



Town Council AGENDA

Monday, August 17, 2026 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

4:30 PM Workshop:

Code Summary.

5:30 PM: Call to Order by President Abbatiello.

Opening remarks and Pledge of Allegiance by Councilmember Curry.

Approval of Minutes.

Meeting minutes from August 3, 2026 regular meeting.

Municipal Official Items.

Items by Town Manager.

Items by Town Attorney.

Police Board.

2nd Quarter.

Presentation.

Proclamation presented to 2026 MD Junior League State Champs.

Public Hearing.

5:35 PM PUBLIC HEARING to solicit public comment on Ord. No. 861, which proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed amendments is to revise the Code to make the Town's treatment of Accessory Dwelling Units (ADU) consistent with the provisions of recently enacted State Legislation and recommended best practices for such uses.

Legislation.

Res. 6226, authorizing the Finance Officer to make abatements for the Neighborhood Service Center.

Ord. 861, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 28 (ZONING) OF THE TOWN CODE." (*Accessory Dwelling Units*).

Ord. No. 862, "AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE APPLICATION OF LOWE'S HOME CENTERS, LLC (FORMERLY LOWE'S HOME CENTERS, INC.) FOR A PLANNED UNIT DEVELOPMENT AMENDMENT UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE."

Ord. No. 863, "AN ORDINANCE OF THE TOWN OF EASTON ADOPTING A TEMPORARY MORATORIUM ON THE APPLICATION FOR, APPROVAL OF, CONSTRUCTION OF, EXPANSION OF, PROCESSING OF, OR ISSUANCE OF BUILDING PERMITS FOR THE OPERATION OF A DATA CENTER WITHIN THE TOWN OF EASTON FOR A PERIOD OF TWELVE (12) MONTHS PENDING CONSIDERATION AND ADOPTION OF REVISED ZONING ORDINANCE PROVISIONS AND SUCH OTHER LEGISLATION AS THE TOWN COUNCIL MAY CONSIDER ADVISABLE TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE."

Ord. No. 864, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF EASTON ZONING ORDINANCE TO CREATE THE USE DATA CENTER AND TO PROVIDE SUPPLEMENTAL STANDARDS ASSOCIATED WITH THE USE."

Public Participation/Comments.

Committee Reports by Members of the Council

Items by Members of the Council:

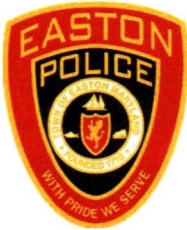
Adjournment.

The public can access the meeting as follows:

<https://www.eastonmd.gov/129/Agendas-Minutes>

If you are an Easton Velocity Cable TV subscriber, you can view the meeting live on Channel 98.

Please note: There is a possibility of all or part of the meeting may be held in Closed Session.



Alan W. Lowrey
Chief of Police

EASTON POLICE DEPARTMENT

"With Pride, We serve"

Police Board Report 2026 – 2nd Quarter

Introduction

With regards to staffing, last June, the police department celebrated the career of M/Pfc. Frank Creegan. After 25 years of service, M/Pfc. Creegan retired from the Easton Police Department. Recruitment efforts have been successful with 2 recruits graduating from the police academy this past quarter, while 2 other recruits waited and prepared to begin their academy class this past July. Unfortunately, our gains have had little impact. As the end of the 2nd quarter closed, three officers remained on limited-duty due to injuries, while another 2 officers were deployed to fulfill their military obligations. In addition to these two officers, two additional officers are being prepared for long-term deployments. There may be an occasion, when we will have (4) officers deployed during the same time. Of these officers, 3 are being deployed for over 365 days.

The following is a summary of some of the department's work over the last quarter.

Statistics

Refer to attached "2026 2nd Quarter Statistics" table for information regarding calls for service and crimes.

Type	2 nd Quarter 2026	YTD
Patrol Checks	1107	2071
Neighborhood Checks	108	218
Foot Patrols	72	164
School Patrols	156	375
Tactical Team Activations	5	6
K9 Activations	38	66

Community Engagement Activities

Date	Description
04/02/26	CWAC Cookes Hope
04/05/26	Easton Church of God Prayer Walk
04/08/26	Fraud Presentation- Talbot County Senior Center
04/08/26	Fraud Presentation- VFW 1700

04/08/26	Fraud Presentation- VFW 1900
04/10/26	CQD Youth Hero Program
04/25/26	SSPP High School Prom
04/28/26	Senior Hiring Event- YMCA (Centreville)
04/26/26	Country School 5k
04/26/26	Talbot County Ice Cream Social
04/30/26	CQD Youth Hero Program
05/02/26	Multicultural Festival
05/09/26	BAMM Festival
05/20/26	Senior Resource Fair
05/21/26	SSPP High School Graduation
05/26/26	Easton Elementary School Kindergarten Police Safety Talk
05/27/26	Basketball Game-Easton PD vs BAMM Students
05/28/26	SSPP Elementary School Field Day
05/28/26	Security Survey- Bay Water Women's Clinic
06/02/26	CRAZE Training- Bay Water Women's Clinic
06/03/26	SSPP High School Student BBQ

06/03/26	EHS Senior Parade
06/04/26	SSPP 8 th Grade Graduation
06/05/26	EMS Career Fair
06/10/26	Fraud Presentation- Easton Club East
06/11/26	Talbot Thrive Bike/Ped Safety Video
06/13/26	Delmarva Pride Festival
06/16/26	Special Olympics Torch Run
06/20/26	Natural Resource Police; Talbot Co. Fishing Rodeo
06/20/26	Academy of the Arts Juneteenth Celebration
06/22/26	Drone Presentation/Summer Stem Camp EES
06/23/26	Fraud Presentation- Londonderry
06/24/26	CRAZE Training- Cooks Hope Community
06/25/26	Fraud Presentation- Library
06/29/26	CRAZE Training- Waterfowl Org.
Last week of June	Easton Celebrations, Carnival

Public Assembly Permit Events

Date	Description
04/04/26	Easter Egg Hunt (not the eggstravaganza)
05/02/26	Multicultural Festival
05/14/26	First Responder's Kickoff Month
06/13/26	Pride Festival
06/20/26	Juneteenth
06/24-07/04	Carnival/Fireworks

Criminal Enforcement Efforts

Patrol Division

Calls for service: 5000

Assaults: 41

Check Welfare: 203

Domestic Assaults: 46

Emergency Petitions: 14

Fraud: 30

Noise Complaint: 30

Suspicious Conditions/Person/ Vehicle: 42

Theft: 71

Missing persons:

- EPD26001191: Escalating Operation resulting in successfully locating missing person unharmed.
- EPD26001118 Large Scale Operation resulting in successfully locating missing person unharmed.
- EPD 26001084 Large Scale Operation resulting in successfully locating missing person unharmed.

Traffic and Pedestrian Safety Efforts

(All Divisions Traffic statistics were gathered from Etix and or RMS)

Traffic Assignments: 168

Traffic Stops: 1,586

Citations: 272

Warnings: 2,151

SERO: 45

DUI: 2

Special Operations / Criminal Investigations Division

CID wrote 57 search and seizure warrants. These search and seizure warrants were for electronic devices, residences and social media companies.

Arrests

Home Invasion- 04/07/26

Sexual Solicitation of a Minor- 04/12/26

Threat of Mass Violence- 04/16/26

Dangerous Weapon Wear and Carry- 05/03/26

Attempted 1st Degree Murder- 05/07/26
Attempted 1st Degree Murder- 05/11/26
Home Invasion- 06/02/26
Attempted 2nd Degree Murder- 06/16/26

New Investigations

- Threat of Mass Violence- On April 8, 2026, Officers took a report in reference to a subject threatening to kill a woman and her children. The suspect was also wanted for a stabbing that occurred in Salisbury, MD. Due to the violent nature and history. Detectives initiated an investigation in an attempt to locate the suspect. After an arduous search, the suspect was located in Cambridge and taken into custody on April 16, 2026.
- Sexual Solicitation of a Minor- On April 12, 2026, Detectives of the Easton Police Department in conjunction with Detectives of the Talbot County Sheriff's Office and the FBI agents, conducted an undercover sting targeting individuals wanting to have sex with minors. Easton PD Detectives arrested one individual who traveled from Denton, MD, believing he was going to meet a juvenile female.
- Home Invasion- On April 7, 2026, Detectives of the Easton Police Department arrested a 29-year-old from Hyattsville, MD, on an arrest warrant. The arrest warrant charged him with Home Invasion, Burglary 1st Degree, Armed Robbery, Firearm use in a Violent Crime, Theft, Assault 1st Degree, and Reckless Endangerment.
- On February 11, 2026, Officers of the Easton Police Department met with a person who informed them that while at their residence in the 28000 block of Outram Street, Easton, MD, he was awoken by two masked men with firearms. The victim told Officers that one of the suspects told him to lay on the ground and the victim complied. The victim advised that the suspects then tied him up using the cord from a desk lamp and strings from a drawstring backpack. The suspects then obtained the victim's electronics and jewelry. After the suspects fled, the victim was able to exit the residence and seek help. Detectives were assigned to investigate and were able to find a vehicle the suspects had used. Detectives were able to track the vehicle, as it came from the western shore. Through a thorough investigation, Detectives were able to connect the two males to the crime. On April 7, 2026, Detectives of the Easton Police Department with the assistance of the Prince George's County Police Department Special Assignment Team and the Emergency Service Team, executed a search and seizure warrant at a residence in Hyattsville. One suspect was taken into custody without incident. Simultaneously, Detectives of the Easton Police Department with the assistance of the Baltimore City Police Department SWAT, executed a search and seizure warrant in the 1900 block of West Lanvale Street, Baltimore, MD. Once the search and seizure warrants were completed, Detectives executed a search and seizure warrant at a residence in Silver Spring, MD, with the assistance of the Montgomery County Police Department. Evidence was recovered at these residences connecting these individuals to the crime.

- On April 16, 2026, members of the U.S. Marshals Northern Ohio Violent Fugitive Task Force (NOVFTF) located and arrested a 21-year-old of Silver Spring, MD, hiding in a residence in Marion, Ohio. The man was charged with Home Invasion, Burglary 1st Degree, Armed Robbery, Firearm use in a Violent Crime, Theft, Assault 1st Degree, and Reckless Endangerment. He was extradited to Maryland on June 2, 2026. Currently, there are active warrants for two more suspects.
- Hit & Run Accident (Pedestrian)- On June 3, 2026, Officers responded to Port Street in front of Londonderry in reference to a 98-year-old male, who was struck by a vehicle. Upon Officers arrival, they learned a vehicle struck the male as he was walking and the driver fled the scene. Detectives were able to identify the driver of the vehicle and have an active arrest warrant for the driver. The victim was transported to the Shock Trauma Center in Baltimore.
- Attempted 1st Degree Murder- On June 14, 2026, Officers responded to Galloway Meadows Apartments in reference to a stabbing. Detectives learned that a fight broke out between females when one female struck another female in the face with a shovel. The female that was struck on the face then stabbed another female on the face. Both individuals were transported to the hospital, and later transported to the Shock Trauma Center in Baltimore, due to their injuries.

Bike Patrol/Community Outreach

- Fraud/Scam Alert Campaign- We've had an increase in people becoming victims of fraud. Due to this increase, we initiated a Fraud/Scam Alert campaign in March. Several organizations and housing developments were contacted to host a presentation. The presentations have been well received. We conducted presentations at Hyde Park, Talbot County Senior Center, VFW, Cooke's Hope, Easton Club East, to name a few. So far, we've had approximately 202 attendees (March-June).
- Upcoming planned events are EPD Toy Drive Pit Beef Fundraiser (August 28), National Night Out (October 6) and recruitment event at Dover Air Force Base (October 27).

Personnel & Professional Development

Staffing

Authorized Strength	48
Non-Operational (Recruits-4, Injured-3, Military-2)	9
Vacancies	2
Operational Strength	37
Departures – Quarter/YTD	1/1
Officers Eligible to Retire – 2026*	5

Academy Recruit Status

Applicants 2026 Total

Resumes received to date	20
Applicants that attended testing	4
Applicants hired	2

The department's newly hired officers this quarter are:

- Kierstin Vitkauska (formally an EPD Cadet)
- Morgan Beasley (Recent attendee of EPD Citizens Police Academy)

Both of these recruits are currently attending the police academy (ESCJA)

Recruiting Efforts

In addition to our digital marketing campaign, members of the EPD attended the following recruiting events in this quarter:

Date	Description
04/28/26	Senior (high school) Hiring Event-QACHS
06/05/26	Easton Middle School Career Fair

Department Training Summary

2nd Quarter 2026 Training

- Police One online training
- HR Required Training for Command Staff
- Additional Training In-person
- Field Training

K9 Training

All K9 handlers attend training two days a month.

SWAT Training

All SWAT members attend training for twenty four (24) hours a month.

Grants & Donations

Donor & Purpose	Amount / Disposition
GOCCP Police Recruitment & Retention	\$12,068 COMPLETE
Community Grant Program Fund (Cadet & Hero)	\$25,000 COMPLETE
Gun Violence Reduction (Ballistic Shields & Training)	\$10,000 COMPLETE
Police Accountability, Community and Transparency (VR Equipment & Training)	\$28,500 COMPLETE

Warrant Apprehension & Absconding (Clearance of Old Warrants)	\$6,000 COMPLETE
Professional Development Fund (Training)	\$1,600 COMPLETE

Chief Alan Lowrey



EASTON POLICE DEPARTMENT

QUARTERLY STATISTICAL REPORT- April-June 2026

CALLS FOR SERVICE	QTR	YTD
Canine Activation	38	66
Alarms	195	426
Domestics	52	100
Check Welfare	220	432
Assist Other/EMS/Fire	166	305
Suspicious Conditions	101	163
Traffic/Parking Comp	99	191
Drone Activations	15	34
Missing Persons	8	14
TOTAL CALLS FOR SERVICE	5,867	11,498

CRIMINAL ARRESTS	QTR	YTD
Adult	86	197
Juvenile	11	27
TOTAL ARRESTS:	97	224
DUI ARRESTS	3	9
FIREARMS REC.	20	24
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ASSETS	QTR	YTD
Currency Seized	\$0.00	\$0.00
Vehicles Seized	0	0
Real Property	0	0

REPORTS	QTR	YTD
Criminal/Incident	581	1,158
TOTAL ACCIDENTS:	249	464
Personal Injury	27	40
Property Damage	222	424
Fatalities	0	0
Exchange of Info (79)	148	287

CONTRABAND CHARGES	QTR	YTD		QTR	YTD
Heroin	0	0	CDS ARREST	3	7
Cocaine - HCL	1	1	Adult	3	7
Cocaine - Crack	1	3	Juvenile	0	0
Prescription Pills	0	1	LEFT BLANK INTENTIONALLY		
Marijuana	0	0			
OTHER	3	4			

PART 1 CRIMES	QTR	YTD	QTR ARREST	YTD ARREST
Homicide	0	0	0	0
Robbery	2	2	2	3
Burglary	8	18	5	9
Rape	6	9	0	0
1st Degree Assault	7	12	13	29
Arson	0	0	0	0
Motor vehicle theft	3	14	0	6
Theft	64	156	20	57
PART 2 CRIMES	QTR	YTD	QTR ARREST	YTD ARREST
2nd Degree Assault	51	97	21	29
MDOP	20	33	7	14
CDS	3	7	3	7
Sex Offense	10	20	2	4
Fraud	12	28	0	0
Disorderly Conduct	2	4	7	17

TRAFFIC	QTR	YTD
Traffic Stops	1,803	3,507
Traffic Citations	272	586
Cellphone Violations	13	26
Collison Related	8	14
Seatbelts	14	23
Speeding	898	1,658
Suspended Driver	61	130
Traffic Warnings	2,157	4,063
SERO's	45	136

WARRANT/CITATIONS	QTR	YTD
Warrants & Summons	52	94
Search Warrants	58	99
Criminal Citations	8	34
CDS Civil Citations	0	0
Underage Possession	0	0
OPIOID OVERDOSES	QTR	YTD
Number of Incidents	2	6
Fatalities	0	0
Narcan by EMS	0	1
Narcan by Police	0	2

EPD Quarterly Training Report

Q2 – 2026

April - Hosted a 4-day Police Bicycle Certification School, 6 EPD members attended

April – Quarterly In-Service Training

- Ballistic Shield for Patrol
- Annual Firearms

Other Training

- Reid Technique – Trams
- Crime Scene School – Horner
- First Line Supervisor – Everngam, Cullings, Sova
- FBI LEEDA – Hanson, Coxon
- Krav Maga defensive Tactics – Everngam
- Mechanical Breaching – Beckett
- Standardized Field Sobriety Refresher – Baltazar
- Cellhawk User Course – Reibly
- Property and Evidence Procedures – Horner
- ICAC Wellness – Hanson, Reibly, Schuch, Trams
- Swat Team Leader Development – Everngam, Westerfield
- Red Dot Optic Certification – Lytle, Fletcher
- Type 3 Rifle – Lytle, Fletcher
- Taser Certification – Lytle, Fletcher, Beasley, Vitkauskas

Proclamation
2026 MD Junior League State Champs

WHEREAS, it gives us a tremendous amount of pleasure on behalf of the Mayor, Council and all the citizens of Easton, to express to the members of The Talbot Baseball All-Stars representing Easton, our sincere congratulations on your participation in the 2026 Maryland Junior League Region Tournament in Dubois, Pennsylvania where they put together an impressive run; and

WHEREAS, the team players, the Head Coach Brian Plutschak and Coaches Jason Smith and Buddy Callahan are to be commended for an exciting, hard-fought, and successful season advancing out of the state tournament to represent Maryland in the Junior League Baseball 2026 Region Tournament; and

WHEREAS, the comradery, the laughs, the memories and the unforgettable miles together during the practices and tournament, are a true testament of an exceptional organization that has been active participants excelling in our town’s efforts to promote and provide recreational opportunities for our young people; and

NOW, THEREFORE, we are pleased to publicly commend the MD Junior League State Champs for their fine efforts and present this Proclamation as an expression of the affection and admiration from the Mayor, the Town Council and all our citizens to the coaches and members of this team.

Congratulations On a Great Season!

In witness whereof, I have hereunto set my hand and caused the Seal of the Town of Easton, Maryland to be affixed this seventeenth day of August in the year of our Lord two thousand twenty-six.

Megan JM Cook
Mayor

Attest

Kathy M. Ruf, Town Clerk

SEAL:

TOWN OF EASTON
NOTICE OF PUBLIC HEARING - ORDINANCE NO. 861 PROPOSED
AMENDMENTS TO CHAPTER 28
OF THE EASTON TOWN CODE (ZONING)

The Council of the Town of Easton will hold a public hearing on Monday, August 17, 2026 at 5:35 P.M. in the Council Meeting Room, 14 South Harrison Street. The purpose of this hearing is to solicit public comment on Ordinance Number 861, which proposes amendments to Chapter 28 of the Town Code (Zoning). The purpose of the proposed amendments is to revise the Code to make the Town's treatment of Accessory Dwelling Units (ADU) consistent with the provisions of recently enacted State Legislation and recommended best practices for such uses.

The public is hereby invited to comment on the proposed amendments. Such comments may be either submitted in writing at any time prior to the Hearing, or made in person at the Hearing. Ordinance 861 is available for public inspection on the Town of Easton's website (www.Eastonmd.gov). In general terms, the proposed amendments propose to:

- Revise the definition of Accessory Dwelling Units (ADU) as well as the Supplemental Standards applicable to this use to be consistent with the provisions of State Law; and
- Amend the Table of Permissible Uses in the Zoning Code to indicate that ADUs are an outright permitted use, subject to Supplemental Standards, in the A-1, CB, R-7A, R-10A, and R-10M zoning districts and a prohibited use in all remaining zoning districts in Easton.

Persons wishing to attend or participate in the public hearing who require special accommodations or assistance because of a disability should contact the Town Clerk, Kathy Ruf at the Town Office, telephone number (410) 822-2525 during normal business hours by August 13, 2026.

Kathy M. Ruf
Town Clerk

Note to Star Democrat: Please publish the above ad in the August 2, 2026 and August 9, 2026 issues of the Star Democrat and send a Certificate of Publication to: Town Clerk, Town of Easton, P.O. Box 520, Easton, MD 21601.

RESOLUTION No. 6226

WHEREAS, the Town Council believes that it is appropriate for the Real Property taxes to be abated for Neighborhood Service Center:

01-019422	6 South Street: Permanent housing low-income households	\$1,772.16
01-002945	34 West Street: Undergoing renovation	368.33
01-077074	126 Port Street: Waste & recycling fees (office)	2,290.00

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF EASTON, that the Finance Officer is hereby authorized to make the above-mentioned abatements.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Resolution was passed by a yea and nay vote of the Town Council this _____ day of _____, 2026.

Don Abbatiello, Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2026.

6226



NEIGHBORHOOD SERVICE CENTER, INC.

R. Andrew Hollis, Executive Director

www.nscTalbotmd.org / 410-822-5015

**"Helping People
Changing Lives"**

126 Port Street
Easton, MD 21601
Phone: 410-822-5015
Fax: 410-822-1369

July 28, 2026

Mr. Andy Kitzrow, Town Manager
Town of Easton
14 S. Harrison Street
P. O. Box 520
Easton MD 21601

Dear Mr. Kitarow,

The Neighborhood Service Center is requesting abatement of Town of Easton Real Property Taxes on the following properties:

- 01-019422 6 South Street \$1,772.16
This property provides permanent housing for 3 low-income households in Easton. The rent charged to these households is below market value.
- 01-002945 34 West Street \$ 368.33
This property was donated to the Neighborhood Service Center. The property is currently being renovated. The final use of this property has not been determined.

The Neighborhood Service Center is requesting abatement of Town of Easton Solid Waste & Recycling Fees on the following property:

- 01-077074 126 Port Street \$2,290.00 –NSC Offices

The Neighborhood Service Center, Inc. (NSC) is the designated Community Action Agency for Talbot County, Maryland. Its mission is to "work toward eliminating poverty by empowering families to be economically self-sufficient." NSC assists low-income Town and County residents with eviction and utility shutoff prevention, security deposits, rental assistance, and hotel stays. Many individuals and families served by NSC are facing eviction or are homeless, and NSC is often their only resource.

The NSC appreciates the Town of Easton's favorable consideration of these requests.

Sincerely,

R. Andrew Hollis
Executive Director

✓ Cc: Megan J. M. Cook, Mayor

Enclosures -3 tax bills

Town of Easton
14 S. Harrison Street
Easton MD 21601

LEVY PERIOD:

7/01/26 TO 6/30/27
BILL DATE:

MAP	GRID	PARCEL	SUB	BLOCK	LOT	LIBER	FOLIO	SINGLE ANNUAL PAYMENT SCHEDULE		
104	A	10322	0000					IF PAID BY:	INTEREST/PENALTY	PAY THIS AMOUNT
PROPERTY ID: 01-012470								7/31/26	17.72	2,645.44
LEGAL DESCRIPTION: LOT 7, 349 SF								8/31/26	8.86	2,654.30
S/S SOUTH ST								9/30/26	00	2,663.16
EASTON, PC 2/199D								10/31/26	26.58	2,689.74
								11/30/26	53.16	2,716.32
								12/31/26	93.12	2,756.28
								1/31/27	133.06	2,796.22
								2/28/27	173.01	2,836.17
								3/31/27	212.95	2,876.11
								4/30/27	252.91	2,916.07
								5/31/27	292.85	2,956.01
								6/30/27	332.80	2,995.96
								FIRST SEMI-ANNUAL PAYMENT SCHEDULE		

CLIENT # 103222

NAME & ADDRESS

NEIGHBORHOOD SERVICE CENTER IN

126 PORT ST

EASTON, MA 01422

6 South St

~~SEMI-ANNUAL OPTION IS ONLY AVAILABLE
TO OWNER OCCUPIED RESIDENTIAL PROPERTY
AND SMALL BUSINESS PROPERTY~~

INTEREST .67% PER MONTH PAST DUE
PENALTY .83% PER MONTH PAST DUE
TOTAL MONTHLY INTEREST AND PENALTY

REMITTANCE COPY

BILLING QUESTIONS (410) 822-2525

MAKE CHECK PAYABLE TO:

LEVY PERIOD:

BILL DATE:

MAP	GRID	PARCEL	SUB	BLOCK	LOT	LIBER	FOLIO	SECOND SEMI-ANNUAL PAYMENT SCHEDULE		
								IF PAID BY:	INTEREST/PENALTY	PAY THIS AMOUNT
USE FOR SECOND SEMI-ANNUAL PAYMENT ONLY										
SEMI-ANNUAL AMOUNT INCLUDES A SERVICE CHARGE OF										
PROPERTY ID:										
INVOICE										
LEGAL DESCRIPTION:										

[illegible]

NEIGHBORHOOD SERVICE CENTER IN
126 PORT ST
EASTON MD 21601

DO NOT USE THIS COUPON

Town of Easton
14 S. Harrison Street
Easton MD 21601

7/01/26 TO 6/30/27
BILL DATE:

MAP	GRID	PARCEL	SUB	BLOCK	LOT	LIBER	FOLIO
104	A	1443	0000				
PROPERTY ID:							
INVOICE							
LEGAL DESCRIPTION:				TYPE	ASSESSMENT	RATE	AMOUNT
01-0002945				TOWN	70833	.52	368.33
TOTAL TAXES ▲							
348.32							

LOT 11-24, 5X148
E/S WEST ST
EASTON

NAME & ADDRESS
100476

34 West St

NEIGHBORHOOD SERVICE CENTER IN
126 PORT ST
EASTON MD 21601

INTEREST . 67% PER MONTH PAST DUE
PENALTY . 93% PER MONTH PAST DUE
TOTAL MONTHLY INTEREST AND PENALTY

TOTAL MONTHLY INTEREST AND PENALTY 1.5% REMITTANCE COPY

REMITTANCE COPY

MAKE CHECK PAYABLE TO:

LEVY PERIOD:

BILLING QUESTIONS (410) 822-2525

BILL DATE:

MAP	GRID	PARCEL	SUB	BLOCK	LOT	LIBER	FOLIO	SECOND SEMI-ANNUAL PAYMENT SCHEDULE	
								IF PAID BY:	INTEREST/PENALTY
									PAY THIS AMOUNT
PROPERTY ID: INVOICE									
LEGAL DESCRIPTION:									
USE FOR SECOND SEMI-ANNUAL PAYMENT ONLY									
SEMI-ANNUAL AMOUNT INCLUDES A SERVICE CHARGE OF									

CUST # 100476

NEIGHBORHOOD SERVICE CENTER IN
126 PORT ST
EASTON MD 21601

DO NOT USE THIS COUPON

INTEREST AND PENALTY FOR MUNICIPAL SOLID WASTE REGION DECEMBER 1ST

MAKE CHECK PAYABLE TO:

Town of Easton
14 S. Harrison Street
Easton, MD 21601

LEVY PERIOD:

7/01/26 TO 6/30/27

BILL DATE:

7/01/26

MAP	GRID	PARCEL	SUB	BLOCK	LOT	LIBER	FOLIO	AMOUNT
104	A	1501	0000					
INVOICE								
LEGAL DESCRIPTION:								
UNIT 4								
S/S PORT ST								
EASTON								
CUST # 113234								
NAME & ADDRESS								
NEIGHBORHOOD SERVICE CENTER IN								
107-109 FEDERAL ST								
EASTON MD 21601								
126 Port St Unit 4								
TOTAL TAXES								
2,290.00								
2,290.00								

UNIT 4
S/S PORT ST
EASTON

CUST # 113234

126 Port St
Unit 4

NEIGHBORHOOD SERVICE CENTER IN
107-109 FEDERAL ST
EASTON MD 21601

INTEREST 67% PER MONTH PAST DUE
PENALTY 83% PER MONTH PAST DUE
TOTAL MONTHLY INTEREST AND PENALTY **REMITTANCE COPY**

MAKE CHECK PAYABLE TO:

LEVY PERIOD:

BILLING QUESTIONS (410) 822-2525

MAP	GRID	PARCEL	SUB	BLOCK	LOT	LIBER	FOLIO
INVOICE							
LEGAL DESCRIPTION:							
USE FOR SECOND SEMI-ANNUAL PAYMENT ONLY							
SEMI-ANNUAL AMOUNT INCLUDES A SERVICE CHARGE OF							

CUST # 113234
NAME & ADDRESS
NEIGHBORHOOD SERVICE CENTER IN
107-109 FEDERAL ST
EASTON MD 21601

DO NOT USE THIS COUPON

SINGLE ANNUAL PAYMENT SCHEDULE		
IF PAID BY:	INTEREST/PENALTY	PAY THIS AMOUNT
7/31/26	.00	2,290.00
8/31/26	.00	2,290.00
9/30/26	.00	2,290.00
10/31/26	.00	2,290.00
11/30/26	.00	2,290.00
12/31/26	34.35	2,324.35
1/31/27	68.70	2,358.70
2/28/27	103.05	2,393.05
3/31/27	137.40	2,427.40
4/30/27	171.75	2,461.75
5/31/27	206.10	2,496.10
6/30/27	240.45	2,530.45
FIRST SEMI-ANNUAL PAYMENT SCHEDULE		

SEMI-ANNUAL OPTION IS ONLY AVAILABLE
TO OWNER OCCUPIED RESIDENTIAL PROPERTY
AND SMALL BUSINESS PROPERTY

BILL DATE:

SECOND SEMI-ANNUAL PAYMENT SCHEDULE		
IF PAID BY:	INTEREST/PENALTY	PAY THIS AMOUNT

ORDINANCE NO. 861

AN ORDINANCE OF THE TOWN OF EASTON AMENDING
CHAPTER 28 (ZONING) OF THE TOWN CODE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by § 4-102 of the Land Use Article of the Maryland Annotated Code (the “Code”) to enact a comprehensive zoning ordinance, which ordinance is codified as Chapter 28 of the Code of the Town of Easton;

WHEREAS, the Town of Easton is authorized by § 4-204 of the Land Use Article of the Code and § 28-1401 of Chapter 28 of the Code of the Town of Easton to amend, supplement, change or repeal zoning regulations; and

WHEREAS, the Easton Town Council approved and enacted a comprehensively revised new Zoning Code which became effective on December 5, 2021; and

WHEREAS, the Maryland General Assembly enacted legislation, which was signed by the Governor, to establish regulations of Accessory Dwelling Units (ADU), including guidance and limitation as to the extent to which local government entities can regulate this use; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at a series of meetings and voted (3-1) as described in a letter transmitted to the Easton Town Council dated July 24, 2026, which include recommendations that the Town Council adopt a number of amendments to the Section 28-501 of the Zoning Code as contained in the document attached hereto as Exhibit A; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on August 17, 2026.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The relevant sections of Chapter 28 of the Code of the Town of Easton are hereby repealed and reenacted with amendments to read as shown on the attached Exhibit A:

Section 2. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry -
Rankin -
Montgomery -
Davis -
Abbatiello -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____, 2026 _____

Megan JM Cook, Mayor

EFFECTIVE DATE: _____, 2026.

ATTACHMENT A

- (1) Amend the Table of Permitted Uses to make ADUs permitted by right in every zoning district in which Single Family Detached homes are permitted by right as follows:

**TABLE 2.1
TABLE OF PERMISSIBLE USES**

USE	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
1. RESIDENTIAL USES											
Household Living											
101	Accessory Dwelling Unit *	SE P	SE P	SE P	- P	SE P	--	--	--	--	
106	Single Family Detached*	P	P	P	P	P	--	--	--	--	

- (2) Amend our Supplemental Standard for what is presently listed as “Granny Flat/Accessory Dwelling Unit (ADU)” by striking the term Granny Flat, as follows:

1. ~~Granny Flat~~/Accessory Dwelling Unit (ADU)
 - a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
 - b. One additional off-street parking space shall be provided for the ADU ~~granny flat~~.
 - c. No more than one ~~granny flat~~ ADU may be created on any one lot under the terms of these provisions.
 - d. The principal residence associated with the application for an ADU ~~granny flat~~ must be occupied by the owner of the property.

- (3) Amend the definition of ADU to be consistent with the State Law. Our new definition would become:

Accessory Dwelling Unit (ADU) - A secondary dwelling unit that is:

- On the same lot, parcel, or tract as a primary single-family detached dwelling unit and
- Not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.

(4) Further amend the Supplemental Standards for Accessory Dwelling Units to comply with the State Law or recommended Best Practices (as suggested by Maryland Board of Realtors), as follows:

Section 28-1007 1 7:

Accessory Dwelling Unit (ADU):

- a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
- b. ~~One additional off-street parking space shall be provided for the ADU granny flat.~~
- c. No more than one ~~granny flat~~ ADU may be created on any one lot under the terms of these provisions.
- d. ~~Either~~ the principal residence associated with the application for ~~or the an ADU~~ granny flat must be occupied by the owner of the property.
- e. The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.
- f. No more than 2 bedrooms are permitted in an ADU.
- g. An ADU should have a direct exterior access that is separate from the existing primary dwelling. The Town Planner shall have discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit



July 24, 2026

Mayor Megan Cook and
Easton Town Council
14 South Harrison Street
Easton, Maryland 21601

Dear Mayor Cook and Town Council Members:

The Easton Planning and Zoning Commission has worked the past few months on potential amendments to the Town's Zoning Code in order to make the provisions of the Code's treatment of Accessory Dwelling Units (ADU) consistent with State Law approved in the 2025 legislative session. This law requires that counties and municipalities with planning and zoning authority adopt a local law authorizing ADU development on land with a single-family detached dwelling unit by October 1, 2026. At our regularly monthly meeting of July 16, 2026, we concluded our consideration of the issue. Attached, is a copy of the proposed changes to the Zoning Code that we believe are consistent with the new State law and appropriately regulate ADUs in Easton.

Please note that the proposed revisions indicate language proposed to be deleted from the existing Zoning Code in ~~strike-through~~ text and language proposed to be added to the Code indicated in **yellow highlighted text**. The Commission discussed these potential changes over the course of two meetings and ultimately voted (3-1) to recommend that you approve the attached proposed Zoning text amendments. The dissenting vote was cast by Commissioner Klein because he favored requiring ADUs to be permitted via Special Exception as opposed to being allowed as an outright permitted use. He felt this was an important potential safeguard in light of other provisions of the law which now prohibit Homeowners Associations from prohibiting ADUs within their developments.

The attached proposed Zoning text amendments reflect both changes we are required to make as a result of the new State law, and others that have been recommended as "best practices" by the Maryland Board of Realtors. Their letter containing all of their recommendations (prepared by ZoneCo) is also attached for your reference.

If you should have any questions or concerns, please contact me or a member of the Town's Planning or Legal staff, who were all present at the meetings and helped facilitate the proposed amendments.

Sincerely,
Easton Planning and Zoning Commission

Philip Toussaint

Philip Toussaint, Chair

Attachments (Recommended Zoning Amendments and Letter from ZoneCo)

ATTACHMENT A

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Accessory Dwelling Unit (ADU) - A secondary dwelling unit that is:

- On the same lot, parcel, or tract as a primary single-family detached dwelling unit and
- Not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.

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Accessory Dwelling Unit (ADU):

- a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.
- b. ~~One additional off-street parking space shall be provided for the ADU granny flat.~~
- c. No more than one ~~granny flat~~ ADU may be created on any one lot under the terms of these provisions.
- d. ~~Either the principal residence associated with the application for or the an ADU granny flat~~ must be occupied by the owner of the property.
- e. The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.
- f. No more than 2 bedrooms are permitted in an ADU.
- g. An ADU should have a direct exterior access that is separate from the existing primary dwelling. The Town Planner shall have discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit

ATTACHMENT B
ZONECO LETTER

March 6, 2026

Via Email: Lisa May <Lisa.May@mdrealtor.org>

Ms. Lisa May
Maryland Association of Realtors

RE: Easton Accessory Dwelling Unit Ordinance

Dear Ms. May,

On behalf of the Maryland Association of Realtors, ZoneCo has reviewed the Accessory Dwelling Unit ordinance provisions in Easton, Maryland. Easton Zoning regulations currently permit the construction of an attached or detached accessory dwelling on any property, under the umbrella of special exception accessory structures and supplemental uses. Accessory dwellings are not limited to occupancy by familial relationship, such as in-law apartments. Supplemental use standards require the property owner to reside in the primary dwelling unit on the property. Certain size and setback requirements must be met. A building permit is required. The Accessory Dwelling Unit ordinance has not been revised since the adoption of HB 1466.

Our review considers (A) how the ordinance complies with Maryland HB 1466 adopted in 2025, and (B) how the ordinance compares with recommended provisions by MD Realtors. We have also attached comments with the proposed Easton Ordinance.

(A) Comparison with required provisions Maryland HB 1466 adopted in 2025.

1. Allowed By Right:

- a. **State Law Requires:** The state law requires that Accessory Dwellings be permitted by right within any zone that permits single-unit detached residential development.
- b. **Easton Ordinance: DOES NOT COMPLY** - The Easton Table of Permissible Uses only allows ADU's by Special Exception within the A-1, R-7A R-10A, and CB zoning districts. ADU's are not permitted by right in any zoning district. A special exception requires a public hearing, and therefore does not comply with the requirement that an ADU is permitted by right. *Amend the Easton ordinance to comply with the state law, allowing ADU's by right in any district that allows single unit detached residential development. NOTE: The*

definition of “Dwelling Unit” indicates an ADU is permitted by-right – the conflict between the ordinance provisions should be cleared up, to allow ADU’s by-right.

2. **No Density or Growth Restrictions:**

- a. **State Law Requires:** A local jurisdiction may not regulate or restrict ADU’s using residential density restrictions or residential growth limitation measures.
- b. **Easton Ordinance: COMPLIES** - The Ordinance treat ADU’s as accessory structures with no APFO requirements.

3. **Must Comply with Safety & Building Codes:**

- a. **State Law Requires:** Must provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes.
- b. **Easton Ordinance: COMPLIES** - The existing ordinance does not exempt ADU’s from meeting all applicable building construction codes.

4. **Setbacks Same As Accessory Use Setbacks**

- a. **State Law Requires:** May not require side or rear yard setbacks that are greater than the side and rear yard setbacks for accessory structures in the applicable zoning district. Also note: In determining setbacks for detached ADUs, many jurisdictions have used five feet as the minimum separation between the ADU structure and the property line so that the accessory dwelling structure does not have to meet building code standard fire-resistance rating requirements. Also, a five-foot setback option allows for more windows and flexibility in window placement.
- b. **Easton Ordinance: COMPLIES:** The setback requirements for Accessory Dwelling Units are the same as “Accessory Structures”, except for parcels located within the Easton Chesapeake Bay Critical Area Overlay district, which has its own standards for ADU’s.

5. **ADU Definition**

- a. **State Law Requires:** The bill defines an ADU as a secondary dwelling unit that is:
 - (1) on the same lot, parcel, or tract as a primary single-family detached dwelling unit and
 - (2) not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.
- b. **Easton Ordinance: PARTIALLY COMPLIES** – Easton’s ADU definition is as follows:

Accessory Dwelling Unit - A second dwelling unit either in or added to an existing single family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, and sleeping. Such a dwelling is clearly accessory to the use of the main or principal dwelling.

The accessory dwelling unit is also referred to as a “granny flat” in the ordinance. The size of detached ADU’s is limited to 900 sq. ft. in the Supplemental Use Standards. *Recommend eliminating the term “granny flat” as adult children, distant relatives, friends, or anyone is eligible to occupy the ADU.*

(B) Comparison of Easton Ordinance with recommended ADU ordinance elements.

1. Owner Occupancy

- a. **Recommendation:** Owner-occupancy should not required for either the primary dwelling or the accessory dwelling.
- b. **Easton Ordinance:** The owner is required to occupy the primary dwelling unit per the ordinance Supplemental Use Standards. *Prefer no owner occupancy requirement, but if owner occupancy must be required, recommend allowing the owner to occupy either the primary dwelling or the ADU.*

2. Parking

- a. **Recommendation:** Because of common space constraints and the additional cost, additional parking should not be required if the principal dwelling unit has sufficient off-street parking, or adequate additional on-street parking is available within walking distance (500 feet) of the lot containing the accessory dwelling. Also recommend staff-level authority to approve parking sufficiency.
- b. **Easton Ordinance:** One off-street parking space is required for an ADU in the Supplemental Use Standards. *Recommend that no parking be required for an ADU if there is adequate on street parking.*

3. Minimum Floor Area

- a. **Recommendation:** No minimum floor area should be required. If a minimum floor area is required, it should be no less than 400 sq. ft. to permit a studio apartment.
- b. **Easton Ordinance:** No minimum floor area specified. *No change recommended.*

4. **Maximum Floor Area**

- a. **Required per State Law:** The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.
- b. **Easton Ordinance:** The maximum floor area is limited to 900 square feet. *Recommend increasing the minimum floor area to slightly larger – 1,200 sq. ft. for more flexible layout and room sizes, or changing the maximum floor area to comply with the State law for both attached and detached ADU's.*

5. **# Bedrooms**

- a. **Recommendation:** No more than 2 bedrooms are permitted in an ADU. Limiting to no more than 2 bedrooms is appropriate given the recommendation to waive other requirements, such as off-street parking, impact fees, APFO compliance, separate water and sewer taps.
- b. **Easton Ordinance:** No maximum number of bedrooms specified. *Revise per the above recommendation.*

6. **Definitions for ADU Types** (for example: Attached ADU, Detached ADU, Internal ADU)

- a. **Recommendation:** These definitions are optional. Definitions may or may not be needed depending on other criteria imposed. For example, if setback requirements vary depending on whether an accessory dwelling is attached or detached, then definitions are needed.
- b. **Easton Ordinance:** Easton provides one definition that encompasses both attached and detached ADU's. *No change recommended.*

7. **Approval Process**

- a. **Recommendation:** Strongly recommend that an ADU that meets all zoning criteria can be approved by staff without a public hearing.
- b. **Easton Ordinance:** ADU's are required to obtain a Special Exceptions per the Use Table (but the definition of Dwelling Unit implies an ADU is permitted by right). *To comply with the state law, the Easton ordinance needs to be changed so that approval of the ADU is clearly permitted by right if the ADU meets other zoning ordinance requirements.*

8. **Vehicular Access** (for example, access off public street vs. alley)

- a. **Recommendation:** Recommend not specifying the vehicular access for the accessory dwelling, and allow staff-level review and approval of adequate vehicular access. The State law allows, but does not require, a local

jurisdiction to prohibit conversion of an accessory structure to an accessory dwelling if the only vehicular access is an alley.

- b. **Easton Ordinance:** The type of vehicular access is not specified. *No change recommended.*

9. **Front Door Access**

- a. **Recommendation:** An ADU should have a direct exterior access that is separate from the existing primary dwelling. Recommend that administrator has discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit
- b. **Easton Ordinance:** Exterior access is not mentioned. *Recommend adding a provision regarding Front Door Access.*

10. **Non-conforming lots**

- a. **Recommendation:** To allow flexibility for an accessory dwelling on an existing lot of record with a non-conforming lot size and/or a non-conforming setback, allow an accessory dwelling so long as the ADU does not increase the non-conforming condition.
- b. **Easton Ordinance:** Easton generally allows for use of older non-conforming lots by right. Because ADU's are classified as an accessory structure, a non-conforming lot size would not prevent development of an ADU so long as the setback requirements are met. *No change recommended.*

11. **Short-Term Rentals**

- a. **Recommendation:** No short-term rental restrictions
- b. **Easton Ordinance:** Easton does not prohibit short-term rental of ADU's. The town requires operators of short-term rentals to obtain a rental license. *No change recommended.*

12. **APFO & Impact Fees**

- a. **Recommendation:** An ADU should not have to comply with the APFO Ordinance. Due to their small size, ADU's have not had noticeable impacts on public facilities.
- b. **Easton Ordinance:** An ADU is considered an accessory structure and does not have to comply with APFO and Impact Fee requirements. *No change recommended.*

(C) Building Code Issues. Most construction standards and utility requirements, such as fire sprinkler systems, and water and sewer service, are typically addressed in each jurisdiction's building or health and safety codes. These issues are typically not regulated in zoning code ordinances. In some cases, the construction standards are mandated by state law. You should be aware that certain building code requirements can add significantly to the cost of constructing an ADU, to the point that adding an ADU may become cost-prohibitive for some homeowners. The following issues can have significant impact on the cost of constructing an ADU.

13. **Fire Sprinkler Systems:** By current State law, ADU's are generally not required to have sprinkler systems if they are created within existing dwellings that do not have sprinkler systems. However, Maryland requires sprinkler systems to be installed in all ***newly constructed*** single-family and two-family dwellings, including ADU's. Maryland Building Performance Standards Regulations, Md. Code Ann. §9.12.51.05(B)(1)(d).
14. **Well & Septic:** To encourage ADU development, an ADU should be permitted to connect to the well and septic system for the primary dwelling unit if adequate capacity exists. Typically well and septic systems are regulated by the local health department. If local health departments require a separate system, we recommend that local jurisdictions should change their policy to allow joint use of existing well and septic systems where physically possible.
15. **Public Water & Sewer:** To encourage ADU development, wherever physically possible, an ADU should be permitted to be serviced by the same public water and sewer lines as the principal dwelling unit to unnecessary expense including additional tap fees, which can be very expensive.

(C) Summary recommendations for an ADU Ordinance for Easton. Many provisions of the existing accessory dwelling provisions comply with the new state law and best practices. A few aspects of the Easton ADU ordinance should be revised as follows:

1. **Maximum Size:** The maximum size of an ADU, whether attached or detached, should be revised to comply with the state law, that an ADU can be "no greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit," or recommend increasing the maximum size to 1,200 sq. ft. for more flexibility in layout and room sizes.
2. **Owner Occupancy:** Recommend allowing the owner to occupy either the primary dwelling or the ADU.
3. **By-right Approval:** Amend the Easton ordinance to comply with the state law, allowing ADU's by right in any district that allows single unit detached residential development.
4. **Parking:** Recommend that no additional parking be required if there is adequate on street parking.

Ms. Lisa May
March 6, 2026

5. **Guide for Applicants:** We recommend developing an Accessory Dwelling Unit Fact Sheet that includes all zoning and other permit requirements in one place, as zoning requirements and other information on building and environmental permits and fees can be scattered throughout the city code.

Thank you for the opportunity to review the local ordinance. Please feel free to reach out if you have any questions.

Sincerely,



Teresa Bamberger

Encl. Easton ADU Definition
Easton ADU Supplemental Use Standards
Easton ADU Use Standards
Easton Rental License Application
ADU Guide for Local Jurisdictions

Ms. Lisa May
March 6, 2026

2. Or means that the connected items, conditions, provisions, or events apply separately or in any combination.

3. Either/or means that the connected items, conditions, provisions or events shall apply separately but not in combination.

I. The word includes does not limit a term to the specified examples, but is intended to extend the term's meaning to all other instances or circumstances of like kind or character.

SECTION 28 – 114 DEFINITIONS

In this Code, the following specific terms are used as defined unless otherwise apparent from the context. Any term not defined below shall be deemed to have the definition ascribed to it in the most recent edition of the Oxford English Dictionary.

Abutting – Having property or zoning lines in common.

Accessory Use or Structure - A structure or use that: a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and serves a principal building or a principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and e) is located on the same lot as the principal building or use served.

Accessory Dwelling Unit - A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, and sleeping. Such a dwelling is clearly accessory to the use of the main or principal dwelling.

Addition – Newly constructed area that increases the size of a structure.

Adjacent – A property abutting or directly across a street, highway, road, alley, watercourse or right-of-way.

Adult Day Care Center – A nonresidential center that:

- a. Serves the elderly, medically handicapped adults, or victims of Alzheimer's disease and related disorders;
- b. Meets the definitions in Health-General Article, § 14-201(b) or § 14-301(b), Annotated Code of Maryland; and

Supplemental Use Standards

The following supplemental use standards apply to the permitted uses listed in the “Supplemental Uses” table above and shall apply when the permitted use is allowed in the underlying zoning district.

Accessory Dwelling Unit (1.10)

- (1) If a permitted use in the underlying zoning district, one additional dwelling unit (accessory dwelling unit) as part of a primary dwelling unit may be permitted in the RCA provided the additional dwelling unit is served by the same sewage disposal system as the primary dwelling unit and:
 - (a) Is located within the primary dwelling unit or its entire perimeter is within 100 feet of the primary dwelling unit and does not exceed 900 square feet in total enclosed areas; or
 - (b) Is located within the primary dwelling unit and does not increase the amount of lot coverage already attributed to the primary dwelling unit.
- (2) An additional dwelling unit meeting all of the provisions of this section may not be subdivided or conveyed separately from the primary dwelling unit; and
- (3) The provisions of this section may not be construed to authorize the granting of a variance, unless the variance is granted in accordance with the variance provisions contained herein.

Existing institutional uses (2.10)

- (1) Existing institutional facilities, including those that directly support agriculture, forestry, aquaculture or residential development shall be allowed in R CAs.
- (2) Expansion of existing institutional facilities and uses in the R CA shall be subject to the non-conforming use provisions of this Chapter and the Grandfathering provisions in Part 8 and may require Growth Allocation.

New institutional uses (2.20)

- (1) New institutional facilities and uses, except those specifically listed shall not be

location and nature of which shall be indicated on plans necessary for site plan or building permit approval.

SECTION 28 – 1007 SUPPLEMENTAL USE STANDARDS

Certain uses may be permitted in the various zoning districts subject to specific development and/or performance standards as specified by this Ordinance and as determined by the Planner, the Town Engineer, the Board of Zoning Appeals, the Planning and Zoning Commission, and/or the Town Council. In instances where a standard references Planning and Zoning Commission approval, but where Planning and Zoning Commission review is not otherwise required, said approval authority shall be deemed to be vested in the Town Planner. Supplemental standards apply to traditional or planned developments. However, in planned developments, the Town Council may approve alternate methods of complying with any of these supplemental standards during the appropriate review process. These standards include:

28 – 1007.1 RESIDENTIAL USES

1. Specific residential uses listed below shall be subject to the following:

1. Agriculture

- a. All accessory structures, and pens for the raising of poultry or livestock (except pastures) for commercial purposes shall be located at least two hundred (200) feet from any lot line. When otherwise permitted, the keeping of livestock or poultry as pets or primarily for the needs of the residents of the principal structure on a lot, any accessory structure associated with such livestock or poultry shall adhere to the applicable setback for principal structures in the Zoning District.

2. Bed and Breakfast

- a. Any structure used as a Bed and Breakfast operation must meet all applicable fire, safety and health codes and regulations.
- b. Each Bed and Breakfast establishment must provide two (2) parking spaces plus one (1) additional space for each room which may be provided. The parking spaces are to be located on the property in such a manner as to minimize any adverse impact upon the appearance of the property and to minimize the destruction of shrubs and trees readily visible from a public way. In granting a Special Exception for a Bed and Breakfast establishment, the Board of

1 Appeals shall specify appropriate buffers to separate parking areas
2 from adjoining residential properties.
3

4 c. The structure in which the Bed and Breakfast operation takes place
5 shall be the principal residence of the owner of the property, or an
6 outbuilding located on the same property provided said outbuilding
7 satisfies all Building, Fire, and Safety Codes and Regulations for use
8 in this manner.
9

10 d. Meals for guests shall be limited to breakfast provided in an area of
11 the dwelling generally utilized by the resident family for the
12 consumption of food.
13

14 e. No person shall be a guest in a bed and breakfast operation for more
15 than 15 consecutive nights.
16

17 3. Cottage Food Business.
18

19 a. Cottage Food businesses shall operate in accordance with the
20 standards and requirements of the State of Maryland as established
21 in COMAR 10.15.03.02, 10.15.03.27
22

23 4. Day Care Facility, Family
24

25 a. Applicant shall meet the requirements of the Office of Child Care
26 Licensing and Regulation in the Department of Human Resources
27 of the State of Maryland, or its successor agency for Family Day
28 Care, including limits on the age of children, overall number of
29 children permitted, and requirements for outdoor recreation area.
30

31 b. The Town Planner/Board of Zoning Appeals may prescribe specific
32 conditions determined necessary to minimize effects of use on
33 neighboring properties given identification of concerns specific to a
34 particular site.
35

36 c. All such uses shall be located so as to permit the safe pickup and
37 delivery of all persons on this site.
38

39 d. This use shall be treated as an outright permitted use unless either of
40 the following circumstances occurs:
41

42 1. A Public Hearing is requested within seven (7) days of the
43 posting of the property with a Town-provided sign and the

1 placement of an advertisement concerning the application in
2 a newspaper of general circulation in the Town of Easton and
3 on the Town's website; or
4

5 2. The Town Planner recommends denial of the application.
6

7 In the event that either 1 or 2 above occurs, the application shall be treated
8 as a Special Exception and shall proceed in accordance with the standards
9 applying thereto as specified in Article XIII, Section 28 – 1303.5.B.
10

11
12 5. Garage or Yard Sales
13

14 a. In any district which permits yard or garage sales, each lot shall be
15 allowed to conduct no more than three (3) yard or garage sales events in
16 any one (1) calendar year. A yard or garage sales event shall have a
17 maximum duration of one (1) day. Each consecutive day that a yard or
18 garage sale extends shall constitute a separate event.
19

20 b. Signs shall be permitted under the provisions governing Temporary
21 signs.
22

23
24 6. Garage, Private or Shed
25

26 a. Detached garages or sheds may be located outside the building
27 envelope. They must meet side setback requirements except for sheds
28 that do not exceed ten feet in height which may be located in side yards
29 within three feet of the property line. They may not be constructed in
30 any front yard, except in the case of through lots in which case they may
31 be constructed in the non-access front yard.
32

33 b. Any garage, shed, or parking stall shall be setback a minimum of 15
34 feet from the centerline of any alley, if there is not an alley in the rear
35 of the property the required setback is zero feet.
36

37 c. Detached garages or sheds, together with a swimming pool (if one is
38 present), may occupy no more than 50% of the rear yard area.
39

40 7. Granny Flat/Accessory Dwelling Unit
41

42 a. Applicant shall have or obtain a Town of Easton Rental Housing
43 License for the rental unit.

- 1
2 b. One additional off-street parking space shall be provided for the
3 granny flat.
4
5 c. No more than one granny flat may be created on any one lot under
6 the terms of these provisions.
7
8 d. The principal residence associated with the application for a granny
9 flat must be occupied by the owner of the property.
10

11 8. Halfway/Recovery Houses
12

- 13 a. All Halfway/Recovery House subtypes (Small Halfway House,
14 Large Halfway House, and Recovery Residences) shall comply and
15 maintain compliance with all applicable State Regulations and
16 Licensing Requirements.
17

18 9. Homeless Shelter
19

- 20 a. The proposed homeless shelter must comply with all applicable
21 building, fire and safety and health codes and regulations.
22
23 b. Residents of the homeless shelter may be referred to the facility by
24 the Talbot County Department of Social Services or local law
25 enforcement officials, or other local service agencies.
26

27 10. Home Occupations
28

- 29 a. The applicant shall demonstrate that the occupation will be
30 conducted within the dwelling or accessory building and is clearly
31 secondary to the use of the dwelling for residential purposes. There
32 shall be no external evidence of business activity including
33 inordinate vehicular traffic, outside storage, noise, dust, fumes,
34 flammable materials, or other nuisances emitting from the premises.
35 No more than one ordinary vehicle per permitted home occupation,
36 which contain a sign or logo, may be maintained on the premises,
37 provided said vehicle is used in the daily operation of the business.
38 Not permitted, however, are vehicles other than those customarily
39 found in a residential neighborhood (i.e. cars, pick-ups, mini-vans,
40 Sport Utility Vehicles).
41
42 b. All employees shall be residents except that one full-time non-
43 resident employee may be on the premises if approved by the Board



Town of Easton

14 South Harrison Street
Easton, Maryland 21601
410-822-2525

APPLICATION FOR RENTAL LICENSE

Circle One
RENEWAL or NEW LICENSE

(For official use only)

License No. _____

Fee _____

App. Date _____

(Planning and Zoning Official) (Date)

(Code Enforcement Official) (Date)

Please Print

Rental Legal Address		Total Number of Buildings	Total Number of Units
	Easton, Maryland 21601		

Property Owner	Name(s)	Address	Telephone Number
	Email Address		

Rental Information	<u>Within Historic District</u> ☐ Yes ☐ No	<u>Type of Rental Unit</u> ☐ Single Family Dwelling ☐ Two Family Dwelling (Duplex) ☐ Multi-Family Dwelling	<u>Property Management / Agent</u> ☐ On-Site ☐ Off-Site ☐ Not Applicable
-----------------------	--	--	--

Property Management Agent	Name(s)	Address	Telephone Numbers
	Email Address		

If there is more than one rental building or unit at the above address, describe below the method used for building and unit identification.

The applicant understands that by making this application: (1) The above property shall be subject to the Town of Easton's Rental Housing Licensing and shall be subject to periodic inspections by the Code Enforcement Office to determine compliance with the applicable building code, property maintenance code or minimum livability code within the Town Code. (2) The Town will provide me and/or the tenant with at least 5 days notice prior to any interior inspection, and will accommodate reasonable scheduling modification, unless the inspection is necessary to prevent or resolve an emergency. (3) If an inspection is canceled for any reason after an agreed time, by the property owner or owner's agent, a \$50.00 re-inspection fee may be imposed. (4) In the event that the tenant does not consent to such an inspection or access on the agreed time, the Code Enforcement Office may apply to a Judge of the District Court or Circuit Court for Talbot County for an administrative search warrant to enter the property to conduct any inspection required by law. (5) That the information contained in the application is in compliance with all applicable covenants and or deed restrictions.

The applicant further agrees that if a license is issued to: (1) Provide contact information for the tenants; (2) Cooperate with such inspections by providing access to the property at an agreed time; (3) Assure that a property owner, owner's agent, or tenant over the age of 18 be present during the inspection; (4) Effective January 1st 2015 dwellings constructed prior to 1978 will need an inspection certificate for Lead Poisoning Prevention from Maryland Department of the Environment.

Owner/Agent

Date

Office Use Only

Number of Units: _____ x \$50.00 / Unit / Year	Total: \$ _____	☐ Cash ☐ Check No. _____
Received by: _____	Date: _____	Data Input By: _____

ACCESSORY DWELLING UNITS

A Guide for Local Implementation of Maryland 2025 HB 1466, SB 891

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Sponsored by:



Summary of Maryland Accessory Dwelling Legislation

PURPOSE: The 2025 legislation seeks to address Maryland's estimated 96,000 housing unit shortage and housing affordability crisis by requiring local jurisdictions to adopt local laws allowing accessory dwellings. (Ref: Maryland House Bill 1466/Senate Bill 891, Effective October 1, 2025.)

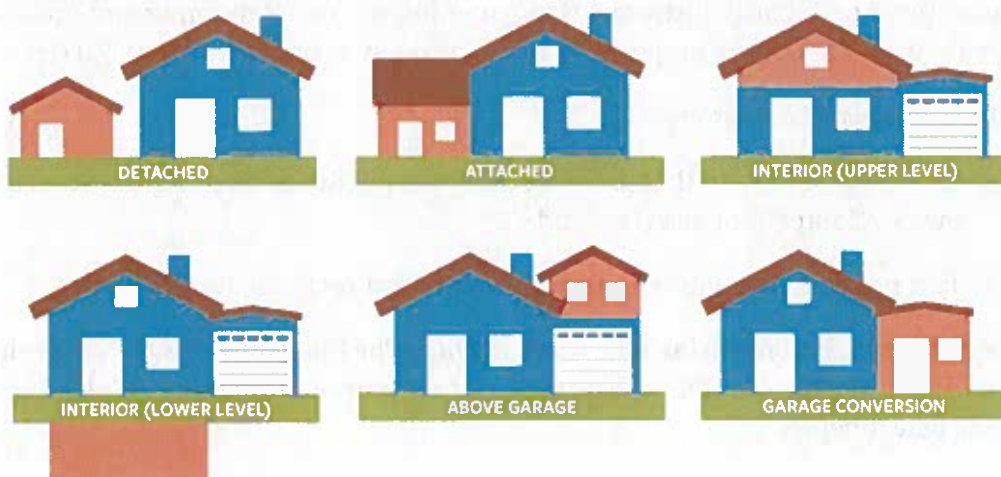
ADOPTION DATE: Each legislative body of a local jurisdiction (county or municipality) must adopt – by October 1, 2026 – a local law authorizing the development of accessory dwellings (“ADU’s”) in accordance with the bill.

The bill defines an ADU as:

“A secondary dwelling unit that is:

- on the same lot, parcel, or tract as a primary single-family detached dwelling unit and***
- not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.”***

An ADU includes a structure that is within, separate from, or attached as an addition to, the primary detached dwelling structure.



ACCESSORY DWELLING UNIT PROVISIONS TO BE ADDRESSED BY LOCAL ZONING CODES:

A local law adopted under the bill ***MUST***:

- provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions;
- exclude the development of an ADU from the calculation of density and application of any residential growth limitation measures; and
- not establish setback requirements that exceed the existing accessory structure setback requirements from the side and rear lot lines.

A local law adopted under the bill ***MAY***:

- establish standards for ADU safety;
- prohibit the full or partial conversion of an accessory structure as an ADU if the only vehicular access to the accessory structure is from an alley; and
- establish additional off-street parking requirements (provided a parking study is completed and a waiver process is established) that consider, among other things, the cost to construct off-street parking, and whether sufficient curb area exists along the front line of the property to accommodate on-street parking.

Restrictions on Use: A restriction on use (*for example* HOA bylaws or rules, a condition in a deed, a contract, or a security instrument) may not impose or act to impose an unreasonable limitation on the ability of the property owner to develop or offer for rent an ADU.

An unreasonable limitation:

- (1) includes a limitation that prohibits, either explicitly or by effect of the restrictions, the development of an ADU and
- (2) does not include a limitation on the short-term rental of an ADU.

Homeowners Association Voting and Assessments: The bill authorizes the governing body of an HOA to treat an ADU as a separate lot for purposes of voting on HOA matters and levying assessments.

Recommended Model ADU Ordinance

ORDINANCE NO. ____

AN ORDINANCE OF _____ (name of jurisdiction) TO ALLOW
AN ACCESSORY DWELLING ON LOT OF RECORD IN ANY ZONE THAT
ALLOWS A DETACHED SINGLE-UNIT DWELLING

WHEREAS, our community is experiencing a lack of housing, resulting in families and households of middle and moderate incomes finding housing prices and rents to be unaffordable; *and*

WHEREAS, our community has also determined that the housing crisis is creating difficulties for employers hoping to attract new employees to our community; *and*

WHEREAS, our community has also determined that the housing crisis is impacting the well-being of our residents, particularly lower-income and middle-income earners; *and*

WHEREAS, accessory dwellings offer a way to provide compact, relatively affordable housing in established neighborhoods with minimal impact to infrastructure and to supply new housing opportunities without added dispersed low-density housing; *and*

WHEREAS, accessory dwelling units provide families with options for intergenerational living arrangements that enable child or elder care and aging in place, and accessory dwelling units enable seniors to downsize, move into accessible units, or live with family or a caregiver while remaining in their communities; *and*

WHEREAS, accessory dwelling units can provide rental income to help a variety of residents, such as older homeowners on fixed incomes, first-time homebuyers, and low- and moderate-income homeowners; *and*

WHEREAS, our community can benefit from the creation of accessory dwellings on residential properties, which can provide employee housing, more affordable housing, housing for the aging, housing for young adults, and housing for multi-generational households on the same lot.

NOW, THEREFORE, based upon the foregoing, be it hereby ordered by the _____
(town council/county commissioners) _____ that the Zoning Code for
(name of jurisdiction) _____ be amended to allow Accessory
Dwellings as follows:

(Insert Zoning Code Section / Chapter Reference Number)

Definitions:

Accessory Dwelling. A second dwelling that is: (1) located on the same lot, parcel, or tract as a primary dwelling, and (2) has a gross floor area not greater than 75% of the size of the primary dwelling, and (3) is subordinate in use to the primary dwelling.

Primary Dwelling. A single-unit detached dwelling that is the principal structure on a single lot of record, and is the larger of the dwellings if there is an accessory dwelling located on the same lot.

(Insert Zoning Code Section / Chapter Reference Number)

“Accessory dwelling.” An accessory dwelling is a permitted use in any zone that permits a primary dwelling as a principal use, subject to the following conditions:

- A. The Zoning Administrator shall review all applications for an accessory dwelling and may approve such applications upon finding that the proposed accessory dwelling substantially complies with these conditions.
- B. A maximum of one accessory dwelling may be established on any lot with a primary dwelling as a principal use.
- C. The floor area of any accessory dwelling may be no more than 75% of the gross floor area of the principal dwelling. The calculation of the accessory dwelling floor area shall not include loft or attic space used solely for storage.
- D. An accessory dwelling shall contain no more than 2 bedrooms.
- E. An accessory dwelling shall not count as a dwelling unit for purposes of calculating housing density.
- F. An accessory dwelling shall meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions.
- G. An accessory dwelling is not required to comply with Adequate Public Facilities Ordinance requirements related to schools.

H. An accessory dwelling may be established within a principal dwelling or within an accessory structure, and shall maintain the following setbacks:

1. An accessory dwelling located within a principal dwelling, or attached to a principal dwelling along a common wall, must comply with building setbacks applicable to the principal dwelling.
2. An accessory dwelling that is not attached to the principal dwelling must comply with applicable accessory structure setbacks of the zoning district, however, in no case shall an accessory dwelling be setback from any property line less than 5 feet.
3. Mechanical equipment for an accessory dwelling may project into the required building setback.

I. Each accessory dwelling shall have its own separate exterior door providing ingress and egress.

J. An accessory dwelling must have the same street address (house number) as the primary dwelling.

K. Both the accessory dwelling and the principal dwelling shall be located on one lot in common ownership.

L. An accessory dwelling must be permanently attached to a foundation, or within a structure that is permanently attached to a foundation.

M. Parking.

1. No additional parking space is required for the accessory dwelling if it is created on a site with an existing house and on-street parking is permitted and adequate.
2. One additional parking space located on or within 100 feet of the lot is required for the accessory dwelling: 1) when none of the roadways in abutting streets can accommodate on-street parking; or 2) when the accessory dwelling unit is created at the same time as the principal dwelling.

N. An accessory dwelling is allowed on an existing lot of record with a non-conforming lot size and/or a non-conforming setback if the accessory dwelling does not increase the non-conforming setback.

ADU Ordinance - Required Provisions

Required Provisions	Allowed By Right	Allow Accessory Dwellings by right within any zone that permits single-unit detached residential development <i>Comment:</i> ADU's must be allowed on lots with <i>detached</i> single-family dwelling units. Some jurisdictions may want to consider allowing ADU's with attached (townhome), and duplex units, where adequate vehicular access and parking can be provided.
	No Density or Growth Restrictions	- A local jurisdiction may <u>not</u> regulate or restrict ADU's using: - Residential density restrictions. (For example, an accessory dwelling on a lot with a primary dwelling unit, shall <u>not</u> count as a dwelling unit for purposes of calculating housing density.) - Residential growth limitation measures <i>Comment:</i> An accessory dwelling is treated as an allowable accessory use or structure, associated with the primary residential structure.
	Must Comply with Safety & Building Codes	Must provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions.
	Setbacks Same As Accessory Use Setbacks	May not require side or rear yard setbacks that are greater than the side and rear yard setbacks for accessory structures in the applicable zoning district. <i>Comment:</i> In determining setbacks for detached ADUs, many jurisdictions have used five feet as the minimum separation between the ADU structure and the property line so that the accessory dwelling structure does not have to meet building code standard fire-resistance rating requirements. Also, a five-foot setback option allows for more windows and flexibility in window placement.
	ADU Definition	An "Accessory Dwelling Unit" (ADU) is a secondary dwelling unit that is: - on the same lot, parcel, or tract as a primary single-family detached dwelling unit, and - has a gross floor area not greater than 75% of the size of the primary single-family detached dwelling unit. - is subordinate in use to the primary single-family detached dwelling unit. <i>Comment:</i> Definition is from MD 2024 HB 1466/SB 891

ADU Ordinance - Optional Provisions

Optional Provisions	Owner Occupancy	Options: ✓ Owner-occupancy is not required for either the primary dwelling or the accessory dwelling (<i>Recommended</i>) ☐ Primary dwelling must be owner-occupied ☐ Either the primary dwelling or the accessory dwelling must be owner-occupied Comment: PRO's: Owner-occupancy requirements are thought to ensure that property is better maintained and that the occupants are not disruptive to the neighborhood. An owner-occupancy requirement may be necessary to get local support. CON's: An owner-occupancy requirement will reduce the number of accessory dwellings constructed, can be difficult to track and enforce, and may hinder resale and financing. Owner-occupancy requirements will deter some homeowners from constructing accessory dwellings because it will reduce the pool of potential future buyers. If the homeowners were to move, they would not have the option of leasing the ADU and their primary residence to separate tenants. New lending rules from the Federal Housing Administration allow mortgage borrowers to qualify in part based on income generated by renting out an ADU only if it can be rented without restriction.¹ Owner-occupancy compromise: Colorado had required owner occupancy only at the time of permitting. This provision aimed to deter investor speculation while protecting owners from being unable to rent their properties if circumstances change after permitting or construction. Note that Colorado recently eliminated any owner-occupancy requirement.
	Parking	Options: ✓ Additional parking is not required if the principal dwelling unit has sufficient off-street parking, or adequate additional on-street parking is available within walking distance (500 feet) of the lot containing the accessory dwelling. (<i>Recommended</i>) ☐ One off-street parking space is required for an ADU ☐ One off-street parking space is required for each bedroom Comment: The cost and/or difficulty of complying with additional parking requirements for an ADU on an existing lot can often make the ADU cost prohibitive or physically impossible. Parking requirements should be as minimal as necessary to encourage ADU development. Recommend parking adequacy be staff-level review and approval.

Optional Provisions	Minimum Floor Area	Options: ☒ No minimum floor area (<i>Recommended</i>) ☐ Specify minimum floor area <i>Comment:</i> A minimum floor area can impose undue restrictions. A min. floor area of 800 sq. ft. would prevent a studio apartment above a 2-car garage, which could be as small as 400 sq. ft. Recommend no minimum floor area requirement, or alternatively a 400 sq. ft. min. floor area requirement.
	Maximum Floor Area	Options: ☒ Not greater than 75% of the gross floor area of the primary dwelling unit (per State law) (<i>Recommended</i>) ☐ A jurisdiction may set a maximum floor area that is less than 75%. For example, Carroll County requires that an ADU "shall have no more than 800 square feet of livable floor area or <u>one-third</u> of the total livable floor area of the principal dwelling unit, whichever is greater." <i>Comment:</i> A maximum floor area ensures the ADU is truly a subordinate or accessory use to the primary home.
	Bedrooms	Options: ☒ No more than 2 bedrooms are permitted in an ADU (<i>Recommended</i>) ☐ Only 1 bedroom is permitted in an ADU <i>Comment:</i> The number of bedrooms permitted may vary depending on minimum or maximum floor area permitted. Most jurisdictions permit no more than 2 bedrooms, to ensure the ADU is truly a subordinate or accessory use to the primary home. Also, limiting to no more than 2 bedrooms is appropriate given the recommendation to waive other requirements, such as off-street parking, impact fees, APFO compliance, separate water and sewer taps.
	Definitions for ADU Types	☐ Attached ADU ☐ Internal ADU ☐ Detached ADU <i>Comment:</i> These definitions may or may not be needed depending on other criteria imposed. For example, if setback requirements vary depending on whether an accessory dwelling is attached or detached, then definitions will be needed.

Optional Provisions	Approval Process	✓ An ADU that meets all zoning criteria, may be approved by staff without a public hearing. (Recommended) <i>Comment:</i> Allowing ADU's to be approved by staff-level review is highly recommended. The zoning code should be drafted to provide clear guidelines for staff, but allow some discretion given the wide variety of site conditions. Staff review is preferable to a Special Exception of Conditional Use Permit hearing, during which emotions (rather than facts) can unduly influence the review and approval process.
	Vehicular Access	Options: ✓ Not specify (Recommended) ☐ Require vehicular access from a public street <i>Comment:</i> Recommend not specifying the vehicular access for the accessory dwelling, and allow staff-level review and approval of adequate vehicular access. The State law allows, but does not require, a local jurisdiction to prohibit conversion of an accessory structure to an accessory dwelling if the only vehicular access is an alley.
	Access (Front Door)	Options: ✓ An ADU must have a direct exterior access that is separate from the existing primary dwelling. <i>Administrator has discretion to waive if the entrance does not go into or through the primary dwelling unit</i> (Recommended) ☐ No requirement for direct outside access <i>Comment:</i> As the ADU is intended to be a complete independent living unit, recommend that ADU's have a separate, direct exterior access.
	Non-Conforming Lots	✓ An accessory dwelling is allowed on an existing lot of record with a non-conforming lot size and/or a non-conforming setback if the accessory dwelling does not increase the non-conforming setback. (Recommended) <i>Comment:</i> This provision recognizes that many older, existing lots of record may not meet current zoning dimensional standards, and provides some flexibility to allow an ADU on a non-conforming lot.
	Fire Sprinkler Systems	<i>Comment:</i> Do not recommend addressing sprinklers in ADU Ordinance. By State law, ADU's are generally not required to have sprinkler systems if they are created within existing dwellings that do not have sprinkler systems. Maryland requires sprinkler systems to be installed in all newly constructed single-family and two-family dwellings, including ADU's. <i>Maryland Building Performance Standards Regulations, Md. Code Ann. §9.12.51.05(B)(1)(d).</i> Recommend checking with local building code officials.

Optional Provisions	APFO & Impact Fees	Options: ✓ An ADU does not have to comply with the APFO Ordinance ☐ An ADU must comply with APFO requirements that are proportionate to the size of the ADU relative to the size of the primary dwelling unit. (For example, if an ADU has 500 sq. ft. and the primary unit has 2,000 sq. ft., the APFO requirements will be 25% of what is required for the primary dwelling unit) ☐ An ADU must meet APFO requirements if constructed at the same time as the primary unit. <i>Comment:</i> It is important to keep in mind that ADU's will only be constructed on a small percentage of lots. In Portland, Oregon where ADU's have been permitted since 1981, only 2% of residential lots have an ADU.ⁱⁱ Where ADU's are permitted, it is reported that additional impacts of ADU's on public facilities have been minimal to non-existent. For example in Montgomery County, where ADU's have been permitted since 2014, they have experienced no noticeable impact from ADU's on school capacity.ⁱⁱⁱ Alternatively, the AARP Model State Act and Local Ordinance recommends impact fees be waived for units less than 750 sq. ft., and charged proportionate to the size of the primary unit for ADUs over 750 sq. ft.^{iv} Recognizing that ADU's have a very small overall impact on public facilities, Anne Arundel County eliminated APFO requirements for ADU's in 2023 per House Bill 6-23.
	Well and Septic	✓ An ADU may share the well and septic of the primary dwelling unit, if adequate capacity exists
	Public Water and Sewer	✓ An Attached or Internal ADU must be serviced by the same public water and sewer lines as the principal dwelling unit. A Detached ADU may be serviced by the same public water and sewer lines as the principal dwelling unit where feasible, subject to approval by the local water or sewer authority.
	Short-Term Rentals (rented for periods < 30 days)	Options: ✓ No short-term rental restrictions ☐ An ADU may not be used as a Short-Term Rental ☐ An ADU may only be used as a Short Term Rental if either the primary dwelling unit or the ADU is owner-occupied <i>Comment:</i> Recommend allowing ADU's to be used for short-term rentals, particularly in tourist areas, and to help homeowners by providing supplementary income. However, if a jurisdiction is concerned about property maintenance, noise, or inadequate parking, it may want to prohibit use of ADU's for short term rentals.

Examples of Existing ADU Ordinances in Maryland

NOTE: These ADU Ordinance examples are provided to give local jurisdictions that have not previously allowed ADU's a look at how other Maryland jurisdictions have regulated ADU's in their zoning codes in the past, and the type of issues other jurisdictions have found to be relevant. The 2025 State law took effect on October 1, 2025 and jurisdictions have until October 1, 2026 to comply with the new law. These examples are NOT ordinances that have been drafted or revised to comply with the 2025 state law, and are for general reference only.

Example	ANNAPOLIS, ANNE ARUNDEL COUNTY
	21.64.010 - Accessory dwellings. A. A maximum of one accessory dwelling unit may be established on any one lot. B. An accessory dwelling unit may be established within a principal structure or within an accessory structure. C. Each accessory dwelling unit shall have its own separate ingress and egress. D. The addition of an impervious surface shall not be allowed on any lot containing an accessory dwelling unit, unless: 1. The Department has determined that the proposed surface will be treated or managed; or 2. The equivalent coverage of impervious surface will be removed elsewhere on the property. E. The maximum size of any accessory dwelling unit that is not established within the existing footprint of the principal structure is eight hundred fifty square feet of livable space. F. A rental license for any accessory dwelling unit is required in accordance with <u>Chapter 17.44</u>. G. An accessory dwelling unit and principal structure on any one lot shall be in common ownership and the owner shall reside in either the accessory dwelling unit or the principal structure. (Ord. No. O-9-21, § I, 10-11-2021)

Example

CARROLL COUNTY:

- (6) Attached accessory dwelling units which are subject to the following:
 - a. An attached accessory dwelling must have direct access from the outside;
 - b. Only one attached accessory dwelling is permitted on any principal dwelling unit;
 - c. The property owner must occupy either the principal dwelling unit or the attached accessory dwelling unit on the property;
 - d. The maximum size of an attached accessory dwelling shall be 800 square feet of the livable floor area or one-third of the total livable floor area of the principal dwelling unit, whichever is greater;
 - e. The attached accessory dwelling unit shall have no more than 2 bedrooms;
 - f. The attached accessory dwelling unit must meet all applicable building construction and Maryland Department of Health and Mental Hygiene and MDE;
 - g. Two additional off street parking spaces must be provided for the attached accessory dwelling unit; and
 - h. Only one accessory dwelling unit (attached or detached) shall be permitted on a lot.
- (7) Detached accessory dwelling units, provided that the lot or parcel is eligible to be subdivided to separate the detached accessory dwelling and which are subject to the following:
 - a. Only one detached accessory dwelling unit is permitted on any lot or parcel. Buildings converted in accordance with § 158.070(D) shall be considered detached accessory dwelling units;
 - b. The property owner must occupy either the principal dwelling unit or the detached accessory dwelling unit on the lot or parcel;
 - c. The detached accessory dwelling unit must meet all applicable building construction and Maryland Department of Health and Mental Hygiene and MDE;
 - d. Two off street parking spaces must be provided for the detached accessory dwelling unit; and
 - e. Detached accessory dwelling units shall not be subject to any size limits.

Example

FREDERICK COUNTY:

§ 1-19-8.212 LIMITED ACCESSORY DWELLING UNITS IN THE RC, A, R1, R3, R5, R8, R12, R16, VC, MXD, PUD, AND MX DISTRICTS.

The following provisions shall apply to limited accessory dwelling units in the RC, A, R1, R3, R5, R8, R12, R16, VC, MXD, PUD, and MX districts.

- (A) Only 1 limited accessory dwelling unit ("ADU") may be created on a lot.
- (B) A limited accessory dwelling unit shall be allowed within single-family dwellings, in an accessory structure, or built as a separate accessory structure on a single-family lot.
- (C) The owner of the property must reside in the principal dwelling or in the accessory dwelling unit.
- (D) There must be at least 1 additional parking space provided for the limited accessory dwelling unit. On-street parking may be utilized to meet this requirement.
- (E) The limited accessory dwelling unit shall not exceed 1,000 square feet in size, excluding decks, porches, patios or other items that are not part of the primary footprint of the accessory dwelling unit. An accessory dwelling unit greater than 1,000 square feet shall be reviewed as a special exception under § 1-19-8.321.
- (F) A limited accessory dwelling unit located in an accessory structure or built as a separate accessory structure must comply with the accessory structure requirements of § 1-19-8.240(B).
- (G) ADUs are intended to serve ongoing housing needs of county residents. Short term rental of ADUs in the nature of extended stay hotels, Airbnbs, or seasonal temporary housing is not permitted.
- (H) The owner of the principal residence shall file an annual statement with the Zoning Administrator verifying that conditions under which the limited accessory dwelling unit was granted remain the same.
- (I) If the ownership of the lot changes, the subsequent owner must provide a statement as to the continued use and eligibility of the accessory dwelling unit.
- (J) If the Zoning Administrator, after consultation with appropriate County staff, determines that the limited accessory dwelling unit is not in compliance with the above provisions as well as all safety, health, and environmental standards, approval of the accessory dwelling unit may be revoked pursuant to § 1-19-2.210.

(Ord. 11-25-591, 10-27-2011; Ord. 11-28-594, 11-22-2011; Ord. 14-23-678, 11-13-2014; Bill No. 18-16, 8-21-2018; Bill No. 20-10, 7-21-2020)

ADU Ordinance – Other Resources

Other Resources	• <u>The ABCs of ADUs, A guide to Accessory Dwelling Units and how they expand housing options for people of all ages</u>, AARP, 2021 (containing many photo examples of ADU's) • <u>Accessory Dwelling Unit Policy Task Force Final Report</u>, May 31, 2024, Maryland Department of Planning. • <u>Accessory Dwelling Units, Model State Act and Local Ordinance</u>, ©2020-2021 by AARP, available at AARP.org/ADUs • <u>Expanding ADU Development and Occupancy: Solutions for Removing Local Barriers to ADU Construction</u>, ©2023 by AARP. • <u>Inventory-of-ADU-Ordinances-For Website.pdf</u>, Maryland Department of Planning. • <u>A Taxonomy of State Accessory Dwelling Unit Laws 2025 Mercatus Center</u>, George Washington University, Emily Hamilton and Kol Peterson, Aug. 2025.
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ⁱ A Taxonomy of State Accessory Dwelling Unit Laws 2025 | Mercatus Center, George Washington University, Emily Hamilton and Kol Peterson, Aug. 2025.

ⁱⁱ The ABCs of ADUs, A guide to Accessory Dwelling Units and how they expand housing options for people of all ages, AARP, 2021

ⁱⁱⁱ Accessory Dwelling Unit Policy Task Force, Final Report, May 31, 2024, Maryland Department of Planning, page 19.

^{iv} AARP – Accessory Dwelling Units: Model State Act and Local Ordinance, page 19.

ORDINANCE NO. 862

AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE APPLICATION OF LOWE'S HOME CENTERS, LLC (FORMERLY LOWE'S HOME CENTERS, INC.) FOR A PLANNED UNIT DEVELOPMENT AMENDMENT UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by the Land Use Article of the Maryland Annotated Code (the "Code") to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town is authorized by Section 4-201 *et seq.* of the Land Use Article of the Code to divide land within the municipal boundaries into zoning districts in a manner it deems best suited to execute the purposes of the Land Use Article; and

WHEREAS, Section 28-701 of the Easton Zoning Ordinance authorizes the Easton Town Council to approve, deny and amend Planned Unit Development ("PUD") zoning districts in order to encourage the development of land in certain areas of the Town according to a total development concept incorporating a detailed development plan; and

WHEREAS, Lowe's Home Centers, LLC (formerly Lowe's Home Centers, Inc.) submitted an application to amend an existing PUD as described in the Town Council's findings of fact supporting this Ordinance and shown in detail on the plan referenced and attached hereto as Exhibit "A" (the "PUD Plan"). The PUD Plan is attached hereto as Exhibit "A" and the Findings of Fact are attached hereto as Exhibit "B"; both are incorporated herein.

WHEREAS, the Easton Town Council held a duly noticed public hearing regarding

the PUD application and this Ordinance on July 20, 2026; and

WHEREAS, for the reasons expressed in the findings of fact of the Town Council, which are attached to this Ordinance as Exhibit “B”, the Town Council concludes that the request for the PUD should be granted.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The Findings of Fact attached hereto as Exhibit “B” are hereby incorporated into this Ordinance by reference.

Section 2. The application of Lowe’s Home Centers, LLC (formerly Lowe’s Home Centers, Inc.) to amend an existing PUD as depicted by Exhibit “A” and described by Exhibit “B” is hereby approved subject to the conditions set forth in Exhibit “B”.

Section 3. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

Section 4. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor’s veto.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.

EXHIBIT "A"

The following materials is referred to as the "PUD Plan":

PUD Site Plan entitled "**LANDSCAPE & OSSD PLAN LOWES OF EASTON, MARYLAND**"
prepared by Freeland and Kauffman, Inc., originally dated March 24, 2026

COPIES ARE ON FILE AT THE TOWN OFFICE

EXHIBIT “B” TO ORDINANCE NO. 862

IN THE MATTER OF : BEFORE THE
:
THE APPLICATION OF : EASTON TOWN COUNCIL
:
LOWE’S HOME CENTERS, LLC :
(formerly Lowe’s Home Centers, Inc.)

FINDINGS OF FACT

During a meeting of the Easton Town Council held on July 20, 2026, a public hearing was held on the application of Lowe’s Home Centers, LLC (formerly Lowe’s Home Centers, Inc.) (the “Applicant” and/or “Lowe’s”) to amend an existing planned unit development (“PUD”) in the Town of Easton to authorize an expanded outdoor area for the sales, storage, and display of sheds and utility trailers. The subject property is shown as Parcel 265 Lot 4A on Talbot County Tax Map 101 (the “Property”) which is known as 501 Glebe Road, Easton. The Property is owned by Lowe’s Home Centers, LLC (formerly Lowe’s Home Centers, Inc.).

A. The PUD Amendment Application and the Public Hearing.

The Property is 14.58 acres more or less. The Property is located on Glebe Road and the Easton Parkway. The Property is bounded on the south by the Easton Marketplace Shopping Center, on the east by the Ashby Commons residential development, on the north by the former Ruby Tuesday’s restaurant and on the west by the Easton Parkway. By Ordinance 487 adopted in 2005, a Planned Major Retail (“PMR”) zoning district was approved on the Property for an approximate 140,000 square foot home improvement store. Section 28-701.I of the Town Code provides that “[a]ll previously approved PMR (planned major retail) projects shall become PUDs and amendments to such projects shall follow the [PUD Amendment] process outlined above.” With this PUD amendment, the Applicant is seeking to expand the outdoor area for the sales, storage, and display of sheds and utility trailers. The Planning and Zoning Department determined that the proposed amendment was a material change to the original PUD approved. The application was reviewed by the Planning Commission at its April 16, 2026 meeting. The Planning Commission found the proposed PUD to be consistent with the Comprehensive Plan and unanimously recommended approval of the PUD to the Town Council with 4 proposed conditions. The Planning Commission also granted a parking waiver for 34 parking spaces contingent upon the Town Council approving the PUD Amendment. The Landscape & OSSD Plan are Exhibit “A” to the ordinance to which these findings relate (the “PUD Plan”). The details of the PUD and the Council’s reasons for supporting the PUD are set forth below.

Joseph A. Mayer, Town of Easton Plan Reviewer provided background information on the application. No members of the public spoke regarding the application. Following the close of the public hearing, during its regularly scheduled meeting on July 20, 2026, the Town Council developed a consensus concerning the application. The Council instructed the Town Attorney to prepare findings of fact reflecting these opinions and comments. In so doing, the Town Attorney has reviewed the evidence presented to the Council solely in the context of this application in order to set out the basis for the Council's decision.

B. Legal Background.

The Town of Easton Zoning Ordinance (the “Ordinance”), which is Chapter 28 of the Easton Town Code, establishes the Planned Unit Development (PUD) Zoning District for “carefully planned residential, mixed use and certain commercial developments at appropriate locations” in Easton.

The standards and regulations for PUD districts are found in Article VII of the Ordinance. Section 28-701.A of the Ordinance explains that the PUD regulations are intended:

. . . to allow all aspects of a PUD District to be subject to public review and control by the Town with specific provisions to be made on a case-by-case basis for adequate open space, architectural appearance, the height, bulk and location of buildings, required public facilities, and a variety of housing types, densities, and/or compatible commercial or industrial uses as a part of a detailed development plan.

Section 28-701 sets out various development standards and procedures and, finally, establishes the standards by which PUD applications are reviewed by the Town Council. Section 28-701.C sets forth the uses that are permitted in a PUD District. Specifically, Section 28-701.C(2) provides that in a PUD District, where the base zoning district is any “C” district, all permitted and special exception commercial and residential uses may be permitted. Section 28-701.G articulates eight specific development standards plus some additional developments standards that vary according to the type of PUD proposed.

The PUD application procedure is described by Section 28-701.H. Section 28-701.I provides that amendments to approved PUD applications that are deemed material changes shall follow the same procedure set forth in 28-701. Upon receipt of a written recommendation by the Planning and Zoning Commission, the Council shall conduct a public hearing on the application. The Council shall consider, but is not bound by, the recommendation of the Commission. The Ordinance establishes nine standards that must be met as precondition to granting an application. If the Council affirmatively finds that all preconditions have been met, the Council is then authorized but not required to grant the application. In making its decision, the Council:

“may consider, in addition to the factors outlined above [i.e., the criteria set out in Section 28-701.H(3)B], other factors it deems appropriate including but not limited to the degree to which the proposed development:

1. helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
2. promotes health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provisions for light and air, conservation of natural resources, the prevention of environmental pollution, the promotion of the healthful and convenient distribution of population;
3. exemplifies good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
4. encourages the conservation of resources, including a reduction in resource consumption;
5. is located in a location suitable for its given existing and reasonably foreseeable development; and
6. encourages appropriate and sustainable economic growth.”

These six enumerated standards are paraphrases of the statement of intent of the Ordinance found in Section 28-103. In short, the Ordinance sets out a two-step decision-making process: first, the Council must determine whether or not an application satisfies certain minimum criteria and, if it does, then the Council considers whether to grant or deny the application based upon relevant factors including the degree to which the application satisfies the standards enunciated by the General Assembly as goals for land use planning in this State.

*C. Does the Proposed Development Meet the Minimum Criteria
Set Out in the Easton Zoning Ordinance for PUD Development?*

As required by Section 28-701.H(3)A of the Ordinance, the Town Council makes the following findings of fact with regard to the application:

1. The Town Council finds that the Property was properly posted and that adequate legal notice of the public hearing was published in the Easton Star-Democrat.
2. The Town Council finds that the proposed development conforms to applicable standards set forth in this Zoning Ordinance for planned unit developments. The

Town Council finds that the continued use of the site as a home improvement store is consistent with and permitted under the previously approved Ordinance 487. Additionally, the Town Council finds that the development standards set forth in Section 28-701.G of the Ordinance are satisfied as follows:

- (1) The land comprising the Property is in one ownership. Specifically, the Property is owned by Lowe's Home Centers, LLC (formerly Lowe's Home Centers, Inc.).
- (2) The Property is of a configuration suitable for the development proposed. The existing commercial site is 14.58 acres and is designed for functional efficiency and has direct access via Glebe Road and is connected to the adjacent Easton Marketplace Shopping Center.
- (3) Public water and sewer systems are available to the Property for service of the PUD.
- (4) The Property is adjacent to adequate transportation facilities capable of serving existing traffic and that is expected to be generated by the proposed development. The Property has two existing access points onto Town roads: from Glebe Road and through the Easton Marketplace Shopping Center to Marlboro Avenue.
- (5) The Applicant intends to begin construction of the development within three (3) years after final approval of the PUD.
- (6) Bulk standards (setback, lot size, lot coverage, and yard requirements), are hereby established as depicted to remain the same as the original PUD approval.
- (7) Off-street parking spaces are provided in compliance with Section 1001 of the Zoning Ordinance. Specifically, the Property currently has 509 parking spaces. These spaces are allocated as follows: 426 spaces are for customer parking, 31 spaces are designated for Seasonal Temporary Long-Term Storage, 33 spaces are for permanent outdoor storage and display, and an additional 19 spaces are proposed for the new permanent storage area that is the subject of this PUD Amendment. The minimum required parking spaces is 460 and the maximum is 689. The 426 parking spaces for customer parking is 34 spaces short of the requirement. The Planning Commission granted a parking waiver for 34 parking spaces contingent upon the Town Council's approval of the PUD Amendment. The parking study conducted by Lee Engineering supports the parking waiver granted by the Planning Commission.

- (8) More than 50% of the off-street parking area for the Property is located between the front façade and the primary abutting street. However, the parking lot orientation was approved by Ordinance 487 based upon site constraints, the existing pattern of existing developed uses and the proposed site design. The Council also found that the parking lot orientation was appropriate to keep the public activity buffered from the adjacent residential properties.
- (9) The PUD is considered PUD-General. As such, the minimum and maximum size, residential density, and minimum open space requirements for PUD-General are potentially applicable to the site. Specifically, the property is 14.58 acres which is above the minimum size of 5 acres. There is no maximum size for PUD-General. The residential density limitations are not applicable to this project. The proposed project does not satisfy the 30% common open space requirement with a proposed common open space of 20%, but by Ordinance 487, the Council found that the open space standard imposed an undue burden on the Applicant. The Applicant, or its successors in interest, will be responsible for the continued maintenance of the open space areas.

In summary, as is more specifically set forth above, the Town Council finds that the proposed PUD complies with applicable Development Standards in the Ordinance.

3. The Town Council finds that the proposed PUD amendment is more innovative than conventional development and will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment. The Town Council finds that the design and configuration of the proposed site improvements, together with the proximity to multiple use properties provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment. The existing development provides parking, landscaping, stormwater management, and forest conservation.

4. The Town Council concurs with the recommendation by the Planning Commission to approve the proposed PUD amendment.

5. On April 16, 2026, the Easton Planning and Zoning Commission voted unanimously to issue a favorable recommendation regarding the proposed PUD Amendment's consistency with the Town's 2010 Comprehensive Plan (the "Plan"). The Planning Commission's recommendation is reported by an April 27, 2026 letter to the Mayor and Town Council. Based upon the recommendation of the Planning Commission and information contained within the record, the Council finds that the proposed PUD amendment conforms to the Town's Comprehensive Plan.

The Plan is intended to serve as the guide for land use decisions of the Town and articulates many broad policy issues and objectives intended to apply on a town-scale. The original PUD was found to be consistent with the Plan. The Plan does not speak specifically to seasonal/temporary storage and permanent outdoor storage areas.

6. The proposed PUD, in conjunction with existing and reasonably anticipated development in the neighborhood surrounding the site for the proposed PUD, will not interfere with the adequate and orderly provision of public services to the area. Public utility systems already exist and serve the Property. Nothing proposed will interfere with the continued provisions for public services in the area.

7. The Town Council finds that the proposed PUD will not cause unacceptable traffic congestion or hazards either in or near the site for the proposed PUD development or elsewhere in the Town or Talbot County. The Property has two existing access points onto Town roads: Glebe Road and through the Easton Marketplace Shopping Center to Marlboro Avenue. The PUD Amendment will not significantly increase the traffic congestion to the existing site.

8. The record contains no indication that there are any features of ecological, historical, or cultural significance on the Property, and the Council so finds. The Property has previously been improved by stormwater management techniques and practices that comply with State and local regulations and that protect sensitive, downstream resources.

9. The Town Council finds that the proposed PUD is compatible with existing development in the surrounding neighborhood and with development reasonably anticipated to occur in the neighborhood in terms of size, scale, design, and appearance. The proposed site improvements are generally already in place pursuant to the original PUD approval. The PUD Amendment will not significantly change the development or its effect on the surrounding neighborhood. Additionally, the size, scale, location and configuration of the improvements appear generally compatible with other nearby structures.

10. The proposed PUD will not adversely affect the value of property in the neighborhood surrounding the site. The proposed site improvements are generally already in place pursuant to the original PUD approval. The PUD Amendment will not significantly change the development or its effect on property values in the neighborhood surrounding the site.

*D. Should the Town Council Exercise Its Legislative Discretion To
Grant The Application?*

The Council finds that the Applicant has met the minimum criteria for granting a PUD Amendment application. The Council has further concluded that it is appropriate for it to exercise its legislative discretion to grant the application.

The Council finds that the proposed PUD Amendment helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs and is located in a location suitable for its given existing and reasonably foreseeable development. Based on the foregoing, the Town Council finds approval of the PUD to be in the public interest, subject to the conditions set forth below.

E. Conditions.

The following conditions are binding on the Applicant and any successor developer(s) of the land located within this PUD district:

1. The Applicant shall complete the required plantings for the Seasonal/Long-Term Temporary Storage location as per the Planning Commission's approval of the August 20, 2025 Outdoor Sales & Display Plan (application 2025-1447).
2. The Applicant shall replace dead and/or diseased plantings in the previously approved Landscape Plan from the original PUD by December 31, 2026.

VOTING TO GRANT THE APPLICATION:

Maureen Curry

Robert Rankin

Dr. David Montgomery

Rev. Elmer Davis

Don Abbatiello, President

[illegible]

FREELAND and KAUFFMAN, INC.
Engineers ■ Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
(864) 233-5497



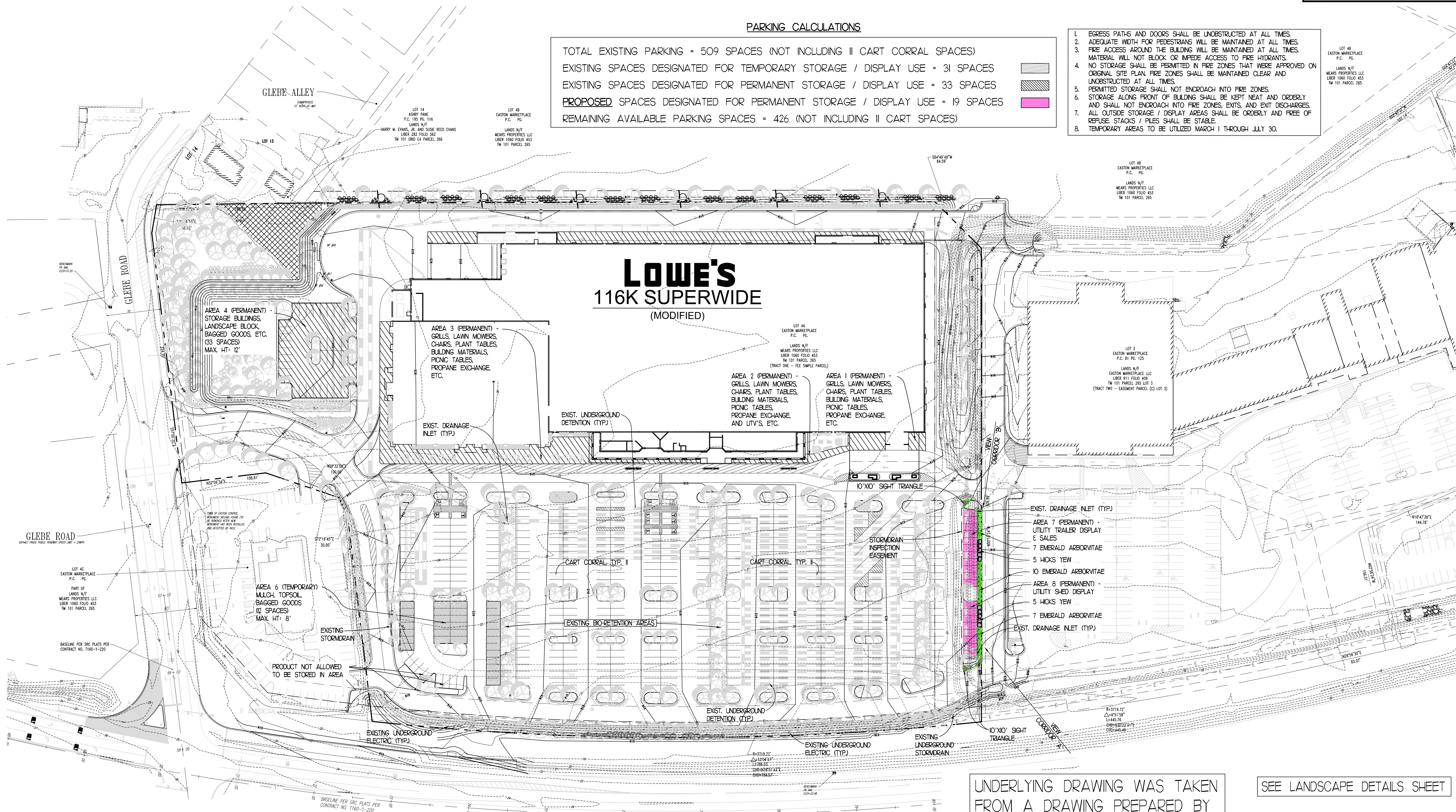
ORIGINAL ISSUE DATE:	03/24/2026
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

PARKING CALCULATIONS							
TENANT	AREA SF.	REQUIRED RATIO	REQUIRED PARKING	PARKING STUDY RATIO	PARKING STUDY SPACES	PROVIDED RATIO	PROVIDED PARKING
LOWE'S	17,069 SF	4 SPACES PER 1,000 SF. GFA.	685	0.77 SPACES PER 1,000 SF. GFA.	132	2.49 SPACE PER 1,000 SF. GFA.	426

PARKING CALCULATIONS

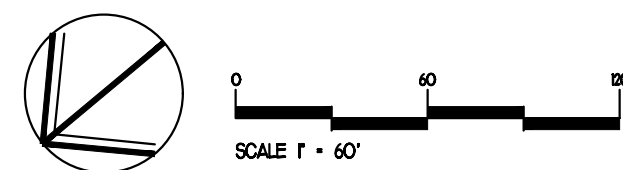
TOTAL EXISTING PARKING = 509 SPACES (NOT INCLUDING 11 CART CORRAL SPACES)
EXISTING SPACES DESIGNATED FOR TEMPORARY STORAGE / DISPLAY USE = 31 SPACES
EXISTING SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 33 SPACES
PROPOSED SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 19 SPACES
REMAINING AVAILABLE PARKING SPACES = 426 (NOT INCLUDING 11 CART SPACES)

1. EGRESS PATHS AND DOORS SHALL BE UNOBSTRUCTED AT ALL TIMES.
2. ADEQUATE WIDTH FOR PEDESTRIANS WILL BE MAINTAINED AT ALL TIMES.
3. FIRE ACCESS AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES.
4. MATERIAL WILL NOT BLOCK OR IMPEDE ACCESS TO FIRE HYDRANTS.
5. NO STORAGE SHALL BE PERMITTED IN FIRE ZONES THAT WERE APPROVED ON ORIGINAL SITE PLAN. FIRE ZONES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES.
6. PERMITTED STORAGE SHALL NOT ENCRUCH INTO FIRE ZONES.
7. ALL FLAME FRAMES, ALUMINUM FRAMES AND GLASS SHALL BE KEPT TIGHT AND ORDERLY.
8. AND SHALL NOT ENCRUCH INTO FIRE ZONES. EXITS AND EXIT DISCHARGES.
9. ALL OUTSIDE STORAGE / DISPLAY AREAS SHALL BE ORDERLY AND FREE OF REFUSE, STACKS / PILES SHALL BE STABLE.
10. TEMPORARY AREAS TO BE UTILIZED MARCH 1 THROUGH JULY 30.



UNDERLYING DRAWING WAS TAKEN
FROM A DRAWING PREPARED BY
BOHLER ENGINEERING, PC, REVISED
7/5/06, SIGNED BY A.J. VOLANTH.

SEE LANDSCAPE DETAILS SHEET



- LOWE'S STANDARD LANDSCAPING NOTES**
- ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SKEEDED HARDWOOD BARK MULCH.
 - ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED, SOODED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
 - LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
 - ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THRID. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601 ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
 - IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT. WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
 - PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTY PERIOD.
 - CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH, SNAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
 - EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLES/BED SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
 - EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTHS SHOWN ON THE DRAWINGS. DO NOT OVEREXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
 - PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
 - LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WIDTH NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
 - REMOVE ALL PLASTIC, PAPER, FIBER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCULING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
 - CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UNDER OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
 - FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL OF EACH TREE AS INDICATED ON DRAWINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE DIRECTLY TO ROOT BALL AND THE ADJACENT SOIL.
 - STAKE TREE ACCORDING TO DETAIL ON PLAN ONLY WHEN NECESSARY FOR SPECIFIC CONDITIONS ENCOUNTERED AND WITH APPROVAL OF OWNER. STAKING MAY BE REQUIRED IN SANDY SOILS OR IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPING AND/OR PRUNING REQUIREMENTS.
 - ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SKEADED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES OF CNO OF THE TRUNKS OF TREES OR SHRUBS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER IN WRITING OF ANY MAINTENANCE PRACTICE THAT MAY AFFECT ITS WARRANTY DURING THE WARRANTY PERIOD.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

TOWN OF EASTON LANDSCAPE NOTES
(ZONING SECT. 28-10142 C 1-9)

C. All preliminary landscape plans shall include on the plan drawing, at a minimum, the following standard notes, modified to suit specific projects or conditions.

- Landscape installer shall verify the location of all underground utilities prior to commencing work. Installer shall insure that final grades have been established and the site is ready for landscape installation.
- Landscape installer shall maintain the landscape improvement areas in a clean condition, removing debris daily and at the completion of the installation.
- Installer shall layout all beds and position plants per the plans. Adjust as required for field conditions. Report significant adjustments to the Owner for approval prior to plant installation. All bed areas shall be sprayed with herbicide as needed to kill and/or remove all weed or grass vegetation.
- Except for tree spade installations, all tree pits shall be excavated to a depth so that the root ball will rest on solid soil at the proper height. Street trees planting pits shall be excavated and worked in a rectangular form with the small dimension twice the diameter of the root ball and the large dimension at least three times the diameter of the root ball. Open area tree pits shall be excavated to a minimum dimension of twice the rootball width. Trees planted on slopes or side swales shall be installed at a height relating to the uphill side of the pit, and mounded with soil around the lower side. All sides and bottom of tree planting pits shall be scarified or loosened to permit root growth. Excavated soils that have been previously undisturbed shall be loosened and utilized for backfill. Compacted soils that cannot be restored to a reasonable planting soil shall be removed and replaced with friable native soils from the region.
- All shrub planting pits, landscape beds and planting mass areas shall be worked

10-61

TOWN OF EASTON
ZONING ORDINANCE

2018 Edition
ARTICLE X

to a depth of 12" (or raised slightly to achieve a 12" friable soil depth). Shrub planting areas shall be worked to 12" minimum outside the root ball.

- All landscape beds shall be "v" edged and mulched with minimum 3" double shredded hardwood bark mulch, or approved equal. Mulch to fence lines or back of curbs where appropriate to eliminate narrow grass areas. Avoid mulch piled against tree trunks, etc.
- All trees to be staked and guyed with hardwood stakes, minimum of two (2) - 5' long, or other approved guying system. Stakes shall be driven into stable soils. Provide wire guys with rubber protectant or other approved industry practice.
- Landscape Installer shall maintain all plant materials through the completion of the landscape installation, and then as required by the Owner.
- At the completion of the landscape installation (or by phased completion if provided for on the plan), the Owner, or his designated representative shall request an inspection by Town of Easton.

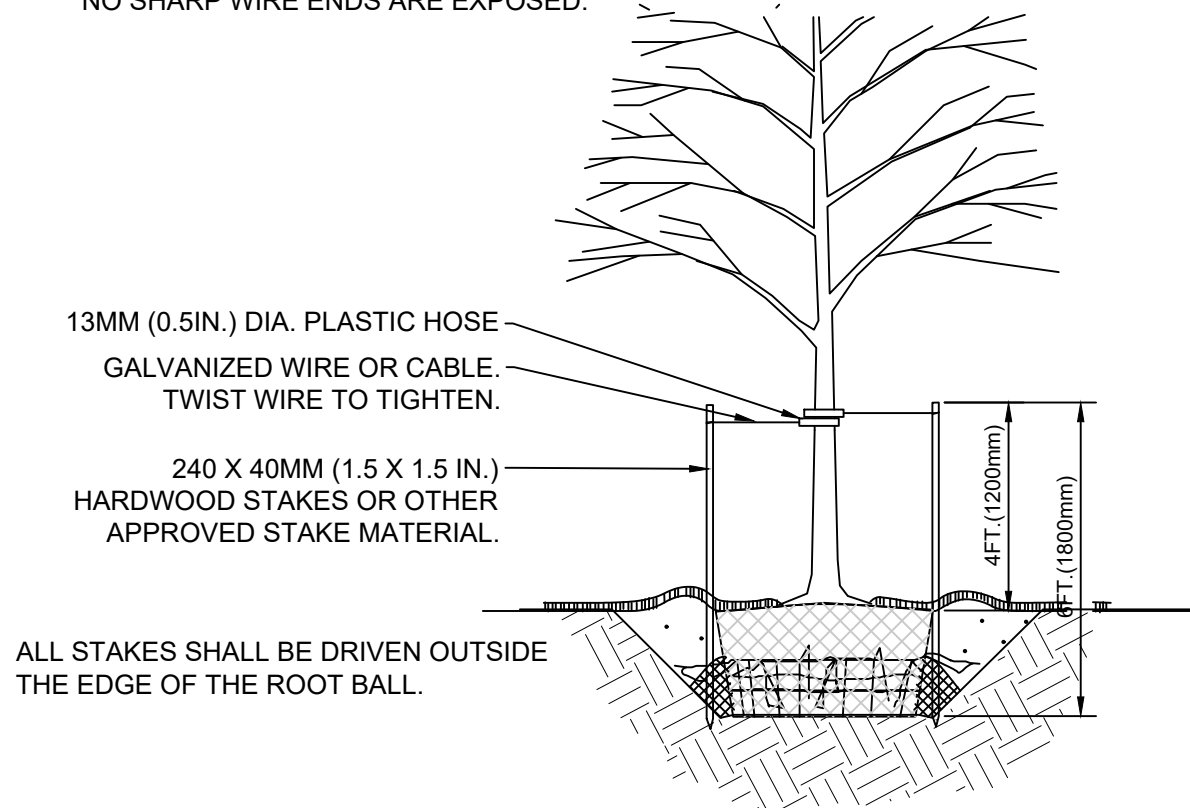
28 – 1014.3 MINIMUM PLANT MATERIAL SPECIFICATIONS

A. Plant Sources: All required plant material shall be obtained from reputable nursery stock growers or relocated from on-site or other sites via nursery standard plant handling and digging methods. The Town may reject plant material grown, handled or installed improperly.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 65 MM (2.5 IN.) CALIPER - 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

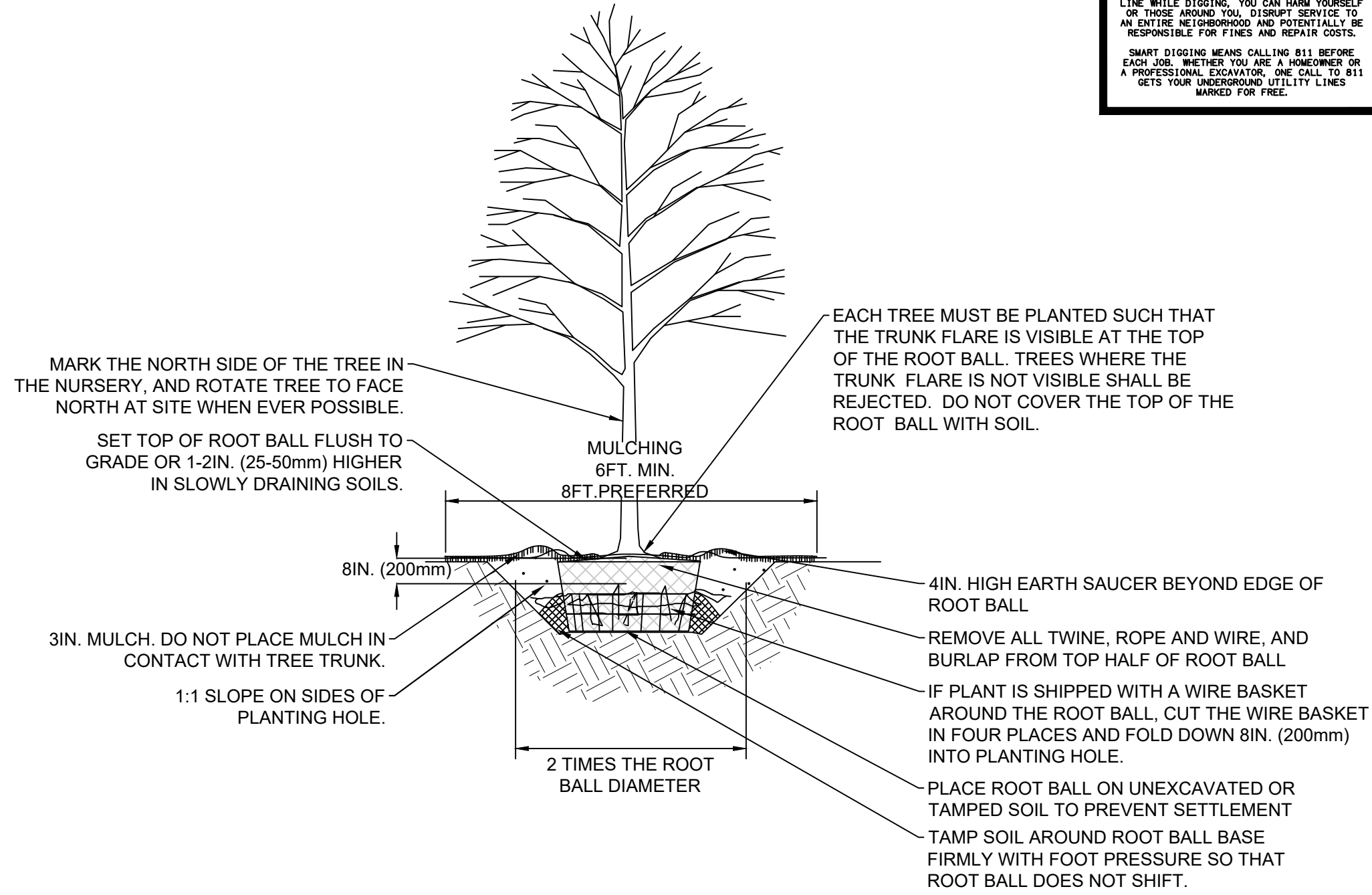
TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



NOTES

- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING BY LOWE'S LANDSCAPE MAINTENANCE CONTRACTOR.
- TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
 - TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
 - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
 - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
 - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
 - ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
 - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

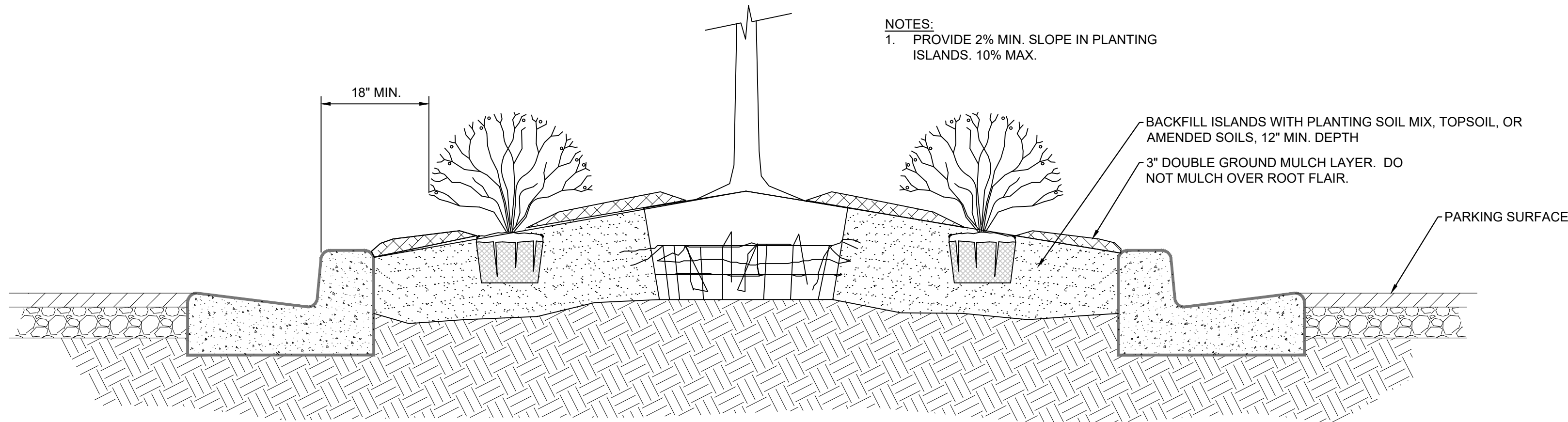
TREE STAKING DETAIL
TREES 3IN. CALIPER OR LESS



NOTES:

- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.
- WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
- BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

TREE PLANTING DETAIL
B&B TREES IN ALL SOIL TYPES



ISLAND PLANTING DETAIL



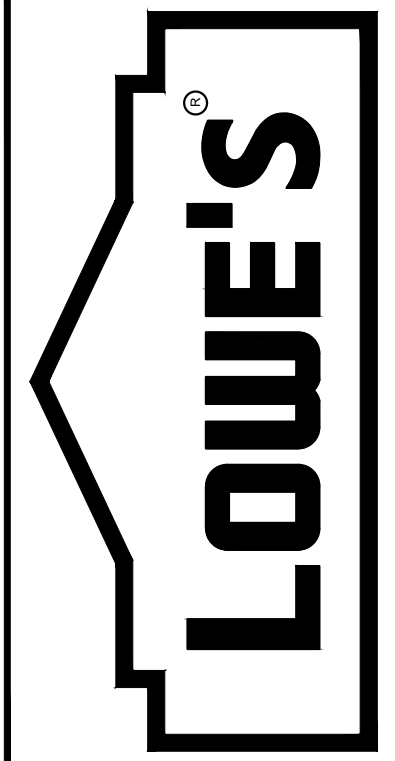
REVISIONS	
◇ PRE-BID SET ISSUE DATE	△ POST-BID SET ISSUE DATE
DATE	DESCRIPTION



FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Shore Avenue
Greenville, South Carolina 29609
(864) 233-5497

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD,
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LANDSCAPE DETAILS
LOWE'S OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND

ORIGINAL ISSUE DATE:	03/24/2026
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	

ORDINANCE NO. 863

AN ORDINANCE OF THE TOWN OF EASTON ADOPTING A TEMPORARY MORATORIUM ON THE APPLICATION FOR, APPROVAL OF, CONSTRUCTION OF, EXPANSION OF, PROCESSING OF, OR ISSUANCE OF BUILDING PERMITS FOR THE OPERATION OF A DATA CENTER WITHIN THE TOWN OF EASTON FOR A PERIOD OF TWELVE (12) MONTHS PENDING CONSIDERATION AND ADOPTION OF REVISED ZONING ORDINANCE PROVISIONS AND SUCH OTHER LEGISLATION AS THE TOWN COUNCIL MAY CONSIDER ADVISABLE TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Local Government Article §5-202 to enact such ordinances as it deems necessary in order to assure the good government of the municipality, and to protect the health, comfort and convenience of the citizens of the municipality; and

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Local Government Article §5-213 to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code (the “Zoning Ordinance”); and

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Land Use Article §4-102 to develop and adopt zoning restrictions to promote the health, safety, morals or general welfare of the community, including the location and use of buildings, signs, structures and land; and

WHEREAS, the Town requires time to ensure that the appropriate study and desired public input can be obtained on the potential impacts of emerging technologies commonly

known as “data processing” centers, “data mining” centers or “data centers” (collectively, “Data Centers”), including, but not limited to: existing and future local energy demands; negative impacts to the surrounding environment, including wetlands, streams, rivers, flood plains, or environmentally sensitive areas; negative impacts to public health and peaceful enjoyment of Town residents; negative impacts to parks and recreational facilities; the visual impact on surrounding properties; and appropriate measures to mitigate such impacts before establishing effective and enduring textual amendments to the Zoning Ordinance and other legislation related to Data Centers; and

WHEREAS, pursuant to Senate Bill 116, the potential environmental, energy, and economic impacts of Data Center development in the State of Maryland are also under review by the State through an ongoing multiagency assessment as enacted by the General Assembly of Maryland, with a final report due on or before September 1, 2026; and

WHEREAS, the Town’s Code currently does not contain regulations regarding Data Centers; and

WHEREAS, the acceptance and processing of applications and/or site plans and/or issuance of other zoning approvals or business licenses for Data Centers, before appropriate study of the matter, obtaining desired public input, and consideration and approval of meaningful and effective Town ordinances and regulations governing the matter, would frustrate the Town’s ability to protect the health, safety, and welfare of the residents and visitors to the Town and be adverse to the orderly business development of the Town; and

WHEREAS, the Town Council has determined that a temporary moratorium, for a term of twelve (12) months, is necessary and in the interest of the present and future residents of the Town whose health, safety and well-being may be prejudiced by the unregulated operation of Data Centers within the Town; and

WHEREAS, the Town Council has determined that a temporary moratorium for a term of twelve (12) month is a reasonable length of time to study, receive input and adopt any revisions to the Zoning Ordinance and other legislation necessary; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its _____ meeting and has recommended that the Town Council approve this Ordinance.

NOW, THEREFORE, the Town of Easton hereby ordains that:

Section 1. For the purposes of this ordinance, the term “Data Center” shall mean “a facility used primarily for the storage, management, processing, mining and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.”

Section 2. A moratorium on the application for, consideration of, approval of, construction of, expansion of, processing of, or issuance of permits for Data Centers, is hereby imposed for a period of twelve (12) months.

Section 3. During the moratorium, the Town (including the Town Planner’s office, the Building Department, the Planning and Zoning Commission, the Board of Appeals, the Town staff, and the Town Council) shall not process, consider, review, or approve any

application, permit, license, or other approval under the Town Zoning Ordinance for Data Centers.

Section 4. The moratorium shall apply to applications currently pending before the Town, as well as, applications filed after the effective date of this Ordinance.

Section 5. This moratorium is adopted to allow sufficient time for the Town to accomplish the following:

- a. Receive public input;
- b. Consider any revisions to the Zoning Ordinance;
- c. Consider what, if any, other legislation is appropriate to regulate Data Centers;
- d. Obtain expert advice and assistance as necessary;
- e. Obtain such other studies and reports as necessary to identify and address the impact of Data Centers; and
- f. Consider all such other matters as the Town Council, Planning and Zoning Commission, and Town staff deem appropriate.

Section 6. The Town Council shall have and reserves the right to extend or modify this moratorium on Data Centers for such additional period or periods and on such terms and conditions as it deems necessary for the health, safety and welfare of the citizens of the Town of Easton.

Section 7. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the

remaining portions of this Ordinance, which can be given effect without the invalid section, subsection, sentence, clause or phrase, and to that end, all provisions of this Ordinance are hereby declared to be severable.

Section 8. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.

ORDINANCE NO. 864

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF
EASTON ZONING ORDINANCE TO CREATE THE USE DATA CENTER
AND TO PROVIDE SUPPLEMENTAL STANDARDS ASSOCIATED WITH
THE USE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by Maryland Land Use Article §4.01 *et seq.* to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town of Easton is authorized by Maryland Land Use Article §§4.04 and 4.05 to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Town Council recognizes the potential significant planning, zoning, property and secondary effects surrounding or arising from the location and operation of Data Centers; and

WHEREAS, the Town's current Zoning Ordinance makes no specific or particular provisions for Data Centers and does not provide for it as a specific use; and

WHEREAS, the Town is considering adopting Ordinance 863, which would place a moratorium on Data Centers; and

WHEREAS, the purpose of the moratorium is to prohibit Data Centers to ensure that the Town has sufficient time to conduct the appropriate study and receive desired public input before establishing effective and enduring textual amendments to the Comprehensive Plan, Zoning Ordinance and/or other regulations of the Town, as may be necessary; and

WHEREAS, in order to ensure that Data Centers do not circumvent the purpose for the moratorium by locating as a permitted use in the Town, the Town Council wishes to amend the

Zoning Ordinance to preclude such a possibility during the moratorium period; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its _____ meeting and has recommended that the Town Council approve this Ordinance.

NOW, THEREFORE, the Town of Easton hereby ordains that the sections of the Town of Easton Zoning Code (Chapter 28 of the Town Code) set forth below be amended as hereinafter provided (Language to be deleted from the existing Ordinance is indicated in ~~striketrough~~ format and language to be added is indicated by **highlighted** text):

Section 1: Article I, Section 28-114, definitions, is hereby amended by adding the following new definition of the use “Data Center:”

Data Center - a facility used primarily for the storage, management, processing, mining and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.”

Section 2: Article II, Section 201, Table 2.1 is hereby amended to add the use Data Center, as follows:

Miscellaneous/ Combination/ Hybrid Uses

Uses	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
Agriculture*	P	P	P	P	--	--	P	P	P	P	
Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	SE	
Cannabis Related Uses											

Cannabis Dispensary*	--	--	--	--	SE	SE	--	--	--	--	
Cannabis Growing Facility*	--	--	--	--	--	--	--	SE	SE	--	
Cannabis on-site consumption establishment*	--	--	--	--	--	--	--	--	--	--	
Cannabis Processing Facility*	--	--	--	--	--	--	--	SE	SE	--	
Data Center*	--	--	--	--	--	--	--	--	--	--	
Donation Bins*	--	--	--	--	SE	SE	SE	SE	SE	--	
Donation Center*	--	--	--	--	SE	SE	SE	SE	SE	--	

Section 3. Article X, Subsection 1007.A is amended to add the following new Supplemental Standard (the existing sections shall be renumbered accordingly) as follows:

(3) Data Center

a. The Easton Town Council enacted a moratorium on Data Centers on _____, 2026 pursuant to Ordinance Number 863 for the purpose of establishing appropriate rules and regulations regarding this use. This moratorium is expected to expire on _____ unless extended by the Council.

b. During the life of this moratorium including any extension thereto, no applications for Data Centers shall be accepted or processed by the Town of Easton.

Section 4. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry -
Rankin -
Montgomery -
Davis -
Abbatiello -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J.M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.