

ZONING

595 Attachment 3

City of Easton

**Dimensional Criteria for
College Hill/Institutional 1 Transitional Zone (CH/INS-1T) District
[Added 9-24-2008 by Ord. No. 5120; amended 4-26-2017 by Ord. No. 5590; 5-9-2018 by
Ord. No. 5636]**

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	55	85%
		X		5,000	50	10	7	35	55	85%
			X	4,000	40	10	5	25	55	85%
Single family semidetached dwelling unit	X			6,750	60	20	10	40	55	85%
		X		4,000	40	10	7	35	55	85%
			X	3,000	30	10	5	25	55	85%
Single-family attached dwelling unit		X		3,500	35	10	0	35	55	85%
			X	1,800	18	0	0	25	55	85%
Two-family detached dwelling unit		X		4,000	40	10	7	35	55	85%
			X	2,500	25	0	5	25	55	85%
Two-family semidetached dwelling unit		X		2,500	50	10	7	35	55	85%
			X	1,750	30	0	5	25	55	85%
Two-family attached dwelling unit		X		2,000	25	10	0	35	55	85%
			X	1,250	18	0	0	25	55	85%
Mixed-use/dormitory		X		12,000 ²	30	0-5 ¹	5	5	55	85%
			X	12,000 ²	30	0-5 ¹	5	5	55	85%
All other nonresidential uses		X		3,000 ²	30	0-5 ¹	5	5	55	85%
			X	3,000 ²	30	0-5 ¹	5	5	55	85%

NOTES:

* See § 595-156.

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

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

² This number shall only denote the minimum lot area for the permitted use.