

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  
44  
45

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

#### 34 405.1 PURPOSE 35

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

## 22 SECTION 406 CG - GENERAL COMMERCIAL DISTRICT

### 23 406.1 PURPOSE

24  
25  
26 The purpose of this district is to provide appropriate locations for a broad range of  
27 intensive commercial activities. Provision is made for the accommodation of a  
28 wide range of business pursuits, including retail, wholesale, storage and  
29 contracting activities.

30  
31 Uses which may be potentially detrimental to a neighborhood for such reasons as  
32 odor, smoke, dust, fumes, fire, vibration, noise or hazardous conditions because of  
33 fire or explosion shall not be permitted.  
34

### 35 406.2 DEVELOPMENT STANDARDS

36  
37  
38 The following minimum development standards shall be observed in the CG  
39 District:

#### 40 A. Lot Standards

41  
42  
43 (1) Minimum lot size: All lots hereafter established shall be not less  
44 than 20,000 square feet.  
45

- 1                   (2)     Lot frontage: Each lot hereafter established shall have a minimum
- 2                                 frontage on a public street or way of sixty (60) feet.
- 3
- 4           B.     Off-Street Parking shall be provided for all uses in accordance with the
- 5                                 standards of Section 1001.
- 6
- 7           C.     Setback requirements for all lots and uses:
- 8
- 9                   (1)     Front setback - All structures shall be setback at least twenty-five
- 10                                 (25) feet.
- 11
- 12                   (2)     Rear setback - All structures shall be setback at least fifteen (15)
- 13                                 feet from the rear property line (except for fences).
- 14
- 15                   (3)     Side setbacks - A minimum of two side yards of fifteen (15) feet
- 16                                 each (except for fences).
- 17
- 18           D.     Building Envelope – All lots shall have a minimum building envelope of
- 19                                 twenty (20) feet deep by thirty (30) feet wide.
- 20
- 21           E.     Height limitations - fifty (50) feet.
- 22
- 23           F.     Lot coverage - by all buildings and structures shall not exceed fifty (50%)
- 24                                 percent.
- 25
- 26           G.     All on-site lighting unless approved otherwise by the Planning
- 27                                 Commission shall be low cut-off shielded luminaries at 18’ height and
- 28                                 light shall not shine off-site at levels greater than 1 foot candle.
- 29
- 30           H.     All off-street loading and unloading areas shall be screened from view by
- 31                                 permanent, decorative screens or natural plantings, a minimum of eight (8)
- 32                                 feet in height.
- 33
- 34           I.     All areas not devoted to buildings or parking areas shall be landscaped and
- 35                                 maintained in accordance with Section 1015 of this Ordinance.
- 36

37

38     SECTION 407 CL - LIMITED COMMERCIAL DISTRICT

39

40           407.1           PURPOSE

41

42           The purpose of this district is to provide appropriate locations for select

43           commercial activities. Provision is made for the accommodation of a wide range

44           of business pursuits, retail sales, and office and service activities which serve the

45           needs of citizens of the region.

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  
44  
45

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

407.2 DEVELOPMENT STANDARDS

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

- A. Any development within the CL District requires Site Plan review and approval in accordance with Section 301.
- B. The minimum lot size for all uses hereafter established shall be sixty thousand (60,000) square feet.
- 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

1 light shall not shine off-site at levels greater than 1 foot candle.

2  
3 J. All off-street loading and unloading areas shall be screened from view by  
4 permanent decorative screens or natural planting, either of which shall be  
5 a minimum of eight (8) feet in height, in accordance with the provisions of  
6 Section 1015 of this Ordinance.

7  
8 K. All areas not devoted to buildings or parking areas shall be landscaped and  
9 maintained in accordance with Section 1015 of this Ordinance.

10  
11 SECTION 408 I-1 - SELECT INDUSTRIAL DISTRICT

12  
13 408.1 PURPOSE

14  
15 The purpose of this district is to provide areas for industrial and related uses  
16 which can operate in a clean and quiet manner. Certain public facilities needed to  
17 serve the district and adjoining residential and commercial districts are permitted.  
18 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  
20 keeping with the purpose of this district, no use may be permitted which may be  
21 detrimental to the area because of odor, smoke, dust, fumes, fire, noise, explosion,  
22 or open storage.

23  
24 408.2 DEVELOPMENT STANDARDS

25  
26 The following minimum development standards shall be observed in the I-1  
27 District:

28  
29 A. The minimum lot size for all uses hereafter established shall be 40,000  
30 square feet.

31  
32 B. Off-street parking shall be provided in accordance with the provisions of  
33 Section 1001.

34  
35 C. All lots hereafter established shall have a frontage on a public street or  
36 way of at least one hundred (100) feet.

37  
38 D. Minimum setbacks for all uses shall be as follows:

39  
40 (1) Front - forty (40) feet from the property line.

41  
42 (2) Side - ten (10) feet on each side of the property line (except for  
43 fences).

44  
45 (3) Rear - thirty (30) feet from the property line (except for fences).

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  
44  
45

- 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 fifty (50%) 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 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.

SECTION 409 I-2 - GENERAL INDUSTRIAL DISTRICT

409.1 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.

409.2 DEVELOPMENT STANDARDS

- A. The minimum lot size for all uses hereafter established shall be 40,000 square 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  
5 way of at least one hundred (100) feet.  
6
- 7 D. Minimum setbacks for all uses shall be as follows:  
8
- 9 (1) Front - forty (40) feet from the property line.  
10
- 11 (2) Side - two (2) side yards of ten (10) feet each (except for fences).  
12
- 13 (3) Rear - thirty (30) feet from the property line (except for fences).  
14
- 15 E. Height limitations - thirty-five (35) feet.  
16
- 17 F. Building Envelope - All lots shall have a minimum building envelope of  
18 thirty (30) feet deep by eighty (80) feet wide.  
19
- 20 G. Lot coverage by all buildings and structures shall not exceed thirty-five  
21 (35%) percent of the lot area.  
22
- 23 H. There shall be no open storage on any lot or open areas, nor shall any  
24 products be displayed in open areas. All outside storage shall be  
25 adequately screened and landscaped in accordance with Section 1015 of  
26 this Ordinance.  
27
- 28 I. All on-site lighting unless approved otherwise by the Planning  
29 Commission shall be low cut-off shielded luminaries at 18' height and  
30 light shall not shine off-site at levels greater than 1 foot candle.  
31
- 32 J. All off-street loading and unloading areas shall be screened from view by  
33 permanent decorative screens or natural planting, either of which shall be  
34 a minimum of eight (8) feet in height, in accordance with Section 1015 of  
35 this Ordinance.  
36
- 37 K. All areas not devoted to buildings or parking areas shall be landscaped and  
38 maintained in accordance with Section 1015 of this Ordinance.  
39