



# Truro Zoning Task Force Agenda

## Hybrid Meeting – In-Person and Zoom

Friday, January 17, 2025 – 11:00 am – 1:00 pm

[www.truro-ma.gov](http://www.truro-ma.gov)

**Join the meeting from your computer, tablet or smartphone:**

<https://us02web.zoom.us/j/86956780902>

**Dial in: +1-646-931-3860**

**Meeting ID: 869 5678 0902    Passcode: 167667**

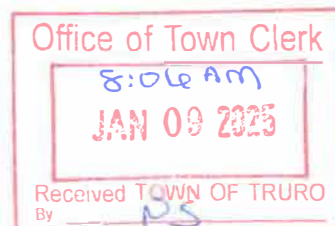
### Open Meeting

This will be a hybrid (in-person and remote) meeting. The in-person portion of the meeting will be held in the Selectboard meeting room at Town Hall. Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. Please lower or mute the volume on your computer during public comment so that you may be heard clearly. Citizens may also provide comment via postal mail or by emailing Barbara Carboni, Town Planner and Land Use Counsel, at [bcarboni@truro-ma.gov](mailto:bcarboni@truro-ma.gov), one week prior to the meeting; or may instead speak during the Public Comment portion of the hearing.

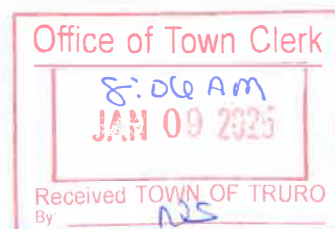
### Note on Public Comment

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

- Public Comment
- Review and approval of December 16, 2024 and January 6, 2025 meeting minutes
- Review of Annual Report
- Update on availability of Kennan, Rhyne, consultant
- Update on Ad Hoc Walsh Property Advisory Committee
- Review of draft zoning overlay provisions for development of Walsh Property, including feedback from Ad Hoc Walsh Committee – work to develop near final draft for discussion with Ad Hoc Walsh Committee on Feb. 3
- Discussion and development of proposed combined Walsh/Truro Motor Inn Overlay Zone and provisions



- Further discussion of Highland Road/Shore Road Overlay District (final 20-30 minutes, time permitting)
- Topics for future discussion
- Next meeting date: February 3, 2025 (Joint Meeting with Ad Hoc Walsh Committee)
- **Adjourn**



**Zoning Task Force Minutes: December 16, 2024 at 11:00 am**  
**In-person meeting at town hall**

**Committee Members attending:** Dave Bannard, chair; Daniel Silva, vice chair; Nicholas Brown, Mara Glatzel, Ellery Althaus, members; Darrell Shedd (alternate).

**Others Attending:** Nancy Medoff, Select Board Liaison; Katie Halvorsen, Housing Coordinator; Barbara Carboni, Town Planner/Land Use Counsel; Kennan Rhyne, Rhyne Civic Solutions (consultant)

**Meeting called to order at 11:07 am**

**Public comment:**

- Nancy Medoff thanked the ZTF members for their service

**Discussion and development of proposed combined Walsh/Truro Motor Inn Overlay Zone, including:**

- Overlay zone and subzone boundaries, Permitted uses,
- Dimensional requirements,
- Parking requirements,
- Project approval procedures, and
- Proposed definitions and sample provisions.

ZTF completed the survey brought by Kennan, who then plotted responses anonymously on a larger form to generate discussion.

Survey results were 5 in favor and one unsure for Kennan's proposal of creating a single district with 2-4 sub-districts.

**ZTF discussed:**

- Including inclusionary zoning for housing within the district
- Concerns about how to preserve the commercial aspect of the district along Rte. 6 if we were to include it within the overlay district
- Ideas about how to address traffic and water usage in this area
- The possibility of including the residential passage on the opposite side of the street in the district instead of the commercial corridor

ZTF to work with town staff on the development of communication strategy about why we are engaging in this rezoning effort and why the ZTF is recommending what it is recommending.

Dave would like this strategy in place by new years, including public outreach efforts and opportunities for discussion, particularly by abutters.

Barbara Carboni to work with KP Law on outstanding questions about the Truro Motor Inn, including:

- Is attainable housing allowable?
- Are there other uses possible on the property? (le. Commercial)

Discussion about the overlay district and potential subdistricts as they relate to Walsh:

- ZTF interested in how to allow for build your own home lots, modest single families on smaller lots with less frontage
- Perhaps these would be appropriate more around the border of the property
- ZTF members expressed desire to coordinate with the Ad Hoc Walsh Committee to make sure that we are working in concert prior to town meeting, potentially with some shared meetings

Kennan to draft language for the overlay district with different subdistricts for ZTF to use in moving forward prior to her contract ending at the end of the year.

**Review and approval of December 2, 2024 meeting minutes.** Mara made a motion to adopt the minutes as printed, Daniel seconded the motion. Motion passed by 5-0-0 roll call vote

**Update on Ad Hoc Walsh Property Advisory Committee:**

- The Ad Hoc Walsh Property Advisory Committee is currently gathering information and trying to answer questions about what is developable on the site
- They have been charged with putting together an RFP (perhaps multiple)
- How the infrastructure will be done, when, and by whom
- Water quality overlay dictates the way that the district can be developed

**Next meeting date:** January 6, 2025 at 11 am at Town Hall

Meeting was adjourned at 1:09 pm

Motion to adjourn was made by Nick Brown. Seconded by Daniel Silva. All in favor 5-0-0 by roll call vote.

Submitted by,  
Mara Glatzel

## ***ZONING TASK FORCE***

David Bannard, Chair  
Daniel Silva, Vice Chair  
Ellery Althaus  
Nick Brown  
Mara Glatzel  
Darrell Shedd, Alternate

The Zoning Task Force was appointed by the Select Board in October 2024 and held its initial meeting on October 28, 2024. The Zoning Task Force has been working closely with staff liaison Barbara Carboni, Town Planner and Land Use Counsel, and consultant Kennan Rhyne and meeting every two weeks.

The Task Force's initial focus has been on developing a proposed Zoning Bylaw amendment that would create an overlay zoning district encompassing the Walsh property and, potentially, the former Truro Motor Inn property for consideration at the Town Meeting in 2025. This overlay district would permit development of the Walsh property and the former Truro Motor Inn property consistent with the directions of Town Meeting and the Select Board and the recommendations of both the initial Walsh Property Planning Committee and the newly created Ad Hoc Walsh Property Committee, as well as those of the Town's Local Comprehensive Plan, the Economic Development Vision & Strategy and the Housing Needs Assessment and Production Plan. The Task Force is coordinating with the Select Board and the Ad Hoc Walsh Property Committee and expects to begin outreach to the abutters of the proposed overlay zone and the Town in general beginning in February.

The Task Force is also considering development of an additional overlay zone for the Highland Road/Shore Road area to better accomplish the goals set forth in the Town's Local Comprehensive Plan, the Economic Development Vision & Strategy and the Housing Needs Assessment and Production Plan.

Following that, in accordance with the Zoning Task Force Charge, the Task Force will review the Town's Zoning Bylaw and general bylaws in full and focus on provisions that may affect housing opportunities or production and identify unclear, outdated and/or inconsistent zoning bylaw provisions in need of removal or replacement.

## Rhyne Civic Strategies LLC

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### Zoning Task Force - Draft Zoning Proposal

Prepared by Kennan Rhyne for the Truro Zoning Task Force (ZTF) on December 31, 2024; Revised by David Bannard on January 10, 2025 based on joint meeting of Jan. 6

**NOTE:** All gray text below currently exists in the Truro Zoning Code and is added for your reference. All text highlighted in yellow is suggested for consideration by the ZTF and ~~may be changed by the ZTF~~ will be discussed at the Jan. 17 ZTF meeting. Text highlighted in blue is forthcoming or needs to be updated when the draft is ready for adoption.

#### § 10.4 Definitions

For the purpose of the bylaw, certain terms and words shall have the following meaning unless a contrary meaning is required by the context or is specifically prescribed. Terms and words not defined herein but defined in the Zoning Act, Massachusetts General Laws, Chapter 40A, as amended, shall have the meaning given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in Webster's Third New International Dictionary of the English Language, Unabridged.

**Affordable Dwelling Unit.** A dwelling unit exclusively available to Affordable Households and certified as affordable by the Truro Housing Authority and registered as such with the Truro Housing Authority. The Housing Authority will provide applicants with current affordable housing standards, require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

**Affordable Households.** Households earning no more than 80% of the current median income, as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor.

**Affordable Housing.** Housing certified as affordable by the Truro Housing Authority and registered as such with the Truro Housing Authority. The Housing Authority will provide applicants with current affordable housing standards, require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

**Attainable Dwelling Unit.** A dwelling unit exclusively available to Affordable Households or Attainable Households and certified as attainable by the Truro Housing Authority and registered as such with the Truro Housing Authority. The Housing Authority will provide applicants with current attainable housing standards, require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

**Attainable Households.** Households with current median income limits no greater than the percentage of the current median income for attainable households as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor. ~~This definitions supersedes any definition of "Attainable" or similar terms set forth in this Zoning bylaw.~~

**Building Separation.** The space between multiple buildings or structures on a single lot as measured from ~~any the~~ nearest exterior point on the building or structure.

**Bungalow or Cottage Court.** A group of three or more detached dwelling units ~~owned by one or more persons located on a single lot~~, which are available for permanent occupation and arranged around a shared communal open space with shared pedestrian access ~~on a single lot~~.

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**Commented [B1]:** This should be defined by specific terms or tied to some definition or index (Katie Halvorson can advise); I would not assign this function to any Town body

**Commented [B2]:** same as above.

**Cottage or Cabin Colonies, or Motor Courts.** A group of three or more detached dwellings under one ownership located on a single lot, which are customarily rented to the transient public by the day, week, month, or season. Each dwelling shall be limited to one and one-half stories in height.

**Dormitory.** A building or development composed primarily of dormitory units for seasonal workers with at least one kitchen and one communal space in any form or configuration, including structures housing communal facilities and non-residential uses and separate structures within one lot

**Dormitory Unit.** A living area intended for one or a small group of seasonal workers that may or may not have complete or independent or permanent provisions for living, eating, and sanitation.

**Dwelling Unit.** One or more rooms containing both cooking and bathroom facilities and designed for human habitation by one family independent of other facilities. Each accessory building or portion thereof, studio or guesthouse, which has both cooking and bathroom facilities, is considered to be a separate dwelling unit. Affordable Dwelling Units and Attainable Dwelling Units are included in this definition.

**Mixed-use Development.** Development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

**Multi-family Housing.** A building with three (3) or more residential dwelling units or two (2) or more buildings on the same lot with more than 1 residential dwelling unit in each building, which may be owned by one or more persons.

**Townhouse.** A single-family dwelling unit constructed in a group of three (3) or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

**Seasonal Worker.** A person who is employed during a specific peak business period and is employed to work less than nine (9) months but more than one (1) month within a twelve (12) month period.

**Commented [DYB3]:** Should this be deleted from this overlay district?

**Commented [B4]:** I could go either way on this. My hunch is that including this will impede passage at Town Meeting, but up to Task Force.

**Commented [DYB5]:** Allow more than 1 Dwelling Unit in a single Townhouse?

## § 20.1 Districts Enumerated

For the purposes of this bylaw, the Town of Truro is divided into Zoning Districts designated as follows:

Residential  
Beach Point Limited Business  
Route 6A, North Truro, Limited Business  
Truro Center Limited Business  
North Truro Center General Business  
Route 6 General Business  
Seashore

For the purposes of this bylaw, the following Overlay Districts are established:

Flood Plain  
Water Resource Protection  
Affordable Rental Housing  
Solar Farm Overlay District  
Multi-family Overlay District

## § 20.2 Purposes of Districts

**[To be inserted at the end of article]**

**Multi-family Overlay District.** The Multi-family Overlay District is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families. Four subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall provide or be located near ample recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.

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**Commented [DYB6]:** Discuss inclusion of subdistrict extending to TMI, vs. only providing for Walsh.

**Commented [B7]:** plus, still need some discussion with KP about subdistrict concept

### § 20.3 Location of Districts

The location and boundaries of the Zoning Districts are enumerated in § 90 of this bylaw and are shown on the map entitled “Zoning District Map of the Town of Truro, Massachusetts,” dated May 2, 2013 which accompanies the bylaw as Appendix A and is declared to be a part of this bylaw. The location and boundaries of the Water Resource Protection Overlay District are identified in § 90.5 of this bylaw, and are shown on the map entitled “Water Resources Protection Overlay District” dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw. The location and boundaries of the Multi-family Overlay District and its subdistricts are identified in § 90.5 of this bylaw, and are shown on the map entitled “Multi-family Overlay District,” dated [MAP DATE] which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.

**Commented [DYB8]:** N.B. We will need to coordinate with staff regarding provision of this map - is a survey required?

**Commented [B9]:** not sure, will explore

### § 30.X Multi-family Overlay District

- A. **Purpose.** The Multi-family Overlay District hereinafter referred to as the “MOD” is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families, including both affordable and attainable dwelling units. [Four] subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall provide or be located near ample recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.
- B. **Establishment.** The MOD is an overlay district that is superimposed over the underlying zoning district(s) and is shown on the Truro Zoning Map, a copy of which is available for inspection and study in the office of the Truro Building Commissioner, as set forth in on the map entitled “Multi-family Overlay District,” dated [MAP DATE] which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.
- C. **Subdistricts.** The MOD contains the following subdistricts shown on the Truro Zoning Map as set forth on the map entitled “Multi-family Overlay District,” dated [MAP DATE] which appears as Appendix C to this bylaw. The subdistricts are as follows:
- i. **Affordable Housing Subdistrict.** The Affordable Housing Subdistrict hereinafter referred to as the “AHS” is intended to increase the quantity of affordable and attainable dwelling units available in Truro and complement existing commercial uses along Route 6.
  - ii. **Walsh Low-Density Subdistrict.** The Walsh Low-Density Subdistrict hereinafter referred to as the “WLS” is intended to create affordable and attainable housing opportunities and home-ownership opportunities on compact lots organized around a shared communal open space or compact single-family dwellings for seniors, individuals, and families. The WLS encourages compact development that is pedestrian-scaled, healthy, safe, and affordable.
  - iii. **Walsh Moderate-Density Subdistrict.** The Walsh Moderate-Density Subdistrict hereinafter referred to as the “WMS” is intended to create affordable and attainable housing opportunities and home-ownership opportunities through Mixed-Use Development and/or Multi-family Housing, as well as on compact lots organized around a shared communal open space or compact single-family dwellings, for seniors, individuals, and families. Development located within this Overlay District shall provide ample recreational opportunities and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.
  - iv. **Walsh Recreational Subdistrict.** The Walsh Recreational Subdistrict hereinafter referred to as the “WRS” is intended to protect and preserve the natural features, existing topography, wildlife, visual character, and open space for recreational and civic uses that serve the general welfare of the public.
- D. **Applicability.** To qualify for inclusion in the MOD, the proposed development must have 67% or greater of the Gross Floor Area dedicated to Residential uses. MOD provisions shall supersede all other provisions in the Zoning Bylaw with respect to the underlying district including and without limitation, use, dimensions, parking, design

**Commented [DYB10]:** Q: Include description of “density” (e.g., as being a combination of percentage of lot coverage by buildings and impervious structures/paving, height of buildings, and reduced separation of buildings)?

**Commented [DYB11]:** Discuss (1) inclusion, (2) new title (suggest “Route 6 Mixed Use Subdistrict (“RMUS”)” and (3) whether to include requirements or incentives regarding affordable and/or attainable dwelling units.

**Commented [DYB12]:** Q: limit to single family dwellings or allow other, denser buildings, such as townhouses, or multi-family buildings?

**Commented [DYB13]:** New abbreviation - WLDS - was suggested.

**Commented [DYB14]:** New abbreviation - WMDS - was suggested.

**Commented [B15]:** flagging this for parking discussion



standards, and site plan review; however, the provisions of any other overlay district shall continue to apply.

For any land within the MOD, an applicant may choose to conform either to the zoning regulations which govern the underlying zoning district or to the MOD regulations and procedures set forth by this Section.

**E. Residency Requirement.** At least \_\_\_% of the dwelling units within the MOD shall be made available to Truro Residents only for year-round occupancy as prescribed in leases of one-year minimum duration. Dormitory units within the MOD are exempt from this requirement.

**F. Affordability Requirement.** Development within the subdistricts AHS, WMS, and WRS shall have a minimum of 50% of the residential Gross Floor Area dedicated to Affordable Dwelling Units or Attainable Dwelling Units. Residential development within the subdistrict WLS shall be limited to Affordable Dwelling Units or Attainable Dwelling Units only.

**G.E. Maximum Number of Units.** Buildings or structures must comply with the aggregate dwelling unit [ ] and dormitory unit [ ] limitations in **Table A**, entitled “Multi-family Overlay District Maximum Number of Units per Subdistrict,” per individual lot.

**Table A - Multi-family Overlay District Maximum Number of Units per Subdistrict**

Unit Limitation	AHS	WLS	WMS	WRS
Maximum Number of Dwelling Units, Dormitory Units, or a combination of Dwelling Units and Dormitory Units in aggregate <b>Allowed By Right</b>	10 units	None	None	None
Maximum Number of Dwelling Units, Dormitory Units, or a combination of Dwelling Units and Dormitory Units in aggregate <b>Allowed Special Permit</b>	25 units	160 units	160 units	None

**Commented [DYB16]:** Suggestion was to delete these requirements and to impose them (or similar ones) by the Town through contract or similar method. Would also eliminate these restrictions along Rt. 6 if the MOD is extended.

**Commented [DYB17]:** For discussion - should some number permitted without a special permit?

**H.F. Permitted Uses.** The use requirements in the MOD shall comply with § 30.2 Use Table, herein, except for the following:

- i. Any and all uses permitted by subdistrict in **Table B**, entitled “Multi-family Overlay District Permitted Uses by Subdistrict” are consistent with the purposes for which the subdistrict was established and shall supersede the underlying Zoning District; however, the provisions of any other overlay district shall continue to apply.
- ii. **Mixed-use Developments.** Any and all other non-residential uses permitted by subdistrict in **Table B** and the underlying Zoning District shall be permitted in Mixed-use Developments. Any non-residential uses allowed by Special Permit in the underlying Zoning District, shall be permitted by special permit in Mixed-use Developments, with the Planning Board serving as the Special Permit Granting Authority. Any non-residential uses not permitted in **Table B** shall supersede the underlying Zoning District in Mixed-use Developments; however, the provisions of any other overlay district shall continue to apply.
- iii. **Non-residential Uses.** All non-residential uses shall not contain any dangerous, noxious, injurious, or otherwise objectionable fire, explosion, radioactive or other hazard; noise, or vibration, smoke, dust or other form of air pollution; electrical or other disturbance; glare, liquid or solid refuse or wastes; conditions conducive to the breeding of insects, rodents, or other substance, conditions or elements in a manner or in an amount as to affect adversely the surrounding areas.

**KEY**

P	Permitted
SP	May be allowed by special permit granted by the Board of Appeals, or the Planning Board, where noted
N	Not Permitted
MOD	Multi-family Overlay District
[AHS	Affordable Housing Subdistrict]
WLS	Walsh Low-Density Subdistrict
WMS	Walsh Moderate-Density Subdistrict
WRS	Walsh Recreational Subdistrict

**This page is for the ZTF's reference only - Not a Part of the Zoning Draft -**  
**Multi-family Overlay District Permitted Uses by Subdistrict (Showing Underlying Zoning)**

Principal Uses	AHS	WLS	WMS	WRS
<b>Commercial</b>				
Professional office	P	N	NP	N
Restaurant	P	N	NP	N
Retail business service	P	N	NP	N
Retail sales	P	N	NP	N
Trade, repair shop, etc.	P	N	NP	N
Wholesale Trade	P	N	NP	N
<b>Industrial</b>				
Industrial or manufacturing use (5)	SPN	N	NSP	N
Public utility	P	NP	NP	NP
Research or experimental lab (6)	SP	SP	SP	SPN
Small engine repair	SP	SP	SP	SPN
<b>Institutional</b>				
Hospital, nursing and/or convalescent home	PN	PN	P SP	PN
Private club not-for-profit	SPN	SPN	SP	SPN
Religious institution	P	P	P	PN
Large-Scale Ground-Mounted Photovoltaic Array (4/11)	P	SP	SP	SPN
<b>Residential</b>				
Attainable Undersized Lot (5/24)	SP	SPP	SPP	SPN
Bungalow Cottage Court	P (New)	P (New)	P (New)	N (New)
Dormitory	SP (New)	SP (New)	SP (New)	N (New)
Duplex (as defined in §40.1) (5/24)	P	P	P	PN
Mixed-use Development	P (New)	SP (New)	P (New)	N (New)
Multi-family Housing	P (New)	P (New)	P (New)	N (New)
Townhouse	P (New)	P (New)	P (New)	N (New)
Single family dwelling (9)	P	P	P	PN

**Commented [18]:** This page is for the Zoning Task Force's Reference. It shows the allowed uses in each subdistrict's underlying zoning district and how the MOD changes each use (strikethrough). It is not a part of the zoning draft. The draft table is on the next page.

**Commented [B19]:** I think we should include commercial fishing activity consistent with the existing bylaw, which allows this in all districts.

**Commented [DYB20]:** Add child-care or day-care facility or artist's studio(s) to definition?

**Commented [DYB21]:** Consider restrictions on public utilities in WRS - or require SP?

**Commented [B22]:** I think no restrictions but good subject for discussion

**Commented [B23]:** I think there was suggestion to take this out or revise with updated category

**Commented [B24]:** Shouldn't this include municipal uses? It's in current Table

**Table B - Multi-family Overlay District Permitted Uses by Subdistrict**

Principal Uses	AHS	WLS	WMS	WRS
<b>Commercial</b>				
Professional office			P	
Restaurant			P	
Retail business service			P	
Retail sales			P	
Trade, repair shop, etc.			P	
Wholesale Trade			P	
<b>Industrial</b>				
Industrial or manufacturing use (5)	N		SP	
Public utility		P	P	P
Research or experimental lab (6)				N
Small engine repair [revised category]				N
<b>Institutional</b>				
Hospital, nursing and/or convalescent home	N	N	SP	N
Private club not-for-profit	N	N		N
Religious institution				N
Large-Scale Ground-Mounted Photovoltaic Array (4/11)				N
<b>Residential</b>				
Attainable Undersized Lot (5/24)		P	P	N
Bungalow/Cottage Court	P	P	P	N
Dormitory	SP	SP	SP	N
Duplex (as defined in §40.1) (5/24)				N
Mixed-use Development	P	SP	P	N
Multi-family Housing	P	P	P	N
Townhouse	P	P	P	N
Single family dwelling (9)				N

**Commented [DYB25]:** Please be prepared to discuss each use at the 1/17 meeting. If you cannot attend, please send your proposed uses to the Chair (only) and he will share them with the rest of the ZTF on 1/17.

**Commented [B26]:** Add commercial fishing activity consistent with current Zoning Bylaw use table allowed in all districts

**Commented [B27]:** again, municipal uses?

**Commented [DYB28]:** Need to research scope of these terms and how they would be interpreted.

**Commented [DYB29]:** Consider need to expressly allow condominium ownership where multiple dwelling units within a single lot. May also be done through revision to definitions or changes to definitions applicable only in MOD (e.g., duplex).

**Commented [DYB30]:** This is addressed in Sec. 40.8 of the Zoning Bylaw. We may wish to address this differently.

**1-G. Dimensional Requirements.** The dimensional requirements in the MOD shall comply with § 50 Area and Height Regulations, herein, except for the following:

- i. Any and all dimensional requirements in **Table C**, entitled “Multi-family Overlay District Dimensional Requirements by Subdistrict,” shall supersede the underlying Zoning District.
- ii. [Any mixed-use development with a Professional Office use located within the subdistrict AHS has no maximum lot coverage.]
- iii. **Multiple Buildings on a Single Lot.** Multiple buildings on a single lot must comply with the minimum Building Separation distance per subdistrict in **Table C**.
- iv. **Setbacks Abutting Residential Districts.** All front, rear, and side yard setbacks for buildings or structures abutting a Residential District outside of the MOD shall meet a minimum setback of 25-ft or a minimum setback equivalent to 10-ft per story of the building or structure in question, whichever is greater.
- v. **Setbacks Abutting Route 6.** All front, rear, and side yard setbacks for buildings or structures abutting Route 6 shall meet a minimum setback of 25-ft.
- vi. **Senior Housing.** Nursing, Convalescent Homes, or any Residential use deed restricted or exclusively leased to occupants over 65 years of age shall be permitted to increase the Maximum Building Height to 5-stories or 55-feet, whichever is lesser, by special permit granted by the Board of Appeals, or the Planning Board.

**Commented [DYB31]:** Consider incentivizing affordable and attainable housing by allowing greater density as of right for minimum percentages of each?

**Table C - Multi-family Overlay District Dimensional Requirements by Subdistrict**

Dimensional Requirement	AHS	WLS	WMS	WRS
Minimum Lot Size		None		
Minimum Frontyard Setback	25 ft <sup>1,3</sup>	10 ft <sup>1</sup>	10 ft <sup>1</sup>	25 ft <sup>1,3</sup>
Minimum Sideyard Setback	25 ft <sup>1,3</sup>	5 ft <sup>1</sup>	25 ft <sup>1,3</sup>	25 ft <sup>1,3</sup>
Minimum Backyard Setback	10 ft <sup>1</sup>	10 ft <sup>1</sup>	10 ft <sup>1</sup>	25 ft <sup>1,3</sup>
Minimum Building Separation	25 ft	10 ft	25 ft	25 ft
Maximum Building Height	3.5 stories; 45-ft <sup>2</sup>	2 stories; 30-ft <sup>2,3</sup>	3.5 stories; 45-ft <sup>2</sup>	2 stories; 30-ft <sup>2,3</sup>

**Commented [DYB32]:** Please be prepared to discuss each dimensional requirement at the 1/17 meeting. If you cannot attend, please send your proposed requirements to the Chair (only) and he will share them with the rest of the ZTF on 1/17.

**Commented [DYB33]:** Note that no minimum frontage on a roadway is required.

**Commented [DYB34]:** Need to consult with Truro FD

**Table B - Notes**

- i. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the MOD as specified in the Dimensional Requirements Sections of this by-law.
- ii. All building heights shall meet the maximum building height for buildings or structures abutting a Residential District outside of the MOD as specified in the Dimensional Requirements Sections of this by-law.
- iii. Dimensional Requirement match the § 50 Area and Height Regulations in the Underlying Zoning, and must also meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the MOD as specified in the Dimensional Requirements Sections of this by-law.

**J.H. Landscape Buffer.** All buildings or structures abutting Route 6 or a Residential District outside of the MOD shall provide a year-round landscaped or vegetated buffer.

**K.I. Design Standards.** The following Design Standards shall apply to development in the MOD. Furthermore, these standards provide guidance for building massing, siting, and design solutions. It is understood that buildings and structures may not be able to comply with all of the following guidelines, but buildings and structures should comply if it is physically possible. For projects in the MOD, the following design guidelines shall apply:

- i. All development should be designed to facilitate, accommodate, and encourage use by pedestrians.
- ii. Non-residential uses should be located on the ground floor in Mixed-use Developments.
- iii. Buildings on a corner lot should have a façade that relates to both streets.
- iv. All development located in the subdistricts WMS, WLS, [and WRS], should provide public access to common and public recreational land whenever feasible.
- iv.v. Consider developing separate design standards for Bungalow/Cottage developments that are individually developed and/or owned.

**Commented [B35]:** my hunch is that we don't need separate design standards, but up to Task Force

**L.J. Parking Requirements.** The parking requirements in the MOD shall comply with § 30.9 Parking, herein, except for the following:

- i. Any and all parking requirements in **Table D**, entitled “Multi-family Overlay District Parking Requirements for all Subdistricts” shall supersede the parking requirements of the underlying Zoning District.
- ii. Parking may not be located within the minimum setback abutting a Residential District outside of the MOD as specified in the Dimensional Requirements Sections of this by-law.
- iii. **Mixed-use Developments.** In the case of mixed-use development or multiple uses on a single lot, the parking provided shall meet the total requirements for all uses, except as permitted by the Planning Board as specified in the Shared Parking and Off-site Parking Sections of this by-law.
- iv. **Shared Parking.** An applicant may request to the Planning Board to meet the parking requirements for two or more uses by sharing a common shared parking area, provided that the shared spaces are held in common ownership with all uses being served through easements or fee title, and that all spaces are located within four hundred (400) feet of all uses they serve. It is the responsibility of the applicant to provide documentation to the Planning Board showing the expected peak use of all parking spaces, that the usage of such parking area would not occur simultaneously, and that the total proposed number of parking spaces will meet the demands of the uses proposed for the site.

In order to be granted shared parking approval, the Planning Board shall determine that a lesser number of spaces would be adequate for all parking needs because of special circumstances such as shared parking for uses having peak parking demands at different times or other measures reducing parking demand.

A reciprocal agreement shall be executed by the owners and operators of the different sources or uses in the building or development ensuring the long-term joint use of such shared parking, and defining the terms upon which the parking is shared.

**Table D - Multi-family Overlay District Parking Requirements for all Subdistricts**

[www.rhyne.llc](http://www.rhyne.llc) – 617.446.3412 – [kennan@rhyne.llc](mailto:kennan@rhyne.llc)

**Commented [DYB36]:** Please be prepared to discuss each parking requirement at the 1/17 meeting. If you cannot attend, please send your proposed parking requirements to the Chair (only) and he will share them with the rest of the ZTF on 1/17.

Principal Use	Parking Requirement
<b>Residential</b>	
Bungalow-Bungalow/Cottage Court; Duplex; Mixed-use Development; Multi-family Housing; Single Family Dwelling	1.5 spaces per dwelling unit
Home Bed and Breakfast, Board House, Home	1.5 spaces per dwelling unit, plus 1 space for each rental unit
Home Occupation, including Commercial Fishing Activity	1.5 spaces per dwelling unit as required above, plus 1 space for each non-resident employee
Home Occupation – permitted office use	1.5 spaces per dwelling unit as required above, plus 3 spaces for office, plus 1 space per each non-resident employee

**Commented [DYB37]:** Consider incentivizing certain designs (e.g., parking below) or uses (e.g., affordable housing) by allowing decreased required minimums as of right?

**Commented [B38]:** I think under 2 spaces is going to be a tough sell as it is unworkable for households with two working adults. Or even two adults.

**Commented [B39]:** not sure what this means in current times

**Commented [DYB40]:** Should these uses even be permitted?

- v. **Off-site Parking.** An applicant may request to the Planning Board to utilize off-site parking to meet the parking requirement. All municipal or other parking facilities which are used to satisfy the parking requirement must meet the following criteria:

The parking facility must be less than one thousand (1,000) feet from the proposed development, measured as measured from the nearest exterior point on a building or structure.

The applicant must provide the Planning Board with proof of ownership or lease for those parking spaces in order to satisfy the parking requirement. The owner shall provide offsite parking in perpetuity of the building use, as required by the needs of the tenants. Prior to the expiration of any parking lease, the Planning Board shall approve the new mechanism to satisfy the parking requirement.

**Commented [DYB41]:** Also - allow use of roadways that are sufficiently wide for parking?

- vi. **Parking Access.** The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. To the extent possible, access to parking from the public right of way should be located at the rear or the side of the parcel, with the exception of subdistrict WLS. At no point should access to parking be located between the front building facade and the front lot line.

- vii. **Shared Driveways and Private Roads.** Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.

A shared driveway, private road, or cross-access connection between abutting parking lots with a binding easement and joint maintenance agreement defining the responsibilities of abutting property owners sharing access is permitted in subdistricts WLS and WMS.

All shared driveways and private roads shall have a minimum of one 8-foot sidewalk on one side of the driveway or roadway.

**Commented [DYB42]:** For discussion how long a lease term is reasonable and achievable

- viii. **Loading Requirements.** Every Mixed-use Development hereafter erected, enlarged, or occupied which has over 5,000 square feet of non-residential Gross Floor Area shall provide a minimum of one area for the loading and unloading of service vehicles. Every building hereafter erected, enlarged, or occupied for residential use with 10 or more dwelling units shall provide a minimum of one area for the loading and unloading of service vehicles.

Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of buildings and fully screened from view from a public street, public space, or abutting residential use.

Loading and unloading areas shall be provided in addition to off-street parking spaces and shall not be considered as supplying required parking spaces. Unless otherwise authorized by the Planning Board under site plan review, loading and unloading areas shall be located in the rear of the building.

**M.K. Violations and Penalties.** Violation of any of the provisions of this bylaw may result in fines of up to \$300 for each offense. Each day that such a violation continues shall constitute a separate offense.

**N.L. Exemptions.** The Planning Board, through Site Plan Review, may waive any regulation or requirement within **§30.X Multi-family Overlay District**.

#### § 90.5 Overlay Districts

**To be inserted at the end of article**

E. **Multi-family Overlay District.** The Multi-family Overlay District and its subdistricts is the area designated as such on the Truro Zoning Map as set forth on the map entitled "Multi-family Overlay District," dated **[MAP DATE]** which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

**[Boundaries to be determined by the Zoning Task Force and/or Walsh Ad Hoc Committee. Attached Appendix C draft map is for discussion purposes only.]**

The land shown on a plan entitled **"Multi-family Overlay District, made for the Town of Truro"** by **[TBD]** Registered Land Surveyors, dated **[DATE]** and recorded with the Barnstable County Registry of Deeds in **Plan Book [#], Page [#]** and shown more specifically as an unnumbered parcel with an area of **[#] acres**.

**Commencing at a point...[TBD]**