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ARTICLE II
PERMITTED USES

SECTION 28 – 201 PERMITTED USES

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

Section 28 – 202 Table of Permitted Uses below lists the permitted, special exception, accessory, and temporary uses for each base zoning district except the RH District, for which the permitted uses are listed in Sections 28 – 413.3 through 28 – 415.5. Uses marked with an asterisk (*) indicate that use is subject to supplemental performance and/or development standards as detailed in Article X. Articles IV sets forth the purpose and development standards for each base zoning district. Articles V through IX detail the permitted uses and development standards for all special districts within the Town.

B. If any use is proposed which is not expressly identified in Articles IV through IX or Table 2.1, Table of Permitted Uses, the Town Planner shall make a determination as to which use it is most similar in character and may permit the unlisted use as a Special Exception in any zone(s) in which the similar use is permitted. The unlisted use may not be permitted in any zone in which the similar use is not permitted, either by right or by Special Exception. An appeal of the Town Planner’s determination, relative to use determination only, may be made directly to the Easton Planning and Zoning Commission. Further appeals beyond that point shall follow the procedure prescribed for such in Section 28 – 1303.3 of this Ordinance.

C. **NEGATIVE USE RESRICTIONS AND RESTRICTIVE COVENANTS PROHIBITED AS AGAINST PUBLIC POLICY**

1. Purpose and Intent. The public health, safety, and general welfare of the Town of Easton are compromised when private parties impose negative use restrictions and/or restrictive covenants on real property in the Town which prohibit or have the economic or practical effect of prohibiting the use of such real property for grocery store purposes after a grocery store owner or operator has terminated grocery store operation upon such real property. Such negative use restrictions and restrictive covenants are separate and distinct from commercially reasonable non-compete clauses included in shopping center development agreements whereby a landlord may agree with a tenant that is a grocery store not to lease another space in the same shopping center to a second grocery store in order to induce the first tenant to sign a long-term lease as an anchor tenant at such shopping center development.

2. Prohibitions. A private agreement that purports to impose negative use restrictions and/or restrictive covenants upon real property in the Town of Easton so as to prohibit

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or have the economic or practical effect of prohibiting the use of such real property for grocery store purposes after a grocery store has terminated grocery store operations on such real property, when such use would otherwise be permitted (including as a special exception) under the Town's Zoning Code, shall be against public policy, void, and unenforceable. The foregoing prohibition shall apply whether the private agreement is incorporated in a deed restriction, restrictive covenant, a lease or memorandum of lease, or any other instrument. This prohibition applies to all such private agreements effective on or after September 18, 2017. This prohibition shall not apply to an owner or operator of a grocery store that terminates operations at a site for purposes of relocating the grocery store into a comparable or larger store located within the Town of Easton within a quarter mile of the site where the prior operation was terminated; provided that relocation and commencement of the operation of the new grocery store at the new site occurs within two (2) years of the sale, transfer, or lease of the prior site, and the negative use restriction or restrictive covenant does not have a term in excess of three (3) years. If the new grocery store is not relocated within the Town of Easton within a quarter mile of the prior site within two (2) years, then the negative use restriction or restrictive covenant shall not be enforceable. The fines that may be levied for violation of the Zoning Code pursuant to Section 28-1308 of the Zoning Code shall not apply to such private agreements entered into prior to the effective date of this section. However, all other available legal remedies, including but not limited to declaratory judgment and/or injunctive relief shall apply to all violations of this section including those entered into prior to the effective date of this section.

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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	BC	I	G/I	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	--	--	--	--	--	--	--	SE	
4. Dwelling for Resident Watchman or Caretaker employed on premises	--	--	--	--	--	--	--	A	A	A	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	--	--	--	--	--	--	--	SE	
7. Home-based Business	P	P	P	P	P	P	--	--	--	--	--	--	
8. Home Occupations *	SE	SE	SE	SE	SE	SE	--	--	--	--	--	--	
9. Homeless Shelter *	--	--	--	--	SE	SE	--	SE	SE	SE	--	SE	Also permitted w/in church facilities and may be permitted as a Temporary Use in any district.
10. Kennel *	A	A	A	A	--	--	--	--	--	--	--	--	
11. Large Private Group Home For Persons Suffering From a Mental Disability	SE	SE	SE	SE	--	--	--	--	--	--	--	SE	
12. Manufactured Housing Subdivision or Parks *	--	--	--	SE	--	--	--	--	--	--	--	--	Also possible via PUD in any zone.
13. Mobile Home	--	--	--	SE	--	--	--	--	--	--	--	--	
14. Multifamily Dwellings (Apts/Condos/Townhouses) *	--	SE	SE	SE	SE	--	--	--	--	--	--	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
15. Short-term housing	SE	SE	SE	--	SE	P	P	--	--	--	--	--	
16. Single Family Detached	P	P	P	P	P	--	--	--	--	--	--	--	
17. Small Private Group Home for Persons Suffering From a Mental Disability	SE	SE	SE	SE	--	--	--	--	--	--	--	SE	
18. Specialized Group Home	--	--	--	--	SE	SE	SE	SE	SE	SE	--	SE	
19. Two family or Duplex *	--	P	P	P	SE	--	--	--	--	--	--	--	
B. COMMERCIAL USES													
1. Adult Day Care	SE	SE	SE	SE	--	P	--	SE	SE	SE	--	--	
2. Adult Oriented Business*	--	--	--	--	--	--	--	P	--	P	--	--	
3. Animal Hospital or Veterinary Clinic*	--	--	--	--	--	SE	SE	SE	SE	P	--	--	
4. Antique Shops	--	--	--	--	P	P	P	--	--	--	--	--	
5. Appliance Stores	--	--	--	--	SE	P	P	--	--	SE	--	--	
6. Auction Houses	--	--	--	--	--	SE	--	--	--	SE	--	--	
7. Auto Supplies	--	--	--	--	P	P	--	--	--	SE	--	--	
8. Auto Sales or Showroom *	--	--	--	--	--	P	SE	--	--	--	--	--	
9. Automotive Repair Garage *	--	--	--	--	--	SE	--	SE	SE	P	--	--	
10. Bakery	--	--	--	--	P	P	--	P	--	SE	--	--	
11. Banks, Drive-Thru	--	--	--	--	SE	P	P	SE	--	--	--	--	
12. Banks, Brokers & Other Financial Institutions	--	--	--	--	P	P	P	--	--	--	--	--	
13. Bars or Taverns	--	--	--	--	--	--	--	--	--	--	--	--	
14. Bistro	--	--	--	--	P	P	--	--	--	--	--	--	Also permitted outright in the MXW Port Street, Water View and Water's Edge Subdistricts.

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
15. Bowling Alley	--	--	--	--	--	P	P	--	--	--	--	--	
16. Brew-pub *	--	--	--	--	P	P	P	--	--	--	--	--	
17. Bulk Mailing Services	--	--	--	--	--	SE	P	P	SE	P	P	--	
18. Business Services	--	--	--	--	P	P	P	P	--	P	--	--	
19. Business Equipment Sales & Service	--	--	--	--	P	P	P	SE	--	P	--	--	
20. Candy, Nut, or Confections Store	--	--	--	--	P	P	--	--	--	--	--	--	
21. Car Wash	--	--	--	--	--	P	--	P	--	P	--	--	
22. Catalog Showrooms	--	--	--	--	P	P	P	--	--	P	--	--	
23. Catering*	--	--	--	--	P	P	--	P	--	P	--	--	
24. Christmas Tree Sales *	T	T	T	T	--	T	--	--	--	--	--	T	
25. Commercial Kennel *	SE	--	--	--	--	SE	--	SE	--	SE	--	--	
26. Commercial Stable	SE	--	--	--	--	--	--	--	--	--	--	--	
27. Commercial Parking Lot or Garage	--	--	--	--	SE	SE	--	--	--	--	--	SE	
28. Commercial Art	--	--	--	--	P	P	--	--	--	P	--	--	
29. Construction Equipment Sales or Rental	--	--	--	--	--	P	--	SE	P	SE	P	--	
30. Construction Supply & Services	--	--	--	--	--	P	--	--	SE	SE	SE	--	
31. Contractor's Office w/ no outside storage	--	--	--	--	P	P	P	P	P	P	P	--	
32. Contractor's Office w/ outside storage	--	--	--	--	--	SE	--	P	P	P	P	--	
33. Convenience Stores *	--	--	--	--	P	P	P	P	--	--	--	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
34. Craft Beverage Manufacturing*	SE	--	--	--	P	P	P	P	--	P	--	--	
35. Day Care, Group *	SE	SE	SE	SE	--	P	--	SE	SE	SE	--	SE	
36. Day Care, Small Group *	SE	SE	SE	SE	--	P	--	SE	SE	SE	--	SE	
37. Drive-in Theater	--	--	--	--	--	SE	--	--	--	--	--	--	
38. Drug Stores	--	--	--	--	P	P	P	--	--	--	--	--	
39. Fabrics/Upholstery Stores	--	--	--	--	P	P	P	--	--	--	--	--	
40. Farm Equipment, Trailer, or Boat sales & service	--	--	--	--	--	P	--	SE	--	SE	--	--	
41. Farmer's Cooperative	--	--	--	--	--	SE	SE	--	--	--	--	--	
42. Farmer's Market *	SE	--	--	--	SE	SE	SE	SE	SE	SE	--	SE	Also possible as temporary use in these zones.
43. Formal Wear Rental	--	--	--	--	P	P	--	--	--	--	--	--	
44. Funeral Homes	--	--	--	--	P	P	P	--	--	--	--	--	
45. Furniture Sales or Rentals	--	--	--	--	SE	P	P	SE	--	SE	--	--	
46. Gasoline/Service Station *	--	--	--	--	--	SE	--	--	--	--	--	--	
47. Greenhouses, nurseries, etc.	--	--	--	--	--	P	--	--	--	--	--	--	
48. Grocery Store	--	--	--	--	P	P	P	--	--	--	--	--	
49. Hardware Stores/Home Improvements/Building Supplies	--	--	--	--	P	P	P	--	--	--	--	--	
50. Hotels/Motels *	--	--	--	--	P	P	SE	--	--	--	--	--	
51. Liquor Stores *	--	--	--	--	SE	SE	--	--	--	--	--	--	
52. Major Retail *	--	--	--	--	--	--	--	--	--	--	--	--	Permitted as PUD only

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
53. Mall	--	--	--	--	--	--	--	--	--	--	--	--	
54. Marina	--	--	--	--	--	P	--	SE	SE	SE	SE	P	
55. Meat/Seafood Market	--	--	--	--	P	P	P	--	--	--	--	--	
56. Medical Services	--	--	--	--	P	P	P	P	--	P	--	--	
57. Memorial Stone Sales	--	--	--	--	--	P	--	--	--	P	--	--	
58. Mini-warehouses*	--	--	--	--	--	--	--	P	P	P	P	--	
59. Multiple Uses *	--	--	--	--	P	P	P	P	P	P	P	P	
60. Newspaper/Magazine Shop	--	--	--	--	P	P	P	P	--	--	--	--	
61. Office(s)*	--	SE	SE	--	P	P	P	P	--	P	--	A	
62. Personal Services	--	--	--	--	P	P	P	P	--	P	--	--	
63. Pet Shops	--	--	--	--	P	P	P	--	--	--	--	--	
64. Photography Studio	--	--	--	--	P	P	P	--	--	SE	--	--	
65. Residential Use in a Commercial Building *	--	--	--	--	P	SE	--	--	--	--	--	--	
66. Restaurant, Fast Food	--	--	--	--	SE	SE	SE	SE	--	--	--	--	
67. Restaurant, Carry Out/Delicatessen	--	--	--	--	P	P	P	P	--	--	--	--	
68. Restaurant, Night Club	--	--	--	--	P	P	--	--	--	--	--	--	
69. Restaurant, Sit Down	--	--	--	--	P	P	P	SE	--	--	--	--	Restaurants with the appropriate license for off-site consumption of wine, may offer sealed bottles or cases of wine for sale provided that if this activity is desired, a Special Exception shall be required
70-. Retail sales of goods not listed elsewhere in this Table, provided the Town Planner	--	--	--	--	P	P	SE	--	--	--	--	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
determines that there are no serious adverse traffic, access, or parking impacts.													
71. Retail Thrift or Outlet Store Operated by a Non-Profit Organization *	--	--	--	--	--	P	--	SE	--	SE	SE	--	
72. Shopping Center – campus style *	--	--	--	--	--	--	--	--	--	--	--	--	Permitted only in PUD District. ¹
73. Shopping Center – strip *	--	--	--	--	P	--	--	--	--	--	--	--	
74. Tattoo Parlor	--	--	--	--	--	--	--	--	--	--	--	--	
75. Travel Agent	--	--	--	--	P	P	P	--	--	--	--	--	
76. Video Cassette Rentals	--	--	--	--	P	P	P	--	--	--	--	--	
77. Viewing Booths and Live Viewing Booths	--	--	--	--	--	--	--	--	--	--	--	--	
78. Watch/Jewelry Sales & Repair	--	--	--	--	P	P	P	--	--	--	--	--	
79. Wayside Stands	SE/A	--	--	--	--	SE	SE	--	--	--	--	--	
80. Wholesale, warehouse, storage, & distribution	--	--	--	--	--	P	SE	P	P	P	P	--	
81. Winery*	P	--	--	--	--	P	P	P	P	P	P	--	
C. INSTITUTIONAL USES													
1. Cemeteries or Columbarium	SE	SE	SE	--	--	P	SE	--	--	--	--	P	Also permitted as accessory use to a House of Worship
2. Civic, Service Clubs, & Fraternal Organizations	SE	SE	SE	SE	P	P	P	--	--	SE	--	P	
3. Community Centers or Civic Centers	--	--	--	--	P	P	P	--	--	SE	--	P	
4. Crematorium*	SE	SE	SE	--	--	P	SE	--	--	SE	--	P	
5. Cultural Uses such as museums, clubs, lodges, etc.	--	--	--	--	P	P	P	SE	--	SE	--	P	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
6. Fire, Rescue, or Police Stations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	
7. Hospitals	--	--	--	--	--	--	--	--	--	--	--	--	Permitted only in CM District
8. Houses of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	
9. Jail or Temporary Detention Center	SE	--	--	--	--	--	--	SE	SE	SE	SE	P	
10. Libraries	--	SE	SE	SE	P	SE	--	--	--	--	--	P	
11. Mega-Church	--	--	--	--	--	--	--	--	--	--	--	--	Permitted only as a PUD
12. Nursing Homes	--	SE	SE	SE	SE	SE	SE	--	--	--	--	SE	
13. Post Offices/Non-Governmental Parcel or Delivery Service	--	--	--	--	SE	SE	SE	SE	SE	SE	SE	SE	
14. Research Facilities and Laboratories	--	--	--	--	--	SE	SE	SE	SE	SE	SE	P	
15. Retirement Community	--	SE	SE	SE	SE	SE	--	--	--	--	--	SE	
16. Schools, Colleges, & Universities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
17. Studios for the teaching of art, music, dance, drama, crafts, gymnastics or cheerleading, etc.	--	--	--	--	P	P	P	P	--	P	--	P	
18. Museums	--	SE	--	--	P	P	P	SE	--	SE	--	P	
D. RECREATIONAL - ENTERTAINMENT USES													
1. Archery Range	--	--	--	--	--	SE	SE	SE	SE	SE	--	--	
2. Arenas/Civic Centers	--	--	--	--	SE	SE	SE	SE	--	SE	--	P	
3. Billiard Parlor/Pool Hall	--	--	--	--	P	P	--	--	--	--	--	--	
4. Bowling Alleys	--	--	--	--	--	P	P	--	--	--	--	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
5. Carnivals/Circuses/Public Events *	T	T	T	T	T	T	T	T	T	T	T	T	
6. Commercial Amusements or Recreation	--	--	--	--	--	SE	--	--	--	--	--	--	
7. Fitness Centers/Sports Training Facilities/Health Spa/Figure Salon	--	SE	SE	SE	P	SE	SE	P	--	p	--	--	
8. Ice/Roller Rink	--	--	--	--	--	SE	SE	--	--	--	--	P	
9. Indoor Pistol/Rifle Range	--	--	--	--	--	--	--	--	--	--	--	--	
10. Indoor Recreation Facilities for Swimming, Tennis, Basketball, etc. *	--	SE	SE	SE	--	SE	SE	--	--	--	--	P	
11. Outdoor shooting sports such as Trap, Skeet, Sporting Clays, etc.	SE*	--	--	--	--	--	--	--	--	--	--	--	
12. Outdoor Recreation Areas such as Country Clubs, Golf, Tennis, or Swim Clubs *	SE	SE	SE	SE	--	SE	SE	--	--	--	--	P	
13. Parks and Recreation Areas	P	P	P	P	P	P	P	P	P	P	P	P	
14. Stadium	--	--	--	--	--	SE	SE	SE	--	SE	--	SE	
15. Tent/Special Events	T	T	T	T	T	T	T	T	T	T	T	T	
16. Theater, Movie House, Cinema – Indoor	--	--	--	--	P	P	P	--	--	--	--	--	
E. INDUSTRIAL USES													
1. Airport	--	--	--	--	--	--	--	SE	SE	SE	SE	--	
2. Agriculture, controlled-environment	P	--	--	--	--	SE	SE	P	P	P	P	SE	
3. Bakery, manufacturing	--	--	--	--	--	--	--	P	P	P	P	--	
4. Blacksmith Shop	--	--	--	--	--	--	--	SE	SE	SE	P	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
5. Bottling or distribution stations for beverages	--	--	--	--	--	P	--	P	P	P	P	--	
6. Brick Yard	--	--	--	--	--	--	--	--	SE	SE	SE	--	
7. Concrete Mixing	--	--	--	--	--	--	--	--	SE	--	SE	--	
8. Electric generating or steam power plant	--	--	--	--	--	--	--	SE	SE	SE	SE	SE	
9. Feed and Grain Mill	--	--	--	--	--	--	--	--	SE	--	SE	--	
10. Forge or foundry works	--	--	--	--	--	--	--	--	SE	--	SE	--	
11. Industrial Park *	--	--	--	--	--	--	--	P	P	P	P	--	
12. Industry, heavy *	--	--	--	--	--	--	--	--	P	--	P	--	
13. Industry heavy w/ no potentially hazardous or commonly recognized offensive conditions *	--	--	--	--	--	--	--	--	SE	--	SE	--	
14. Industry, light *	--	--	--	--	--	--	--	P	P	P	P	--	
15. Machine shops & structural steel fabricating	--	--	--	--	--	--	--	P	P	P	P	--	
16. Meat packing or storage (excluding stockyards or slaughter houses)	--	--	--	--	--	--	--	--	SE	--	SE	--	
17. Micro-brewery	--	--	--	--	--	SE	--	P	P	P	P	--	
18. Printing and publishing	--	--	--	--	--	--	--	P	P	P	P	--	
19. Research, experimental, or testing laboratories excluding high explosives, toxic, or radioactive materials	--	--	--	--	--	--	--	P	P	P	P	--	
20. Saw Mills	T	--	--	--	--	--	--	SE	P	SE	P	--	
21. Stone or monument works	--	--	--	--	--	--	--	--	SE	SE	--	--	
22. Storage, & distribution of Sand & Gravel	--	--	--	--	--	--	--	--	SE	--	SE	--	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
23. Storage & sales of grain, livestock feed, & solid fuel	--	--	--	--	--	--	--	--	SE	--	SE	--	
24. Trucking & freight stations, terminals, & storage yards (excluding flammable liquids)	--	--	--	--	--	--	--	SE	P	SE	P	--	
25. Underground storage & distribution of inflammable liquids	--	--	--	--	--	--	--	--	SE	--	SE	--	
26. Warehousing, storage & distribution	--	--	--	--	--	P	SE	P	P	P	P	--	
27. Welding shops	--	--	--	--	--	--	--	SE	SE	SE	SE	--	
28. Wholesale and retail sales of products manufactured or stored on the premises in conjunction with any other principal permitted use	--	--	--	--	--	--	--	P	P	P	P	--	
F. MISCELLANEOUS USES													
1. Agriculture *	P	P	P	P	--	--	P	P	P	P	P	P	
2. Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	--	--	SE	
3. Garage or yard sales *	T	T	T	T	--	--	--	--	--	--	--	--	
4. Garage, private or shed *	A	A	A	A	A	A	--	--	--	--	--	--	
5. Helipads	A	A	A	A	A	A	A	A	A	A	A	A	Permitted only as Accessory Uses to airports, hospitals, police stations, or other public services.
6. Mobile Food Uses *	T	T	T	T	T	T	T	T	T	T	T	T	
7. Mobile Medical Facility	--	--	--	--	--	T	--	T	--	T	--	T	Also possible Temporary Use in the CM District.
8. Other uses, not listed elsewhere, that are clearly incidental and customary to and associated with a permitted use.	A	A	A	A	A	A	A	A	A	A	A	A	

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
9. PODS*	P	P	P	P	P	P	P	P	P	P	P	P	
10. Public Utilities	P	P	P	P	P	P	P	P	P	P	P	P	
11. Radio or television stations	--	--	--	--	SE	P	SE	SE	SE	SE	--	--	
12. Recycling Processing Center	--	--	--	--	--	--	--	SE	P	SE	P	SE	
13. Recycling Collection Station	SE	SE	SE	SE	SE	P	SE	P	P	P	P	SE	
14. Sewage treatment plants	SE	--	--	--	--	--	--	SE	SE	SE	SE	--	
15. Small Wind Energy Turbine *	A	A	A	A	--	--	--	--	--	--	--	A	
16. Solar Panels, Roof mounted	A	A	A	A	A	A	A	A	A	A	A	A	
17. Solar Panels, Ground Mounted*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
18. Solid waste landfill	SE	--	--	--	--	--	--	--	SE	--	SE	--	
19. Special Office Use *	--	SE	SE	--	SE	--	--	--	--	--	--	--	
20. Stable or barn	A	--	--	--	--	--	--	--	--	--	--	--	
21. Storage of boats, travel trailers, motorcycles, jet-skis or similar recreationally used vehicles *	A	A	A	A	--	--	--	--	--	--	--	--	
22. Storage Trailers	--	--	--	--	--	--	--	--	--	--	--	--	
23. Swimming Pool *	A	A	A	A	A	--	--	--	--	--	--	--	This use refers to private swimming pools accessory to residential uses, as opposed to a public or quasi-public swimming pool.

USE	A-1	R-7A	R-10A	R-10M	CR	CG	CL	I-1	I-2	BC	I	G/I	NOTES
24. Temporary Sales at the location of non-profit organizations	T	T	T	T	T	T	T	T	T	T	T	T	The maximum duration of such sales shall be three days. No good may be sold which is prohibited to be sold in general in the Town of Easton.
25. Tower *	--	--	--	--	--	P	--	P	--	P	P	--	
26. Visitor Center	--	--	--	--	P	P	P	--	--	--	--	P	
28. Donation Bins *	--	--	--	--	SE	SE	SE	SE	SE	SE	SE	--	

1

2 Table 2.1 Notes:

3

4 * - DENOTES A USE SUBJECT TO SUPPLEMENTAL STANDARDS (SEE SECTION 28 –
5 1007)

6

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

13

14 P - DENOTES A USE THAT IS PERMITTED BY RIGHT

15

16 SE - DENOTES A USE PERMITTED WITH A SPECIAL EXCEPTION

17

18 T - DENOTES A USE PERMITTED WITH A TEMPORARY USE PERMIT (SEE SECTION
19 28 – 1306)

20

21 -- - DENOTES A PROHIBITED USE

22

23 1 - SHOPPING CENTERS WHICH WERE PREVIOUSLY APPROVED AS SPECIAL
24 EXCEPTIONS OR PMR DISTRICTS SHALL BE TREATED AS APPROVED PUD
25 DISTRICTS. ANY CHANGES TO SUCH SHOPPING CENTERS SHALL BE REVIEWED
26 AS PER THE REQUIREMENTS FOR AMENDMENTS TO APPROVED PUD DISTRICTS.

27

28 THIS TABLE INDICATES PERMITTED USES IN BASE ZONES ONLY EXCLUDING THE
29 RH DISTRICT. FOR USES PERMITTED IN THE RH DISTRICT, SEE SECTIONS 28 – 413.3
30 THROUGH 28 – 413.5. FOR USES PERMITTED IN SPECIAL (OVERLAY AND
31 FLOATING) ZONES, SEE ARTICLES V – IX