

**§ 595-21. Business and Entertainment (BE) District.**

A. Legislative intent.

- (1) The purpose of the Business and Entertainment District (BE) is to encourage active uses and storefronts that enhance Easton's Downtown as a place to visit, do business, and stay for evening dining and entertainment.
- (2) The Business and Entertainment District should encourage cultural events, vibrant commercial activity, dining, and entertainment establishments and venues. This district is considered the hub of local and regional festivals, events and is intended to create a consistent stream of daytime and nighttime foot traffic from existing businesses and potential customers that sustain the district.
- (3) Maintain or construct vertical multi-story mixed-use buildings.
- (4) Provide continuity between old and new in the built environment.
- (5) Permit building design appropriate with the standards set forth by the Local Historic District Ordinance.
- (6) Permit land uses that increase opportunities for day time, evening and weekend activities.
- (7) Promote development that maintains an attractive streetscape.
- (8) Support entrance and facade remodeling on downtown buildings that will contribute to the existing pedestrian environment.
- (9) Permit housing and office opportunities on upper floors.
- (10) Discourage development and uses that require storage, or drive-through lanes or drive-through windows.

B. Permitted uses. Uses permitted by right in the Business and Entertainment District are as follows:

- (1) A12 Mixed residential/business.
- (2) B1 Cultural activities and exhibitions.
- (3) B2 Amusements.
- (4) B4 Private social clubs.
- (5) C1 Shopping gallery.
- (6) C3 General merchandise.
- (7) C5 Eating and drinking places.
- (8) D1 Information and data.
- (9) D2 Finance, insurance, real estate.

- (10) D3 Personal services.
  - (11) D4 Business services.
  - (12) D6 Professional services.
  - (13) D7 Administrative offices.
  - (14) D8 Hotel/motel.
  - (15) F4 Publishing.
  - (16) F9 Computers and electronics.
  - (17) I1 Accessory amusements.
  - (18) I2 Accessory offices.
  - (19) I12 No impact home-based business.
- C. Special exception uses. Special exception uses are as follows:
- (1) H7 Communications antennas.
  - (2) I3 Small accessory structure.
  - (3) I4 Large accessory structure.
- D. Dimensional criteria. The dimensional criteria for the Business and Entertainment (BE) District shall be as follows.
- (1) Minimum building height: 60 feet, and shall be designed to appear to be a minimum of five stories at the street.
  - (2) Maximum building height: 125 feet.
    - (a) An additional 15 feet in height is permitted at street intersections.
  - (3) Maximum impervious coverage: 100%.
  - (4) Build-to Line: zero feet.
- E. Accessory buildings:
- (1) Shall be located behind the principal structure.
- F. Design standards. The following design standards shall apply:
- (1) All new building construction shall utilize the entire lot for building(s) and accessory uses.
  - (2) All buildings in the Business and Entertainment Zoning District shall comply with City Code Chapter 318, Historic Preservation.
  - (3) Lots. Lot widths and sizes shall emulate existing lots on a block and adjacent blocks,

but may vary up to 25% of the lots on the blocks, to create diversity for new and infill development.

(4) Building design:

(a) The build-to line shall be zero feet. The build-to line shall apply to the first four stories of the building height. Additional stories may be set back 10 feet beyond the build-to line.

(b) Primary entrances shall be located along the street front. Secondary entrances may be located at the side or rear of building.

(c) The first floor use shall have a commercial or office component visible to the public from the front facade. Such space shall be located along the primary facade for depth of at least 20 feet and have direct pedestrian entry from the street. **[Amended 9-8-2021 by Ord. No. 5758 ]**

(d) Building height:

[1] Buildings shall have a minimum height of 60 feet and be designed to appear to be a minimum of five stories at the street.

[2] Additional height is permitted at gateway and corner locations for architectural features, such as clock towers, spires, statues, or public art.

(e) Any new building that exceeds 40 feet in width shall be designed with vertical bays formed by pilasters, windows, panels and other projections or recesses. Fenestration shall be vertical in orientation.

(f) Corner buildings are considered to be anchor buildings in the City's downtown districts. Building design and front door placement shall be appropriately anchored to a street corner.

(g) A minimum of 60% of the first floor of the primary façade shall be window surface area. No more than 20% of such window surface area shall be blocked by interior fixtures and/or signs.

(5) Building design must promote enhanced pedestrian accessibility, active uses and amenities on the streets, public areas and rights-of-way in this district. New sidewalks and crosswalks proposed are intended to extend from and into existing sidewalks and crosswalks.

(6) Building size and height. New buildings shall be designed to be compatible in size and type with buildings on the same block and adjoining blocks. New buildings shall have a footprint that is not greater than or not less than 15% of the footprint of principal structures on adjoining properties.

(7) The maximum building footprint in the BE shall be 16,000 square feet.

(a) Infill development may be up to 24,000 square feet by special exception.

(8) Public plazas/common areas. New multi-story development with a building footprint

over 10,000 square feet shall incorporate a public plaza or common area that contains landscaping, seating and lighting. Such plazas shall be incorporated into plans, particularly on corner lots.

- (9) Sidewalks. New sidewalks shall be a minimum width of five feet on both sides of any street. In the case where there is existing sidewalk and curbing, new sidewalk and curbing width shall match.
  - (10) Streetscape or landscape enhancements, including, but not limited to, fencing, sitting walls, brick pavers, and other hardscape elements must be included within a landscaping plan.
  - (11) Chain-link fences are not permitted.
  - (12) Fences, walls, and hedges shall not exceed four feet in height and shall not be permitted in the front or sides principal structures.
    - (a) When a wall or hedge is proposed in front of principal structures, it shall only be permitted as part of the landscaping for public plazas and shall not exceed 42 inches in height.
- G. Parking requirements. Notwithstanding anything to the contrary in this chapter, off-street parking is not required for new uses within the BE except for nonresidential uses requiring 10 or more parking spaces and residential uses containing five or more dwelling units. In such cases, the minimum parking spaces requirement of § 595-33B of this chapter shall only apply to the number of dwelling units in excess of four, and all such required spaces may be provided off-site in compliance with § 595-33I, Joint use, and § 595-33K, Location of facilities. Mixed-use parking shall be provide in accordance with § 595-33G, Maneuvering area; space layout.