

ZONING

235 Attachment 1

**Town of Easton
APPENDIX A-1 Traditional Zoning Districts
TABLE OF USE REGULATIONS**

[Amended 5-15-2017 ATM by Art. 29; 5-21-2018 ATM by Art. 32; 5-21-2018 ATM by Art. 35; 10-30-2018 STM by Art. 14; 11-12-2019 STM by Art. 13; 11-30-2020 STM by Arts. 15, 16 and 18; 5-16-2022 ATM by Arts. 25, 27 and 29; 5-15-2023 ATM by Art. 20; 5-20-2024 ATM by Art. 17; 11-18-2024 STM by Art. 8]

R - Residential, R1 - Residential 1, B - Business, BN - Business Neighborhood, I - Industrial, E - Eleemosynary, M - Municipal or Open Space, QCD - Queset Commercial District and VBD - Village Business District. ZBA - Special Permit/Zoning Board of Appeals, PZB - Special Permit/Planning & Zoning Board, Queset Commercial District (QCD) with Sub-Districts A, B, C.

PRINCIPAL USES							
A. Residential Uses	R	R1	B	BN	I	E	M
1. Single family dwelling	Y	Y	Y	ZBA	N	ZBA	N
2. 1 2-family or 1 duplex dwelling	PZB	PZB	PZB	N	N	N	N
3. Multi-Family Dwelling	N	N	N	N	N	N	N
4. Conversion of an existing dwelling to 2 dwelling units	PZB	PZB	Y	N	N	N	N
5. Mixed Use	N	N	PZB	N	N	N	N
6. Assisted living residence (See § 235-38)	PZB	PZB	PZB	N	N	N	N
7. Bed and breakfast (§ 235-39) * PZB for 4-10 rooms for rent	Y	Y	Y	N	N	N	N
8. Nursing or convalescent home	ZBA	ZBA	Y	N	N	N	N
9. Flexible Development (See § 235-37)	PZB	PZB	N	N	N	N	N
10. Adult Retirement Development (§ 235-41)	PZB	PZB	N	N	N	N	N
B. Institutional, Recreational, and Educational Uses							
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y
3. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y
4. Cemeteries	ZBA	ZBA	N	N	N	ZBA	Y
5. Indoor or outdoor recreation facility owned or operated by an agency of Town or other government	Y	Y	Y	N	Y	ZBA	Y
6. Essential services	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
7. Private nonprofit libraries or museums	Y	Y	Y	Y	Y	Y	Y
8. Private nonprofit community center building, settlement house, adult education center or other similar facility provided indoor or outdoor noisy activities shall be not less than 50 ft. from any lot line and shall not be detrimental to the neighborhood by reason of noise in any season	ZBA	ZBA	ZBA	N	N	Y	N
9. Hospital, elderly retirement facility and/or	ZBA	ZBA	Y	N	N	Y	Y

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	elderly congregate housing							
10.	All Town uses and buildings	Y	Y	Y	Y	Y	Y	Y
C. Agricultural Uses		R	R1	B	BN	I	E	M
1.	Farming - agricultural, orchard, horticultural, or silvicultural, on 5 or more acres of land or 2 qualified acres	Y	Y	Y	Y	Y	Y	Y
2.	Farming - on less than 5 acres of land or less than 2 qualified acres, may include livestock or poultry but not swine, provided that any building housing livestock or poultry be not less than 50 ft. from the property boundary	Y	Y	ZBA	N	ZBA	Y	Y
3.	One roadside stand per farm for sale of agricultural products, the major portion of which are grown or produced on the premises; permitted if on five or more acres of land or two qualified acres as per MGL c. 40A, § 3	Y	Y	Y	Y	Y	N	N
4.	Roadside stand not exempt per MGL c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y
5.	Farmers market	PZB	PZB	PZB	PZB	PZB	N	PZB
6.	Marijuana Establishments	N	N	N	N	N	N	N
D. Office and Laboratory		R	R1	B	BN	I	E	M
1.	Business, financial, and professional use	N	N	Y	Y	Y	N	N
2.	Offices and clinics for medical, psychiatric, or other health services for examination or treatment of persons as outpatients, including only urgent care facilities or laboratories that are part of such office or clinic	N	N	Y	Y	Y	N	N
3.	Laboratory or research	N	N	Y	Y	Y	N	N
4.	Commercial or educational radio or television studio	N	N	Y	Y	Y	N	N
5.	Marijuana Establishments	N	N	N	N	N	N	N
E. Retail Business and Consumer Service Establishments		R	R1	B	BN	I	E	M
1.	Store for retail sale of merchandise, provided all display, storage, and sale of materials are conducted within a building and provided there be no manufacturing or assembly on the premises	N	N	Y	Y	Y	N	N
2.	Restaurant serving food and beverages to be consumed within the building	N	N	Y	N	ZBA	N	N
3.	Bakery, deli, ice cream shop, or similar establishment where food is prepared and sold at retail on the premises for consumption elsewhere, but not including drive-through or drive-up service	N	N	Y	Y	N	N	N
4.	Drive-in, open-air restaurant, outside dining facility, or other establishment providing food and beverages with no live or mechanical entertainment	N	N	ZBA	N	ZBA	N	N
5.	All other drive-in or drive-through facilities	N	N	ZBA	ZBA	ZBA	ZBA	ZBA
6.	Space for manufacturing, assembly, or packaging of consumer goods, provided that at least 50% of such merchandise is sold at retail on premises and that all display, sales, and storage is conducted within building and further provided that not more	N	N	Y	N	Y	N	N

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	than 25% of floor area is devoted to manufacturing, assembly, or packaging of consumer goods and not more than 5 persons are employed at any one time for manufacturing, assembly, or packaging of such goods							
7.	Personal service establishment	N	N	Y	Y	ZBA	N	N
8.	General service establishment	N	N	Y	Y	ZBA	N	N
9.	Hand laundry, laundromat, dry cleaning, or tailoring, or other similar uses, provided personnel is limited to not more than 6 persons at any one time on the premises	N	N	Y	N	Y	N	N
10.	Mortuary, undertaking, or funeral establishment	N	N	Y	N	N	N	N
11.	Veterinary establishment, provided that animals are kept indoors	N	N	Y	Y	Y	N	N
12.	Store for retail sale of merchandise such as but not limited to lumber yards and building supply yards wherein merchandise is stored in the open, provided that all merchandise is screened from ground level view from any abutting street or abutting property where such materials are stored	N	N	N	N	Y	N	N
13.	Planned Business Development	N	N	PZB	N	PZB	N	N
14.	Hotel or Motel	N	N	PZB	N	N	N	N
15.	Trade, professional, or other school conducted as a private business for gain	N	N	Y	Y	ZBA	Y	N
16.	Nonprofit membership club or fraternal lodge	ZBA	ZBA	Y	N	N	Y	N
17.	Commercial recreation, outdoors	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
18.	Commercial recreation, indoors	N	N	ZBA	N	ZBA	M	M
19.	Theater	N	N	ZBA	N	N	N	N
20.	Sales places for flowers, garden supplies, agricultural produce partly or wholly outdoors, including commercial greenhouses	N	N	Y	N	Y	N	N
21.	Adult Entertainment Establishment	N	N	N	N	ZBA	N	N
22.	Marijuana Establishments	N	N	N	N	N	N	N
23.	Parking Lot	N	N	PZB	PZB	PZB	PZB	PZB
24.	Self-Storage (commercial)	N	N	PZB	N	PZB	N	N
F.	Motor Vehicle Related Uses	R	R1	B	BN	I	E	M
1.	Motor vehicle light service	N	N	ZBA	N	Y	N	N
2.	Sale or rental of motor vehicles or boats and accessory storage conducted partly or wholly within an enclosed sound-insulated structure to protect the neighborhood from inappropriate noise and other disturbing effects such as but not limited to flashing, fumes, gases, smoke, and vapors	N	N	Y	N	Y	N	N
3.	Motor vehicle repair shops, provided all work is carried out within the building	N	N	Y	N	Y	N	N
4.	Motor vehicle washing establishments	N	N	ZBA	N	ZBA	N	N
5.	Truck and heavy equipment repair shops provided all work is carried out within the building	N	N	ZBA	N	Y	N	N
6.	Motor vehicle hourly rental station	N	N	N	ZBA	ZBA	ZBA	ZBA
7.	Electric charging station, Level 2	N	N	N	Y	Y	Y	Y

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G. Industrial, Wholesale, and Transportation Uses	R	R1	B	BN	I	E	M
1. Laundries and dry cleaning plant	N	N	N	N	Y	N	N
2. Printing, binding, publishing and related arts and trade	N	N	N	N	Y	N	N
3. Bottling of beverages	N	N	N	N	Y	N	N
4. Plumbing, electrical, or carpentry shop of other similar service or repair establishment	N	N	ZBA	n[??]	Y	N	N
5. Place for manufacturing, assembling, or packaging of goods, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor be effectively confined to the premises or be disposed of in a manner that does not create a nuisance or hazard to safety or health	N	N	N	N	Y	N	N
6. Wholesale business and storage in a roofed structure	N	N	N	N	Y	N	N
7. Place for exhibition, lettering, or sale of gravestones	N	N	Y	N	N	N	N
8. Warehouse	N	N	N	N	Y	N	N
9. Trucking and freight terminals	N	N	N	N	Y	N	N
10. Planned Industrial Development	N	N	N	N	PZB	N	N
11. Marijuana Establishments	N	N	N	N	N	N	N
H. Other Principal Uses	R	R1	B	BN	I	E	M
1. Extractive industries, manufacture, distribution or sale of explosives, or any trade, industry or other use that is noxious or hazardous by reason of vibration or dust, gas, fumes, smoke, cinders, flashing, or excessively bright lights, refuse matter or electro-magnetic radiation	N	N	N	N	N	N	N
2. Open-lot storage including storage in trailers and semitrailers	N	N	N	N	N	N	N
3. Any use hazardous to health because of danger of flooding, inadequacy of drainage or inaccessibility of drainage or inaccessibility to firefighting apparatus or other protective service	N	N	N	N	N	N	N
4. Junk yard, sales of junk, or salvaged materials	N	N	N	N	N	N	N
5. Heliport, helistop	N	N	N	N	ZBA	ZBA	N
6. Dog Kennel	N	N	ZBA	ZBA	ZBA	ZBA	ZBA
7. Trailer for business use	N	N	ZBA	N	ZBA	ZBA	ZBA
8. Communications Tower and Wireless Communications Facility	N	N	ZBA	ZBA	ZBA	ZBA	ZBA
9. Marijuana Establishments	N	N	N	N	N	N	N
10. Small and Medium ground mounted Solar Energy System	ZBA	ZBA	ZBA	ZBA	Y	ZBA	Y
I. Accessory Uses	R	R1	B	BN	I	E	M
1. Private greenhouse, stable, tennis court, swimming pool, or other similar building or structure for domestic use	Y	Y	Y	Y	Y	Y	Y
2. The raising or keeping of livestock or poultry as pets or for use by residents of the premises provided that no building for livestock or	Y	Y	Y	Y	Y	Y	Y

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	poultry may be less than 25 ft. from any side or rear lot line nor nearer than 50 ft. to any front lot line							
3.	Any customary home occupation provided that not more than three (3) employees, one of whom can be a nonresident, shall be employed on the premises at any one time	Y	Y	Y	Y	Y	N	N
4.	The use of a portion of a dwelling or accessory building thereto by a resident builder, rental office, carpenter, painter, plumber, electrician, or mason or by a resident tree surgeon or landscape gardener or for incidental work and storage in connection with an off-premise occupation, provided there is no external change which alters the residential appearance of the buildings and further provided that all storage is kept indoors	Y	Y	Y	ZBA	Y	N	N
5.	Renting of rooms in an existing dwelling to not more than three (3) boarders	Y	Y	Y	N	N	N	N
6.	Home office for resident physician, dentist, attorney-at-law, architect, engineer or member of other recognized profession provided that not more than three (3) persons shall be employed on the premises at any one time	Y	Y	Y	Y	Y	N	N
7.	Heliprot, helistop	N	N	N	N	ZBA	ZBA	N
8.	Dog Kennel	N	N	ZBA	N	ZBA	ZBA	ZBA
9.	Car Washing Establishments	N	N	ZBA	N	ZBA	N	N
10.	Trailer for business use	N	N	ZBA	N	ZBA	ZBA	ZBA
11.	Antenna Transmitter/Receiving Tower, Residential Use (in excess of 25 feet above roof ridge height)	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	Y
12.	Antenna Transmitter/Receiving Tower, Commercial (in excess of 25 feet above roof ridge height)	N	N	ZBA	ZBA	ZBA	ZBA	Y
13.	Family home day care, small	Y	Y	Y	N	N	N	N
14.	Family home day care, large	ZBA	ZBA	ZBA	N	N	N	N
15.	Adult social day care	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
16.	Marijuana Establishments	N	N	N	N	N	N	N
17.	Small and Medium ground mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y
18.	Small and Medium roof mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y

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APPENDIX A-2, Special Zoning Districts
TABLE OF USE REGULATIONS

[Amended 5-15-2017 ATM by Art. 29; 5-21-2018 ATM by Art. 32; 5-21-2018 ATM by Art. 35; 10-30-2018 STM by Art. 14; 11-12-2019 STM by Art. 13; 11-30-2020 STM by Arts. 15, 16 and 18; 5-17-2021 ATM by Art. 17; 5-16-2022 ATM by Arts. 25, 29 and 33; 5-15-2023 ATM by Art. 20; 5-20-2024 ATM by Art. 17; 11-18-2024 STM by Art. 8]

Zones	FVD QCD VBD	Furnace Village District , subdistricts Eastman Street, Depot Street, Residential, and Business Queset Commercial District , subzone A, B, C Village Business District
Codes	N Y	Not Permitted Permitted
		PZB ZBA BS
		Requires special permit from Planning and Zoning Board Requires special permit from Zoning Board of Appeal Requires special permit from Select Board

NOTE: When depicted, the numeric superscript next to a code refers to the appropriate footnote (e.g., PZB²).

PRINCIPAL USES

A. Residential Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Single Family Dwelling	N	N	N	ZBA	N	N	Y	Y
2. One 2 family or one duplex dwelling	N	Y	N	PZB	N	N	PZB	PZB
3. Multi-Family Dwelling	N	N	Y ¹	N	PZB ²	PZB ²	PZB	PZB with Historic Preservation ³
4. Conversion of existing dwellings to two units	N	Y	N	PZB	N	N	PZB	PZB
5. Mixed Use	PZB ⁴	PZB ⁴	PZB ^{1,4}	PZB ⁵	PZB ⁶	PZB ⁶	PZB ⁶	N
6. Assisted living residence (See § 235-38)	N	N	N	PZB	PZB	PZB	PZB	N
7. Bed and breakfast (See § 235-39) *PZB for 4-10 rooms for rent	Y/YZB ⁵	Y/YZB ⁵	Y/YZB ⁵	Y/PZB	Y/PZB	Y/PZB	Y/PZB	Y/PZB
8. Nursing or convalescent home	N	N	N	N	Y	Y	Y	N
9. Flexible development (See § 235-37)	N	N	N	N	N	N	N	N
10. Adult Retirement development (See § 235-41)	N	N	N	N	N	N	N	N

Queset Commercial District Notes

- (1) Multi-family units may be allowed in Queset Commercial District C with the following conditions:
 - (a) The multi-family units must be part of a mixed-use project
 - (b) The maximum number of dwelling units permitted in the district shall be no more than four units per developable acre
 - (c) The maximum number of bedrooms per unit shall be no more than three
 - (d) A bonus allowing up to eight rental dwelling units per acre is provided where 25% of such units shall be restricted to occupancy by households earning at or below 80% of the area median income. The Planning Board may grant a Special Permit for additional units. The project must be eligible for approval as a Local Action Unit (LAU) through the Local Initiative Program (LIP) or otherwise included in the Town’s Subsidized Housing Inventory (SHI)
 - (e) The maximum number of bedrooms per developable acre shall not exceed eight, except that the maximum number of bedrooms shall be no more than 16 per developable acre where the affordability density bonus (item (d) above) is met
 - (f) Detailed design plans depicting elevations of the proposed dwelling units shall be submitted with the Application to the

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Planning and Zoning Board for approval

- (4) Provided that in the Quset Commercial District, mixed-use development shall be permitted only if at least one-third (1/3) of the total gross floor area in the project is used for Office, Retail or Restaurant Uses permitted under this Appendix A-2 Table of Use Regulations. For Projects approved and developed in phases, throughout each phase of the project, the required one-to-two ratio of Office, Retail or Restaurant uses to residential use shall be adhered to.
- (5) Editor’s Note: So in original. Probably should read “Y/PZB.”

Furnace Village Notes

- (2) The number of upper-story or multifamily units, shall be 1/5000 square feet of lot (as defined in § 235-60) area with a maximum of 10 in the Depot Street subdistrict and 1/2500f of lot (as defined in § 235-60) with a maximum of 20 in the Eastman Street subdistrict unless the Planning & Zoning Board grants a special permit for additional units.
- (3) The Planning & Zoning Board may grant a special permit for greater density, up to a maximum of 1DU/3,000 square feet of lot area, up to a maximum of 5 units regardless of lot size, for conversion of an existing building to a two-family or multi-family dwelling provided the conversion substantially preserves the exterior of a building deemed a Significant Building under Chapter 114 of the Easton Bylaws, to be determined by the Planning & Zoning Board in consultation with the Easton Historical Commission. Applications for a residential conversion special permit under this § 235-51.2 shall be referred to the Easton Historical Commission for review, and the Commission shall have 35 days to submit written comments to the Planning & Zoning Board.
- (6) Mixed Use may be allowed in Furnace Village Business District with the following conditions:
 - (a) The maximum number of dwelling units shall be no more than four units per developable acre. The Planning and Zoning Board may grant a Special Permit for additional units;
 - (b) The maximum number of bedrooms per unit shall be no more than three;

Village Business District Notes

- (5) The Multi-Family Dwelling standards at c. 235-40 shall not apply to dwelling units in a mixed use development in the Village Business District. The Planning & Zoning Board may grant a special permit for one dwelling unit per 2,500 square feet of lot area in a mixed-use development in the Village Business District in accordance with ECB c. 152 Local Historic District, where applicable. The Planning and Zoning board may grant a Special Permit for additional units.

B. Institutional, Recreational and Educational Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Use of land or structures for religious purposes	Y	Y	Y	Y	Y	Y	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation	Y	Y	Y	Y	Y	Y	Y	Y
3. Child care center or school aged child care program	Y	Y	Y	Y	Y	Y	Y	Y
4. Cemeteries	N	N	N	N	N	N	N	N
5. Indoor or outdoor recreation facility owned or operated by an agency of the Town or other government	N	Y	Y	Y	Y	Y	Y	N
6. Essential services	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
7. Private nonprofit libraries or museums	Y	N	Y	Y	Y	Y	Y	N

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B. Institutional, Recreational and Educational Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
8. Private nonprofit community center building, settlement house, adult education center or other similar facility provided indoor or outdoor noisy activities shall not be less than 50 feet from any lot line and shall not be detrimental to the neighborhood by reason of noise in any season	Y	N	N	ZBA	N	N	N	N
9. Hospital, elderly retirement facility and/or elderly congregate housing	N	Y	Y	ZBA	Y	Y	Y	N
10. All Town uses and buildings	Y	Y	Y	Y	Y	Y	Y	Y

C. Agricultural Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Farming — agricultural, orchard, horticultural, or silvicultural, on 5 or more acres of land or 2 qualified acres	Y	Y	Y	N	Y	Y	Y	Y
2. Farming — on less than 5 acres of land or less than 2 qualified acres, may include livestock or poultry but not swine, provided that any building housing livestock or poultry be not less than 50 ft. from the property boundary	Y	Y	Y	N	Y	Y	Y	Y
3. One roadside stand per farm for sale of agricultural products, the major portion of which are grown or produced on the premises; permitted if on 5 or more acres of land or 2 qualified acres as per MGL c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y	Y
4. Roadside stand not exempt from MGL c. 40A, § 3	Y	Y	Y	Y	Y	Y	Y	Y
5. Farmers market	Y	Y	Y	PZB	Y	Y	Y	Y
6. Marijuana Establishments	N	N	N	N	N	N	N	N

D. Office and Laboratory	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Business, financial and professional use	Y	Y	Y	Y	Y	Y	Y	N
2. Offices and clinics for medical, psychiatric, or other health services for examination or treatment of persons as outpatients, including only urgent care facilities or laboratories that are part of such office or clinic	Y	Y	Y	Y	Y	Y	Y	N
3. Laboratory or research facility	Y	Y	Y	N	Y	Y	Y	N
4. Commercial or educational radio or television studio	Y	Y	Y	Y	Y	Y	Y	N
5. Marijuana Establishments	N	N	N	N	N	N	N	N

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E. Retail Business and Consumer Service Establishments	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Store for retail sale of merchandise, provided all display, storage and sale of materials are conducted within a building and provided there be no manufacturing or assembly on the premises	Y	Y	Y	Y	Y	Y	Y	N
2. Restaurant serving food and beverages to be consumed within the building	Y ⁷	Y	Y	Y	Y ⁷	Y ⁷	Y	N
3. Bakery, deli, ice cream shop, or similar establishment where food is prepared and sold at retail on the premises for consumption elsewhere, but not including drive-through or drive-up service	Y	Y	Y	Y	Y	Y	Y	N
4. Drive-in, open-air restaurant, outside dining facility or other establishment providing food and beverages with no live or mechanical entertainment	N	PZB	N	ZBA	ZBA	ZBA	ZBA	N
5. All other drive-in or drive-through facilities	PZB	PZB	PZB	PZB	ZBA	ZBA	ZBA	N
6. Space for manufacturing, assembly, or packaging of consumer goods, provided that at least 50% of such merchandise is sold at retail on premises and that all display, sales, and storage is conducted within the building and further provided that not more than 25% of floor area is devoted to manufacturing, assembly, or packaging of consumer goods and not more than 5 persons are employed at any one time for manufacturing, assembly, or packaging of such goods	N	Y	Y	Y	Y	Y	Y	N
7. Personal service establishment	Y	Y	Y	Y	Y	Y	Y	N
8. General service establishment	Y	Y	Y	Y	Y	Y	Y	N
9. Hand laundry, laundromat, dry cleaning or tailoring, or other similar uses, provided personnel is limited to not more than six (6) persons at any one time on the premises	Y	Y	Y	Y ⁸	Y	Y	Y	N
10. Mortuary, undertaking or funeral establishment	N	Y	N	N	Y	Y	Y	N
11. Veterinary establishment, provided that animals are kept indoors	N	Y	Y	N	Y	Y	Y	N
12. Store for retail sale of merchandise such as but not limited to lumber yards and building supply yards wherein merchandise is screened from ground level view from any abutting street or abutting property where such materials are stored	N	N	N	N	N	N	N	N

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E. Retail Business and Consumer Service Establishments	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
13. Planned Business Development	PZB	PZB	PZB	N	PZB	PZB	PZB	N
14. Hotel or Motel	PZB	PZB	PZB	PZB	PZB	PZB	PZB	N
15. Trade, professional or other school conducted as a private business for gain	N	Y	Y	Y	Y	Y	Y	N
16. Nonprofit membership club or fraternal lodge	N	Y	Y	ZBA	Y	Y	Y	N
17. Commercial recreation, outdoors	Y	Y	Y	ZBA	PZB	PZB	ZBA	N
18. Commercial recreation, indoors	Y	Y	Y	ZBA	PZB	PZB	ZBA	N
19. Theater	Y	Y	Y	ZBA	ZBA	ZBA	ZBA	N
20. Sales places for flowers, garden supplies, agricultural produce partly or wholly outdoors, including commercial greenhouses	Y	Y	Y	ZBA	Y	Y	Y	N
21. Adult Entertainment Establishment	N	N	N	N	N	N	N	N
22. Marijuana Establishments	N	N	N	N	N	N	N	N
23. Parking Lot	PZB	PZB	PZB	PZB	PZB	PZB	PZB	N
24. Self-Storage (commercial)	PZB	PZB	PZB	PZB	PZB	PZB	N	N

- (7) In Queset Commercial District A and in the Furnace Village District:
 - (a) A restaurant may also provide food service on a patio or an outdoor seating area directly adjacent to the building
 - (b) Drive-through service is prohibited
- (8) Dry cleaning facilities are prohibited in the Village Business District

F. Motor Vehicle Related Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Motor vehicle light service	N	N	ZBA	N	ZBA	ZBA	ZBA	N
2. Sale or rental of motor vehicles or boats and accessory storage conducted partly or wholly within an enclosed sound insulated structure to protect the neighborhood from inappropriate noise and other disturbing effects such as but not limited to flashing, fumes, gases, smoke and vapors	N	Y	Y	N	Y	Y	Y	N
3. Motor vehicle repair shops, provided all work is carried out within the building	N	Y	N	N	Y	Y	Y	N
4. Motor vehicle washing establishments	N	N	ZBA	N	ZBA	ZBA	ZBA	N
5. Truck and heavy equipment repair shops provided all work is carried out within the building	N	N	N	N	ZBA	ZBA	ZBA	N
6. Motor vehicle hourly rental station	ZBA	ZBA	ZBA	ZBA	N	N	N	N
7. Electric charging station, Level 2	Y	Y	Y	ZBA	Y	Y	N	N

ZONING

G. Industrial, Wholesale and Transportation Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Laundries and dry-cleaning plant	N	N	N	N	N	N	N	N
2. Printing, binding, publishing and related arts and trade	N	N	N	Y	N	N	N	N
3. Bottling of beverages	N	N	N	Y	N	N	N	N
4. Plumbing, electrical or carpentry shop or other similar service or repair establishment	N	N	N	ZBA	ZBA	ZBA	ZBA	N
5. Place for manufacturing, assembling or packaging of goods, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor be effectively confined to the premises or be disposed of in a manner that does not create a nuisance or hazard to health and safety	N	N	N	N	N	N	N	N
6. Wholesale business and storage in a roofed structure	N	N	N	N	N	N	N	N
7. Place for exhibition, lettering or sale of gravestones	N	Y	N	N	Y	Y	Y	N
8. Warehouse	N	N	N	N	N	N	N	N
9. Trucking and freight terminals	N	N	N	N	N	N	N	N
10. Planned Industrial Development	N	N	N	N	N	N	N	N
11. Marijuana Establishments	N	N	N	N	N	N	N	N

H. Other Principal Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Extractive industries, manufacture, distribution or sale of explosives, or any trade, industry or other use that is noxious or hazardous by reason of vibration or dust, gas, fumes, smoke, cinders, flashing or excessively bright lights, refuse matter or electromagnetic radiation	N	N	N	N	N	N	N	N
2. Open-lot storage including storage in trailers and semitrailers	N	N	N	N	N	N	N	N
3. Any use hazardous to health because of danger of flooding, inadequacy of drainage or inaccessibility of drainage or inaccessibility to firefighting apparatus or other protective service	N	N	N	N	N	N	N	N
4. Junk yard, sales of junk or salvaged materials	N	N	N	N	N	N	N	N
5. Heliport, helistop	N	N	N	N	N	N	N	N
6. Dog Kennel	N	N	N	N	ZBA	ZBA	ZBA	N
7. Trailer for business use	N	N	N	N	ZBA	ZBA	ZBA	N
8. Communications Tower and Wireless Communications Facility	N	N	N	N	ZBA	ZBA	ZBA	N
9. Marijuana Establishments	N	N	N	N	N	N	N	N

EASTON TOWN CODE

I. Accessory Uses	QCD A	QCD B	QCD C	VBD	FVD Eastman	FVD Depot	FVD Bus	FVD Res
1. Private greenhouse, stable, tennis court, swimming pool or other similar building or structure for domestic use	Y	Y	Y	N	Y	Y	Y	Y
2. The raising or keeping of livestock or poultry as pets or for use by residents of the premises provided that no livestock or poultry may be less than 25 ft. from any side or rear lot line nor nearer than 50 ft. to any front lot line.	N	N	N	N	Y	Y	Y	Y
3. Any customary home occupation provided that not more than 3 employees, 1 of whom can be a nonresident, shall be employed on the premises at any one time.	Y	Y	Y	Y	N	N	Y	Y
4. The use of a portion of a dwelling or accessory building thereto by a resident builder, rental office, carpenter, painter, plumber, electrician, or mason or by a resident tree surgeon or landscape gardener or for incidental work and storage in connection with an off-premise occupation, provided there is no external change which alters the residential appearance of the buildings and further provided that all storage is kept indoors.	N	Y	Y	ZBA	Y	Y	Y	Y
5. Renting of rooms in an existing dwelling to not more than 3 boarders	N	N	N	ZBA	Y	Y	Y	Y
6. Home office for resident physician, dentist, attorney-at-law, architect, engineer or member of other recognized profession provided that not more than 3 persons shall be employed on the premises at any one time.	N	Y	Y	Y	N	N	Y	Y
7. Heliport, helistop	N	N	N	N	N	N	N	N
8. Dog Kennel	N	N	N	N	ZBA	ZBA	ZBA	N
9. Car Washing Establishments	N	N	N	N	ZBA	ZBA	ZBA	N
10. Trailer for business use	N	N	N	N	ZBA	ZBA	ZBA	N
11. Antenna Transmitter/Receiver Tower, Residential Use (in excess of 25 feet above roof ridge height)	N	N	N	ZBA	ZBA	ZBA	ZBA	N
12. Antenna Transmitter/Receiver Tower, Commercial Use (in excess of 25 feet above roof ridge height)	N	N	N	ZBA	ZBA	ZBA	ZBA	N
13. Family home day care, small	N	N	N	Y	N	N	Y	Y
14. Family home day care, large	N	N	N	ZBA	N	N	ZBA	ZBA
15. Adult social day care	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA	ZBA
16. Marijuana Establishments	N	N	N	N	N	N	N	N
17. Small and Medium ground mounted Solar Energy System	Y	Y	Y	Y	Y	Y	Y	Y

ZONING