

ARTICLE II
Part II Purpose and Objectives

§595-7 Statement of community development objectives; district purposes.

Easton's community development objectives are encompassed in the City's Comprehensive Plan, as adopted by resolution of Council in ~~1997~~
2017.

- A. College Hill District's purpose is to protect the character of this unique hillside neighborhood adjoining Lafayette College, accommodating a mix of housing types and development intensities, neighborhood retail and commercial services, green space, and appropriate infill.
- ~~A.~~ **B. The College Hill/Institutional 1 Transitional Zone (CH/INS-1 T) purpose is to provide for a mix of residential and non residential uses that will accommodate current and future College Hill and Lafayette College needs and amenities. Such uses would allow college students, staff and faculty, and residents and visitors of College Hill to live, shop, dine and receive their wellness needs. The district encourages mixed use buildings and alternative modes of transportation such as walking and biking. It is a goal to promote and build safe and attractive pedestrian oriented landscapes as well as reduce the need for impervious surfaces for parking.**
- ~~B.~~ C. South Side District's purpose is to enhance the character of this neighborhood by accommodating a mix of housing types and development intensities, green space, local and regional commercial and appropriate redevelopment and infill that maintains or extends the existing network of streets and alleys.
- ~~C.~~ D. West Ward District's purpose is to protect and enhance the character of this existing neighborhood located on a similar topographic plane as the Downtown by accommodating a mix of housing types and development intensities, green space, neighborhood retail and commercial services, and appropriate infill and redevelopment that maintains or extends the existing network of streets and alleys.
- ~~D.~~ E. River Corridors and Other Green Areas District's purpose is to accommodate appropriate development while providing for adequate protection and buffering of the City's waterways and other natural resources; assist in flood management; protection of environmentally sensitive areas; and meet the need for local and regional greenways, open space, and recreation within the City.
- ~~E.~~ F. Institutional-1 District's purpose is to accommodate the orderly development and expansion of Lafayette College.
- ~~F.~~ G. Institutional-2 District's purpose is to accommodate the orderly development needed to meet the institutional needs of Northampton County.
- ~~G.~~ H. Downtown District's purpose is to provide the highest intensity of development within the core of the City of Easton, while preserving the City's historic resources and context; to promote a mix of regional commercial and office space, with residential opportunity and neighborhood services; and to support mass transit and transit-oriented development.
- ~~H.~~ I. Adaptive Reuse District's purpose is to promote the redevelopment and revitalization of underutilized and underperforming areas of the City with mixed residential, commercial and light industrial development in an environmentally sensitive manner.

- ⊕ **J.** Street Corridor Enhancement Overlay District's purpose is to accommodate medium- and high-intensity development at the gateways to the City and along the principal vehicular and pedestrian corridors, and to promote compact, walkable, mixed-use buildings with local and regional commercial services, compatibly scaled light industrial, and residential uses.
- ⊕ **K.** Innovation Overlay District's purpose is to protect the existing residential neighborhood while accommodating the expansion and enhancement of compatible light industrial and commercial opportunities that meet rigorous design standards and review.
- ⊕ **L.** Flood Hazard Overlay District's purpose is to establish basic performance standards to mitigate flood hazards in and adjacent to floodway, flood-fringe, and flood-prone areas of the City.
- ⊕ **M.** Steep Slope Conservation District's purpose is to establish basic performance standards for development on and adjacent to steep slope areas to mitigate soil erosion, sedimentation and mass wasting (landslides).
- ⊕ **N.** Expressway Transitional District's purpose is to accommodate uses that are suited ideally to areas adjacent to the City's major expressways, while limiting potential negative impacts of these uses to residential, commercial, mixed-use, natural and historic areas.

[Added 4-11-2012 by Ord. No. 5352]

ARTICLE IV
Definitions

COLLEGE OR UNIVERSITY – An institution of higher education and research authorized by the Commonwealth that provides associate, undergraduate, or higher degrees.

DWELLING UNIT. Any room or group of rooms located within a building and forming a single, habitable unit with facilities used or intended to be used for living, sleeping, cooking and eating by one or more persons. **When applied to a Dormitory, including in a mixed-use dormitory structure; ‘ Dwelling Unit’ describes a room or group of rooms where one or more persons reside, without necessarily containing all of the aspects, such as cooking, otherwise applicable as set forth above. Standards for such dormitory rooms will be as established within the zoning district in which the use is permitted.**

ARTICLE IX
Use Regulations

§595-36 Use Definitions

~~(14) A14 DORMITORY – A building that contains 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 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.~~ **A principal or accessory building that provides residential living facilities within a dwelling unit for occupancy by students, staff or faculty of a college, university or similar institution.**

~~(15) A15 MIXED USE/DORMITORY. A structure containing dormitory [as defined in Subsection A(14) above] and commercial and/or service components as otherwise permitted by right or special exception within the district, as principal uses. No such building or structure shall contain a dormitory component at or below the grade level and/or first level.~~ **subordinate or ancillary retail, eating and drinking establishments and /or service uses as otherwise permitted in the district. No such building or structure shall contain a dormitory component at or below the grade level and/or first level.**

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ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

Jan 16, 2018

ARTICLE XI
Districts Established
§595-51 Division into districts

Abbreviation

CH

CH/INS-1T

SS

WW

WW/INS-2T

RC

INS-1

INS-2

DD

AR

ET

District

College Hill

College Hill/Institutional 1 Transitional Zone

South Side

West Ward

West Ward/Institutional 2 Transitional Zone

River Corridors and Other Green Areas

Institutional-1

Institutional-2

Downtown

Adaptive Reuse

Expressway Transitional

Abbreviation

SC

IO

FH

SSC

~~CH/INS-1T~~

~~WW/INS-2T~~

~~ET~~

Special Overlay District

Street Corridor Enhancement Overlay

Innovation Overlay

Flood Hazard Overlay

Steep Slope Conservation Overlay

~~College Hill/Institutional 1 Transitional Zone~~

~~West Ward/Institutional 2 Transitional Zone~~

~~Expressway Transitional~~

ARTICLE XIII
College Hill/Institutional 1 Transitional Zone (CH/INS-1 T)
District
[Added 9-24-2008 by Ord. No. 5120]

§ 595-61. ~~Permitted uses.~~ **Legislative intent; requirements.**

~~A. J1 Timber activities (in accordance with Article XXXI, Supplemental Standards).~~

A. Legislative intent.

- (1) The intent of the College Hill/Institutional 1 Transitional Zone (CH/INS-1 T) is to provide an area of transition that integrates the needs of Lafayette College’s students, staff and faculty with the College Hill neighborhood.**
- (2) Consistent with this intent, uses include current single family detached, semi-attached, semi-detached and attached residential dwellings, a mixed use/dormitory would be permitted as a methodology to provide residential dormitory living space on upper floors with street level uses consisting of retail, eating and drinking places, professional and administrative offices, as well as healthcare related as of right services. Certain complimentary uses are also to be permitted by special exception. The provisions within the District implement the policies set forth in the Easton Comprehensive Plan, as amended, to facilitate a pedestrian oriented streetscape and encourage alternative modes of transportation, such as walking and biking, and minimize the introduction of impervious surfaces for parking. The College shall provide the necessary resources to facilitate the use of its ancillary and accessory facilities located within INS-1 and AR Districts that are situated in more suitable and less intrusive locations to meet its current and future parking demands.**

~~B. J2 Timber harvesting operation (in accordance with Article XXXI, Supplemental Standards).~~ **Requirements.**

- (1) Lots sizes and dimensions in this district are not required to conform to pre-existing lot patterns or dimensions.**
- (2) New buildings in this district are not required to conform to pre-existing building size, design and style. The following requirements established by Article XXXV Context Sensitive Design Standards that apply: 595-211, 595-212, 595-218, 595-219, 595-225, 595-226, 595-229 A & B 2 through 4, and § 595-230.**
- (3) In the event that a provision of this Article is inconsistent or in conflict with a provision of Sections 595-178,595-179 and Article XXXV, provisions established for this district shall govern. The other standards in Article XXXV adopted to maintain historic form, scale and development applicable to the traditional neighborhoods shall not be applicable to this CH/INS-1 T District.**

ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

C. Permitted uses : ~~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) A7 Multifamily dwelling.**
- (6) A8 Residential lowrise.**
- (7) A9 Residential midrise.**
- (8) A12 Mixed residential/business.**
- (9) A15 Mixed Use/Dormitory.**
- (10) C5 Eating and drinking places without drive-through service.**
- (11) C6 Retail specialty establishments.**
- (12) D6 Professional services.**
- (13) D7 Administrative offices.**
- (14) E1 Educational services.**
- (15) I3 Accessory structure.
- (16) I4 Temporary structure.
- (17) I5 Accessory storage.
- (18) I6 Accessory parking area.
- (19) I7 Accessory swimming pool.

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Jan 16, 2018

ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

(20) I11 No-impact home-based business.

§ 595-62. Special exception uses.

- ~~A. A7 Multifamily dwelling.~~
- ~~B. A8 Residential lowrise.~~
- ~~C. A9 Residential midrise.~~
- ~~D. A12 Mixed residential/business.~~
- ~~E. A15 Mixed-use/dormitory. [Added 4-26-2017 by Ord. No. 5590₁.]~~
- ~~F. A. B1 Cultural activities and exhibitions.~~
- ~~G. B. B2 Amusements.~~
- ~~H. C. B3 Parks.~~
- ~~I. D. B4 Private social clubs.~~
- ~~J. E. C2 Hardware.~~
- ~~K. F. C3 General merchandise.~~
- ~~L. G. C4 Food establishments.~~
- ~~M. C5 Eating and drinking places.~~
- ~~N. C6 Retail specialty establishments.~~
- ~~O. H. C7 Furniture and other furnishings.~~
- ~~P. I. D1 Information and data.~~
- ~~Q. J. D2 Finance, insurance and real estate.~~
- ~~R. K. D3 Personal services.~~
- ~~S. L. D4 Business services.~~
- ~~T. M. D5 Repair services.~~
- ~~U. D6 Professional services.~~
- ~~V. D7 Administrative offices.~~
- ~~W. N. D9 Bed-and-breakfast.~~
- ~~X. E1 Educational services.~~
- ~~Y. O. E5 Religious worship services.~~

ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

- ~~Z~~. P. F10 Cottage industry.
- ~~AA~~. Q. H1 Passenger depot.
- ~~BB~~. R. H3 Parking lot/structures.
- ~~CC~~. S. H4 Utility service.
- ~~DD~~. T. H5 Communications facility.
- ~~EE~~. U. I9 Small family day-care home

1. Editor's Note: This ordinance also provided for the redesignation of Subsections E through DD as Subsections F through EE, respectively.

§595-63. Dimensional criteria.

The Table of Dimensional Criteria for the College Hill/Institutional 1 Transitional Zone (CH/INS-1 T) District is located at the end of this chapter.

§595-64. Accessory buildings.

- A. Shall not exceed 15 feet in height.
- B. Shall be four feet from any and all side lot lines.
- C. Shall be four feet from the rear lot line, where no vehicular access exists, and six feet otherwise.
- D. Shall be located at least four feet from other structures.

§ 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.~~
- ~~[Added 4-26-2017 by Ord. No. 5590]~~

ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

~~(6) Residents of Lafayette College owned residence halls are required to park in Lafayette College parking areas.
[Added 4-26-2017 by Ord. No. 5590]~~

~~(7) Off-street parking for retail businesses shall be calculated as one per every 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 off-street parking standards set forth in this subsection. Joint use parking shall follow Article XXXII, § 595-186.
[Added 4-26-2017 by Ord. No. 5590]~~

~~(8) When located directly beside any building under 40 feet in height, the applicant shall use one or more of the following design strategies:
[Added 4-26-2017 by Ord. No. 5590]~~

- ~~(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.~~

A. In addition to other design standards of this article , the following shall apply:

(1) In the case of new one and two family and multifamily dwellings:

- (a)** Off-street parking shall be accessed via an alley, where such alley exists.
- (b)** No new attached garage may be front-loaded.
- (c)** Driveways accessed via a street, and not an alley, shall be no more than nine feet wide.

(2) In the case of a mixed use/dormitory, the following shall apply:

- (a) 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. [Added 4-26-2017 by Ord. No. 5590]**
- (b) Parking for Mixed Use/Dormitory. Because the district is adjacent to a university setting and is planned for high pedestrian volumes and reduced impervious surfaces, the development of expansive parking lots is not**

anticipated. Alternate arrangements for parking and calculation of parking needs, are provided as follows, recognizing that the occupants within the mixed use/dormitory, and those who utilize the facilities in the lower level, will primarily be students and members of the College located within in the INS-1 Zone, so that the following shall apply:

1. Students and residents of Lafayette College owned dormitories and mixed-use dormitory facilities are required to park in Lafayette College parking areas located in INS-1 or AR districts. Such students and residents of Lafayette College or any other university in this district are not permitted to park in spaces designated as parking for the general public and or any non-residential uses within a mixed use/dormitory. The College will be required to provide regular shuttle service if the designated parking is located further than 1,000 feet from the Mixed Use/Dormitory.
 2. Students and residents of Lafayette College owned and or operated housing, dormitories, and mixed-use dormitory facilities in this zoning district are not eligible for a City issued College Hill Parking Permit.
 3. Off-street parking for retail businesses shall be calculated as one per every 600 square feet.
 4. The parking requirements for the retail and service uses within a mixed use/dormitory use shall be equal to 20% of the parking requirements in §595-179 as modified by (b)3 above.
 5. On-street parking may be counted toward the required parking for non-residential uses within a mixed use/dormitory, only if such parking is located along the frontage owned by the applicant or landowner, exclusive of any curb cut. All eligible on-street parking areas shall be clearly depicted on a plan. Such parking areas shall not conflict with any turning movements off the cartway or obstruct access to any street, driveway, sidewalk, crosswalk, other accessway, or fire hydrant.
 6. Parking spaces for non-residential uses within a mixed use/dormitory may also be located within a parking lot/structure located within 600 feet of the lot on which the use is located.
 7. Article XXXII §595-188 D requirements shall not apply.
- (c) Design of mixed use/dormitory requires preservation and protection of pedestrian orientation of the ground level uses and avoidance of physical and visual barriers between ground level use and abutting streets and sidewalks. Accordingly, Sections 595-168, 520-32, 520-33 and 520-34 shall not be applicable for a mixed use/dormitory use. Applicant shall be required, to extent capable of doing so, to install appropriate streetscape and tree plantings, subject to approval by the City Forester for street tree species and planting location.

ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

- (d) When located directly beside any building under 40 feet in height, the applicant shall use one or more of the following design strategies:
 1. Incorporate transitions of appropriate height and scale;
 2. Step back the upper stories from the stories below;
 3. Tuck the upper stories inside a pitched roof; and/or
 4. Use pitched roofs with dormer windows for upper story rooms.
 - (e) **Dwelling units within Mixed Use/Dormitories shall be a minimum area of 250 square feet for two students. 100 square feet per bedroom shall be added for each additional student. Lot size and density requirements in §595-169 term shall not apply to Mixed Use/Dormitories.**
 - (f) **No on or off-street parking spaces and no structure or fence, wall or shrubs a height range of two to ten feet shall be permitted within a sight triangle (as required by §595-187 and §595-161).**
- (3) No drive-through facilities or services are permitted in this District.**

Article XXXII Off-Street and On-Street parking
§ 595-181 Mixed uses.

For mixed uses, total requirements shall be the sum of the requirements of the component uses computed separately or **an applicant may follow Joint-use parking regulations in Article XXXII, § 595-186**, except for the Downtown District (DD), where the total requirements may be reduced by 1/2.

Article XXXII Off-Street and On-Street parking
§595-189 Off-street loading requirements.

In connection with any building or structure which is to be erected or substantially altered and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided off-street loading berths not less than the minimum requirements specified below:

**ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV**

A. Service vehicle areas. Areas provided for loading and unloading of delivery trucks and other vehicles and for the servicing of shops by refuel, collection, fuels and other service vehicles shall be so arranged that they may be used without:

- (1) Blocking or interfering with the use of accessways, automobile parking facilities, or pedestrianways; or
- (2) Ingress and egress shall not require backing onto a street or lot.

B. Location. All required loading berths shall be located on the same lot as the use to be served, and no portion of the vehicles shall project into any traffic lane.

C. Size. A required off-street loading berth shall be at least 10 feet in width by at least 40 feet in length, exclusive of aisle and maneuvering space, and shall have vertical clearance of at least 14 feet.

D. Access. All required off-street loading berths shall be designed with appropriate means of vehicular access to an interior drive in a manner which will least interfere with traffic movements and shall be subject to approval of the Office of the City Engineer. They shall have all-weather surfaces to provide safe and convenient access during all seasons. All access areas shall further be set back from street intersections as required by § 595-187A.

E. Surfacing. All open off-street loading berths shall be paved.

Repair and service. No storage of any kind or motor vehicle repair work of any kind, except emergency work, shall be permitted within any required loading berth.

G. Space allowed. Space allowed to any off-street loading berth shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof. Required off-street parking spaces shall not be used for loading and unloading purposes except during hours when business operations are suspended.

Use	Floor Area (square feet)	Required Berths
Service	Under 10,000	0
	Over 10,000	1
	Each additional 50,000 or fraction thereof	1 additional
Retail	Under 5,000	0

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ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
 SALDO AMENDMENTS - ARTICLES III & IV

Jan 16, 2018

Use	Floor Area (square feet)	Required Berths
Industrial	Over 5,000	1
	Each additional 20,000 or fraction thereof	1 additional
	Under 3,000	0
	Over 3,000	1
	Each additional 20,000 or fraction thereof	1 additional

H. The above requirements are subject to modifications based on the request of the applicant or the City Engineer and/or the Easton Police Department. All modifications are subject to review and approval of the City Engineer and/or the Easton Police Department.

Amending Article XIII – Attachment 3

595 Attachment 3
 Dimensional Criteria for
 College Hill/Institutional 1 Transitional Zone (CH/INS-1T) District

Adding:

Permitted Use	Blocks			Minimum Lot Requirements		Build – To Line (feet)	Minimum Yard Setbacks		Maximum Building Height (feet)	Maximum Impervious Coverage
	A	B	C	Area/DU (square feet)	Width (feet)		Side (feet)	Rear (feet)		
Single family	X									

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ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII

SALDO AMENDMENTS - ARTICLES III & IV

Jan 16, 2018

detached dwelling unit			9,500	60	20	0	0	55	85%
	X		5,000	50	10	0	0	55	85%
		X	4,000	40	10	0	0	55	85%
Single family	X		6,750	60	20	0	0	55	85%
semidetached dwelling unit	X		4,000	40	10	0	0	55	85%
		X	3,000	30	10	0	0	55	85%
Single-family attached dwelling unit	X		3,500	35	10	0	0	55	85%
		X	1,800	18	0	0	0	55	85%
Two-family detached dwelling unit	X		4,000	40	10	0	0	55	85%
		X	2,500	25	0	0	0	55	85%
Two-family semidetached dwelling unit	X		2,500	50	10	0	0	55	85%
		X	1,750	30	0	0	0	55	85%
Two-family attached dwelling unit	X		2,000	25	10	0	0	55	85%
		X	1,250	18	0	0	0	55	85%

DRAFT
ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

Jan 16, 2018

unit										
Mixed- Use/Dormitory		X		12,000	30	0 ¹	5	5	55	85%
			X	12,000	30	0 ¹	5	5	55	85%
All Non- Residential Uses		X		3,000	30	0 ¹	5	5	55	85%
			X	3,000	30	0 ¹	5	5	55	85%

¹ Except for the development of public plazas and/or common areas in front or between buildings

Amending 595 Attachment 1

595 Attachment 1
Table of Uses by Zoning District

Adding:

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ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

Jan 16, 2018

USES	DISTRICT											ET	SC	IO		
	CH	CH/ INS-1 T	SS	WW	WW/ INS-2 T	RC	INS-1	INS-2	DD	AR						
A. Residential Uses																
A7. Multifamily	SE	SE P	SE	SE	SE	N	SE	P	P	P	N	P	*			
A8. Residential Lowrise	SE	SE P	SE	SE	SE	SE	SE	P	P	P	N	*	*			
A9. Residential midrise	N	SE P	N	N	N	N	N	SE	P	P	N	SE ³	*			
A12. Mixed residential/business	N	SE P	N	N	SE	SE	SE	P	P	P	N	P	*			
A15. Mixed-Use/Dormitory	N	SE P	N	N	N	N	N	N	N	N	N	*	*			
C. Retail Uses																
C5. Eating and drinking places	N	SE P	N	N	SE	SE	P	P	P	N	N	SE	*			
C6. Retail specialty establishments	N	SE P	N	N	SE	SE	P	P	P	N	N	SE	*			
C7. Furniture and other furnishings	SE	SE	N	N	N	N	N	N	P	P	P	SE	SE			

DRAFT
ZONING ORDINANCE AMENDMENTS -ARTICLE II, IV, IX, XI, XIII, XXXII
SALDO AMENDMENTS - ARTICLES III & IV

Jan 16, 2018

D. Service Uses													
D6. Professional services	N	SE P	N	N	P	SE	N	P	P	P	P	SE	SE
D7. Administrative offices	N	SE P	N	N	P	SE	P	P	P	P	P	SE	SE
D10. Community services	N	N	N	N	N	N	P	P	P	N	N	SE	*
E. Institutional Uses													
E1. Educational services	SE	SE P	SE	SE	SE	N	P	P	P	SE	SE	SE	*

AMENDMENTS TO THE SUBDIVISION & LAND DEVELOPMENT ORDINANCE CHAPTER 520.

Article III: Design Standards

§520-22 Street cross sections.

§520-22.B

- B. Insufficient widths. Where a subdivision abuts or contains an existing street of insufficient width as required above, additional cross-section widths in conformance with the above standards ~~shall~~ **may** be required **as deemed appropriate by the City engineer**. These additional widths shall be divided evenly between the abutting lots on the opposite sides of the street.

Article IV: Plan Requirements

§520-36 Preapplication requirements.

§520-36 C

- C. Site data, which shall show all proposed uses, both public and private, for the development of the property, including ~~appropriate landscaping, parking, building size, use and lot coverage~~ **applicable Chapter 595 Zoning requirements** provisions, and neighboring land uses.