

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; 4-26-2017 by Ord. No. 5590; 5-9-2018 by Ord. No. 5636; 9-12-2018 by Ord. No. 5653; 1-9-2019 by Ord. No. 5666]

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*	BE	
A	Residential Uses														
A1	Single-family detached	P ¹	P ¹	P	P	P	SE	P	P	SE	P	N	*	*	N
A2	Single-family semidetached	P ¹	P ¹	P	P	P	SE	P	P	SE	P	N	*	*	N
A3	Single-family attached	P ²	P ²	P	P ²	P ²	SE	P	P	SE	P	N	*	*	N
A4	Two-family detached	P ²	P ²	P	P ²	P ²	N	N	N	SE	N	N	*	*	N
A5	Two-family semidetached	P ²	P ²	P	P ²	P ²	N	N	N	SE	N	N	*	*	N
A6	Two-family attached	P ²	P ²	P	P ²	P ²	N	N	N	SE	N	N	*	*	N
A7	Multifamily	SE	SE	SE	SE	SE	N	SE	P ²	SE	N	N	P	*	N
A8	Residential lowrise	SE	SE	SE	SE	SE	SE	SE	P ²	P	P	N	*	*	N
A9	Residential midrise	N	SE	N	N	N	N	N	SE	P	P	N	SE ³	*	N
A10	Residential highrise	N	N	N	N	N	N	N	N	P	P	N	*	*	N
A11	Rooming house	N	N	N	N	N	N	P	N	SE	N	N	*	*	N
A12	Mixed residential/business	N	SE	N	N	SE	SE	SE	P	P	P	N	P	*	P
A13	Group home	N	N	N	N	N	N	SE	N	N	N	N	*	*	N
A14	Dormitory	N	N	N	N	N	N	P	N	SE	N	N	*	*	N
A15	Mixed-use/dormitory	N	P	N	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	P

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Use	CH	CH/ INS-1 T	SS	WW	WW/ INS-2 T	RC	INS-1	INS-2	DD	AR	ET	SC*	IO*	BE
B2 Amusements	N	SE	N	N	N	SE	P	N	P	P	P	SE	*	P
B3 Parks	SE	SE	SE	SE	SE	P	P	P	P	P	P	P	*	N
B4 Private social clubs	N	SE	N	N	N	N	P	P	P	N	N	SE	*	P
B5 Adult entertainment	N	N	N	N	N	N	N	N	N	SE	N	*	*	N
C Retail Uses														
C1 Shopping gallery	N	N	N	N	N	N	N	N	SE	P	SE	*	*	P
C2 General bookstore/coffee shop	N	P	N	N	SE	N	P	SE	P	N	N	P	*	N
C3 General merchandise	N	SE	N	N	SE	SE	P	P	P	P	P	P ⁴	*	P
C4 Food establishments	N	SE	N	N	SE	SE	P	P	P	N	N	SE	*	N
C5 Eating and drinking places	N	P	N	N	SE	SE	P	P	P	P	P	P ⁴	*	P
C6 Retail specialty establishments	N	N	N	N	SE	SE	SE	SE	SE	N	N	SE	*	N
C7 Wholesale trade	N	N	N	N	N	N	N	N	N	P	P	*	SE	N
C8 Motor vehicle sales	N	N	N	N	N	N	N	N	N	P	SE	*	*	N
C9 Liquid fuels	N	N	N	N	N	N	SE	N	N	P	SE	SE	*	N
C10 Retail sales – large scale	N	N	N	N	SE	SE	SE	SE	SE	N	N	SE	*	N
C11 Pharmacy	N	N	N	N	N	N	N	N	SE	N	N	SE	SE	N
D Service Uses														
D1 Information and data	N	SE	N	N	SE	SE	N	P	P	N	P	*	SE	P
D2 Finance, insurance and real estate (FIRE)	N	SE	N	N	SE	N	N	P	P	N	P	P	P	P
D3 Personal services	N	SE	N	N	SE	SE	N	P	P	N	P	P	P	P
D4 Business services	N	SE	N	N	SE	SE	N	P	P	N	P	P	P	P
D5 Repair services	N	SE	N	N	SE	SE	N	P	P	P	P	SE	P	N
D6 Professional services	N	SE	N	N	P	SE	N	P	P	P	P	P	P	P
D7 Administrative offices	N	SE	N	N	P	SE	P	P	P	P	P	P	P	P
D8 Hotel/motel	N	N	N	N	N	SE	N	N	P	N	P	*	SE	P
D9 Bed-and-breakfast	N	SE	N	N	SE	N	P	N	P	N	P	SE	*	N
D10 Community services	N	N	N	N	N	N	P	P	P	N	N	SE	*	N
D11 Day-care center	N	N	N	N	N	N	P	P	SE	N	N	SE	*	N
D12 Check-cashing facility	N	N	N	N	N	N	N	N	N	SE	N	*	*	N
D13 Pawnshop	N	N	N	N	N	N	N	N	N	SE	N	*	*	N
D14 Automotive repair	N	N	N	N	N	N	N	N	N	P	P	SE	SE	N
D15 Medical services	N	P	N	N	P	SE	P	P	P	P	P	P	P	N
E Institutional Uses														
E1 Education services	SE	P	SE	SE	SE	N	P	P	P	SE	SE	SE	*	N

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Use	CH	CH/ INS-1 T	SS	WW	WW/ INS-2 T	RC	INS-1	INS-2	DD	AR	ET	SC*	IO*	BE	
E2	Government services	N	N	N	N	N	P	P	P	P	N	N	SE	*	N
E3	Hospital	N	N	N	N	N	N	P	P	P	N	P	*	*	N
E4	Extended-care facilities	N	N	N	N	N	N	P	P	P	N	N	*	*	N
E5	Religious worship	SE	SE	SE	SE	SE	N	P	P	SE	N	N	SE	*	N
E6	Residential treatment facility	N	N	N	N	N	N	P	P	N	N	N	*	*	N
E7	Rehabilitation facility	N	N	N	N	N	N	P	P	N	N	N	*	*	N
E8	Correctional facility, prison or jail	N	N	N	N	N	N	N	SE	N	N	N	*	*	N
F	Light Industrial Uses														
F1	Trade contractors	N	N	N	N	N	N	N	N	SE	P	SE	*	SE	N
F2	Food processing	N	N	N	N	N	N	N	N	SE	P	SE	*	SE	N
F3	Furniture and other furnishings manufacture	N	N	N	N	N	N	N	N	SE	P	SE	*	SE	N
F4	Publishing	N	N	N	N	N	N	N	N	P	P	SE	P	P	P
F5	Textile mill products	N	N	N	N	N	N	N	N	SE	P	SE	*	SE	N
F6	Apparel, finished products	N	N	N	N	N	N	N	N	SE	P	SE	*	SE	N
F7	Lumber and wood products	N	N	N	N	N	N	N	N	SE	P	SE	*	SE	N
F8	Warehouse and storage	N	N	N	N	N	N	N	N	N	P	SE	*	SE	N
F9	Computers and electronics	N	N	N	N	N	N	N	N	SE	P	N	*	SE	P
F10	Cottage industry	N	SE	N	N	N	SE	SE	N	N	SE	P	N	P	N
G	Heavy Manufacturing and Industrial Uses														
G1	Outdoor storage areas	N	N	N	N	N	N	N	N	N	SE	N	*	SE	N
G2	Chemical industries	N	N	N	N	N	N	N	N	N	SE	N	*	SE	N
G3	Petroleum industries	N	N	N	N	N	N	N	N	N	SE	N	*	SE	N
G4	Plastics and rubber industries	N	N	N	N	N	N	N	N	N	SE	N	*	SE	N
G5	Primary metal industries	N	N	N	N	N	N	N	N	N	SE	N	*	SE	N
G6	Stone, clay, glass industries	N	N	N	N	N	N	N	N	N	SE	N	*	SE	N
G7	Primary metal industries	N	N	N	N	N	N	N	N	N	SE	N	*	SE	N
G8	Recycling collection facility	N	N	N	N	N	N	N	N	N	SE	N	*	*	N
G9	Recycling processing facility	N	N	N	N	N	N	N	N	N	SE	N	*	*	N
G10	Salvage yard	N	N	N	N	N	N	N	N	N	SE	N	*	*	N
G11	Solid waste disposal facility	N	N	N	N	N	N	N	N	N	SE	N	*	*	N

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Use	CH	CH/ INS-1 T	SS	WW	WW/ INS-2 T	RC	INS-1	INS-2	DD	AR	ET	SC*	IO*	BE	
H	Transportation, Communications Facilities and Utility Uses														
H1	Passenger depot	N	SE	N	N	SE	N	P	P	P	P	P	*	N	
H2	Freight depot	N	N	N	N	N	N	N	N	P	P	*	*	N	
H3	Parking lot/structures	N	SE	N	N	N	SE	P	P	P	P	SE	*	N	
H4	Utility services	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SE	*	N	
H5	Communication facilities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	*	N	
I	Accessory Uses														
I1	Accessory amusement	N	N	N	N	N	N	P	P	P	P	N	*	N	
I2	Accessory offices	N	P	N	N	N	P	P	P	P	P	N	*	N	
I3	Accessory structure	P ¹	P	P	P	P	P	P	P	P	P	N	*	N	
I4	Temporary structure	P ¹	P	P	P	P	P	P	P	P	P	N	*	N	
I5	Accessory storage	P ¹	P	P	P	P	N	P	P	P	P	N	*	N	
I6	Accessory parking area	P ¹	P	P	P	P	P	P	P	P	P	N	*	N	
I7	Accessory swimming pool	P ¹	P	P	P	P	N	P	P	P	P	N	*	N	
I8	Accessory religious shelter	N	N	N	N	N	N	P	P	N	P	N	*	N	
I9	Small family day-care home	SE	SE	SE	SE	SE	N	P	P	P	N	N	*	N	
I10	Large family day-care home	N	N	N	N	N	N	SE	P	P	N	N	*	N	
I11	No-impact home-based business	P ¹	P ¹	P	P	P	P	P	P	P	P	N	*	N	
J	Forestry Uses														
J1	Timber activities	P	P	P	P	P	P	P	P	P	P	P	P	N	
J2	Timber harvesting operation	P	P	P	P	P	P	P	P	P	P	P	P	N	
K	Advertising														
K1	Advertising	N	N	N	N	N	N	N	N	N	N	SE	*	N	

NOTES:

¹ A blocks only

² B & C blocks only

³ College Hill, South Side, and West Ward Districts only

⁴ Except on 13th Street between Washington and Pine Streets and between Church and Bushkill Streets where general merchandise and eating and drinking uses are special exception uses.

* All uses permitted by right in the underlying zoning district shall be permitted by right in these overlay districts