

Chapter 595. Zoning

Part 2. Zoning Uses, Districts and Regulations

§ 595-17. River Corridors and Other Green Areas (RC) District.

- A. Legislative intent. The purpose of the River Corridors and Other Green Areas District 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.
- B. Permitted uses.
 - (1) B3 Parks.
 - (2) B6 Athletic facilities.
 - (3) C5 Eating and drinking places.
 - (4) E1 Educational services.
 - (5) E2 Government services.
 - (6) I2 Accessory office.
 - (7) I3 Small accessory structure.
 - (8) I5 Temporary structure.
 - (9) I7 Accessory parking area.
 - (10) I12 No-impact home-based business.
 - (11) J1 Timber activities (in accordance with § **595-32** Supplemental standards).
 - (12) J2 Timber harvesting operation (in accordance with § **595-32**, Supplemental standards).
- C. Special exception uses.
 - (1) A1 Single-family detached dwelling.
 - (2) A2 Single-family semidetached dwelling.
 - (3) A3 Single-family attached dwelling.
 - (4) A8 Residential low-rise.
 - (5) A12 Mixed residential/business.
 - (6) B1 Cultural activities and exhibitions.
 - (7) B2 Amusements.

- (8) B7 Zoo.
- (9) B8 Indoor shooting range.
- (10) C2 General bookstore/coffee shop.
- (11) C3 General merchandise.
- (12) C4 Food establishments.
- (13) C6 Retail specialty establishments.
- (14) C10 Retail sales - large scale.
- (15) D1 Information and data.
- (16) D3 Personal services.
- (17) D4 Business services.
- (18) D5 Repair services.
- (19) D6 Professional services.
- (20) D7 Administrative offices.
- (21) D8 Hotel/motel.
- (22) D15 Medical services.
- (23) D16 Kennel.
- (24) F10 Cottage industry.
- (25) F11 Husbandry.
- (26) H6 Utility services.
- (27) H7 Communications facility.
- (28) I4 Large accessory structures.

D. Dimensional criteria. The dimensional criteria for the River Corridors and Other Green Areas (RC) District shall be in accordance with the following:

- (1) Maximum building height: 40 feet.
- (2) Maximum impervious coverage: 30% except that impervious coverage greater than 30% may be permitted if:
 - (a) The increase results from a lot line adjustment between developed parcels which does not involve new development or a cumulative increase in the existing impervious coverage.
 - (b) Justified by a design professional demonstrating that increased stormwater will be managed without adverse impacts on infrastructure or water quality.
 - (c) The increase is required in conjunction with improvements such as:

[1] Compliance with this chapter, Chapter **515**,^[1] or other applicable codes of the City of Easton.

[1] *Editor's Note: See Ch. 515, Streets and Sidewalks.*

[2] Compliance with the regulations of other governmental agencies.

[3] Adherence to sound engineering or best management practices.

(3) Minimum lot requirements:

- (a) Block Class A: 8,000 square feet and a minimum width of 80 feet.
- (b) Block Class B: 5,000 square feet and a minimum width of 50 feet.
- (c) Setbacks:

[1] Front yard: Block Class A, 30 feet; Block Class B, 25 feet.

[2] Rear yard: Block Class A, 40 feet; Block Class B, 30 feet.

[3] Side yard: Block Class A, 12 feet; Block Class B, 10 feet.

E. Accessory buildings:

- (1) Shall not be located in any required front yard.
- (2) Shall be 10 feet from any property line.
- (3) Shall be located at least six feet from other structures.
- (4) Shall be located behind the principal structure.

F. Design standards. The following design standards shall apply:

(1) Streets and blocks.

- (a) Existing grid network of streets and alleys shall be maintained.
- (b) New blocks, street and alley networks shall be created to tie into the existing street network, whenever properties are developed or redeveloped.
- (c) Existing blocks shall be maintained.

(2) 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.

(3) Street trees. Street trees shall be planted along both sides of all streets, in accordance with Chapter 554,^[2] and as determined by the City Forester.

^[2] *Editor's Note: See Ch. 554, Trees, Shade.*

(4) Lots. Lot sizes and dimensions in this district shall be suitable for development which is harmonious with the adjacent parcels and blocks.

(5) Off-street parking shall be accessed via an alley, where such alley exists. New off-street parking shall be located in the rear of buildings. If parking cannot be located to the rear of the lot, the parking shall be located to the side of the principal building.

(6) Driveways accessed via a street, and not an alley, shall be no more than 10 feet wide.

(7) Buildings and landscaping shall be designed to mitigate the impacts to the floodplain and promote adaptation to climate change.

- (a) Compliance with this section can be achieved through the use of energy efficient building materials, stormwater mitigation features, the use of canopy trees for shading, and other materials and practices which can demonstrate flood mitigation and climate change adaptation.

(8) Fences and walls.

- (a) Fences and walls on properties adjoining residential properties shall be designed and constructed of materials which do not detract from the general design of the

neighborhood.

- (b) Fences and walls shall be constructed of durable materials, and shall not be constructed using barbed wire, razor wire, electric fencing, broken glass, or any other material that endangers the public health, safety and welfare.
 - (c) Chain-link fences are not permitted in front of a principal structure.
 - (d) Walls in the front of a principal structure shall be no greater than 36 inches in height and shall be brick or masonry construction. Walls of any kind shall not be located within a street right-of-way or a driveway site distance.
 - (e) Walls which are used as landscaping features shall be considered fences and shall be subject to the same height limitations.
 - (f) Fences, hedges, or walls which are located on property lines shall not exceed six feet in height. Fences, hedges, or walls which are set back from property lines may be increased in height at a ratio of one foot additional height for every two feet of additional setback. In no case shall any fence, wall or hedge exceed 10 feet in height.
 - (g) Fence height shall be measured from the grade level on the side of the fence facing the property installing the fence.
[Added 9-8-2021 by Ord. No. 5758]
 - (h) Fences installed on top of walls or within three feet of the top of walls shall be measured from the base of the wall when determining maximum fence height.
[Added 9-8-2021 by Ord. No. 5758]
 - (i) Fences shall be installed with the rail side facing the property installing the fence and the pickets on the outside, facing away.
[Added 9-8-2021 by Ord. No. 5758]
- (9) No drive-in uses shall be permitted.