

LOT COVERAGE POTENTIAL BYLAW *working version*

(1/12/25)

RED = draft language to be added to Truro Zoning Bylaws

WHY

- Protect and preserve the quality of our groundwater by decreasing runoff & thereby decreasing contamination of the aquifer. Developing a townwide public water supply, even if possible, would be a huge expense for the community.
- Preserve the “rural” character of Truro which supports the tourism industry that is a major component of Truro’s economy
- Maintain wildlife habitat and encourage contiguous habitats across properties
- Support SB goal B) *Protect the natural and built environment & address impacts of climate change.*
- Support Carbon Sequestration, which was identified as a need by the Local Comprehensive Plan (p. 89). Carbon sequestration is **the process of capturing and storing atmospheric carbon dioxide**. It is one method of reducing the amount of carbon dioxide in the atmosphere with the goal of reducing global climate change. Biologic carbon sequestration refers to storage of atmospheric carbon in vegetation, soils, woody products, and aquatic environments. For example, by encouraging the growth of plants—particularly larger plants like trees—advocates of biologic sequestration hope to help remove CO₂ from the atmosphere. (United States Geologic Survey)

DEFINITIONS

- Truro’s current definition: Lot Coverage: The portion of a lot which is covered by impervious structures and improvements. Impervious structures and improvements shall include but not be limited to paved driveways and parking areas, principal and accessory structures, swimming pools and other on-site amenities which render any portion of the lot impervious.
- **Naturalized green space – the minimum percentage of the lot that DOES NOT require watering/irrigation and/or fertilizing. This shall consist of either existing trees, bushes, underbrush, plants, grasses etc. or native species.**

NEW BLAW XXX

This bylaw shall apply to the Residential District lots of 33,750 sq ft or more. Municipal properties & lots designated as Farms in the Truro assessor’s database are exempt. This will apply to all applications for building permits for new construction & increases in lot coverage as defined above on lots with existing homes. To support the reasons listed above, this bylaw both limits the amount of Lot Coverage and places a minimum percentage of the lot that shall be “Naturalized Green Space.”

- The maximum Lot Coverage in the Residential District shall be 20%.
- The minimum Naturalized Green Space in the Residential District shall be 60%.

Requirements

- A plan showing both Lot Coverage and Naturalized Green Space will be included in the Building Permit Application.

BACKGROUND INFORMATION

Maximum Lot Coverage

- in Other Towns
 - 15% in Wellfleet &
 - 40% in Provincetown

Minimum lot size is 33,750 sq ft.

- 20% = 6,750 sq ft
- House size - 3,600 sq ft maximum livable space on a 33,750 sq ft lot.
 - A single-story home of 3,600 sq. ft. = 10.7% lot coverage
 - A 2-story home of 3,600 sq. ft = 5.3% lot coverage

Examples of impervious structures and improvements and their approximate square footage

- ADU – 900-1,000 sq ft
- Garage
 - 1 car 600 sq. ft
 - 2 car 864 to 1296 sq ft
- Basketball Court - 94 x 50 = 4,700 sq ft
- Tennis Court - total area of recreational court including out of play 4,416 sq ft
- Swimming Pool 20 x 40 pool + 10 ft deck all around = 40 x 60 2,400 sq. ft
- Driveway, paved 20 x 60 1,200 sq ft.
- Patio 20 x 40 800 sq ft
- shed 20 x 20 = 400 sq ft

Naturalized Green Space

- Only Provincetown includes anything like this concept and their minimum “green space” in the residential district is 30% which includes all green space