

ZONING

235 Attachment 2

Town of Easton

Appendix B

Dimensional and Density Regulations

[Amended 5-17-2021 ATM by Art. 18; 5-16-2022 ATM by Art. 30; 5-20-2024 ATM by Art. 17; 11-18-2024 STM by Art. 8]

No building or structure shall be built or shall any existing building or structure be enlarged except in conformance with the regulations of the Easton Zoning By-law as to lot coverage, lot area per dwelling unit, lot width, front, side and rear yards, and maximum height of structures, in the districts as set forth below except as may otherwise be provided elsewhere in the Easton Zoning By-law.

Except in the Queset Commercial District, if more than one building (other than a one, two or three-car garage, a tool-shed, a greenhouse or a cabana) may lawfully be placed on any lot in single or common ownership, the distance between the nearest parts of such buildings shall be not less than 40 feet.

DIMENSIONAL AND DENSITY REGULATIONS TABLE

Zoning District	Minimum Lot Size in Sq. Ft.	Continuous Minimum Lot Frontage in Lin. Ft. (2)	Minimum Yard Depth in Ft. (2)			Minimum Lot Depth in Ft.	Maximum Building Height in Ft. (3)	Maximum % of Lot Coverage by Structure	Minimum Open Space % Lot Area ¹⁷	Maximum # of Stories Above Grade (5)	Building Placement % Frontage Minimum	Building Placement % Frontage Maximum
			Front (10)	Rear	Side							
Residential - R	40,000	150	25	20	15	100	25(15)	20		3		
Residential I - R1(11)	40,000	150	25	20	15	100	25(15)	20		3		
Business - B	40,000	150	50 16	40	25	125	45	25		3		
Business Neighborhood BN	40,000	150	50	20	25	125	35	25		3		
Village Business-VB	2,000	40	NA (20)	10 (20)	NA (20)	NA	45 (20)	NA (20)		3		
Industry - I(9)	40,000	150	50	40	25	160	50	25		3		
Eleemosynary E	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)		(8)		
Flood Plain - F	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		(1)		
Municipal or Open Space - M	(7)	(7)	50	40	25	125	(7)	(7)		(7)		
Queset A	40,000	150	30	25	25		45 ¹⁸	N/A	20%	3 ¹⁸	60%	90%
Queset B	25,000 ¹⁹	125	25	20	25		45	N/A	10%	3	50%	75%
Queset C	40,000	150	30	20	25		45	N/A	15%	3	60%	80%
FV-Eastman ⁽²¹⁾	15,000	100	25	20	15		37	--		3	60%	N.A.
FV-Depot ⁽²¹⁾	15,000	100	25	20	15		37	--		3	60%	N.A.
FV-Business ⁽²¹⁾	15,000	100	25	20	15		37	--		3	60%	N.A.
FV-Residential ⁽²¹⁾	15,000	75	25	40	15		25	--		3	N.A.	N.A.

EASTON TOWN CODE

**SPECIAL DIMENSIONAL AND DENSITY REGULATIONS
FOR COMMERCIAL OR MIXED-USE BUILDINGS IN FURNACE VILLAGE DISTRICT**

Zoning District	Ground Floor Min/Max (feet)	Upper Story Min (feet)	Minimum Height	Build-To Zone Min/Max		Min. Façade Buildout (frontage occupancy)	Maximum Building Length (feet)	Streetfacing Wall Width (no offset)	Transparency (minimum)	
				Commercial Building (feet)	Mixed-Use Building (feet)				Ground Floor	Upper Floors
FV-Eastman	14/18	10	25 feet/ 2 stories	25/35	30/35	60%	150	50	60%	20%
FV-Depot	14/18	10	25 feet/ 2 stories	25/35	30/35	60%	125		60%	20%

DIMENSIONAL AND DENSITY REGULATIONS TABLE FOR SPECIFIC USES (See Appendices A-1 and A-2 for where Use is allowed)

Use	Minimum Lot Size in Sq. Ft.	Continuous Minimum Lot Frontage in Ft. ⁽²⁾	Minimum Yard Depth in Ft. ⁽²⁾			Minimum Lot Depth in Ft.	Maximum Building Height in Ft. ⁽³⁾	Maximum % of Lot Coverage by Structure	Minimum Open Space % Lot Area ⁽¹⁷⁾	Maximum # of Stories Above Grade ⁽⁵⁾	Building Placement % Frontage Minimum	Building Placement % Frontage Maximum
			Front ⁽¹⁰⁾	Rear	Side							
Motel	60,000	250	75	50	50	160	35	25%	(per Zone)	3	(per Zone)	(per Zone)
FV-Major Project ⁽²¹⁾	40,000 ⁽²³⁾	150 ⁽²³⁾	25	20	15		45 ^(24,25)	--	20% ⁽¹⁷⁾	4 ^(24,25)	60%	N.A.
Solar Energy System Large Scale ground mount SPOD	N.A.	N.A.	50	50	50	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
Solar Energy System Medium Scale ground mount Accessory use	60000	250	50	50	50	N.A.	35	N.A.	N.A.	N.A.	N.A.	N.A.
Solar Energy System Small Scale ground mount Accessory use	40000	150	30	30	30	N.A.	35	N.A.	N.A.	N.A.	N.A.	N.A.

The above notes for apartments and motels and are not to be construed as separate zones.

- (1) Restrictive Use.
- (2) On lots abutting streets on more than one side, the front yard requirements shall apply to each of the abutting streets.
- (3) These height restrictions shall not apply to chimneys, water towers, skylights and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy.
- (4) Deleted in its entirety at Adjourned Annual Town Meeting April 9, 1985.
- (5) This restriction does not apply to above-ground swimming pools.

ZONING

- (6) (Reserved)
- (7) No restriction.
- (8) Permit from the Planning & Zoning Board.
- (9) No industry which produces dust, fumes, smoke, odors, noise, or pollutants of any type shall in the future be constructed or placed on a parcel of land in the industrial zone within five hundred (500) feet of any church, school or dwelling, existing or in the process of being erected at the time of adoption of this chapter.
- (10) Where present buildings on adjoining lots are less than 25 feet from the front lot lines, new buildings may be placed as near the way as the average of the buildings on said adjoining lots. A vacant lot shall, for this purpose, be treated as so occupied by a building set back 25 feet.
- (11) (Reserved)
- (12) Continuous minimum Lot Width shall require that each RESIDENTIAL LOT shall have 150 feet of frontage width, and at least 100 feet of horizontal distance between the side lot lines at the minimum front yard depth of 100 feet for residential lots.
- (13) Continuous minimum Lot Width shall require that each BUSINESS LOT shall have 150 feet of frontage width, and at least 100 feet of horizontal distance between the side lot lines at the minimum front yard depth of 125 feet for business lots.
- (14) Continuous minimum Lot Width shall require that each INDUSTRIAL LOT shall have 150 feet of frontage width, and at least 100 feet of horizontal distance between the side lot lines at the minimum.
- (15) Height
 - One foot may be added to the Maximum Building Height for each additional foot by which (i) the front setback exceeds the minimum front setback distance) or (ii) the narrower side setback exceeds the minimum side setback distance, whichever of these two distances is the smallest; provided the height shall not in any case exceed 35 feet.
 - In situations where a building is allowed to be closer to a property line one foot shall be deducted from the Maximum Allowable Building Height for each foot by which (i) the front setback is less than the minimum front setback distance or (ii) the narrower side setback is less than the minimum side setback distance, whichever of these two distances is the greatest. This reduction in Maximum Height shall apply only to the portions of the building that occupy the space between the property line and the corresponding setback line.

In instances where a building has a walk out basement located on the rear wall the grade plane shall be calculated using the mean grade from all front and side walls.
- (16) Minimum front yard depth of less than 50 feet may be granted via Special Permit by the Planning and Zoning Board. Waivers of this minimum requirement will only be granted when the applicant demonstrates the proposed front yard depth is consistent with good and consistent planning practices; closely matches the setbacks of the surrounding area and will not have a negative impact on adjacent properties.
- (17) At least 50% of the open space shall be landscaped open space in front of or beside the principal building on the lot, visible from the public way. In Queset A, pedestrian plaza or other pedestrian amenities located in front of the building may be counted toward the minimum open space requirement, subject to approval by the Planning Board.
- (18) In Queset A up to four stories and/or 60' may be allowed through design review. The facade length of any 4th story is limited to 60% of the ground floor facade length.
- (19) With shared access and shared parking; otherwise, 40,000 sq.

EASTON TOWN CODE

- (20) In the Village Business District, the Planning and Zoning Board may, in conjunction with any site plan review proceeding as may be required under § 235-57, require larger setbacks, decreased height or decreased lot coverage if such modified dimensions are warranted by existing conditions and/or the nature and location of existing buildings on abutting lots; or if such modified dimensions are necessary to ensure that there will be no detriment to the surrounding neighborhood.
- (21) Subject to additional dimensional requirements of § 253-51.2D(2) “Special Dimensional Regulations”
- (22) Ratio of width to depth
- (23) The Planning & Zoning Board may waive the minimum frontage requirement for two adjoining lots with shared access and cross and lateral access parking provided there is a Shared Access and Cross Parking Agreement between the owners of the lots, all in a form acceptable to the Planning & Zoning Board and approved by Town Counsel.
- (24) For 4-story buildings, preference shall be given to buildings located on a corner lot or located behind buildings in the commercial frontage zone.
- (25) Multifamily dwellings shall not exceed 3 stories and 37 feet in height.