

1. Article IX § 595-36 Use definitions

A. Residential uses.

- (1) A1 Single-Family Detached. A structure having open space on all four sides, containing one dwelling unit.
- (2) A2 Single-Family Semidetached. A single-family dwelling attached to another single-family dwelling by a common vertical wall, with each dwelling located on a separate lot and having open space on three sides.
- (3) A3 Single-Family Attached. A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access, no unit is located over another, and each unit is separated from any other unit by one or more vertical common walls. A row of single-family attached units will have two end units that have open space on three sides (e.g., townhouse, row home).
- (4) A4 Two-Family Detached. A building on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from exterior wall to exterior wall and having open space on all four sides (e.g., duplex).
- (5) A5 Two-Family Semidetached. A two-family dwelling attached to another dwelling by a common vertical wall, with each dwelling located on a separate lot and having open space on three sides.
- (6) A6 Two-Family Attached. A residential structure on a single lot containing two dwelling units, one over the other, in a row of at least three dwellings, with open space on two sides, and an unpierced party wall in common, with adjoining dwellings on separate lots on either side.
- (7) A7 Multifamily. A residential structure containing more than two but less than five dwelling units, each totally separate from the others by an unpierced wall, ceiling or floor. Multifamily structures shall not contain more than two stories.
- (8) A8 Residential Lowrise. One or more multifamily structures, containing a maximum of two stories, and including related amenities (e.g., common open space). Garden apartment type development shall be included in this definition.
- (9) A9 Residential Midrise. A residential structure containing three to five stories and five or more dwelling units, including related amenities.

- (10) A10 Residential Highrise. A residential structure containing a minimum of six stories and including related amenities.
- (11) A11 Rooming House. A structure in which lodging is provided by the operator to no more than three persons. No individual rental room shall have independent outside access nor separate cooking and/or separate bathroom facilities.
- (12) A12. Mixed Residential/Business. A structure containing both residential and commercial components as principal uses. No such building or structure shall contain a residential component at or below the grade level and/or first level.
[Amended 9-24-2008 by Ord. No. 5120]
- (13) A13 Group Homes. Public or private facilities which render supervised care in a residential setting to persons with functional handicaps who maintain a common household. Nursing homes and other long-term care facilities are excluded and are considered institutional uses.
- ~~(14)~~ (14) A14 Dormitory. A building that contains ~~dwelling rooms or groups of~~ rooms that provide sleeping and living accommodations solely for students enrolled at a college, university or similar institutional facility and members of its faculty or staff, provided that the ~~dormitory~~ Dormitory is owned or managed by the institution where the students are enrolled or is owned or operated by an entity that was formed to promote the interests of and is operated for the benefit of that college or university. The rooms or groups of rooms may include provisions for eating, cooking and sanitation in addition to living and sleeping.
- (15) A15 Mixed Use/Dormitory. A structure containing Dormitory (as defined in A14 above) and/or commercial components including retail, as defined in Section 595-36.C, and/or service uses, as defined in Section 595-36.D, as principal uses. No such building or structure shall contain a Dormitory component at or below the grade level and/or first level.

2. **Article XII – College Hill/Institutional 1 Transitional Zone District § 595-61(D) – Permitted Uses:**

§595-61 Permitted uses.

- A. J1 Timber activities (in accordance with Article XXXI, Supplemental Standards).
- B. J2 Timber harvesting operation (in accordance with Article XXXI, Supplemental Standards).

- C. Uses permitted by right in Block Class A:
 - (1) A1 Single-family detached dwelling.
 - (2) A2 Single-family semidetached dwelling.
 - (3) I3 Accessory structure.
 - (4) I4 Temporary structure.
 - (5) I5 Accessory storage.
 - (6) I6 Accessory parking area.
 - (7) I7 Accessory swimming pool.
 - (8) I11 No-impact home-based business.

- D. In addition to the uses in Subsection C, the following uses are permitted by right in Block Classes B and C:
 - (1) A3 Single-family attached dwelling.
 - (2) A4 Two-family detached dwelling.
 - (3) A5 Two-family semidetached dwelling.
 - (4) A6 Two-family attached dwelling.
 - (5) I3 Accessory structure.
 - (6) I4 Temporary structure.
 - (7) I5 Accessory storage.
 - (8) I6 Accessory parking area.
 - (9) I7 Accessory swimming pool.
 - (10) I11 No-impact home-based business.

3. **Article XIII – College Hill/Institutional 1 Transitional Zone District § 595-62 – Special exception uses**

§595-62 Special exception uses.

- A. A7 Multifamily dwelling-

- ~~B.~~B. A8 Residential lowrise.
- ~~C.~~C. A9 Residential midrise.
- ~~D.~~D. A12 Mixed residential/business.
- E. A15 Mixed Use/Dormitory.
- ~~E.~~F. B1 Cultural activities and exhibitions.
- ~~F.~~G. B2 Amusements.
- ~~G.~~H. B3 Parks.
- ~~H.~~I. B4 Private social clubs.
- ~~I.~~J. C2 Hardware.
- ~~J.~~K. C3 General merchandise.
- ~~K.~~L. C4 Food establishments.
- ~~L.~~M. C5 Eating and drinking places.
- ~~M.~~N. C6 Retail specialty establishments.
- ~~N.~~O. C7 Furniture and other furnishings.
- ~~O.~~P. D1 Information and data.
- ~~P.~~Q. D2 Finance, insurance and real estate.
- ~~Q.~~R. D3 Personal services.
- ~~R.~~S. D4 Business services.
- ~~S.~~T. D5 Repair services.
- ~~T.~~U. D6 Professional services.
- ~~U.~~V. D7 Administrative offices.
- ~~V.~~W. D9 Bed-and-breakfast.
- ~~W.~~X. E1 Educational services.

- ~~X.~~Y. E5 Religious worship services.
- ~~Y.~~Z. F10 Cottage industry.
- ~~Z.~~AA. H1 Passenger depot.
- ~~AA.~~BB. H3 Parking lot/structures.
- ~~BB.~~CC. H4 Utility service.
- ~~CC.~~DD. H5 Communications facility.
- ~~DD.~~EE. I9 Small family day-care home.

4. **Article XIII – College Hill/Institutional 1 Transitional Zone District § 595-65 Design standards**

§ 595-65 Design standards.

- A. In addition to other design standards of this article pertaining to lot area and width, build-to lines, side yards, building height, and impervious surface, the following shall apply:
 - (1) The context sensitive design standards of Article ~~XXXV~~.
 - (2) Off-street parking shall be accessed via an alley, where such alley exists.
 - (3) No new attached garage may be front-loaded.
 - (4) Driveways accessed via a street, and not an alley, shall be no more than nine feet wide.
 - (5) Dwelling units and/or rooms within a Mixed Use/Dormitory located within the College Hill/Institutional 1 Transitional Zone District may have up to four unrelated persons per dwelling unit.
 - (6) Residents of Lafayette College owned residence halls are required to park in Lafayette College parking areas.
 - (7) Off-street parking for retail businesses shall be calculated as one per 600 square feet within the College Hill/Institutional 1 Transitional Zone District. A detailed parking study shall be required. The study shall provide a determination of the future percentage of pedestrian versus vehicle volumes. The study shall also provide documentation that the projected number of off-street parking spaces needed is sufficient to meet

the off-street parking standards set forth in this Section. Joint use parking shall follow Article XXXII, Section 595-186.

(8) When located directly beside any building under 40 feet in height, the applicant shall use one or more of the following design strategies:

- (A) Incorporate transitions of appropriate height and scale;
- (B) Step back the upper stories from the stories below;
- (C) Tuck the upper stories inside a pitched roof; and/or
- (D) Use pitched roofs with dormer windows for upper story rooms.

ZONING
595 Attachment 1

City of Easton

Table of Uses by Zoning District
[Amended 9-24-2008 by Ord. No. 5120; 6-24-2009 by Ord. No. 5210; 1-23-2013 by Ord. No. 5388]

This table is intended only as a summary of the uses governed by the Zoning Ordinance. When there is a conflict between the table and text of the Ordinance, the text of the Ordinance shall control.

KEY:

P = Permitted

SE = Special Exception N =

Prohibited Use

Use	CH	CH/ INS-1 T	SS	WW	WW/ INS-2 T	RC	INS-1	INS-2	DD	AR	ET	SC*	IO*	
A	Residential Uses													
A1	Single-family detached	P ¹	P ¹	P	P	P	SE	P	P	SE	P	N	*	*
A2	Single-family semidetached	P ¹	P ¹	P	P	P	SE	P	P	SE	P	N	*	*
A3	Single-family attached	P ²	P ²	P	P ²	P ²	SE	P	P	SE	P	N	*	*
A4	Two-family detached	P ²	P ²	P	P ²	P ²	N	N	N	SE	N	N	*	*
A5	Two-family semidetached	P ²	P ²	P	P ²	P ²	N	N	N	SE	N	N	*	*
A6	Two-family attached	P ²	P ²	P	P ²	P ²	N	N	N	SE	N	N	*	*
A7	Multifamily	SE	SE	SE	SE	SE	N	SE	P ²	SE	N	N	P	*
A8	Residential lowrise	SE	SE	SE	SE	SE	SE	SE	P ²	P	P	N	*	*
A9	Residential midrise	N	SE	N	N	N	N	N	SE	P	P	N	SE ³	*
A10	Residential highrise	N	N	N	N	N	N	N	N	P	P	N	*	*
A11	Rooming house	N	N	N	N	N	N	P	N	SE	N	N	*	*
A12	Mixed residential/business	N	SE	N	N	SE	SE	SE	P	P	P	N	P	*
A13	Group home	N	N	N	N	N	N	SE	N	N	N	N	*	*
A14	Dormitory	N	N	N	N	N	N	P	N	SE	N	N	*	*
A15	Mixed Use/Dormitory	N	SE	N	N	N	N	N	N	N	N	N	N	N
B	Arts, Entertainment and Recreation Uses													
B1	Cultural activities and exhibitions	N	SE	N	N	N	SE	P	P	P	P	P	SE	SE
B2	Amusements	N	SE	N	N	N	SE	P	N	P	P	P	SE	*
B3	Parks	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	*

City of Easton
Dimensional Criteria for
College Hill/Institutional 1 Transitional Zone (CH/INS-1T) District
[Added 9-24-2008 by Ord. No. 5120]

Permitted Use	Blocks			Minimum Lot Requirements		Build-To Line ¹ (feet)	Minimum Yard Setbacks		Maximum Building Height (feet)	Maximum Impervious Coverage
	A	B	C	Area/DU (square feet)	Width (feet)		Side ² (feet)	Rear (feet)		
Single family detached dwelling unit	X			9,500	60	20	10	40	40 <u>55</u>	50 <u>85</u> %
		X		5,000	50	10	7	35	40 <u>55</u>	50 <u>85</u> %
			X	4,000	40	10	5	25	40 <u>55</u>	50 <u>85</u> %
Single family semidetached dwelling unit	X			6,750	60	20	10	40	40 <u>55</u>	50 <u>85</u> %
		X		4,000	40	10	7	35	40 <u>55</u>	50 <u>85</u> %
			X	3,000	30	10	5	25	40 <u>55</u>	50 <u>85</u> %
Single-family attached dwelling unit		X		3,500	35	10	0	35	40 <u>55</u>	50 <u>85</u> %
			X	1,800	18	0	0	25	40 <u>55</u>	50 <u>85</u> %
Two-family detached dwelling unit		X		4,000	40	10	7	35	40 <u>55</u>	50 <u>85</u> %
			X	2,500	25	0	5	25	40 <u>55</u>	50 <u>85</u> %
Two-family semidetached dwelling unit		X		2,500	50	10	7	35	40 <u>55</u>	50 <u>85</u> %
			X	1,750	30	0	5	25	40 <u>55</u>	50 <u>85</u> %
Two-family attached dwelling unit		X		2,000	25	10	0	35	40 <u>55</u>	50 <u>85</u> %
			X	1,250	18	0	0	25	40 <u>55</u>	50 <u>85</u> %

NOTES:

* See § 595-156.

** Two side yards required for detached buildings; one side yard per lot is required for semidetached buildings.