

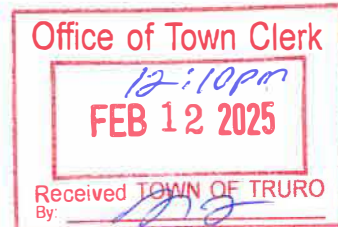


Truro Zoning Task Force Agenda

Zoom Meeting Only

Tuesday, February 18, 2025 – 9:30 am

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

Remote Meeting Access Instructions

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 and entering the access code. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. Citizens may also provide comment via postal mail; by emailing Liz Sturdy, Planning Department Assistant, at esturdy@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 January 6, 2025; January 17, 2025; February 3, 2025; and February 10, 2025 meeting minutes
- Review, discuss and vote upon recommendation for draft zoning overlay bylaw amendment containing provisions for Walsh Property
- Outreach efforts – review, discuss and approve white paper describing proposed Walsh Overlay District and outline and/or script for short video regarding proposed Walsh Overlay District; both to be posted on ZTF website on Town website following Acting Town Manager approval
- Plan for in-person and remote outreach & listening session on February 26
- Elect successor Vice Chair
- Topics for future discussion

Next meeting dates: February 26, 2025, 5:00 pm – 7:00 pm – Public Forum
March 3, 2025, 11:00 am – 1:00 pm

Select Board Briefing: February 25, 2025 (tentative)

Adjourn

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 12, 2025 based on joint meetings of Jan. 6 and Feb. 3 and January 17, 27 and February 10 ZTF meetings and further by Kennan Rhyne based on the February 10 ZTF meeting.

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 will be discussed at the Jan. 12 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 for sale or lease to Affordable Households, ~~and The Town will 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.

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Affordable Households. Households earning no more than ~~80~~100% of the current ~~Area m~~Median ~~i~~Income for Barnstable County, 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 Affordable Dwelling Units~~such with the ~~Truro Housing Authority~~Town. ~~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.~~

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Attainable Dwelling Unit. A dwelling unit exclusively available for sale or lease to ~~to~~ Affordable Households or Attainable Households, ~~and The Town will 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.

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Attainable Households. Households ~~with current median income limits~~ no greater than 200% of the current Area Median Income for Barnstable County or, if greater, 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.

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

Bungalow 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.

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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.

Commented [KR2]: Now that we've fully differentiated bungalow courts, should we take this out so people don't get confused and thing we're eliminating or changing this definition?

Dormitory Shared Housing Coliving Community. A building or development composed primarily of ~~dormitory~~ ~~single or double occupancy room units~~ ~~for seasonal workers~~ with at least one communal 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.

Commented [KR3]: A term recommended by the American Planning Association

Commented [KR4]: Do we want to strike this? In the context of the joint meeting, it sounded like yes?

Dormitory Shared Housing Unit Coliving Unit. A living area intended for ~~one or a small group of seasonal workers that may or may not persons one~~ ~~nonfamily household that shall~~ have complete or independent or permanent provisions for shared living, eating, and sanitation.

Commented [KR5]: We could strike this word. In this context, households usually follow the US Census Bureau's definition of household rather than IRS. A household can be a family household or a nonfamily household. We don't necessarily have to distinguish and removing "nonfamily" would allow a married couple to occupy the unit as well.

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 one (1) residential dwelling unit in each building, which may be owned by one or more persons.

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Townhouse. ~~A single-family dwelling unit~~ ~~One (1) or a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed~~ ~~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 (2) sides that may contain multiple dwelling units.~~

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 [KR6]: Do we strike this for now?

§ 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 Walsh Overlay District

§ 20.2 Purposes of Districts

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[To be inserted at the end of article]

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

§ 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-familyWalsh Overlay District and its subdistricts are identified in § 90.5 of this bylaw, and are shown on the map entitled “Multi-familyWalsh Overlay District,” dated [MAP DATE] which appears as **Appendix C** to this bylaw and is declared to be a part of this bylaw.

§ 30.X Multi-familyWalsh Overlay District

A. **Purpose.** The Multi-familyWalsh Overlay District hereinafter referred to as the “**MODWOD**” 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]~~Three subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development. The Walsh Recreational Subdistrict is intended to offset the impact of such density by preserving much of the land in that subdistrict for recreational and open space uses, subject to certain stated exceptions, primarily for educational and municipal uses.

B. **Establishment.** The MWOD 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-familyWalsh 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 MWOD contains the following subdistricts shown on the Truro Zoning Map as set forth on the map entitled “Multi-familyWalsh 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.i. **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.ii. **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

Commented [DYB7]: N.B. We will need to obtain a professional survey of the overlay district and each subdistrict in advance of Town Meeting.

Commented [KR8]: I suggest keeping the name Multi-family Overlay District and making the purpose less specific to Walsh. Otherwise, the ZTF will need to amend this or make an entirely new overlay if the ZTF decides to pursue multifamily development elsewhere in Truro in the future.

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recreational opportunities and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.

iv.iii. 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, but may be used for housing uses if a special permit is granted and an off-setting amount of land within the WLS or WMD is set aside for open space.

Commented [KR9]: Need to come back to this

D. Applicability. To qualify for inclusion in the MWOD, the proposed development must have 67% or greater of the Gross Floor Area dedicated to Residential uses. MWOD provisions shall supersede all other provisions in the Zoning Bylaw with respect to the underlying district including and without limitation, use, dimensions, parking, design standards, and site plan review; however, the provisions of any other overlay district shall continue to apply.

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

E. Residency Requirement. Units within the WOD shall be made available only for year-round occupancy as prescribed in leases of one-year minimum duration. ~~Year Round Housing. All residential housing located within the MOD shall be year round housing and all leases shall be for a minimum term of one year. No seasonal or short term rentals shall be permitted.~~

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F. Inclusionary Zoning. No less than twenty percent (20%) of all new residential units (of each type) constructed within the WOD shall be Affordable Dwelling Units.

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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.

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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 Allowed By Right	10 units	None	None	None
Maximum Number of Dwelling Units, Dormitory Units, or a combination of Dwelling Units and Dormitory Units in aggregate Allowed Special Permit	25 units	160 units	160 units	None

Z.G. Permitted Uses. The use requirements in the MWOD 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 Walsh 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 applicable 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

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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

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- 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
MWOD	Multi-family Walsh 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
Commercial				
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
Industrial				
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
Institutional				
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
Residential				
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

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

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

*Already permitted

1. Only for year round residency

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AA.H. Dimensional Requirements. The dimensional requirements in the **MWOD** 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 Walsh 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.ii. **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.iii. **Setbacks Abutting Residential Districts.** All front, rear, and side yard setbacks for buildings or structures abutting a Residential District outside of the **MWOD** 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.iv. **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.v. **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.

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

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Dimensional Requirement	WLS	WMS	WRS
Minimum Lot Size	None	<u>None</u>	
<u>Minimum lot frontage</u>	<u>None</u>	<u>None</u>	
Minimum Frontyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1,3}
Minimum Sideyard Setback	5 ft ¹	<u>25</u> ft ^{1,3}	25 ft ^{1,3}
Minimum Backyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1,3}
Minimum Building Separation	10 ft	<u>25</u> 10 ft	25 ft
Maximum Building Height	2 stories; 30-ft ^{2,3}	3.5 stories; 45-ft ^{2,4}	2 stories; 30-ft ^{2,3}
<u>Lot Shape</u>	<u>Not applicable</u>	<u>Not applicable</u>	<u>N/A</u>
<u>Gross Floor Area</u>	<u>No limit</u> ⁵	<u>No limit</u> ⁵	<u>N/A</u>
<u>Lot Coverage</u>	<u>No limit</u> ⁵	<u>No limit</u> ⁵	<u>N/A</u>
<u>Gross Floor Area/Lot coverage</u>	<u>No limit</u> ⁵	<u>No limit</u> ⁵	<u>No limit</u>

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Table B - Notes

1. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the [MWOD](#) as specified in the Dimensional Requirements Sections of this by-law.
2. All building heights shall meet the maximum building height for buildings or structures abutting a Residential District outside of the [MWOD](#) as specified in the Dimensional Requirements Sections of this by-law.
3. 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 [MWOD](#) as specified in the Dimensional Requirements Sections of this by-law.
4. [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.](#)
5. [Except as applied to single family residences or duplexes, which remain subject to the existing by-law limitation.](#)

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BB.L. Landscape Buffer. All buildings or structures abutting Route 6 or a Residential District outside of the [MWOD](#) shall provide a year-round landscaped or vegetated buffer.

CC.J. Design Standards. The following Design Standards shall apply to development in the [MWOD](#).

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 [MWOD](#), the following design guidelines shall apply:

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- 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.

[Consider developing separate design standards for Bungalow/Cottage developments that are individually developed and/or owned.](#)

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EE.K. Parking Requirements. The parking requirements in the [MWOD](#) shall comply with **§ 30.9 Parking**, herein, except for the following:

- i. Any and all parking requirements in [Table D](#), entitled "**Multi-familyWalsh 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 [MWOD](#) 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

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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 Walsh Overlay District Parking Requirements for all Subdistricts

Principal Use	Parking Requirement
Residential	
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
Coliving Community	0.25 space per coliving unit, plus 1 space for each non-resident employee

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Commented [KR19]: I modified this based on my notes from the last ZTF and joint Ad Hoc/ZTF meeting

- 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:

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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.

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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.

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 58-foot sidewalk on one side of the driveway or roadway.

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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 40 or more than 10 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.

FF.L. 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.

GG.M. Exemptions. The Planning Board, through Site Plan Review, may waive any regulation or requirement within §30.X Multi-familyWalsh Overlay District.

§ 90.5 Overlay Districts

[To be inserted at the end of article]

E. **Multi-familyWalsh Overlay District.** The Multi-familyWalsh Overlay District and its subdistricts is the area designated as such on the Truro Zoning Map as set forth on the map entitled "Multi-familyWalsh 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-familyWalsh 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]

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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.

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I think we should include commercial fishing activity consistent with the existing bylaw, which allows this in all districts.

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Add child-care or day-care facility or artist's studio(s) to definition?

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Consider restrictions on public utilities in WRS - or require SP?

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I think no restrictions but good subject for dsicussion

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I think there was suggestion to take this out or revise with updated category

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Shouldn't this include municipal uses? It's in current Table

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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 27, 2025 based on joint meetings of Jan. 6 and Feb. 3 and January 17, 27 and February 10 ZTF meetings and further by Kennan Rhyne based on the February 10 ZTF meeting.

NOTE: All gray text below currently exists in the Truro Zoning Code and is added for your reference. 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 for sale or lease to Affordable Households. The Town will 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 100% of the current Area Median Income for Barnstable County, as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor.

Affordable Housing. Housing registered as Affordable Dwelling Units with the Town.

Attainable Dwelling Unit. A dwelling unit exclusively available for sale or lease to Affordable Households or Attainable Households. The Town will 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 200% of the current Area Median Income for Barnstable County or, if greater, 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 the nearest exterior point on the building or structure.

Bungalow 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.

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.

Coliving Community. A building or development composed primarily of single or double occupancy rooms with at least one communal 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.

Coliving Unit. A living area intended for one nonfamily household that shall have complete or independent or permanent provisions for shared 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 one (1) residential dwelling unit in each building, which may be owned by one or more persons.

Townhouse. One (1) or a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed with a yard or public way on not less than two (2) sides that may contain multiple dwelling units.

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.

§ 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
- Walsh Overlay District

§ 20.2 Purposes of Districts

[To be inserted at the end of article]

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

§ 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 Walsh Overlay District and its subdistricts are identified in § 90.5 of this bylaw, and are shown on the map entitled “Walsh Overlay District,” dated **[MAP DATE]** which appears as **Appendix C** to this bylaw and is declared to be a part of this bylaw.

§ 30.X Walsh Overlay District

- A. Purpose.** The Walsh Overlay District hereinafter referred to as the “WOD” is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families, including both affordable and attainable dwelling units. Three subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District shall provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development. The Walsh Recreational Subdistrict is intended to offset the impact of such density by preserving much of the land in that subdistrict for recreational and open space uses, subject to certain stated exceptions, primarily for educational and municipal uses.
- B. Establishment.** The WOD 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 “Walsh 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 WOD contains the following subdistricts shown on the Truro Zoning Map as set forth on the map entitled “Walsh Overlay District,” dated [MAP DATE] which appears as Appendix C to this bylaw. The subdistricts are as follows:
- i. 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.
 - ii. 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.
 - iii. 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, but may be used for housing uses if a special permit is granted and an off-setting amount of land within the WLS or WMD is set aside for open space.
- D. Applicability.** To qualify for inclusion in the WOD, the proposed development must have 67% or greater of the Gross Floor Area dedicated to Residential uses. WOD provisions shall supersede all other provisions in the Zoning Bylaw with respect to the underlying district including and without limitation, use, dimensions, parking, design standards, and site plan review; however, the provisions of any other overlay district shall continue to apply.
- For any land within the WOD, an applicant may choose to conform either to the zoning regulations which govern the underlying zoning district or to the WOD regulations and procedures set forth by this Section.
- E. Residency Requirement.** Units within the WOD shall be made available only for year-round occupancy as prescribed in leases of one-year minimum duration.
- F. Inclusionary Zoning.** No less than twenty percent (20%) of all new residential units (of each type) constructed within the WOD shall be Affordable Dwelling Units.

G. Permitted Uses. The use requirements in the WOD shall comply with § 30.2 Use Table, herein, except for the following:

- i. Any and all uses permitted by subdistrict in **Table B**, entitled “**Walsh 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 applicable 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
WOD	Walsh Overlay District
WLS	Walsh Low-Density Subdistrict
WMS	Walsh Moderate-Density Subdistrict
WRS	Walsh Recreational Subdistrict

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

Principal Uses	WLS	WMS	WRS
Commercial			
Professional office	P	P	N
Restaurant	SP	P	N
Retail business service	SP	P	N
Retail sales	SP	P	N
Trade, repair shop, etc.	SP	P	N
Wholesale Trade	SP	P	N
Industrial			
Industrial or manufacturing use (5)	N	SP	N
Public utility	P	P	P
Research or experimental lab (6)	SP	SP	N
Small engine repair	SP	SP	N
Institutional			
Hospital, nursing and/or convalescent home	N	SP	N
Private club not conducted for profit	N	SP	N
Large-Scale Ground-Mounted Photovoltaic Array (4/11)	N	N	N
Residential			
Attainable Undersized Lot (5/24)	P	P	SP
Bungalow Court	P	P	SP
Coliving Community	N	SP ¹	N
Duplex (as defined in §40.1) (5/24)	*	*	SP
Mixed-use Development	SP	P	SP
Multi-family Housing	P	P	SP
Townhouse	P	P	SP
Single family dwelling (9)	*	*	SP

*Already permitted

1. Only for year round residency

H. Dimensional Requirements. The dimensional requirements in the WOD shall comply with § 50 Area and Height Regulations, herein, except for the following:

- i. Any and all dimensional requirements in **Table C**, entitled “**Walsh Overlay District Dimensional Requirements by Subdistrict**,” shall supersede the underlying Zoning District.
- ii. **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**.
- iii. **Setbacks Abutting Residential Districts.** All front, rear, and side yard setbacks for buildings or structures abutting a Residential District outside of the WOD 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.
- iv. **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.
- v. **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.

Table C - Walsh Overlay District Dimensional Requirements by Subdistrict

Dimensional Requirement	WLS	WMS	WRS
Minimum Lot Size	None	None	
Minimum lot frontage	None	None	
Minimum Frontyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Sideyard Setback	5 ft ¹	5 ft ^{1, 3}	25 ft ^{1, 3}
Minimum Backyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Building Separation	10 ft	10 ft	25 ft
Maximum Building Height	2 stories; 30-ft ^{2, 3}	3.5 stories; 45-ft ^{2, 4}	2 stories; 30-ft ^{2, 3}
Lot Shape	Not applicable	Not applicable	N/A
Gross Floor Area	No limit ⁵	No limit ⁵	N/A
Lot Coverage	No limit ⁵	No limit ⁵	N/A

Table B - Notes

1. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
2. All building heights shall meet the maximum building height for buildings or structures abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
3. 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 WOD as specified in the Dimensional Requirements Sections of this by-law.
4. 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.
5. Except as applied to single family residences or duplexes, which remain subject to the existing by-law limitation.

- I. Landscape Buffer.** All buildings or structures abutting Route 6 or a Residential District outside of the WOD shall provide a year-round landscaped or vegetated buffer.
- J. Design Standards.** The following Design Standards shall apply to development in the WOD. 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 WOD, 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.
- K. Parking Requirements.** The parking requirements in the WOD shall comply with **§ 30.9 Parking**, herein, except for the following:
 - i. Any and all parking requirements in **Table D**, entitled “**Walsh 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 WOD 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 - Walsh Overlay District Parking Requirements for all Subdistricts

Principal Use	Parking Requirement
Residential	
Bungalow Court; Duplex; Mixed-use Development; Multi-family Housing; Single Family Dwelling	1 space per dwelling unit
Home Occupation, including Commercial Fishing Activity	1 space per dwelling unit as required above, plus 1 space for each non-resident employee
Home Occupation – permitted office use	1 space per dwelling unit as required above, plus 1 space per each non-resident employee
Coliving Community	0.25 space per coliving unit, plus 1 space for each non-resident employee

- 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.

- 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 5-foot sidewalk on one side of the driveway or roadway.

- 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 more than 10 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.

- L. 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.

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

§ 90.5 Overlay Districts

[To be inserted at the end of article]

- E. Walsh Overlay District.** The Walsh Overlay District and its subdistricts is the area designated as such on the Truro Zoning Map as set forth on the map entitled “Walsh 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 “Walsh 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]

Walsh Overlay District Frequently Asked Questions

What is zoning and why is it important?

Zoning refers to regulations adopted by a municipality that govern the use and dimensions and certain related matters, such as parking, of buildings located within designated areas of the municipality. It is intended to regulate development in a planned and thoughtful manner to achieve the municipality's goals, help avoid blight and over-building, and enhance public health and safety.

What is the Walsh Property's current zoning?

The Walsh Property is currently zoned "residential" and is within the Town's Water Protection Overlay District. Currently, the zoning bylaw allows only single family homes, duplexes and auxiliary dwelling units that meet specified setback and water protection requirements to be located within the Walsh Property. The dimensional requirements would significantly limit the number of dwelling units that can be located on the Walsh Property under current zoning.

What are the ZTF's goals for the Walsh Overlay District?

The ZTF seeks to balance the vision for the Walsh Property articulated by the Walsh Committee and approved by the Town at the 2024 Town Meeting with the Town's character as a rural, residential community on the Outer Cape. Thus, the proposed bylaw amendment provides for multiple types of housing and smaller lot sizes and encourages development of affordable and attainable housing, while providing setbacks from Route 6 and adjoining neighborhoods to gradually increase the density of buildings on the Walsh Property further from existing neighborhoods. Taller structures would be located furthest from the boundaries, while smaller buildings would be located closest to existing homes and Route 6. No change to the Water Protection Overlay District is proposed.

What is proposed?

The proposed bylaw amendment would establish an overlay zone covering all of the Walsh Property, with 3 subdistricts. One subdistrict is designated medium density, one is low density and the third is intended to remain open space, although building within it would be permitted by special permit if an equivalent amount of space in one of the other 2 subdistricts is set aside for open space.

The medium density subdistrict is intended to permit a mix of types of housing and light intensity commercial uses, with buildings nearer the parcel boundaries being smaller, lower and set back from the abutting neighborhoods, and denser buildings, including up to 3 ½ stories, located farther away from the property boundaries. With a special permit, buildings of up to 5 stories for senior housing could be allowed. Certain low-impact commercial uses, such as retail, professional offices and restaurants would also be permitted on the ground floor of buildings.

The low density subdistrict takes a similar approach to the land on the boundary of the subdistrict, which abuts existing residences, but is intended to include smaller structures with a maximum height of 2 stories. Limited kinds of commercial uses would be permitted only by special permit

In both subdistricts, buildings abutting existing residentially zoned areas and Route 6 would require a minimum 25 foot setback and landscaping to minimize impacts on the abutting neighborhoods. The required distance between buildings would be reduced to allow for more dwelling units to be developed and several different types of housing not previously provided for in the Truro zoning bylaw, such as condominiums, multi-family housing, townhouses, bungalow courts and shared housing, would be permitted.

What is the Zoning Task Force's Charge?

The ZTF's charge, in general, is to review and make recommendations for changes to the Town's Zoning Bylaw and general Bylaws to help effectuate the Town's goals, as set forth in recent planning documents and, working with other Town committees, community organizations and businesses, to help increase affordable and attainable housing in Town, and to modernize and make clearer the bylaws.

Rhyne Civic Strategies LLC

Draft Script for ZTF Public Presentation

Each number below coincides with a slide. You're welcome to edit any of this language or change how the presentation is split between readers. I encourage you to use your own words because it'll sound more like you than reading my suggested words!

Reader 1

1. Hello, I'm _____, a member of the Zoning Task Force, and I'm joined by _____ and _____ for this overview of the proposed Zoning Overlay for the Walsh Property. We are excited that you are joining us for this short presentation.
2. In the next few minutes, we will explain why zoning is an effective tool to meet Truro's goals for building housing on the Walsh Property. After that, we will discuss how the proposed zoning changes within the new Walsh Overlay District will help meet these goals, and finally, we will wrap things up by explaining how you can share feedback with the Zoning Task Force.
3. Before we dive into this proposal we do want to acknowledge that this work has been the result of many months of work by the Zoning Task Force. Since October 2024, the Task Force has been looking closely at the Walsh property, as it provides a unique opportunity to expand housing opportunities on town-owned land. Yet a zoning update is necessary to advance this opportunity. Therefore, the Task Force has been working closely to identify unclear, outdated, and inconsistent zoning bylaws, synthesizing recommendations from the Walsh Committee, and working closely with the Ad Hoc Walsh Committee to make sure proposed zoning changes create the best outcome for Truro.
4. So what is zoning? We would like to share an overview of how zoning is an important and effective tool for us to accomplish our housing production goals.
5. Zoning, at its core, is a set of rules that define the range of possibilities for a particular parcel of land or property. It can focus on one use like housing, manufacturing, or open space, and it can combine uses like housing with commercial space on the ground floor. Zoning can also limit how a piece of property can be used by adding special conditions or forbidding certain uses. The second important role zoning serves is to consistently control the shape and scale of buildings and identify the appropriate location of buildings and open spaces on a property.
6. This is a map of Truro's current zoning districts - you can see where the Walsh Property is shown in a hatched shading. The Walsh Property is currently zoned "residential." Truro's residential zoning district only allows single-family homes, duplexes, and auxiliary dwelling units that meet specified minimum lot sizes and setback requirements. The

current zoning greatly limits Truro's ability to follow through with the Walsh Committee's recommendation to build 160 residences on the property.

Reader 2

7. When certain properties have unique characteristics or goals, the Town can use an overlay district to respond to those conditions. An overlay district allows the Town to modify or place additional regulations over what is already existing - we can add, change or even subtract. Overlays are often used to protect sensitive environments and historic buildings as well as promote or prevent specific kinds of development.
8. Here is a map that shows current overlay districts that impact the Walsh Property. The Water Protection Overlay District enforces water protection requirements on most of the Walsh Property and will not be modified by our proposal. All together, these combined dimensional and performance requirements significantly limit the number of dwelling units that can be located on the Walsh Property under current zoning.
9. So what changes are we proposing?
10. As we shared at the beginning of this presentation, our work builds directly on the Walsh Community Planning Committee's recommendations. Guided by the community feedback, they recommended the property hold up to 160 residential units. To accommodate 160 units, a mix of building types that include at least one multifamily apartment building will need to be built. They also identified significant recreational opportunities for the property along with steep slopes, rare species habitats, and wellhead protection areas that could pose limitations on where and how the site is developed.
11. Building off these key points of guidance, the Zoning Task Force is happy to share a proposal for a new overlay district - The Walsh Overlay District, for which the intent will be to create diverse housing opportunities through a variety of housing products for seniors, individuals, and families.

Reader 3

12. To help organize where these different housing products would be, the new Walsh Overlay District will have three subdistricts - low-density, moderate-density, and recreational. The recreational subdistrict is specifically intended to preserve recreational opportunities on the site. Regardless of the subdistrict, all proposed residential in the overlay district will be available for year-round tenants or buyers, and no less than 20% will be dedicated to affordable dwelling units. We will now share more about each subdistrict.
13. The first subdistrict is the Low-Density Subdistrict. This subdistrict will allow affordable and attainable housing opportunities, as well as home-ownership opportunities, on compact lots. This compact development takes a similar approach to the land on the boundary of the subdistrict, which abuts existing residences but is intended to include

smaller structures with a maximum height of 2 stories. Limited kinds of commercial uses would be permitted only by special permit, and everything built will be pedestrian-scaled, healthy, safe, and affordable. The image on the right, of a project located in Concord shows how we envision small-scale homes being introduced to the site.

14. The Moderate-Density Subdistrict will allow a future developer to build mixed-use and multi-family housing. This subdistrict will permit a mix of types of housing with limited light-intensity commercial uses. Buildings nearer the edges of the district boundaries must be smaller, lower, and buffered from the abutting neighborhoods. Denser buildings, including up to 3 ½ stories, would be located farther away from the property boundaries. With a special permit, buildings of up to 5 stories for senior housing would also be possible. Certain low-impact commercial uses, such as retail, professional offices, and restaurants, would also be permitted on the ground floor of buildings to support a walkable mixed-use development. You can see one example of the kind of multifamily building we hope to see in this subdistrict in the image on the right side of your screen.
15. Finally, the Recreational Subdistrict sets aside a large part of the property for active recreation, including both walking trails and potential outdoor use by the Truro Central School. This recreational space will serve as the backbone for other open spaces located in the other two subdistricts.
16. We encourage you to share your feedback with us by attending our public meeting or submitting comments online to [_____](#). You can find more information about the project at [_____](#). We look forward to hearing from you and thank you for listening!

Walsh Property Zoning

A Zoning Update for New Housing Opportunities

March 3, 2025

Truro Zoning Task Force

Presentation Overview

01

What is zoning?

An overview of why zoning is an effective tool for housing production

02

Proposed Zoning Changes

The Zoning Task Force's proposal for updating the zoning on the Walsh Property

03

Please Share Your Feedback

We look forward to hearing your comments.

Why are we here?

As Truro looks towards the future, the **Walsh Property provides a unique opportunity to expand housing opportunities** on town-owned land. **A zoning update is necessary** to advance this opportunity.

Since October 2024, the Zoning Task Force has looked closely at the Walsh Property and

- identified unclear, outdated and/or inconsistent zoning bylaw;
- synthesized recommendations from the Walsh Committee; and
- worked closely with the Ad Hoc Walsh Committee to make sure proposed zoning changes create the best outcome for Truro.

01

What is zoning?

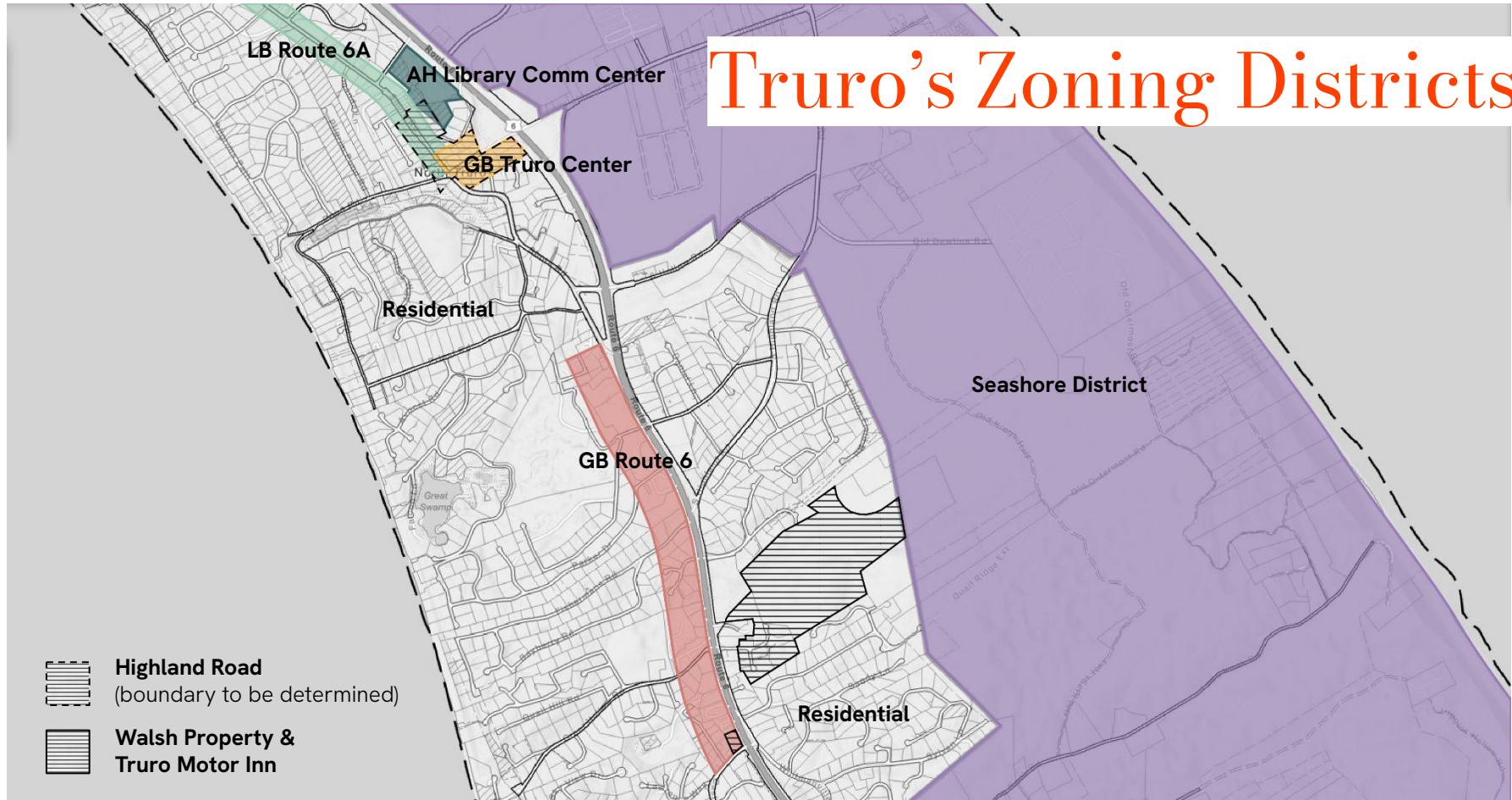
An overview of what we can
accomplish with zoning

What is Zoning?

Zoning is a set of rules that defines the range of possibilities a particular property could or should be used for (such as housing, manufacturing or open space). It can be single-use or combine uses.



Truro's Zoning Districts



What is a Zoning Overlay?

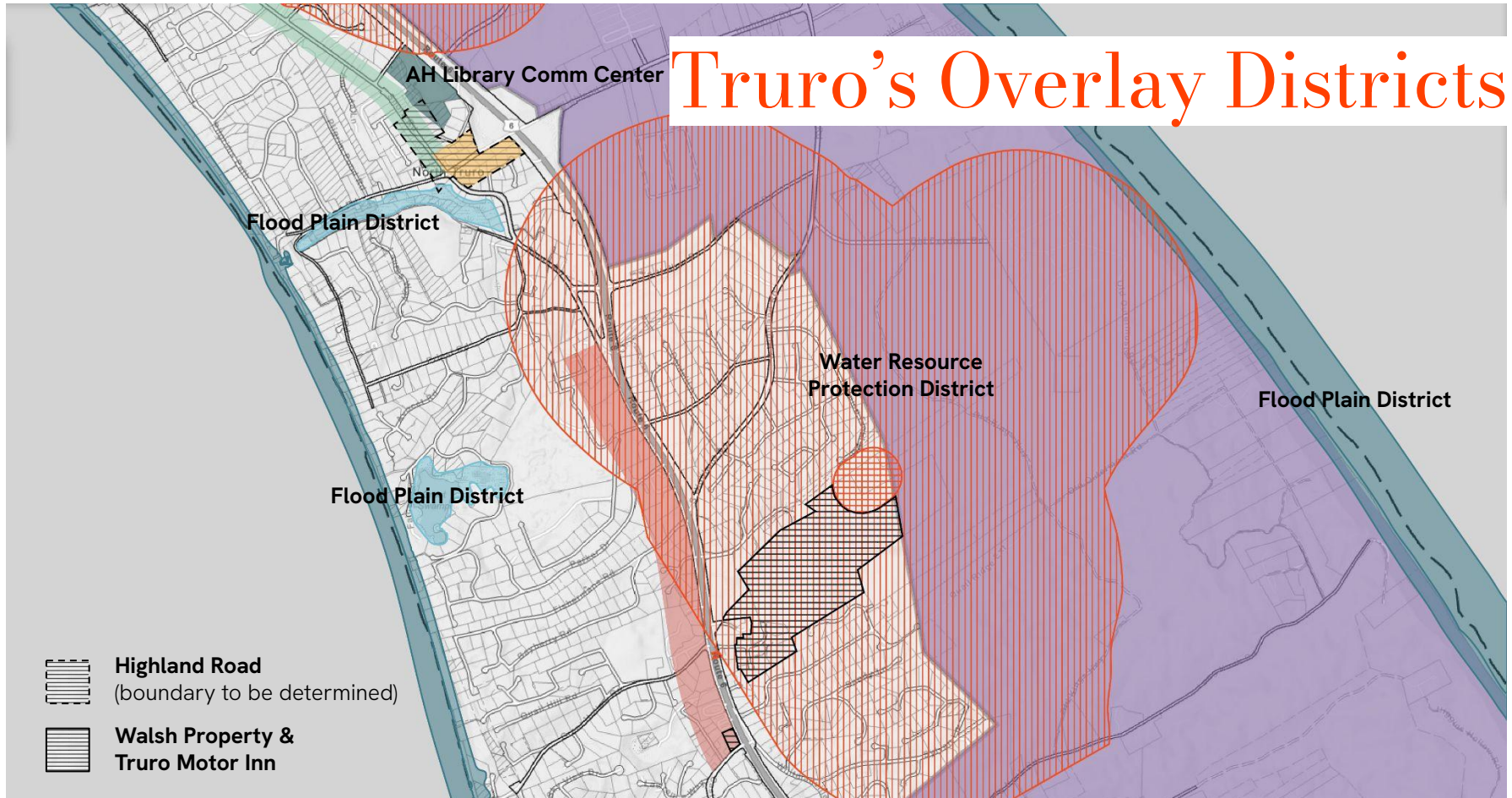
A zoning overlay district is a tool that **allows Truro to modify or place additional regulations over an existing district.**

An overlay can add, change, or subtract rules from a zoning district.

Overlays are used to most frequently to

- **protect** sensitive environments or historic buildings
- **prevent** or **promote** specific kind of development.

Truro's Overlay Districts



02

Proposed Zoning Changes

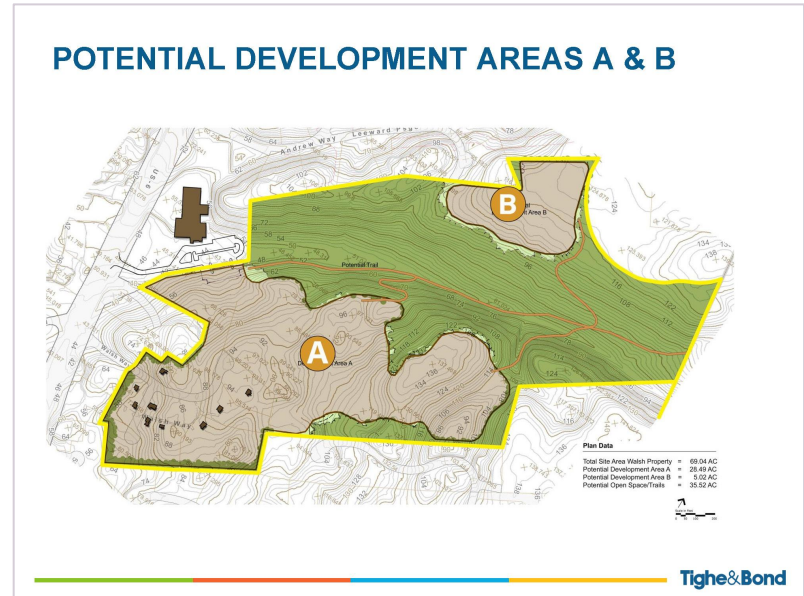
Zoning recommendations for the
Walsh Property

Outcomes of the Walsh Committee

Converting Recommendations to a Zoning Update

The Walsh Committee provided the following guidance for future zoning change:

- Walsh Property Community Planning Committee led the community planning process, **recommended up to 160 units**
- Entirely within the Residential (R) **zoning district** and the Water Resource Protection District - **neither supports multifamily apartments by right**
- Steep slopes, rare species habitats, and wellhead protection area (Zone II) **limit where and how the site is developed**



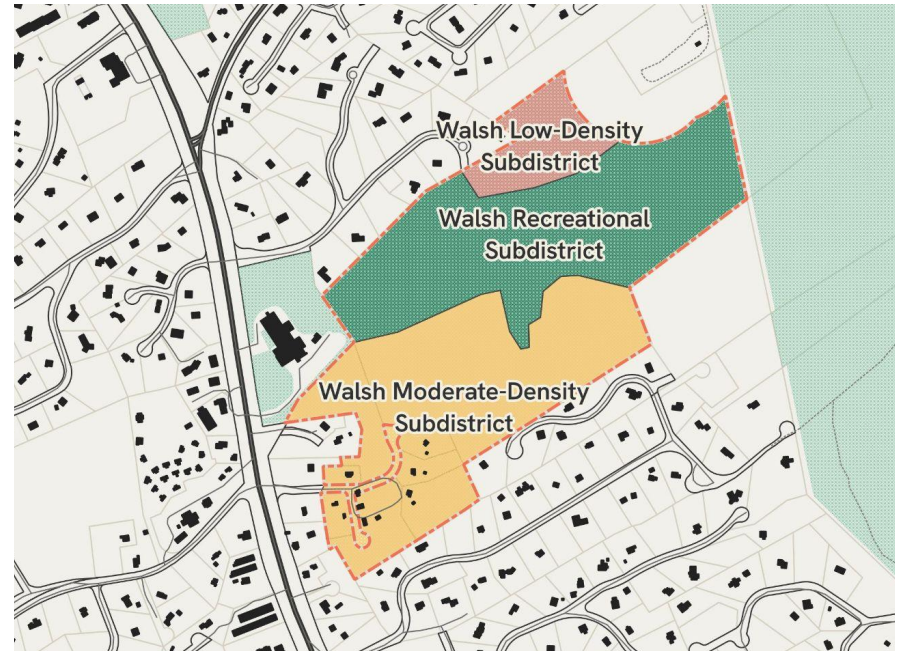
Walsh Committee Development Areas, 8/16/2023

The Walsh Overlay District

A new overlay district to meet our goals

Three subdistricts promote a diversity of housing stock and mixed-use development.

Regardless of subdistrict, all proposed residential in the overlay district should be year-round housing and no less than 20% dedicated to affordable dwelling units.



The Walsh Overlay District

Walsh Low-Density Subdistrict

Intends to create affordable and attainable housing opportunities and home-ownership opportunities on compact lots. The WLS encourages **compact development** that is pedestrian-scaled, healthy, safe, and affordable.



Riverwalk, Concord, MA

The Walsh Overlay District

Walsh Moderate-Density Subdistrict

Intends to create affordable and attainable housing opportunities and home-ownership opportunities **through mixed-use or multi-family development.** The WMD encourages recreational opportunities and compatible uses that support a walkable mixed-use development.



The Walsh Overlay District

Walsh Recreational Subdistrict

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. Housing may be built with a special permit and open space is still provided in alternate sites.



Cape Cod National Seashore

03

Please Share Your Feedback

What you'll see next time

Please Share Your Feedback

Join Us

**We will host a public meeting on
Wednesday, February 26, 2025 from
5-7 pm at _____.**

This will be an informal session for the Zoning Task Force to speak directly with other residents, so please join us at any time between 5 and 7 pm. We will show the same presentation you just watched!

Please choose the feedback format that is most convenient for you. You do not need to submit feedback in multiple formats.

Submit a Short Survey

Please visit _____ to share your feedback.

Email Us

Please contact Barbara at
bcarboni@truro-ma.gov
(508) 214 0928

Thanks!

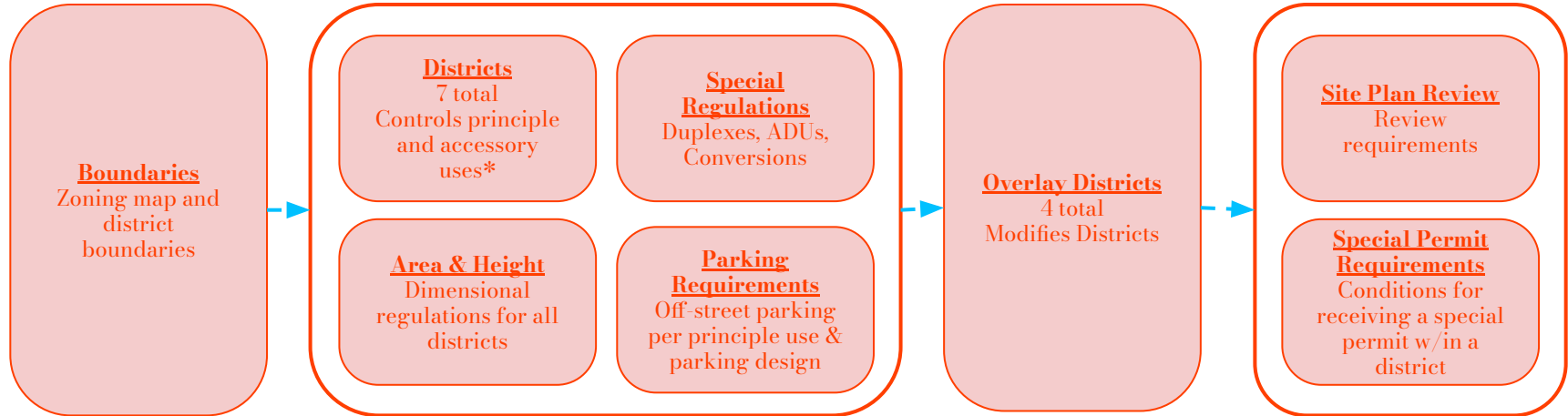
Truro's Zoning Code Structure

Locates a Site

*Combines to Say What is
Allowed on a Site*

*Modifies What
is Allowed*

*Special
Circumstances*



New Overlay Options

How an overlay district can help produce multi-family housing

A spectrum of dimensional and use controls are relevant to Truro and the goal of establishing a successful multi-family overlay district

Determine a Property's Layout

- Dimensional requirements
- Density requirements
- Parking requirements

Determine How a Property Can Be Used

- Land Use requirements
- Affordability requirements
- Terms of residency

Require Standards for a Site Plan Review Process

- Design standards
- Performance standards