



COMMERCIAL BUILDING LOT IN EASTON'S TOWN CENTER

26 SOUTH WASHINGTON STREET
EASTON, MD 21601

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Property Summary



OFFERING SUMMARY

Sale Price:	\$429,000
Lot Size:	0.17 Acres
Zoning:	CR
Market:	Eastern Shore of Maryland
Submarket:	Easton Town Center
Price / SF:	\$57.93

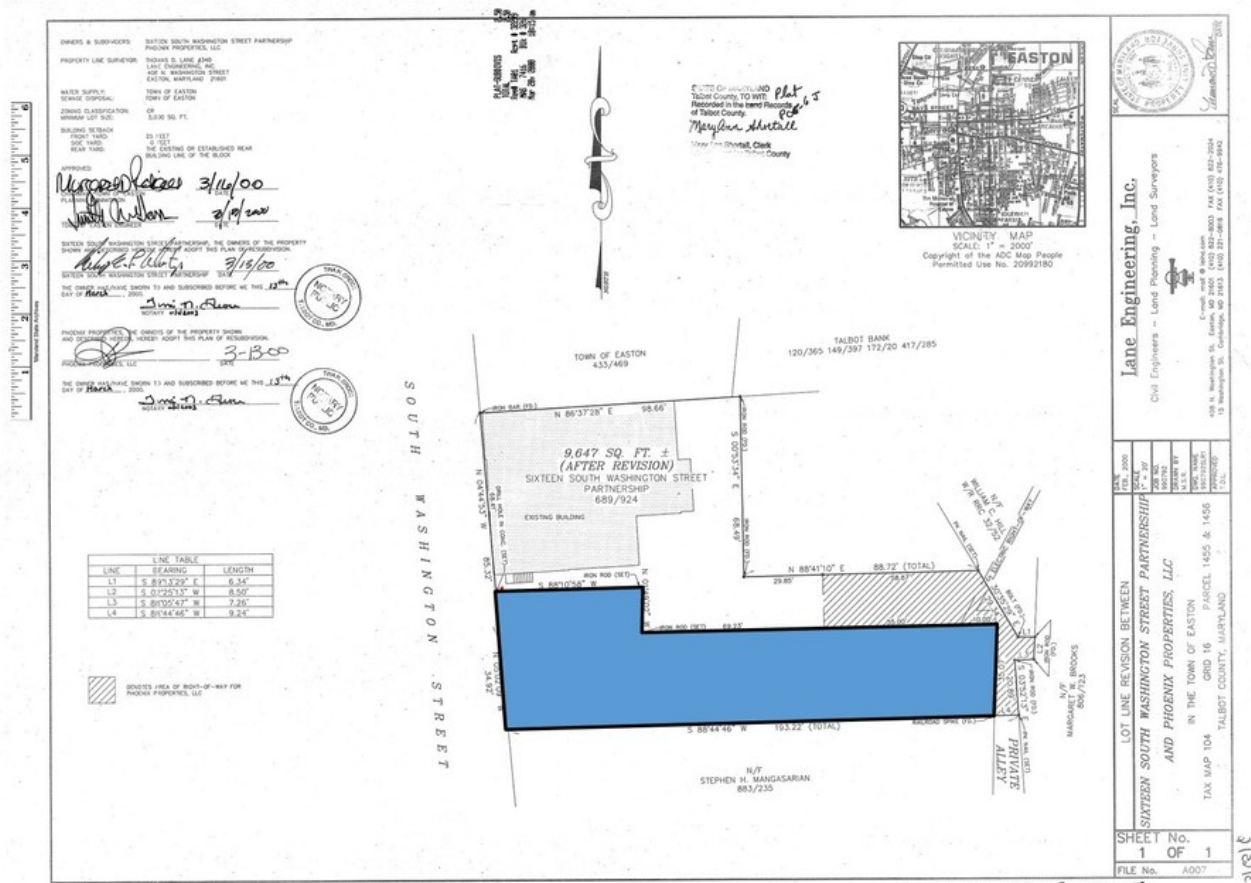
PROPERTY OVERVIEW

One of a kind land development opportunity! The only commercial building lot in Easton's Town Center and one of a very few available development parcels anywhere in the historic district. In 2000, this site received Planning and Zoning, as well as conceptual Historic District Commission Approvals (now expired) for a mixed-use three story building of 14,200 SF.

PROPERTY HIGHLIGHTS

- Major Price Reduction!
- 0.170-acre building lot
- Great visibility and access
- Nine parking spaces included
- Public parking across the street
- Prime location for office or retail

Site Plan



MSA SSU 1254-3225

P94849

Photo Gallery



Photo Gallery



Previous Approved Design



2. Rear setback – thirty (30) feet yard (except for fences).

3. Side setbacks – two side setbacks are required of eight (8) feet each (except for fences).

E. Height Limitations – thirty-five (35) feet.

F. Building Envelope – All lots shall have a minimum building envelope of fifty-five (55) feet deep by fifty-four (54) feet wide.

G. Lot coverage – Within the building envelope 100% of the land area may be covered with buildings or structures. Outside of the building envelope permitted accessory structures may be constructed in accordance with the supplemental standards pertaining to said use. In total, such accessory structures may not occupy more than fifty (50%) percent of the rear yard area. This provision shall not be construed to permit any accessory structures to be located in the established front yard.

H. For single family dwellings the maximum density permitted in the R-10M district shall be one (1) dwelling unit per lot. For multi-family dwellings the maximum density shall be five (5) dwelling units per acre. For mobile home subdivisions or parks the maximum permitted density shall be six (6) units per acre. The maximum permitted density for two-family dwellings shall be two (2) du/lot provided said lot is expanded in accordance with Section 28 – 1007.1.A.(9).

SECTION 28 – 405 CR - CENTRAL BUSINESS COMMERCIAL DISTRICT

28 – 405.1 PURPOSE

The purpose of this district is to provide appropriate locations for select commercial activities within the Town of Easton's Central Business District. Provision is made for the accommodation of a wide range of business pursuits, retail sales and office and service activities which serve the needs of citizens of the region. The district is designed to preserve, and to encourage the continued development of the Central Business Area consistent with the unique land use mix which currently exists.

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.

28 – 405.2 DEVELOPMENT STANDARDS

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

1 A. Lot Standards

- 2
- 3 1. Minimum lot size – All lots hereafter established shall be not less
- 4 than 5,000 square feet.
- 5
- 6 2. Minimum lot dimensions – All lots hereafter established shall have
- 7 depth of at least sixty (60) feet.
- 8
- 9 3. Lot frontage – All lots hereafter established shall have a minimum
- 10 frontage on a public street or way of at least thirty (30) feet.
- 11

12 B. Off-Street Parking shall not be required for uses within the CR Zoning

13 District.

14

15 C. Minimum setback requirements for all lots and uses:

16

- 17 1. Front setback – All structures shall conform with a setback line as
- 18 established by the Town Council or twenty-five (25) feet from the
- 19 front property line in the event that no setback line is so
- 20 established.
- 21
- 22 2. Rear setback:
- 23
- 24 a. in previously developed areas in the CR commercial zone
- 25 the existing or established rear building line of that block;
- 26
- 27 b. all buildings hereafter constructed in areas without an
- 28 established rear building line in that block shall be setback
- 29 fifteen (15) feet from the rear property line (except for
- 30 fences).
- 31
- 32 3. Side setbacks – none.
- 33

34 D. Height limitations – fifty (50) feet.

35

36 E. Building structure size – not to exceed twenty-five thousand (25,000)

37 square feet of gross floor area, except by Special exception.

38

39 F. Building envelope – All lots shall have a minimum building envelope of

40 twenty (20) feet deep by thirty (30) feet wide.

41

42 G. Lot coverage – by all buildings and structures shall not exceed seventy

43 (70%) percent.

44

45 H. Maximum density for any residential uses permitted by right or as a

special exception shall be in accordance with the development standards of the R-7A District (Section 28 – 402.2).

- 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 plantings, a minimum of eight (8) feet in height, as per the requirements of Section 28 – 1014 of this Ordinance.

SECTION 28 – 406 CG - GENERAL COMMERCIAL DISTRICT

28 – 406.1 PURPOSE

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

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.

28 – 406.2 DEVELOPMENT STANDARDS

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

A. Lot Standards:

- 1. Minimum lot size – All lots hereafter established shall be not less than 20,000 square feet
- 2. Lot frontage – Each lot hereafter established shall have a minimum frontage on a public street or way of sixty (60) feet.

B. Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.

C. Setback requirements for all lots and uses:

- 1. Front setback – All structures shall be setback at least twenty-five (25) feet.

1
2
3

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	--	

Table 2.1 Notes:

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

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

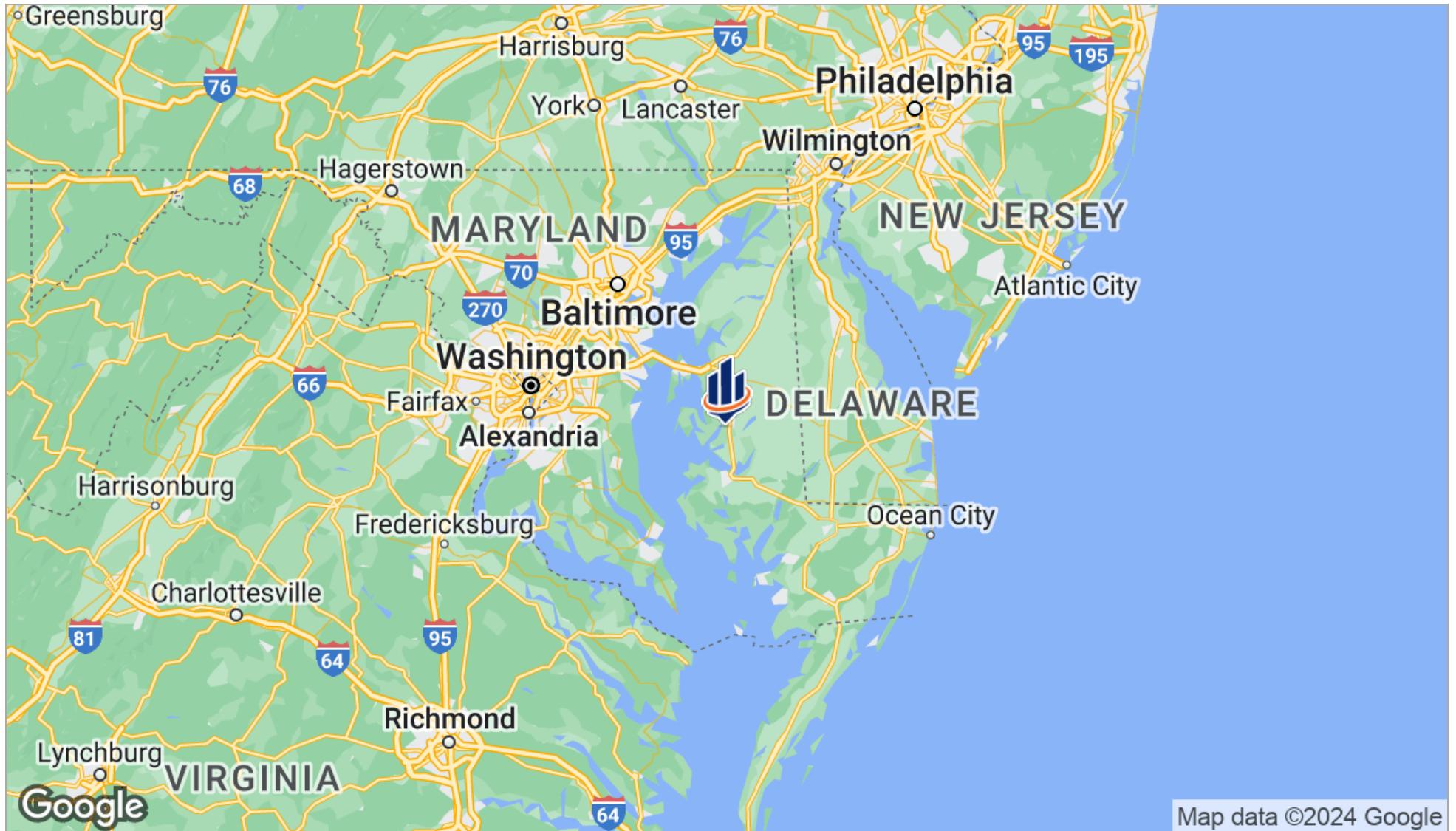
T - DENOTES A USE PERMITTED WITH A TEMPORARY USE PERMIT (SEE SECTION 28 – 1306)

-- - DENOTES A PROHIBITED USE

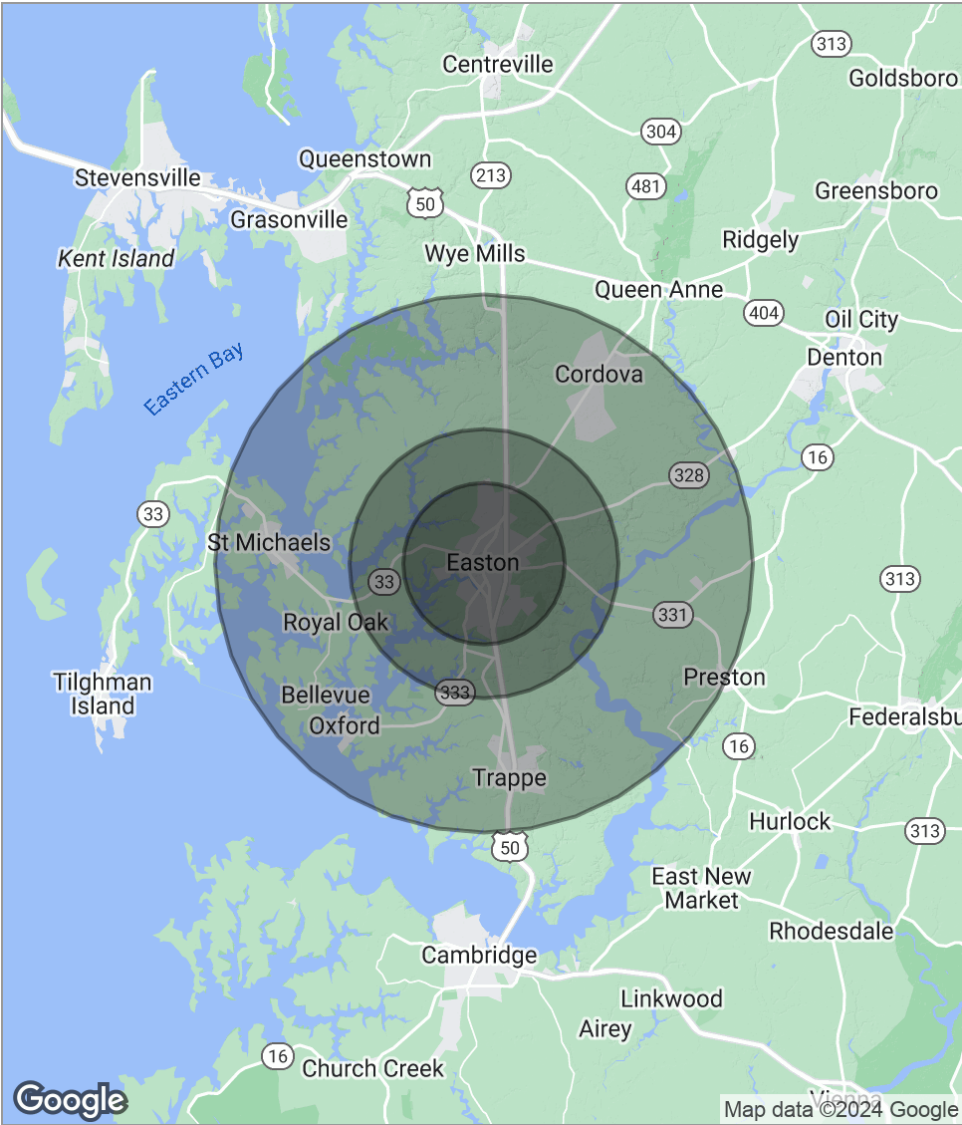
1 - SHOPPING CENTERS WHICH WERE PREVIOUSLY APPROVED AS SPECIAL EXCEPTIONS OR PMR DISTRICTS SHALL BE TREATED AS APPROVED PUD DISTRICTS. ANY CHANGES TO SUCH SHOPPING CENTERS SHALL BE REVIEWED AS PER THE REQUIREMENTS FOR AMENDMENTS TO APPROVED PUD DISTRICTS.

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

Regional Location



Demographics



POPULATION	3 MILES	5 MILES	10 MILES
Total population	15,379	23,441	39,992
Median age	42.5	43.7	45.2
Median age (male)	39.0	41.4	43.7
Median age (Female)	45.0	45.3	46.2
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	6,561	9,713	16,362
# of persons per HH	2.3	2.4	2.4
Average HH income	\$71,790	\$78,092	\$86,818
Average house value	\$361,555	\$366,245	\$428,153

** Demographic data derived from 2020 ACS - US Census*

Advisor Profile

ROBERT H. GREENLEE

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PROFESSIONAL BACKGROUND

Robert H. (Bob) Greenlee owns and serves as Managing Director and Senior Advisor for the Chesapeake office of SVN | Miller Commercial Real Estate. For 35+ years, with involvement in over 1,500 projects valued in excess of \$10 billion, Bob has been a recognized leader on the East Coast for sustainable investment real estate. He is an important strategic partner to his clients, helping them maximize value and wealth. He blends transactional and analytical expertise to drive transformative, value-add results.

As the National Chair of ESG, Sustainable and Impact Investing for SVN International Corp., Greenlee specializes in:

- The economics of sustainable and impact investment real estate
- Sustainability as a Service
- Carbon monetization and asset management
- ESG improvement and impact management
- National brokerage of ESG assets through and with SVN's 220 offices
- Purpose-driven scoring and educational innovations on a Big Data platform
- Resiliency and future proofing real estate for the insurance and mortgage lending industries

These areas of specialization are also deployed through two other national companies that Bob owns and leads: The E³SG Companies and ESG IMPACTS, through his role as the national ESG “fixer” on the Innovation Domain team, as well as through his leadership positions in the ROAR Partnership / Future Proofing America and the Washington DC chapter of Contractors, Closers and Connections [CCC]. In addition, he has volunteered these and related services to the local and regional communities for many years – with a particular focus on economic development, conservation, and comprehensive planning.

Bob has an undergraduate degree in Finance from the University of South Carolina and a master's degree in Economics earned at Loyola University of Maryland. He stays current on industry trends and best practices through continuing education as a licensed real estate salesperson and a Certified General Appraiser in the state of Maryland, also as a Practicing Affiliate member of the Appraisal Institute. He is frequently invited to lecture about the economics of ESG and sustainability and is an active contributor to the US Green Building Council and the Urban Land Institute.