

1000 REGULATORY BASICS

ENFORCEMENT

1510 Enforcement

4. TEMPORARY MORATORIUM: ACCEPTANCE OF APPLICATIONS, AMENDMENTS, PETITIONS, AND ISSUANCE OF ZONING APPROVALS FOR OR RELATED TO CANNABIS ESTABLISHMENTS.

- a. The Planning and Zoning Commission has determined that the use of a “Cannabis Establishment”, as defined in Connecticut Bill Number 1201 *AN ACT CONCERNING RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS ACT (RERACA)*, may have the potential to impair the health, safety, and welfare of the residents of Easton, and that a temporary limited moratorium is needed to properly consider the development of restrictions and standards for the implementation, establishment, and/or prohibition of these uses.
 1. A “Cannabis Establishment” is as defined in Connecticut Bill Number 1201 *AN ACT CONCERNING RESPONSIBLE AND EQUITABLE REGULATION OF ADULT-USE CANNABIS*.
 2. “Cannabis” is as defined in section 21a-240 of the Connecticut General Statutes.
 3. The terms “agriculture” and “farming” do not include the cultivation of cannabis.
- b. No application or petition for a cannabis establishment, other than for a micro-cultivator, or for any amendments to these Regulations pertaining to a cannabis establishment, other than for a micro-cultivator, shall be accepted, and no zoning permit or other zoning approval for any such establishment or amendment shall be issued, in any zoning district in the Town of Easton during the effective period specified in subsection c. below.
- c. Effective Date and Expiration
 1. The effective date of this moratorium is the date of publication of the adoption of this amendment to the Zoning Regulations of the Town of Easton by the Planning and Zoning Commission together with the filing of this amendment with the Town Clerk.
 2. The moratorium shall expire on June 30, 2024, or upon action by the Planning and Zoning Commission by a 2/3 vote to end the moratorium upon publication of its decision and filing of such notice with the Town Clerk, whichever comes first.

2200 DEFINITIONS

Coverage, Building – The total area of a lot covered by a building or other structure (both Principal and Accessory), including the area of all covered porches, eaves, and similar roofed portions of the building or structure. A deck is not included in the total area if water can freely drain through to the ground below and a minimum of 6 inches of $\frac{3}{4}$ " – 1 $\frac{1}{4}$ " gravel is placed beneath allowing stormwater to infiltrate into the ground. Steps and terraces substantially at grade (≤ 24 " above adjacent grade) are not included in the total area.

Coverage, Total – The total area of a lot covered by all impervious areas, including but not limited to all buildings, structures, parking areas, driveways, walkways, terraces, swimming pools, tennis courts, mechanical equipment pads, or similar improvements. Driveways and walkways within accessways may be excluded from coverage calculations if the area of the accessway is also excluded from the lot area. Driveways and walkways may be excluded from coverage calculations if they are constructed of pervious material and an engineer licensed in the State of Connecticut has determined that the stormwater will infiltrate directly below the driveway or walkway as required in Section 6500 of these regulations.

3000 RESIDENCE DISTRICTS

3300 PERMITTED ACCESSORY USES

3350 Home-Based Business

8	Micro-Cultivator – a person licensed by the Connecticut Department of Consumer Protection (CTDCP) to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than two thousand square feet and not more than ten thousand square feet of grow space, prior to any expansion authorized by the commissioner of the CTDCP.	Special Permit (Commission)
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TEXT AMENDMENT –
Effective 10/07/2022

3500 AREA AND DIMENSIONAL STANDARDS

3550 Building and Total Coverage Limitations

Both Residence A and Residence B

Maximum Building Coverage	15% of the Area of the Lot*
Maximum Total Coverage	25% of the Area of the Lot*

**No more than 33% of the total lot area used for calculations shall include wetlands, watercourses, waterbodies, and/or steep slopes (grades in excess of 25%)*

See Section 3600 for possible exceptions and Section 7100 for non-conforming lots

3600 DIMENSIONAL EXCEPTIONS

3640 OTHER DIMENSIONAL EXCEPTIONS

1. For Conservation Development, the coverage calculations shall include the area of the lot and the area of the land set aside for conservation such that the area of each lot is assumed to be 3 acres.

6500 STORMWATER MANAGEMENT

6520 APPLICABILITY

The provisions of this Section shall apply to any development activity ~~required to obtain Special Permit approval.~~

6530 REQUIREMENT

3. New Construction, and Major Reconstruction (> 30% of existing exterior walls removed) of the Principal Structure(s) on the lot shall evaluate the lot from its natural condition without credit for any existing development on the lot. Special Permit Uses shall evaluate the area of use from its natural condition without credit for any existing development within the area of special permitted use. All other types of development proposed shall assume the existing area where the proposed building or structure is to be located is in the natural condition.
4. There shall be no increase in flow of stormwater from the natural condition, or existing condition as appropriate. The design shall accommodate a Type III, 25-year, 24-hour rain storm event. The Connecticut Department of Transportation Drainage Manual, as may be amended from time to time, shall be used to define storm events.
5. All detention systems shall be designed to store a minimum volume equal to 1" of runoff from all new impervious surfaces, i.e. a "first flush" of runoff. If there is an outflow discharge in the proposed system, the first flush storage volume must be accounted for below the invert of the discharge. In addition, a water quality evaluation in accordance with the 2004 Connecticut Stormwater Quality Manual shall be performed and incorporated into every storm drainage design submission.

TEXT
AMENDMENT
– Effective
10/07/2022

TEXT AMENDMENT – Effective 10/07/2022

7000 Special Provisions

7100 NONCONFORMING CONDITIONS

7110 PURPOSE AND INTENT

It is the purpose and intent of these Regulations to permit non-conforming lots, uses and structures to continue until such non-conformity has been abandoned by the beneficiary of such non-conformity. It is further the purpose and intent of these Regulations that non-conforming lots, uses and structures shall not be enlarged upon, expanded or extended ~~unless such enlargement, expansion or extension is specifically approved by the Commission by Special Permit.~~

7100 NON-CONFORMING CONDITIONS

7120 NON-CONFORMING LOTS

4. For a non-conforming lot that is less than 40,000 square feet in area, exclusive of any accessway, the maximum building coverage shall not exceed 25% of the area of the lot or 6,000 square feet, whichever is less.
5. For a non-conforming lot that is less than 40,000 square feet in area, exclusive of any accessway, the maximum total coverage shall not exceed 35% of the area of the lot or 10,000 square feet, whichever is less.