

1 ARTICLE II

2
3 PERMITTED USES

4
5 SECTION 201 Permitted Uses

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

12
13 Section 202 Table of Permitted Uses below lists the permitted, special exception, accessory, and
14 temporary uses for each base zoning district. Uses marked with an asterisk (*) indicate that use
15 is subject to supplemental performance and/or development standards as detailed in Article X.
16 Articles IV sets forth the purpose and development standards for each base zoning district.
17 Articles V through IX detail the permitted uses and development standards for all special
18 districts within the Town.

19
20 **B.** If any use is proposed which is not expressly identified in Articles IV through IX or
21 Table 2.1, Table of Permitted Uses, the Town Planner shall make a determination as to which
22 use it is most similar in character and may permit the unlisted use as a Special Exception in any
23 zone(s) in which the similar use is permitted. The unlisted use may not be permitted in any zone
24 in which the similar use is not permitted, either by right or by Special Exception. An appeal of
25 the Town Planner’s determination, relative to use determination only, may be made directly to
26 the Easton Planning and Zoning Commission. Further appeals beyond that point shall follow the
27 procedure prescribed for such in Section 1303.3 of this Ordinance.
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**TABLE 2.1
TABLE OF PERMISSIBLE USES**

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	NOTES
A. RESIDENTIAL USES										
1. Bed and Breakfast *	SE	SE	SE	SE	SE	SE	--	--	--	
2. Boarding House	--	--	--	--	SE	SE	--	--	--	
3. Domiciliary Care	--	SE	SE	SE	--	--	--	--	--	
4. Dwelling for Resident Watchman or Caretaker employed on premises	--	--	--	--	--	--	--	A	A	
4. Family Day Care *	P	P	P	P	--	--	--	--	--	
5. Granny Flats *	--	SE	SE	--	SE	--	--	--	--	
6. Group Home For Developmentally Disabled Persons	P	P	P	P	--	--	--	--	--	
7. Home-based Business	P	P	P	P	P	P	--	--	--	
8. Home Occupations *	SE	SE	SE	SE	SE	SE	--	--	--	
9. Kennel *	A	A	A	A	--	--	--	--	--	
10. Large Private Group Home For Persons Suffering From a Mental Disability	SE	SE	SE	SE	--	--	--	--	--	
11. Manufactured Housing Subdivision or Parks *	--	--	--	SE	--	--	--	--	--	Also possible via PUD in any zone.
12. Mobile Home	--	--	--	SE	--	--	--	--	--	
13. Multifamily Dwellings (Apts/Condos/Townhouses) *	--	SE	SE	SE	SE	--	--	--	--	
14. Single Family Detached	P	P	P	P	P	--	--	--	--	
15. Small Private Group Home for Persons Suffering From a Mental Disability	SE	SE	SE	SE	--	--	--	--	--	
16. Specialized Group Home	--	--	--	--	SE	SE	SE	SE	SE	
17. Two family or Duplex *	--	P	P	P	SE	--	--	--	--	
B. COMMERCIAL USES										
1. Animal Hospital or Veterinary Clinic *	--	--	--	--	--	SE	SE	SE	SE	
2. Antique Shops	--	--	--	--	P	P	P	--	--	
3. Appliance Stores	--	--	--	--	SE	P	P	--	--	
4. Auction Houses	--	--	--	--	--	SE	--	--	--	
5. Auto Supplies	--	--	--	--	P	P	--	--	--	
6. Auto Sales or Showroom *	--	--	--	--	--	P	SE	--	--	
7. Automotive Repair Garage *	--	--	--	--	--	SE	--	SE	SE	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	NOTES
8. Bakery	--	--	--	--	P	P	--		--	
9. Banks, Drive-Thru	--	--	--	--	SE	P	P	SE	--	
10. Banks, Brokers & Other Financial Institutions	--	--	--	--	P	P	P	--	--	
11. Bars or Taverns	--	--	--	--	--	--	--	--	--	
12. Bowling Alley	--	--	--	--	--	P	P	--	--	
13. Brew-pub *	--	--	--	--	P	P	P	--	--	
14. Bulk Mailing Services	--	--	--	--	--	SE	P	P	SE	
15. Business Services	--	--	--	--	P	P	P	P	--	
16. Business Equipment Sales & Service	--	--	--	--	P	P	P	SE	--	
17. Candy, Nut, or Confections Store	--	--	--	--	P	P	--	--	--	
18. Car Wash	--	--	--	--	--	P	--	--	--	
19. Catalog Showrooms	--	--	--	--	P	P	P	--	--	
20. Catering*	--	--	--	--	P	P	--		--	
21. Christmas Tree Sales *	T	T	T	T	--	T	--	--	--	
22. Commercial Kennel *	SE	--	--	--	--	SE	--	SE	--	
23. Commercial Stable	SE	--	--	--	--	--	--	--	--	
24. Commercial Parking Lot or Garage	--	--	--	--	SE	SE	--	--	--	
25. Commercial Art	--	--	--	--	P	P	--	--	--	
26. Construction Equipment Sales or Rental	--	--	--	--	--	P	--	SE	P	
27. Construction Supply & Services	--	--	--	--	--	P	--	--	SE	
28. Contractor's Office w/ no outside storage	--	--	--	--	P	P	P	P	P	
29. Contractor's Office w/ outside storage	--	--	--	--	--	SE	--	P	P	
30. Convenience Stores *	--	--	--	--	P	P	P	P	--	
31. Day Care, Group *	SE	SE	SE	SE	--	P	--	SE	SE	
32. Day Care, Small Group *	SE	SE	SE	SE	--	P	--	SE	SE	
33. Drive-in Theater	--	--	--	--	--	SE	--	--	--	
34. Drug Stores	--	--	--	--	P	P	P	--	--	
35. Fabrics/Upholstery Stores	--	--	--	--	P	P	P	--	--	
36. Farm Equipment, Trailer, or Boat sales & service	--	--	--	--	--	P	--	SE	--	
37. Farmer's Cooperative	--	--	--	--	--	SE	SE	--	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	NOTES
38. Farmer's Market	SE	--	--	--	SE	SE	SE	SE	SE	Also possible as temporary use in these zones.
39. Formal Wear Rental	--	--	--	--	P	P	--	--	--	
40. Funeral Homes	--	--	--	--	P	P	P	--	--	
41. Furniture Sales or Rentals	--	--	--	--	SE	P	P	SE	--	
42. Gasoline/Service Station *	--	--	--	--	--	SE	--	--	--	
43. Greenhouses, nurseries, etc.	--	--	--	--	--	P	--	--	--	
44. Grocery Store	--	--	--	--	P	P	P	--	--	
45. Hardware Stores/Home Improvements/Building Supplies	--	--	--	--	P	P	P	--	--	
46. Hotels/Motels *	--	--	--	--	P	P	SE	--	--	
47. Liquor Stores *	--	--	--	--	SE	SE	--	--	--	
48. Major Retail *	--	--	--	--	--	--	--	--	--	Permitted as PUD only
49. Mall	--	--	--	--	--	--	--	--	--	
50. Marina	--	--	--	--	--	P	--	SE	SE	
51. Meat/Seafood Market	--	--	--	--	P	P	P	--	--	
52. Medical Services	--	--	--	--	P	P	P	P	--	
53. Memorial Stone Sales	--	--	--	--	--	P	--	--	--	
54. Mini-warehouses*	--	--	--	--	--	--	--	P	P	
55. Multiple Uses *	--	--	--	--	P	P	P	P	P	
56. Newspaper/Magazine Shop	--	--	--	--	P	P	P	P	--	
57. Office(s)*	--	SE	SE	--	P	P	P	P	--	
58. Personal Services	--	--	--	--	P	P	P	P	--	
59. Pet Shops	--	--	--	--	P	P	P	--	--	
60. Photography Studio	--	--	--	--	P	P	P	--	--	
61. Residential Use in a Commercial Building *	--	--	--	--	P	SE	--	--	--	
62. Restaurant, Fast Food	--	--	--	--	SE	SE	SE	SE	--	
63. Restaurant, Carry Out/Delicatessen	--	--	--	--	P	P	P	P	--	
64. Restaurant, Night Club	--	--	--	--	P	P	--	--	--	
65. Restaurant, Sit Down	--	--	--	--	P	P	P	SE	--	Restaurants with the appropriate license for off-site

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	NOTES
										consumption of wine, may offer sealed bottles or cases of wine for sale provided that if this activity is desired, a Special Exception shall be required
66. Retail sales of goods not listed elsewhere in this Table, provided the Town Planner determines that there are no serious adverse traffic, access, or parking impacts.	--	--	--	--	P	P	SE	--	--	
67. Shopping Center – campus style *	--	--	--	--	--	--	--	--	--	Permitted only in PUD District. ¹
68. Shopping Center – strip *	--	--	--	--	P	--	--	--	--	
69. Tattoo Parlor	--	--	--	--	--	--	--	--	--	
70. Travel Agent	--	--	--	--	P	P	P	--	--	
71. Video Cassette Rentals	--	--	--	--	P	P	P	--	--	
72. Watch/Jewelry Sales & Repair	--	--	--	--	P	P	P	--	--	
73. Wayside Stands	SE/A	--	--	--	--	SE	SE	--	--	
74. Wholesale, warehouse, storage, & distribution	--	--	--	--	--	P	SE	P	P	
C. INSTITUTIONAL USES										
1. Cemeteries	SE	SE	SE	--	--	P	SE	--	--	
2. Civic, Service Clubs, & Fraternal Organizations	SE	SE	SE	SE	P	P	P	--	--	
3. Community Centers or Civic Centers	--	--	--	--	P	P	P	--	--	
4. Cultural Uses such as museums, clubs, lodges, etc.	--	--	--	--	P	P	P	--	--	
5. Fire, Rescue, or Police Stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	
6. Hospitals	--	--	--	--	--	--	--	--	--	Permitted only in CM District
7. Houses of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	
8. Jail or Temporary Detention Center	SE	--	--	--	--	--	--	SE	SE	
9. Libraries	--	SE	SE	SE	P	SE	--	--	--	
10. Mega-Church	--	--	--	--	--	--	--	--	--	Permitted

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	NOTES
										only as a PUD
11. Nursing Homes	--	SE	SE	SE	SE	SE	SE	--	--	
12. Post Offices/Non-Governmental Parcel or Delivery Service	--	--	--	--	SE	SE	SE	SE	SE	
13. Research Facilities and Laboratories	--	--	--	--	--	SE	SE	SE	SE	
14. Retirement Community	--	SE	SE	SE	SE	SE	--	--	--	
15. Schools, Colleges, & Universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	
16. Studios for the teaching of art, music, dance, drama, crafts, gymnastics or cheerleading, etc.	--	--	--	--	P	P	P	P	--	
D. RECREATIONAL/ENTERTAINMENT USES										
1. Archery Range	--	--	--	--	--	SE	SE	SE	SE	
2. Arenas/Civic Centers	--	--	--	--	SE	SE	SE	SE	--	
3. Billiard Parlor/Pool Hall	--	--	--	--	P	P	--	--	--	
4. Bowling Alleys	--	--	--	--	--	P	P	--	--	
5. Carnivals/Circuses/Public Events	T	T	T	T	T	T	T	T	T	
6. Commercial Amusements or Recreation	--	--	--	--	--	SE	--	--	--	
7. Fitness Centers/Health Spa/Figure Salon	--	SE	SE	SE	P	SE	SE	--	--	
8. Ice/Roller Rink	--	--	--	--	--	SE	SE	--	--	
9. Indoor Pistol/Rifle Range	--	--	--	--	--	--	--	--	--	
10. Indoor Recreation Facilities for Swimming, Tennis, Basketball, etc. *	--	SE	SE	SE	--	SE	SE	--	--	
11. Outdoor shooting sports such as Trap, Skeet, Sporting Clays, etc.	SE*	--	--	--	--	--	--	--	--	
12. Outdoor Recreation Areas such as Country Clubs, Golf, Tennis, or Swim Clubs *	SE	SE	SE	SE	--	SE	SE	--	--	
13. Parks and Recreation Areas	P	P	P	P	P	P	P	P	P	
14. Stadium	--	--	--	--	--	SE	SE	SE	--	
15. Tent/Special Events	T	T	T	T	T	T	T	T	T	
16. Theater, Movie House, Cinema - Indoor	--	--	--	--	P	P	P	--	--	
E. INDUSTRIAL USES										
1. Airport	--	--	--	--	--	--	--	SE	SE	
2. Bakery, manufacturing	--	--	--	--	--	--	--	P	P	

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

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	NOTES
F. MISCELLANEOUS USES										
1. Agriculture *	P	P	P	P	--	--	P	P	P	
2. Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	
3. Garage or yard sales *	T	T	T	T	--	--	--	--	--	
4. Garage, private or shed *	A	A	A	A	A	A	--	--	--	
5. Helipads	A	A	A	A	A	A	A	A	A	Permitted only as Accessory Uses to airports, hospitals, police stations, or other public services.
6. Mobile Medical Facility	--	--	--	--	--	T	--	T	--	Also possible Temporary Use in the CM District.
7. Other uses, not listed elsewhere, that are clearly incidental and customary to and associated with a permitted use.	A	A	A	A	A	A	A	A	A	
8. PODS*	P	P	P	P	P	P	P	P	P	
9. Public Utilities	P	P	P	P	P	P	P	P	P	
10. Radio or television stations	--	--	--	--	SE	P	SE	SE	SE	
11. Recycling Processing Center	--	--	--	--	--	--	--	SE	P	
12. Recycling Collection Station	SE	SE	SE	SE	SE	P	SE	P	P	
13. Sewage treatment plants	SE	--	--	--	--	--	--	SE	SE	
14. Solid waste landfill	SE	--	--	--	--	--	--	--	SE	
15. Special Office Use *	--	SE	SE	--	SE	--	--	--	--	
16. Stable or barn	A	--	--	--	--	--	--	--	--	
17. Storage of boats, travel trailers, motorcycles, jet-skis or similar recreationally used vehicles *	A	A	A	A	--	--	--	--	--	
18. Swimming Pool *	A	A	A	A	A	--	--	--	--	This use refers to private swimming pools accessory to residential uses, as opposed to a

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	NOTES
										public or quasi-public swimming pool.
19. Temporary Sales at the location of non-profit organizations	T	T	T	T	T	T	T	T	T	The maximum duration of such sales shall be three days. No good may be sold which is prohibited to be sold in general in the Town of Easton.
20. Tower *	--	--	--	--	--	P	--	P	--	
21. Visitor Center	--	--	--	--	P	P	P	--	--	

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Table 2.1 Notes:

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

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

P - DENOTES A USE THAT IS PERMITTED BY RIGHT

SE - DENOTES A USE PERMITTED WITH A SPECIAL EXCEPTION

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

-- - DENOTES A PROHIBITED USE

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

THIS TABLE INDICATES PERMITTED USES IN BASE ZONES ONLY. FOR USES PERMITTED IN SPECIAL (OVERLAY AND FLOATING) ZONES, SEE ARTICLES V – IX.