

ARTICLE 14. ZONING AMENDMENT – PARKING LOT

A § 235 Attachment 1, Town of Easton,

Appendix A, Table of Use Regulations, Principal Uses A. Residential Uses

To see if the Town of Easton will vote pursuant to MGL, Chapter 40A, to amend the Zoning Bylaw of the Town of Easton, adopted at Town Meeting, March 27, 1973 and amended through May 21, 2018, by making the following changes thereto, by inserting the text shown in *italics*, or take any other action relative thereto:

Appendix A: TABLE OF USE REGULATIONS

R - Residential, R1 - Residential 1, B - Business, BN - Business Neighborhood, I - Industrial, E - Eleemosynary, M - Municipal or Open Space, QCD - Queset Commercial District and vbd - village business district. ZBA - Special Permit/Zoning Board of Appeals, PZB - Special Permit/Planning & Zoning Board, Queset Commercial District (QCD) with Sub-Districts A, B, C.

In the Queset Commercial (QCD) District, the following shall apply: N (or blank) - not permitted; Y - permitted in Subzones A, B, and C; A - permitted in Subzone A only; B - permitted in Subzone B only; C - permitted in Subzone C only; SP (PZB)-permitted by special permit of the Planning and Zoning Board; SP (ZBA) - permitted by special permit of the Zoning Board of Appeals; SP (BOS) - permitted by special permit of the Board of Selectmen.

E. Retail Business and Consumer Service (con't)	R	R 1	B	BN	I	E	M	QC D¹	VBD
7. Personal service establishment	N	N	Y	Y	ZBA	N	N	Y	Y
8. General service establishment	N	N	Y	Y	ZBA	N	N	Y	Y
9. Hand laundry, dry cleaning, or tailoring, or other similar uses, provided personnel is limited to not more than six (6) persons at any one time on the premises	N	N	Y	N	Y	N	N	B/C	Y ¹
10. Mortuary, undertaking, or funeral establishment	N	N	Y	N	N	N	N	B	N
11. Veterinary establishment, provided that animals are kept indoors	N	N	Y	Y	Y	N	N	B/C	N
12. Store for retail sale of merchandise such as but not limited to lumber yards and building supply yards wherein	N	N	N	N	Y	N	N	N	N

¹ Dry cleaning facilities are prohibited in the Village Business District

merchandise is stored in the open, provided that all merchandise is screened from ground level view from any abutting street or abutting property where such materials are stores									
13. Planned Business Development	N	N	P Z B	N	PZB	N	N	PZB	N
14. Hotel or Motel	N	N	P Z B	N	N	N	N	PZB	PZB
15. Trade, professional, or other school conducted as a private business for gain	N	N	Y	Y	ZBA	Y	N	B/C	Y
16. Nonprofit membership club or fraternal lodge	Z B A	Z B A	Y	N	N	Y	N	B/C	ZBA
17. Commercial recreation, outdoors	Z B A	Z B A	Z B A	ZB A	ZBA	Z B A	ZB A	Y	ZBA
18. Commercial recreation, indoors	N	N	Z B A	N	ZBA	N	N	Y	ZBA
19. Theater	N	N	Z B A	N	N	N	N	Y	ZBA
20. Sales places for flowers, garden supplies, agricultural produce partly or wholly outdoors, including commercial greenhouses	N	N	Y	N	Y	N	N	Y	N
21. Adult Entertainment Establishment	N	N	N	N	ZBA	N	N	N	N
22. <i>Parking Lot</i>	<i>N</i>	<i>N</i>	<i>P Z B</i>	<i>PZ B</i>	<i>PZB</i>	<i>P Z B</i>	<i>PZ B</i>	<i>PZB</i>	<i>PZB</i>

and;

§ 235-60 **Definitions.**

PARKING LOT

A surface on grade for which the primary use is the temporary parking of vehicles. A Parking Lot includes designated parking spaces, access to and from the lot, circulation within the lot, landscaping, landscaped buffer and adequate lighting to ensure public safety.

Submitted by Planning and Zoning Board

Explanation: Currently parking lots, whether public or commercial are not allowed as a use within any district. As Easton is experiencing economic growth within several business districts it is reasonable to expect either the town or a private owner would seek to construct a parking lot as a primary use on a parcel of land. This amendment would allow the Planning Board to issue a Special Permit for public or private parking lots as a primary use in the business district.