413.4 TEMPORARY USES

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8 The following temporary uses are also permitted within the RH District:

9

- 10 (1) Mobile Medical Facilities;
  - 11 (2) The following temporary uses permitted by the Town Planner in accordance with
  - 12 Section 1306 for a duration not to exceed 15 days
    - 13 (a) Tents and special events; and
    - 14 (b) Public events; and
  - 15 (3) Additional temporary uses permitted by the Planning Commission in accordance
  - 16 with Section 1306.
- 17

18 413.5 PROHIBITED USES

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20 Shopping centers and all other uses not permitted by Sections 413.3, 413.4, or 413.5 are

21 prohibited in the RH District.

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24 413.6 ADDITIONAL REQUIREMENTS; PROCESSES.

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- 26 A. All uses within the RH District shall comply with applicable rules and regulations
- 27 of the Maryland Department of Health and Mental Hygiene.
- 28
- 29 B. All projects shall be designed to ensure safety in the area surrounding each
- 30 structure or facility, which may include road improvements and additional traffic
- 31 control devices (*e.g.*, signal lights, signs, pavement marking, etc.).
- 32
- 33 C. For any lot in the RH District that receives site plan approval for development, all
- 34 areas of such lot shall be landscaped and maintained in accordance with Section
- 35 1015. All other areas of the RH District may remain in a natural condition
- 36 subject to all other applicable Town rules and regulations regarding weed control,
- 37 meadows and property maintenance.
- 38
- 39 D. Subdivisions and/or site plans for projects within the RH District shall comply
- 40 with the Town's subdivision regulations and/or the site plan review and approval
- 41 procedures and requirements of Article III.
- 42
- 43 E. Development within any RH District should be guided by the following design
- 44 principles, which will be considered by the Town Planning Commission during
- 45 site plan review:

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- (1) The colors, designs and materials used throughout any RH District should be complementary to establish and maintain a visually-coordinated campus appearance with a recognizable image as a distinct place while maintaining a design that is appropriate to the context of Easton. Intriguing design character should be encouraged through the creative use of materials and design details. Building elements should create focal points and establish hierarchy. Rooftop mechanical equipment should be screened or located so it is not visible. Design elements of large buildings should be varied and articulated to visually and dimensionally interrupt the bulk of the buildings. Color schemes should tie building elements together, relate separate buildings within an RH District to each other, and should be used to enhance the architectural form of a building.
- (2) Accessory structures, service areas and mechanical equipment should be designed as integral components of the site.
- (3) Pedestrian access should be provided and incorporated into the site and building design. Landscaped, tree-lined walkways should be used as connections between buildings, buildings to streets or buildings to parking areas. Site design should incorporate recessed sitting areas into the walk or pathway system.
- (4) Landscaping should create and define street image, entranceways, screen storage and loading areas, provide buffers adjacent to residential uses, shade parking lots and integrate the building design with the site design.
- (5) Where appropriate, open space amenities should be included as part of the overall site plan by providing small areas for active or passive use by employees such as picnic tables, benches and other areas for sitting, eating or meeting. Spaces between a hospital and adjacent buildings constructed with reduced setbacks should include a courtyard or other pedestrian-oriented site feature.
- (6) Circulation and parking should reinforce safe and efficient pedestrian and vehicular movement. The main entrances should serve as the dominant ingress and egress points for the District. Curb cuts should be consolidated to the extent practicable.
- (7) Signage should serve as a focal point for information to identify the location and nature of uses within an RH District. Signage design should improve the visual continuity of the area; it should not serve as a distraction. The design and materials of a sign should complement and be similar to those used for the buildings.

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

5  
6    Lighting fixtures should be designed to provide continuity with an RH District. Lighting  
7    levels should be appropriate for the use proposed. The illumination of buildings and site  
8    features (parking lots, walkways, entrances, etc.) should not exceed the needed level and  
9    should be appropriately sized for its purpose.