



CAPE COD
COMMISSION

Route 28 Visioning Project

Agenda

May 2, 2013

- **Part 1: Introduction**
- **Part 2: Project background**
- **Part 3: Framework & terminology**
- **Part 4: Sewer regulations**
 - BREAK –
- Questions
- **Part 5: Buildout**
- Questions
- **Next steps**



Please sign in and receive a keypad

CAPT. BASSETT HOUSE

2877

Town of
CHATHAM

Visitor Information
Center



ANTIQUES SHOW
Chatham Elementary School
Spot Road, Chatham
10 a.m. - 5 p.m.
Friday & Saturday

These facilities are provided as a service
by the Chatham Chamber of Commerce

Part 1

INTRODUCTION

A large, two-story white house with a porch and green shutters. The house has a gabled roof and a prominent front porch with decorative columns and brackets. The porch is covered with a dark roof. The house is surrounded by greenery, including trees and bushes. The overall scene is dimly lit, suggesting an overcast day or dusk.

Part 2

PROJECT BACKGROUND

Workshop Series



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Route 28 Visioning Project

WORKSHOP I

Thursday, May 2nd
6-8 PM

• Chatham Community Center
702 Main St Chatham, MA 02633

Meeting Focus:

- Long Range Plan Goals
- Existing Development Pattern
- Analysis of Current Rules Governing Land Use & Development Along the Corridor

WORKSHOP II

June 15, 2013
Location/Time TBD

Meeting Focus:

- Type of Future Land Uses
- Community Envisions for Corridor
- Building on Long Range Plan Goals

WORKSHOP III

August 2013
Location / Time TBD

Meeting Focus:

- Refining Future Vision
- Reviewing Specific Choices and Options
- Considering Issues & Concerns

Workshop Series



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Route 28 Visioning Project

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June 15, 2013
9 am

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Location/Time TBD

Meeting Focus:

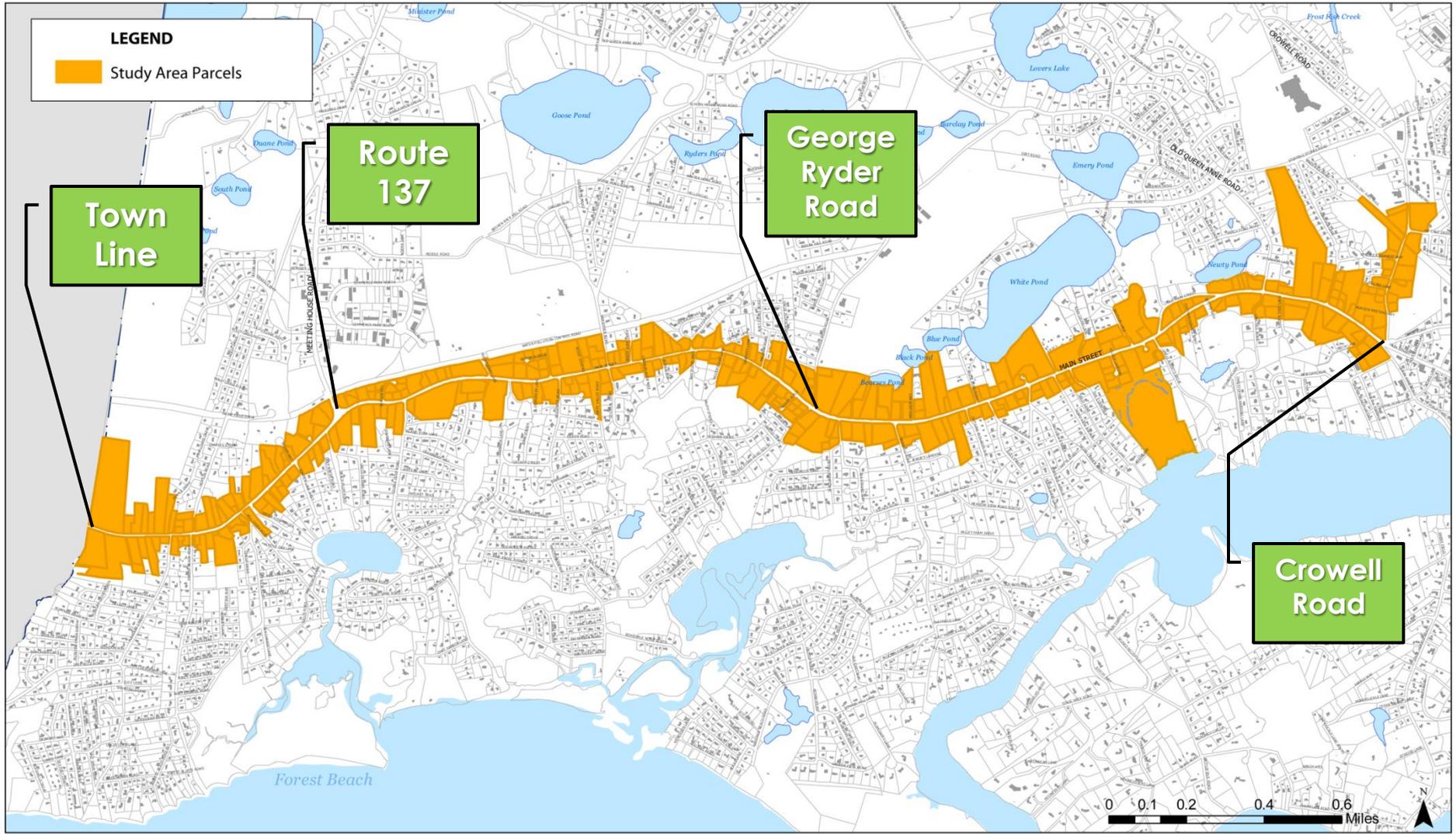
- Type of Future Land Uses
- Community Envisions for Corridor
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WORKSHOP III

August 2013
Location / Time TBD

Meeting Focus:

- Refining Future Vision
- Reviewing Specific Choices and Options
- Considering Issues & Concerns



Chatham Route 28 Visioning Study | Study Area Map

This map is produced by the GIS Department of the Cape Cod Commission, a division of Barnstable County. The information depicted on these maps is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. It should not substitute for actual on-site surveys, or supersede deed research. The parcel datalayer was acquired from the Town of Chatham's GIS Department and all other base datalayers are were acquired from MassGIS. Illustrative additions to this map were created using Adobe Illustrator CS4 by TH



QUESTIONS



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We will be asking questions throughout using turning point technology – this allows you to provide your answers using the keypads given to you when you entered the meeting.



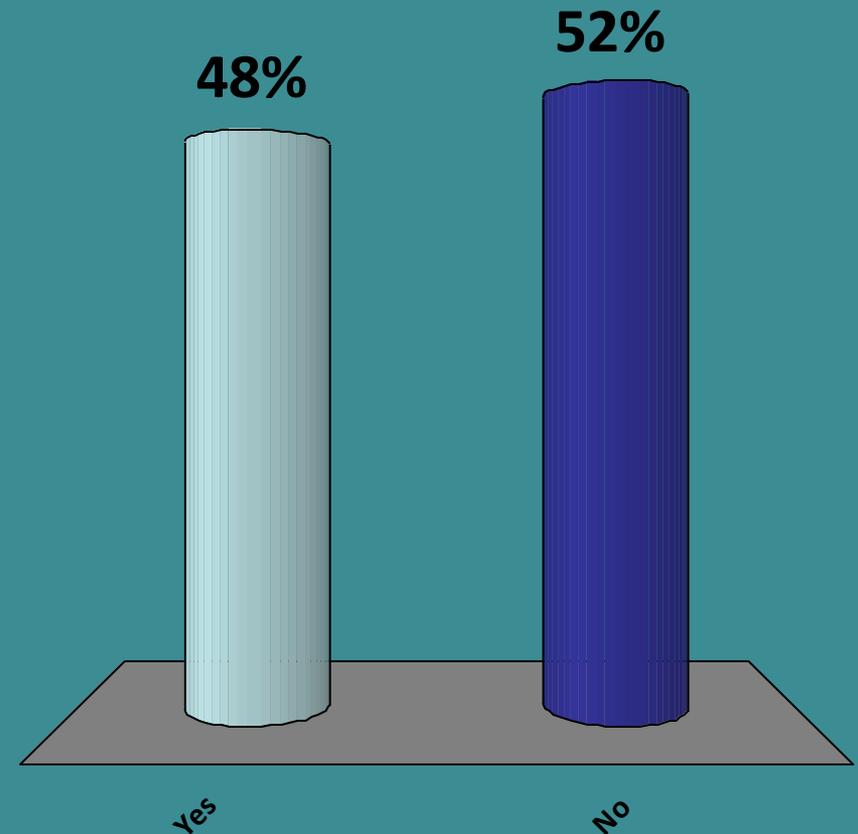
Do you live in, own property, or own a business in the Study Area?



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A. Yes

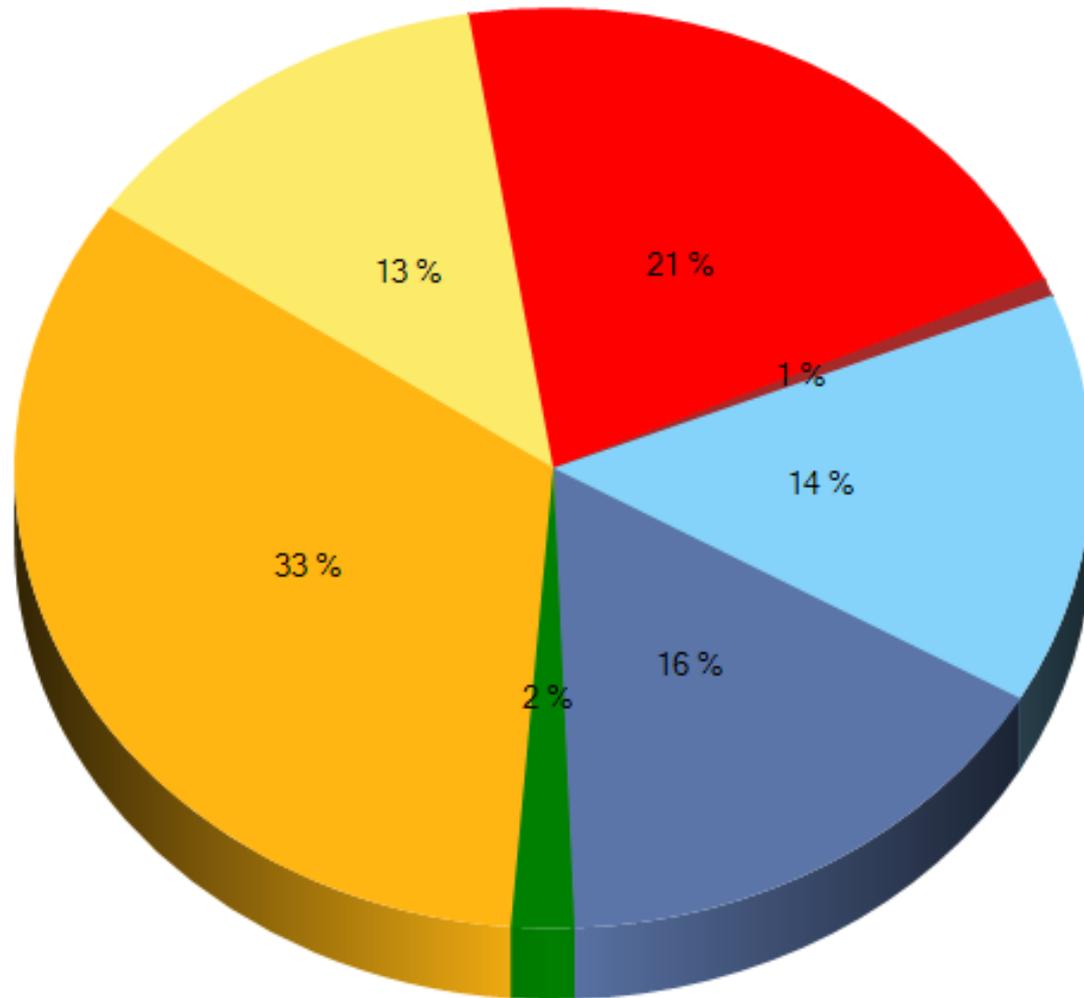
B. No



Parcels per Zone



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R20 R60 SB Split SB/R GB3 Split GB3/R Flexible Dev.

Work to date



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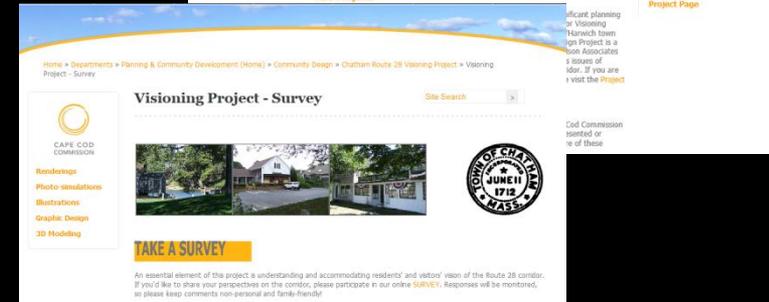
1. Buildout analysis and sewer analysis

2. Project web page:

- All materials generated
- Opportunities to submit comments
- FAQs
- Take a poll:
 1. Can add your voice on-line
 2. See what others are saying

3. Listening sessions

- Series of questions asked
- Summary on web site
- Same questions available at web site



What do you like about the Route 28 corridor?

"There is not much to like. Development along the corridor from Crowell Road to and including West Chatham center is typical of suburban sprawl anywhere. Route 28 sprawl has changed the entire character of towns on the Cape and threatens to permanently change the character of Chatham. Sprawl is not inevitable. Route...
14 days ago

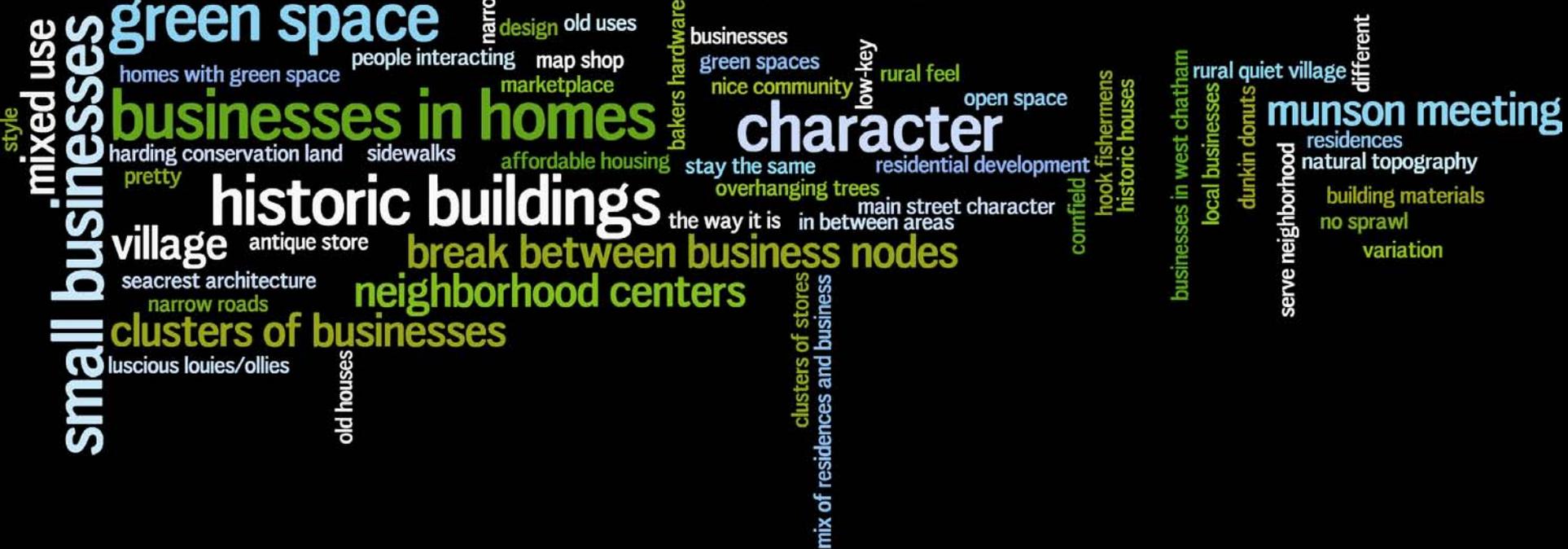
"I like South Chatham best - the road feels narrow, there's plenty of trees, and the area has a quiet feel."

Listening Sessions: Likes



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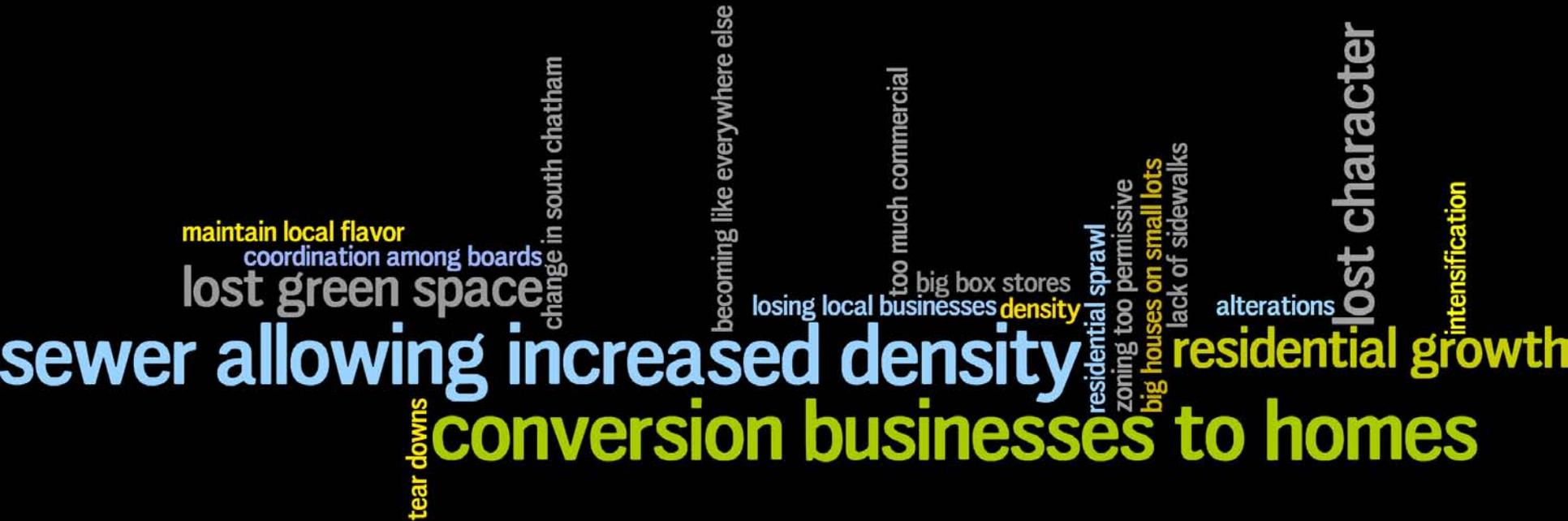
south chatham



Listening Sessions: Shared concerns



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Part 3:

FRAMEWORK & TERMINOLOGY

Land use framework



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VISION , GOALS, POLICIES

LONG RANGE
COMPREHENSIVE PLAN
(LCP)

CAPITAL
FACILITIES

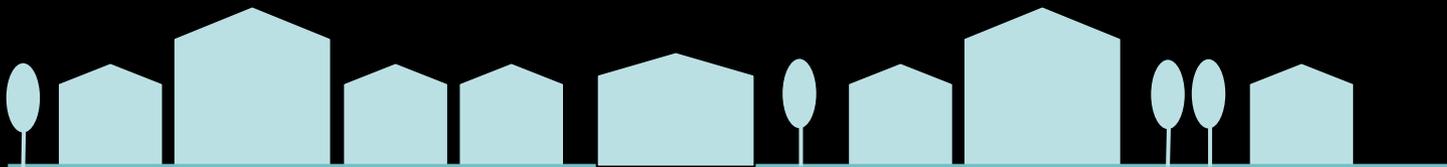
TRANSPORTATION

LAND
USE

NATURAL
RESOURCES

OPEN
SPACE

ZONING, DESIGN GUIDELINES, OTHER REGULATIONS



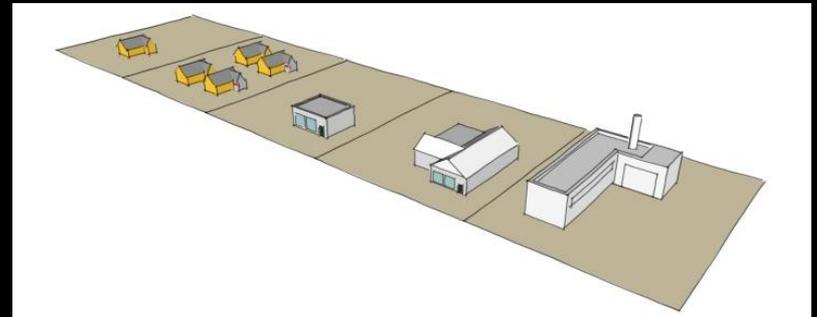
Zoning



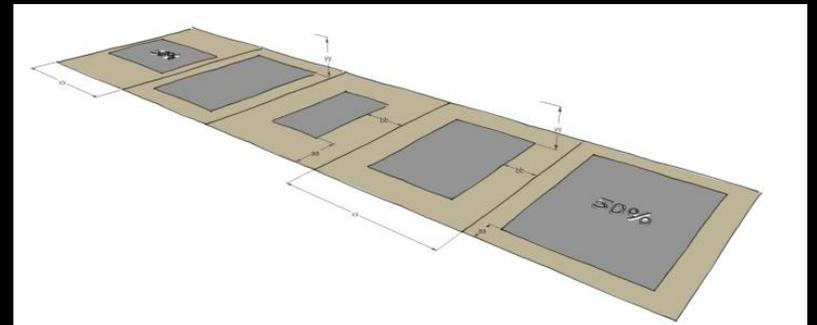
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- **YOU GET WHAT YOU ZONE FOR!**
- **Two key parts of these regulations:**

1. Use Controls



2. Dimensional standards



Use Controls



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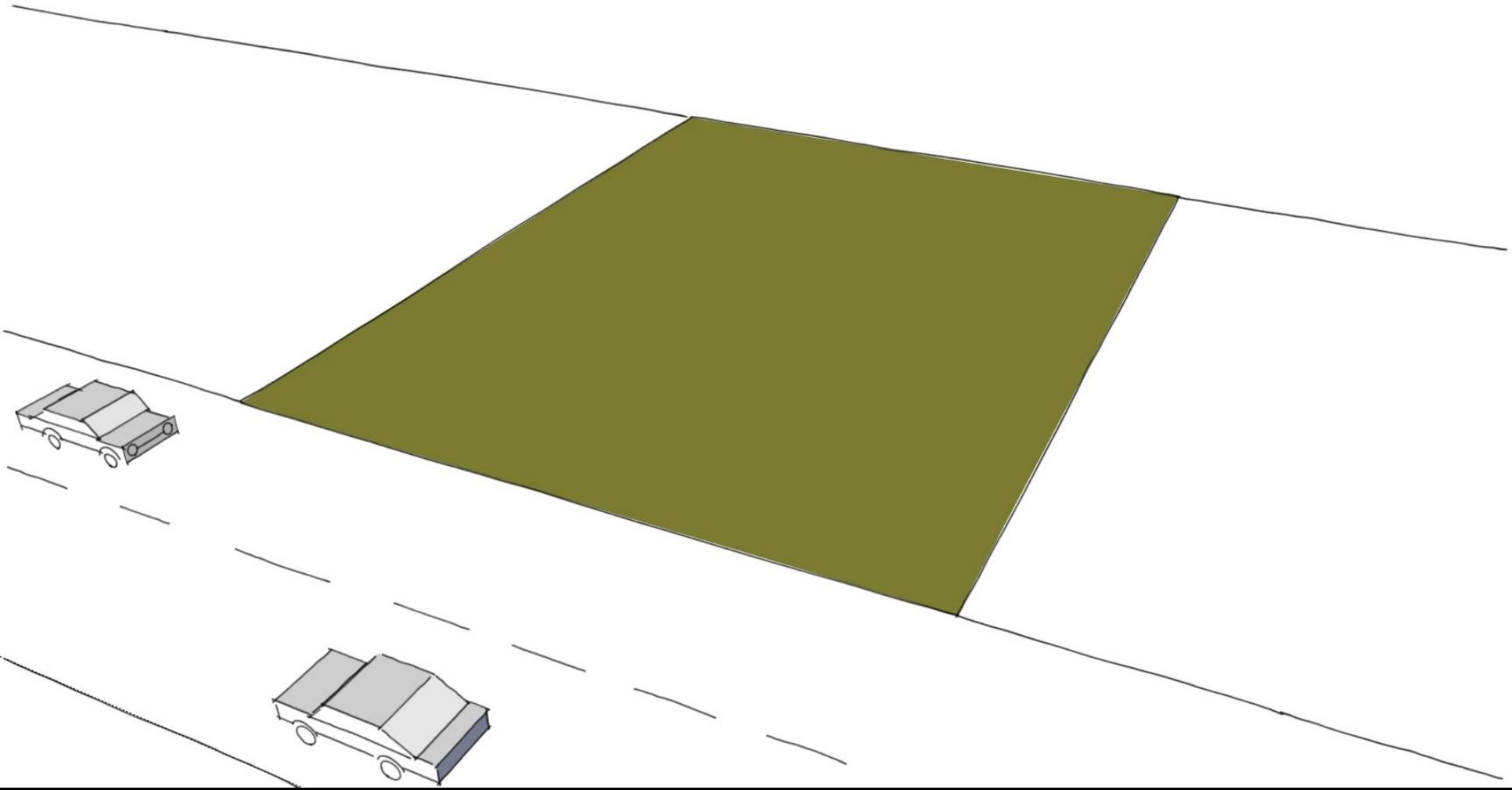
- Dictates/enables use of land
- Uses allowed specified in the zoning
 - Use tables
 - Range of uses allowed
- Generally, three categories:
 - Allowed Uses
 - Compatible
 - Allowed by right
 - Prohibited uses
 - incompatible/conflicting
 - Conditional uses
 - Compatible but need additional review
 - Conditional (Special Permit)



Dimensional Standards



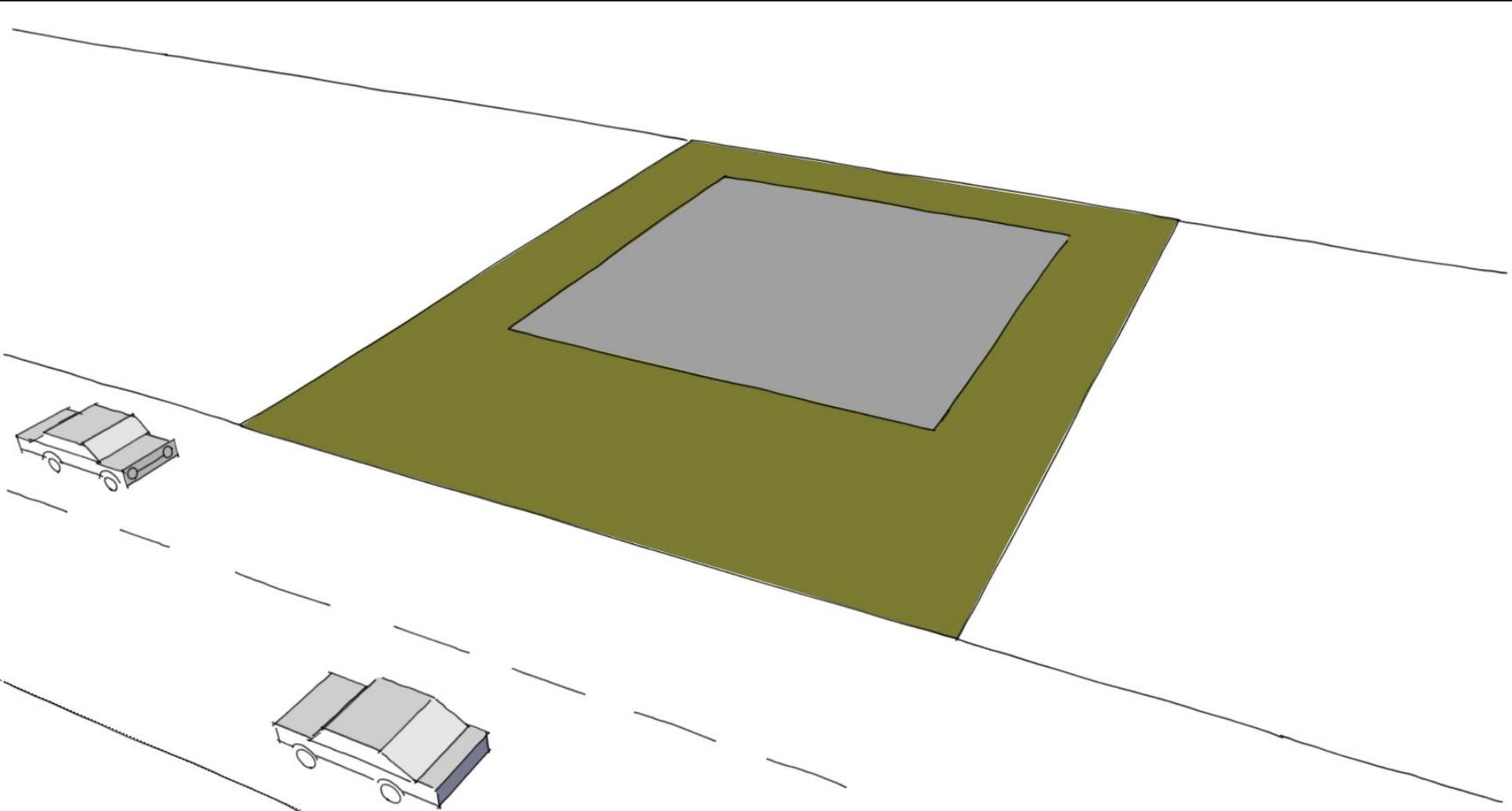
CAPE COD
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Dimensional Standards



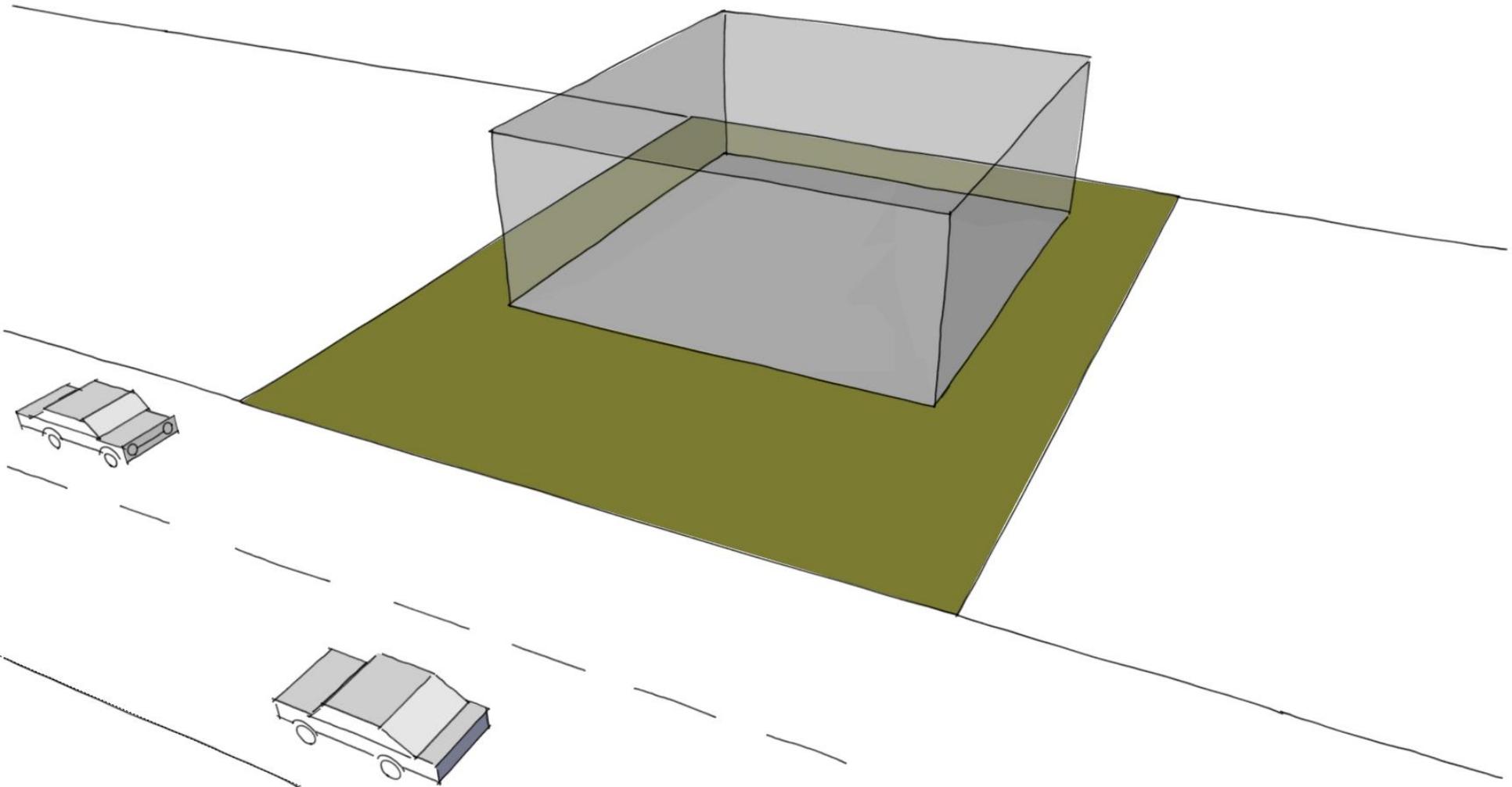
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Dimensional Standards



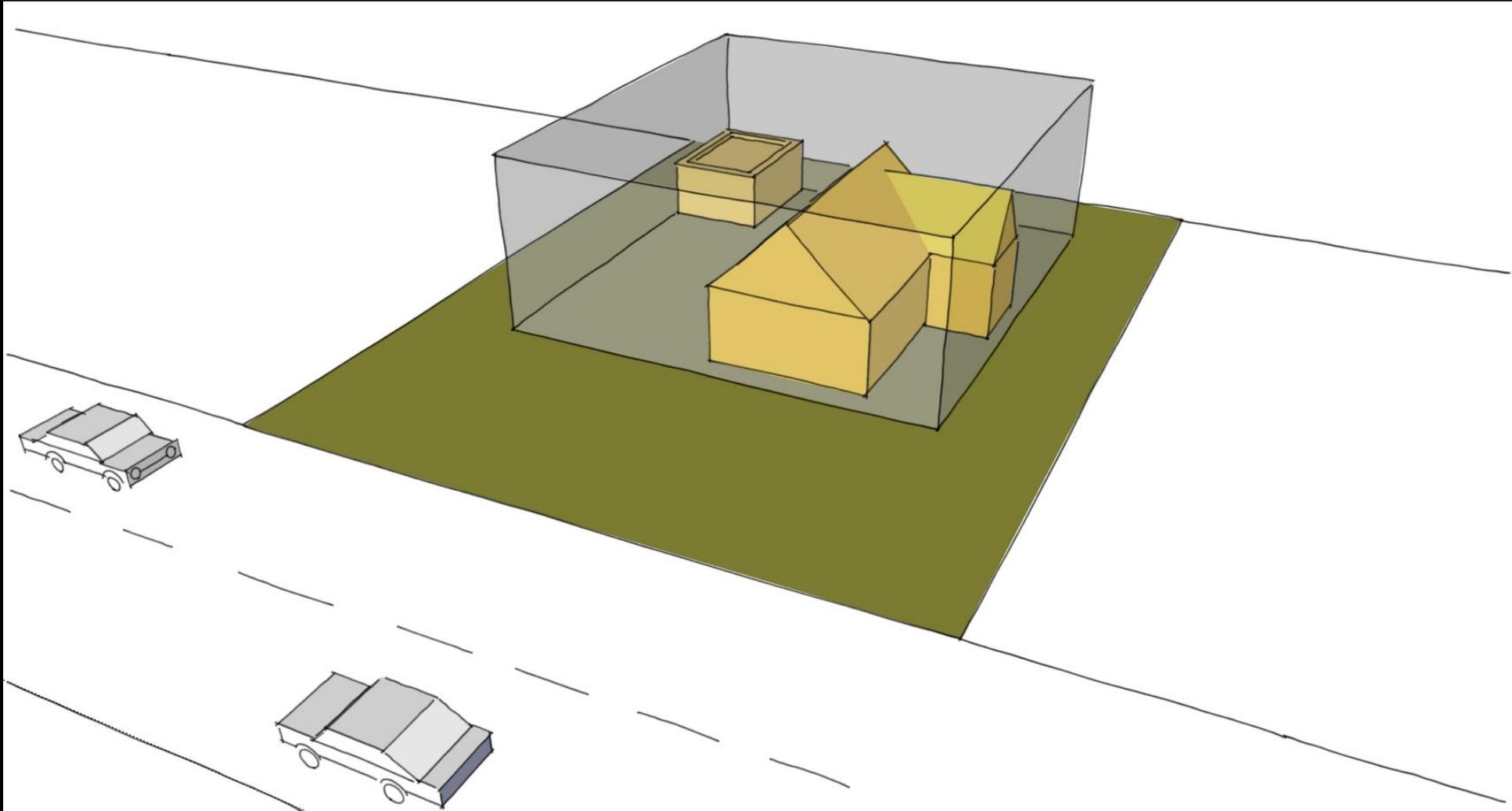
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Dimensional Standards



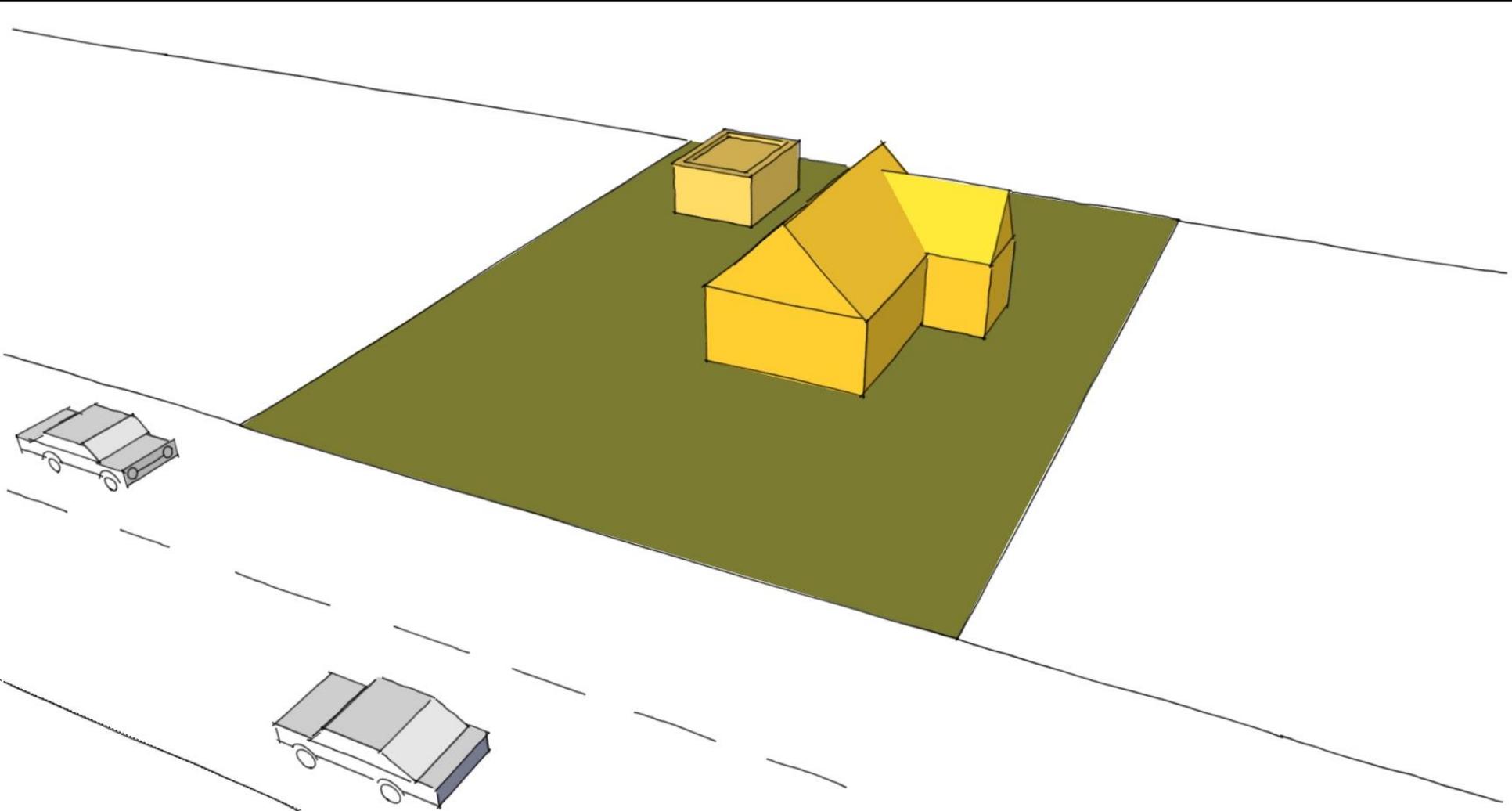
CAPE COD
COMMISSION



Dimensional Standards



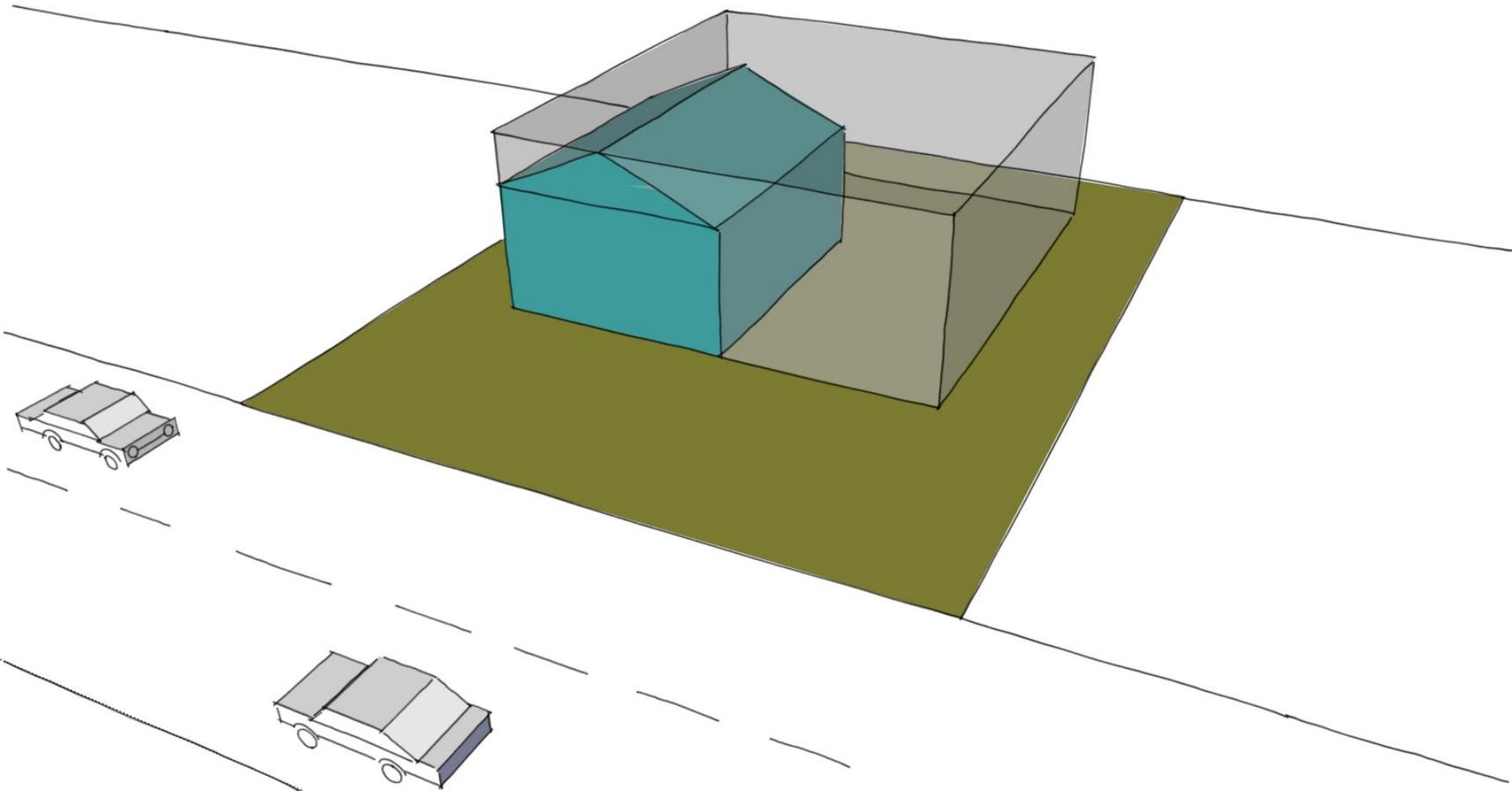
CAPE COD
COMMISSION



Dimensional Standards



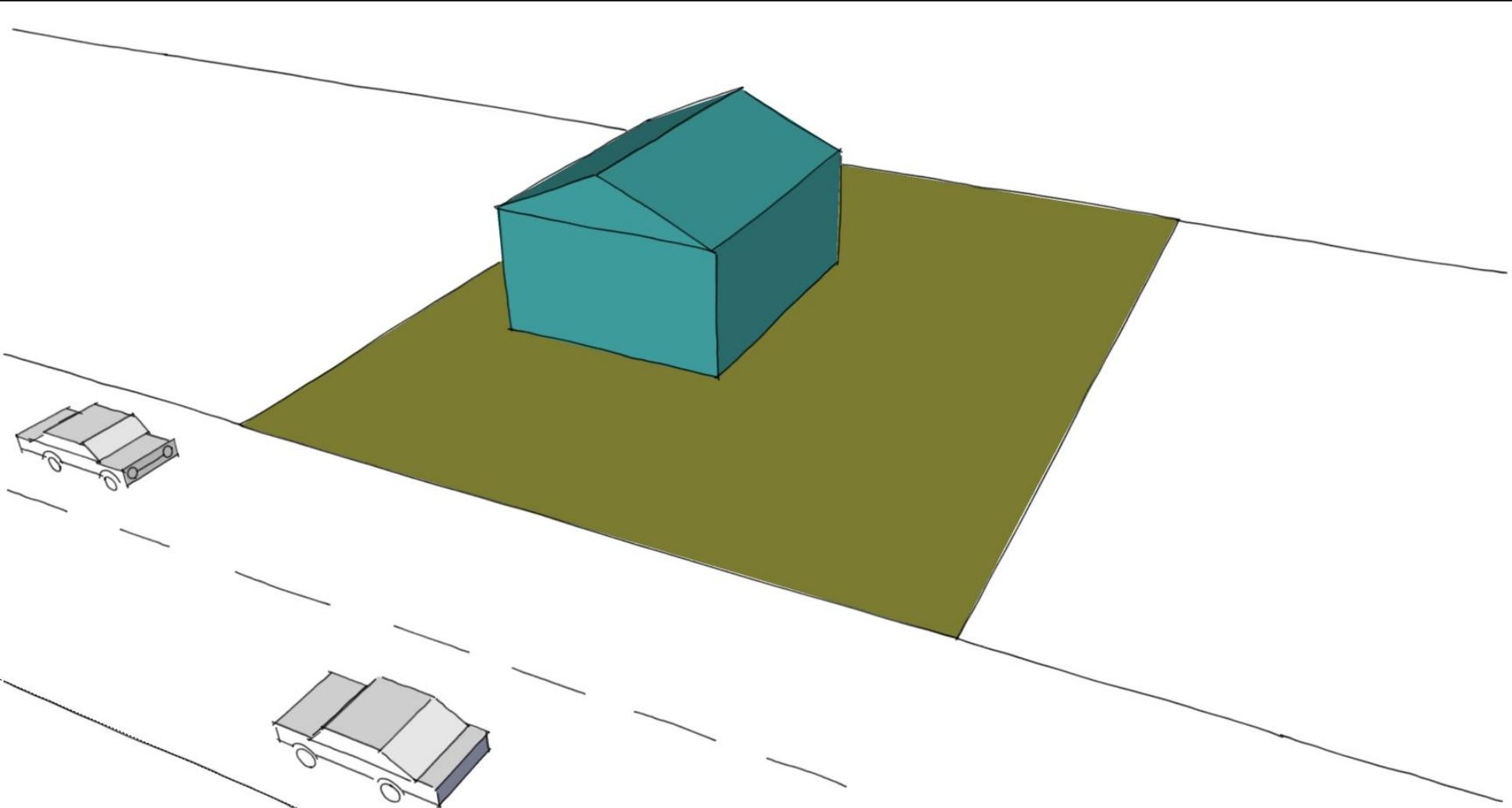
CAPE COD
COMMISSION



Dimensional Standards



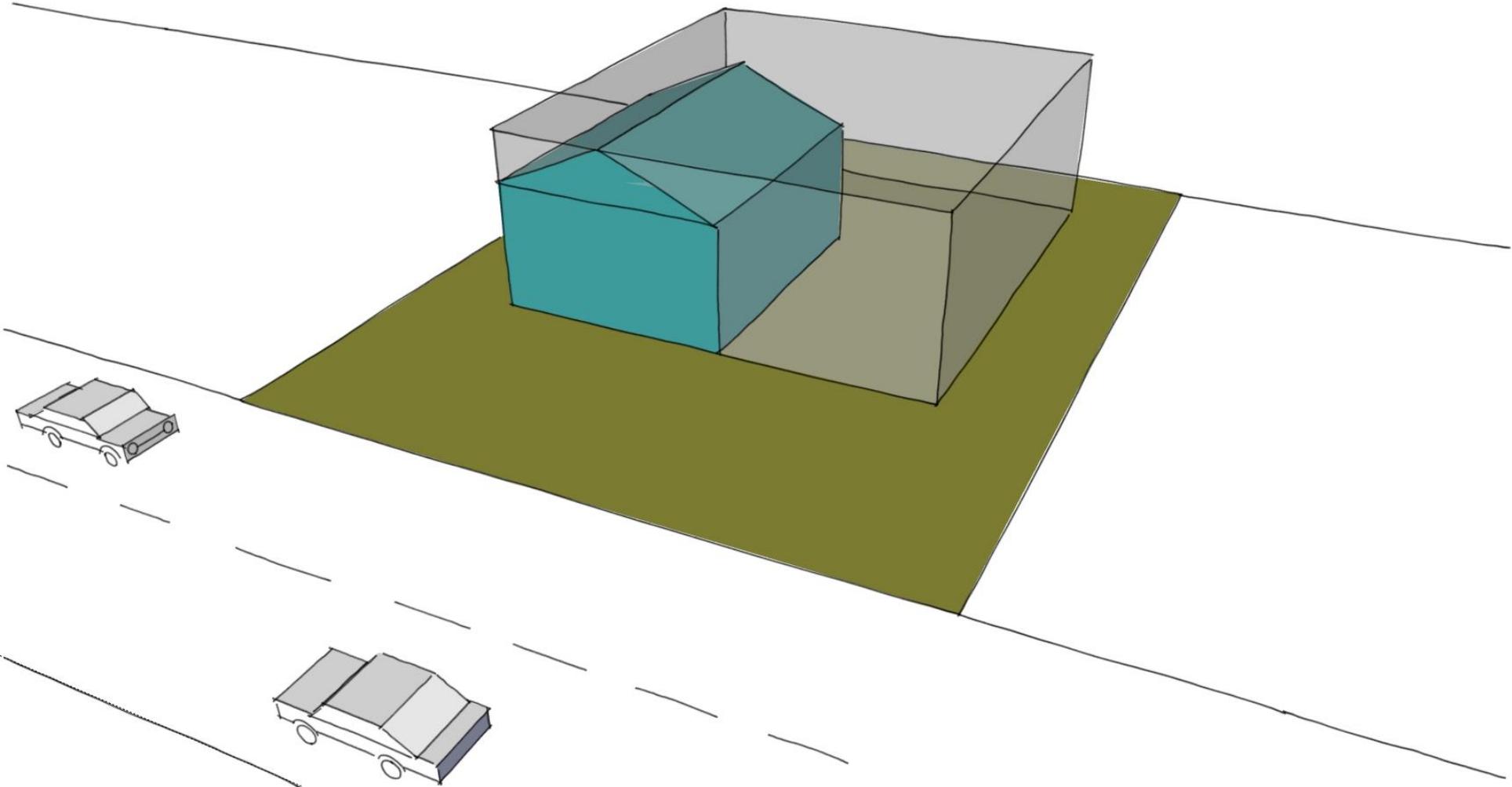
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Other factors: Parking



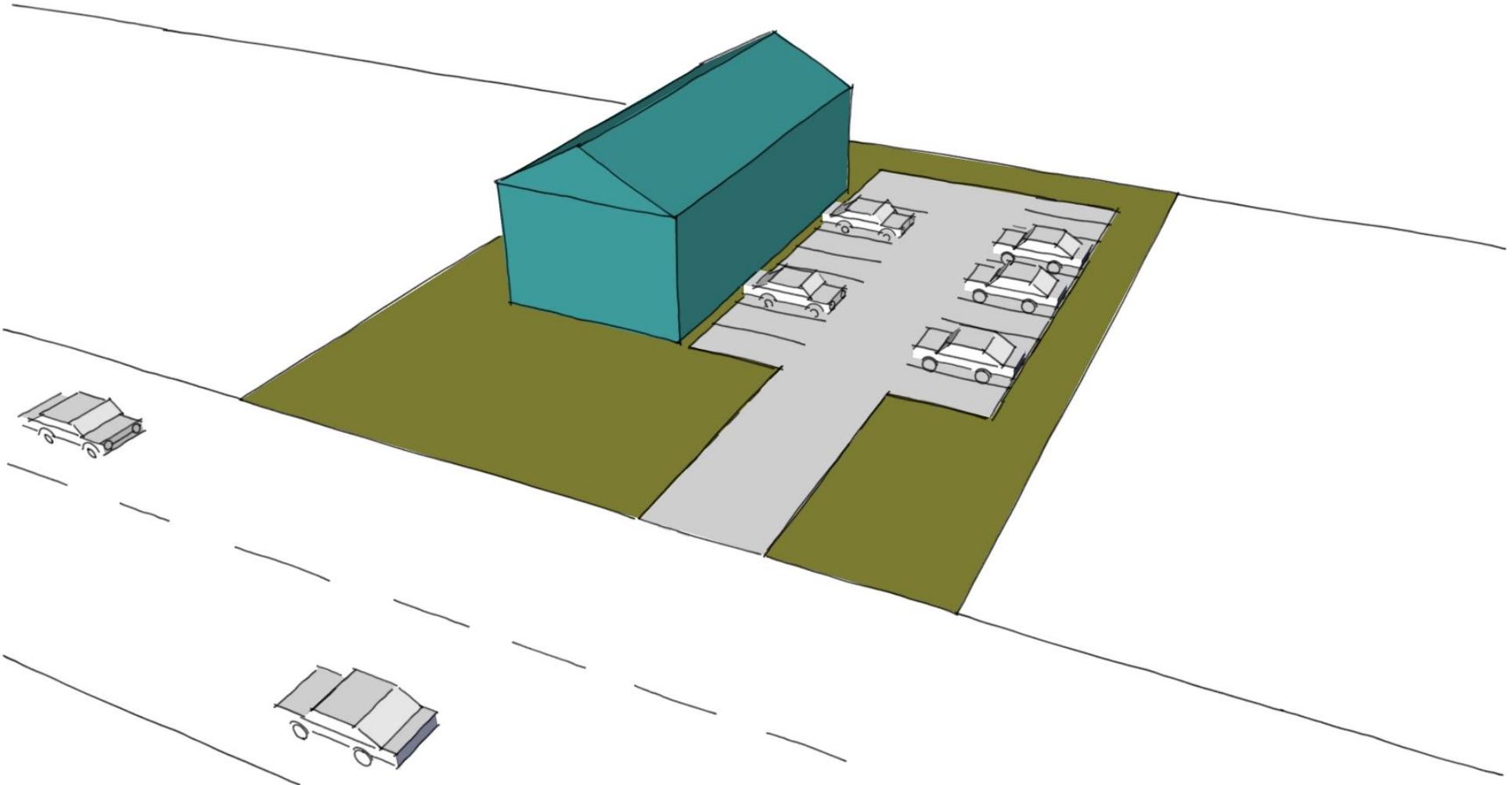
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Other factors: Parking



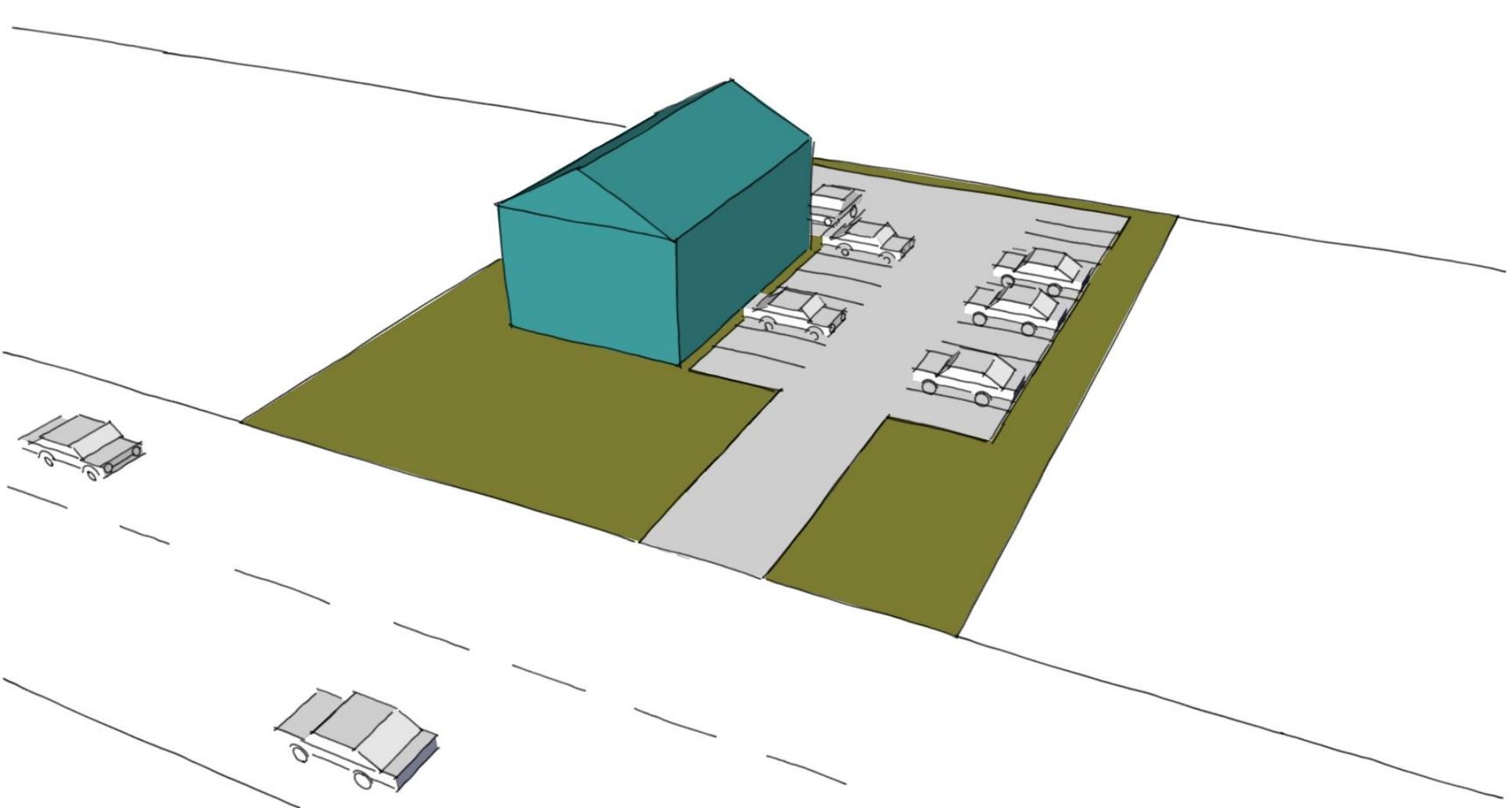
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Other factors: Parking



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Part 4

SEWER REGULATIONS

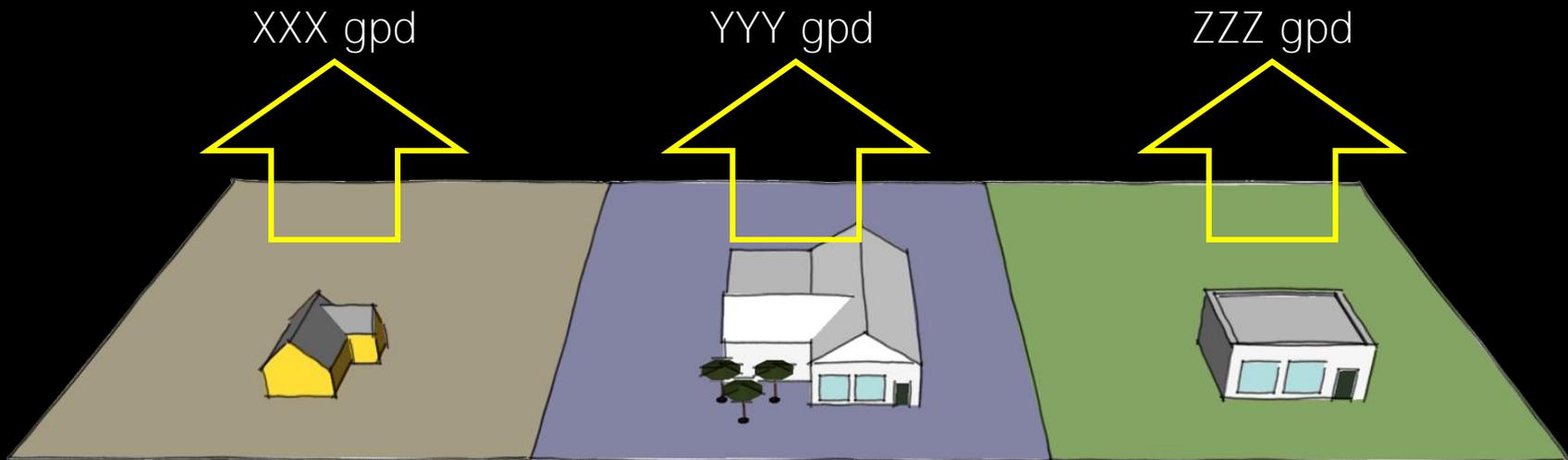


Part 4: Flow Limits



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Wastewater flow number

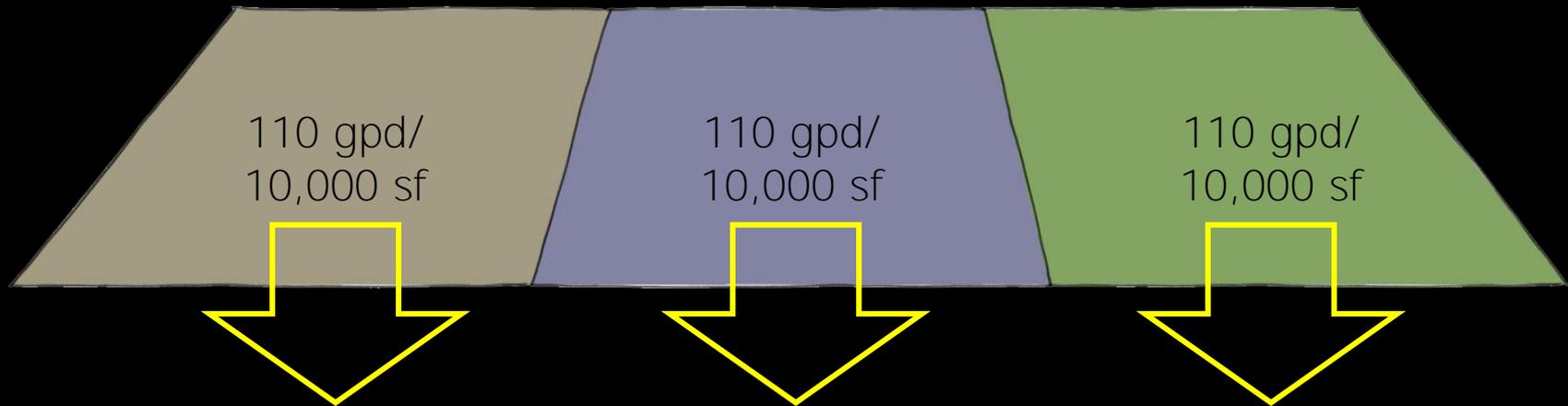


Part 4: Flow Limits

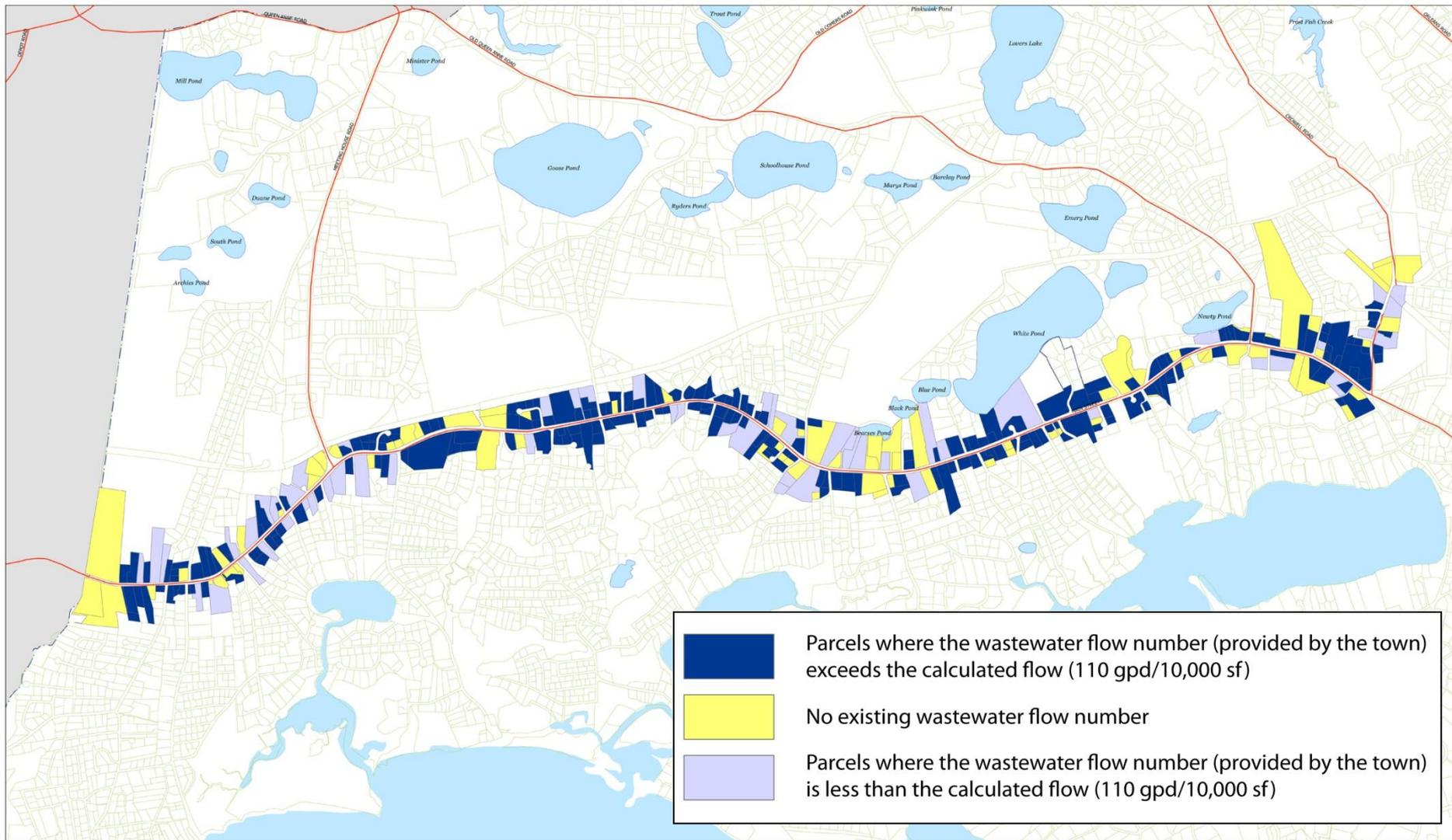


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OR



Flow calculated from lot area



	Parcels where the wastewater flow number (provided by the town) exceeds the calculated flow (110 gpd/10,000 sf)
	No existing wastewater flow number
	Parcels where the wastewater flow number (provided by the town) is less than the calculated flow (110 gpd/10,000 sf)

Chatham Route 28 Study Area Sewer Flow Calculation Comparison

Data Sources: Town of Chatham GIS Department.

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Route 28 Study Area Parcels

-  Parcels where the wastewater flow number (provided by the town) exceeds the calculated flow (110 gpd/10,000 sf)
-  No existing wastewater flow number
-  Parcels where the wastewater flow number (provided by the town) is less than the calculated flow (110 gpd/10,000 sf)



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Do you think the sewer regulations limit growth opportunities in the study area?

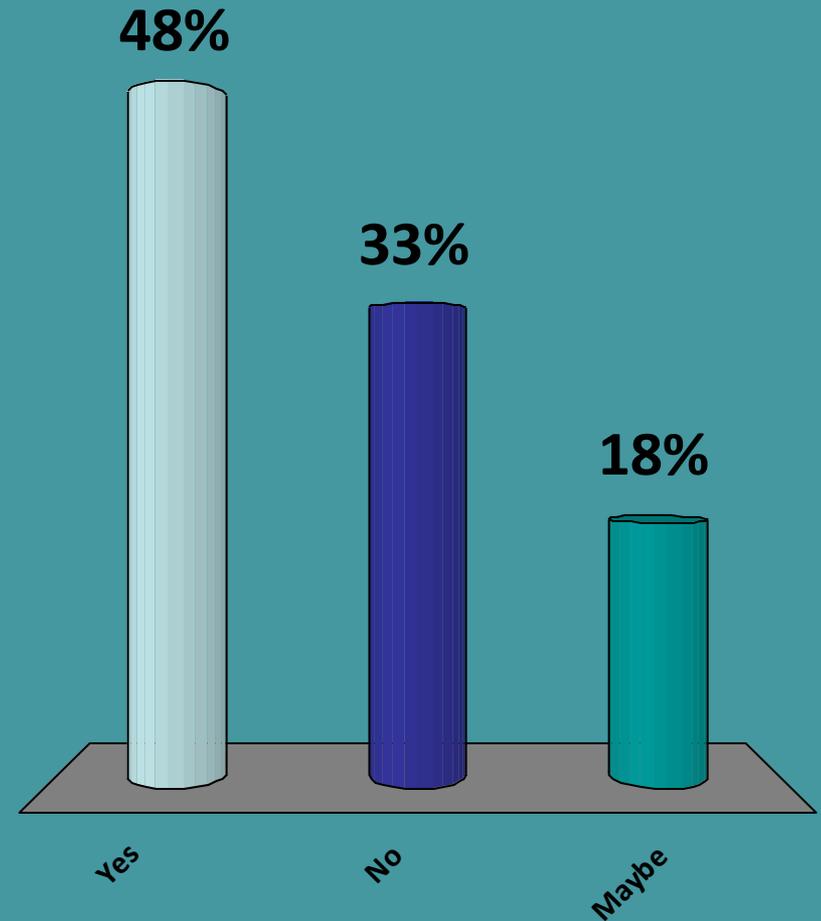


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A. Yes

B. No

C. Maybe



Case Study 1: SB District Lot



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EXISTING

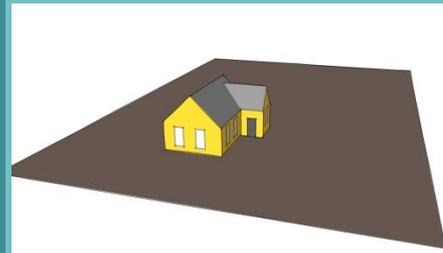
- Small Business District
- Small Lot (27,072 sf)
- Existing restaurant
- 96 Seats – 3,604 sf
- Flow Limits
 - 3,360 gpd (ww flow #)
 - 298 gpd (calculated)



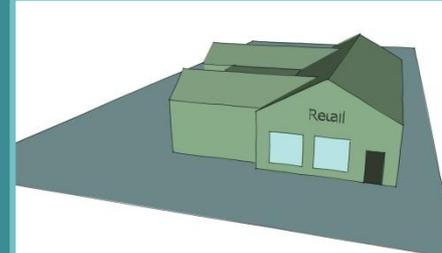
BUILDOUT



Restaurant – 3,604 sf
Buildout Flow:
3,360 gpd



One Dwelling (5 bedroom)
Buildout Flow:
550 gpd



Retail – 3,604 sf
Buildout flow:
180 gpd



Office – 3,604 sf
Buildout flow:
270 gpd

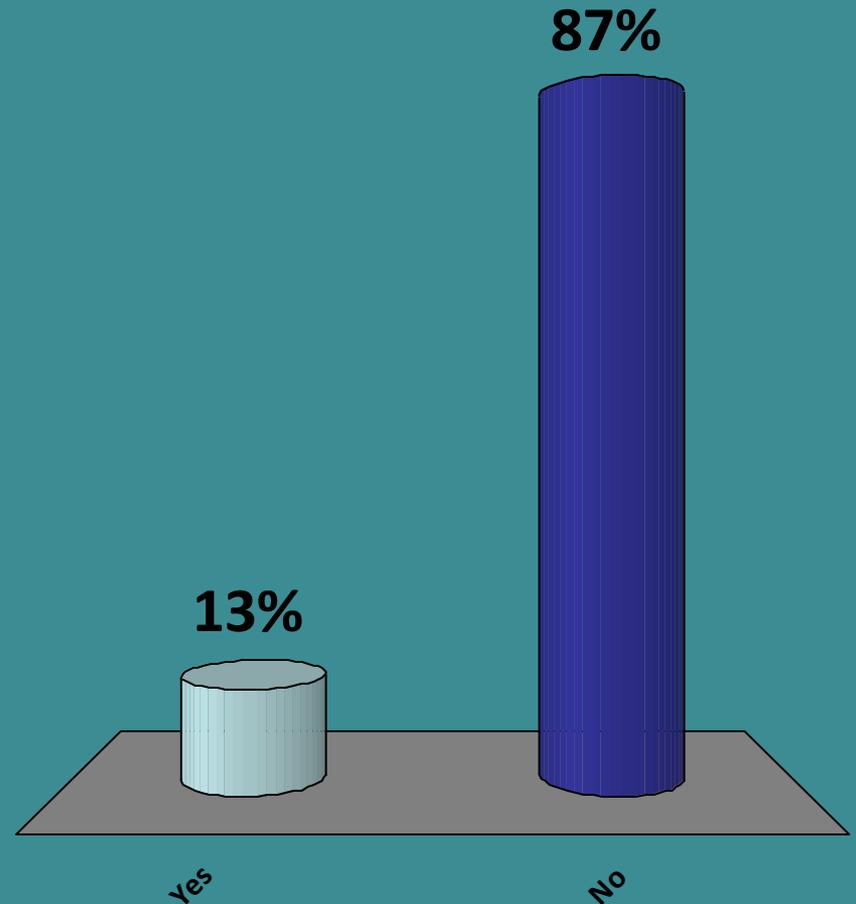
Do you think that the sewer regulations reduce the development potential under zoning for this lot?



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A. Yes

B. No



Case Study 1: SB District Lot



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EXISTING

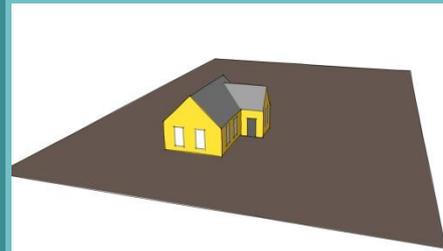
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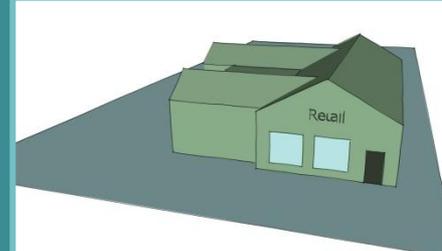
BUILDOUT



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One Dwelling (5 bedroom)
Buildout Flow:
550 gpd



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Buildout flow:
180 gpd



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Buildout flow:
270 gpd



Case Study 2: Flexible District Lot

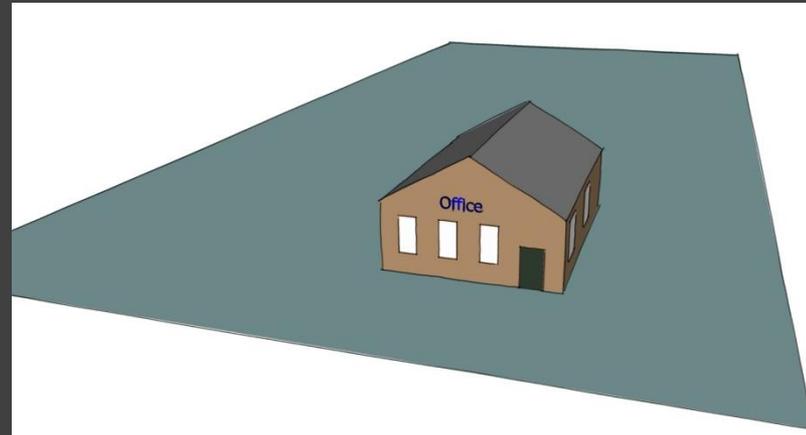


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EXISTING

- Flex. Development District
- Large lot (128,953 sf)
- Existing Office
- 1,032 sf

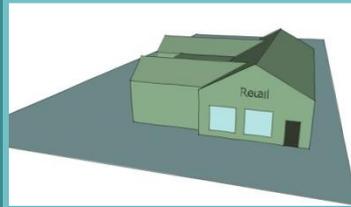
- Flow limits
 - 200 gpd (ww flow #)
 - 1,418 gpd (calculated)



BUILDOUT



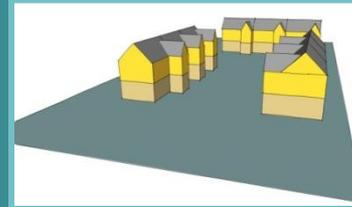
Office - 15,887 sf
Buildout flow :
1,191gpd



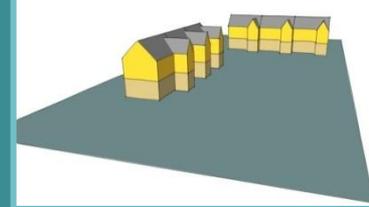
Retail - 15,887 sf
Buildout flow:
794 gpd



Restaurant :15,887 sf
Buildout flow:
1,400 gpd (40 seats)



35 dwellings
Buildout flow:
>3,850 gpd



12 dwellings
Buildout flow:
1,320 gpd

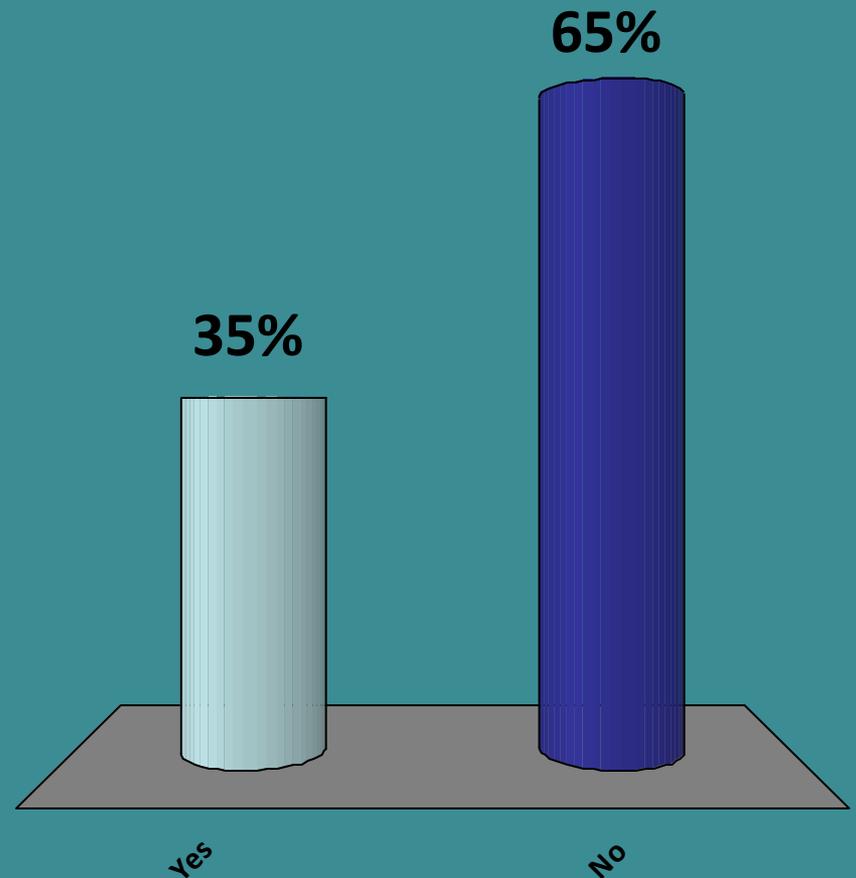
Do you think that the sewer regulations limit the development potential under zoning for this lot?



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A. Yes

B. No



Case Study 2: Flexible District Lot

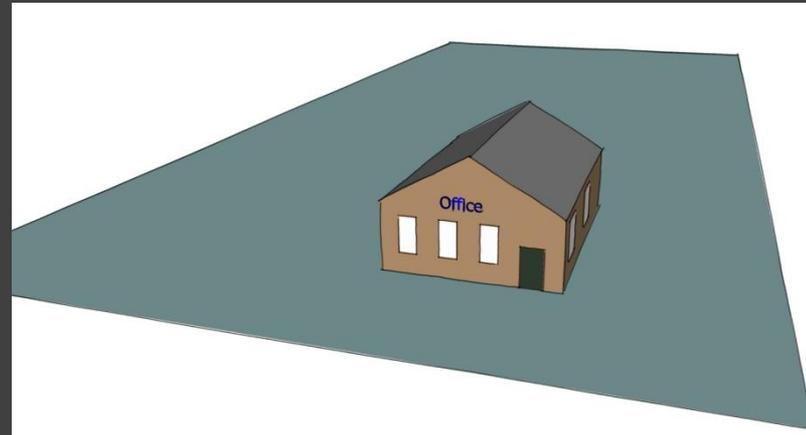


CAPE COD
COMMISSION

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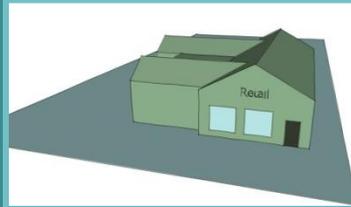
- Flow limits
 - 200 gpd (ww flow #)
 - 1,418 gpd (calculated)



BUILDOUT



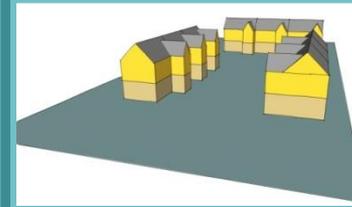
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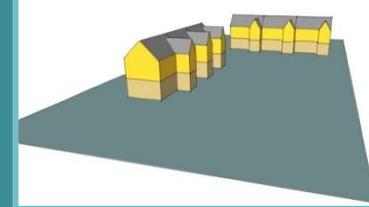
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Restaurant :15,887 sf
Buildout flow:
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35 dwellings
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12 dwellings
Buildout flow:
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Case Study 3: GB3 District Lot

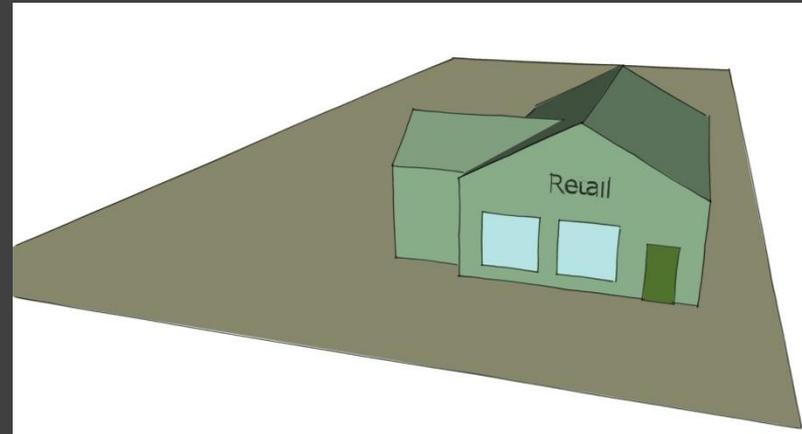


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EXISTING

- GB3 lot
- Large lot (133,525 sf)
- Existing retail
- 8,855 sf

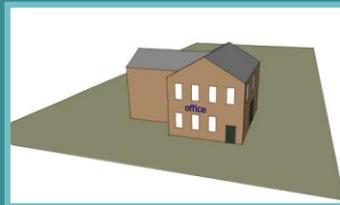
- Flow limits
 - 1,440 gpd (ww flow #)
 - 1,469 gpd (calculated)



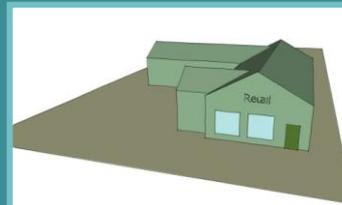
BUILDOUT



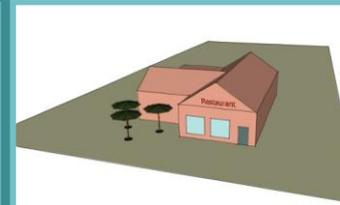
Office :20,295 sf
Buildout flow:
1,522 gpd



Office :19,295 sf
Buildout flow:
1,447 gpd



Retail : 20,295 sf
Buildout flow:
1,014 gpd



Restaurant :20,295 sf
Buildout flow:
1,435 gpd (41 seats)



Mixed use commercial & residential (12 dwellings)
Buildout flow:
1,469 gpd

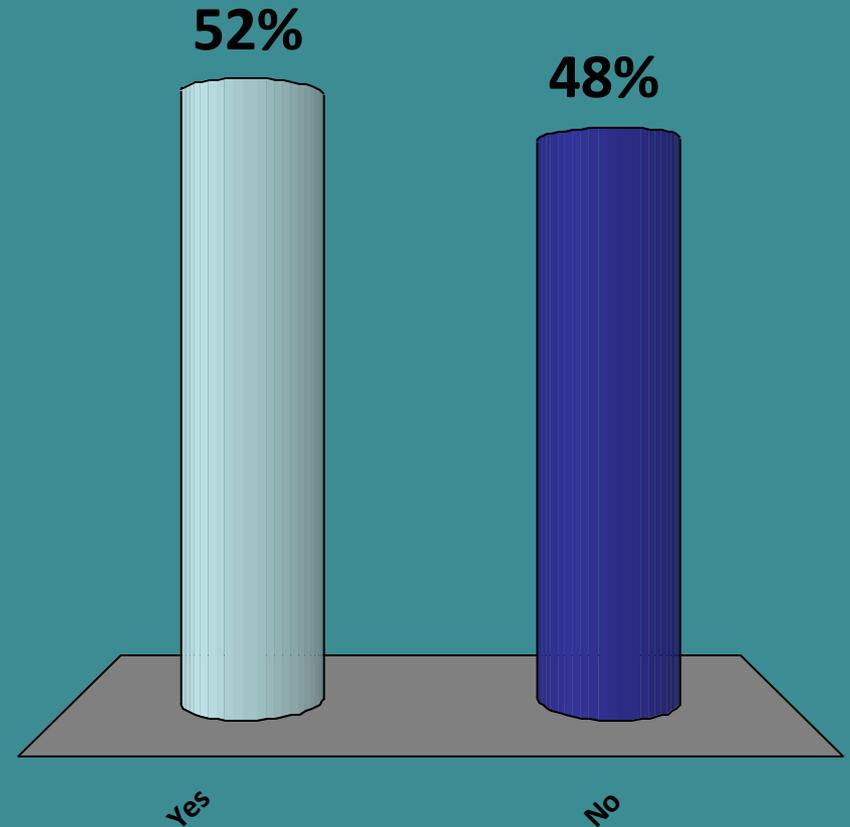
Do you think that the sewer regulations limit the development potential under zoning for this lot?



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A. Yes

B. No



Case Study 3: GB3 District Lot

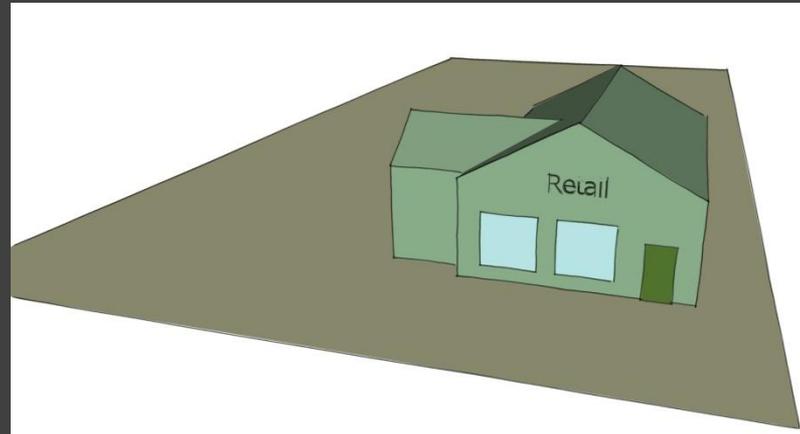


CAPE COD
COMMISSION

EXISTING

- GB3 lot
- Large lot (133,525 sf)
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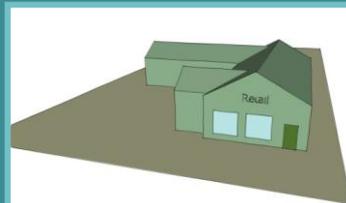
BUILDOUT



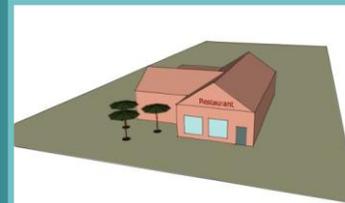
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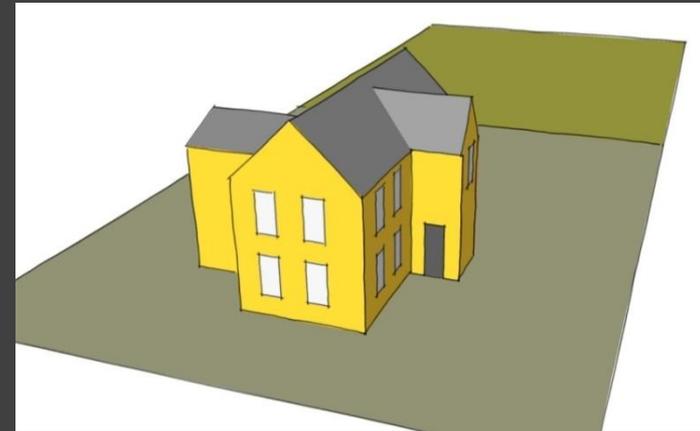
Case Study 4: SB Split Lot



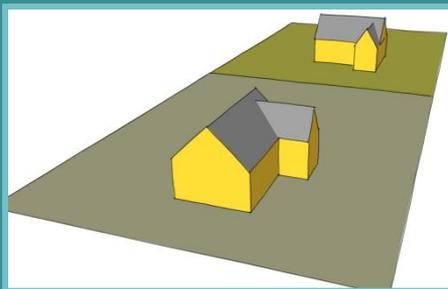
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EXISTING

- Split lot – Small Business & R-20
- Lot area (42,168 sf)
- Existing dwelling
- 5 bedrooms
- Flow limits
 - 550 gpd (ww flow #)
 - 463 gpd (calculated)



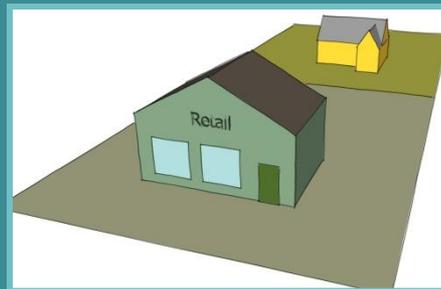
BUILDOUT



Add dwelling (redistribute bedrooms)

Buildout flow:

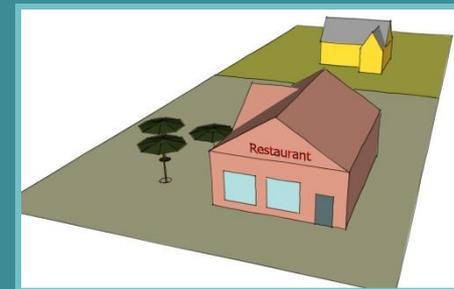
550 gpd



Add dwelling (2 beds) & retail
(5,207 sf)

Buildout flow:

480 gpd



Add dwelling (1 bed) & restaurant
(5,207 – 12 seats)

Buildout flow:

530 gpd

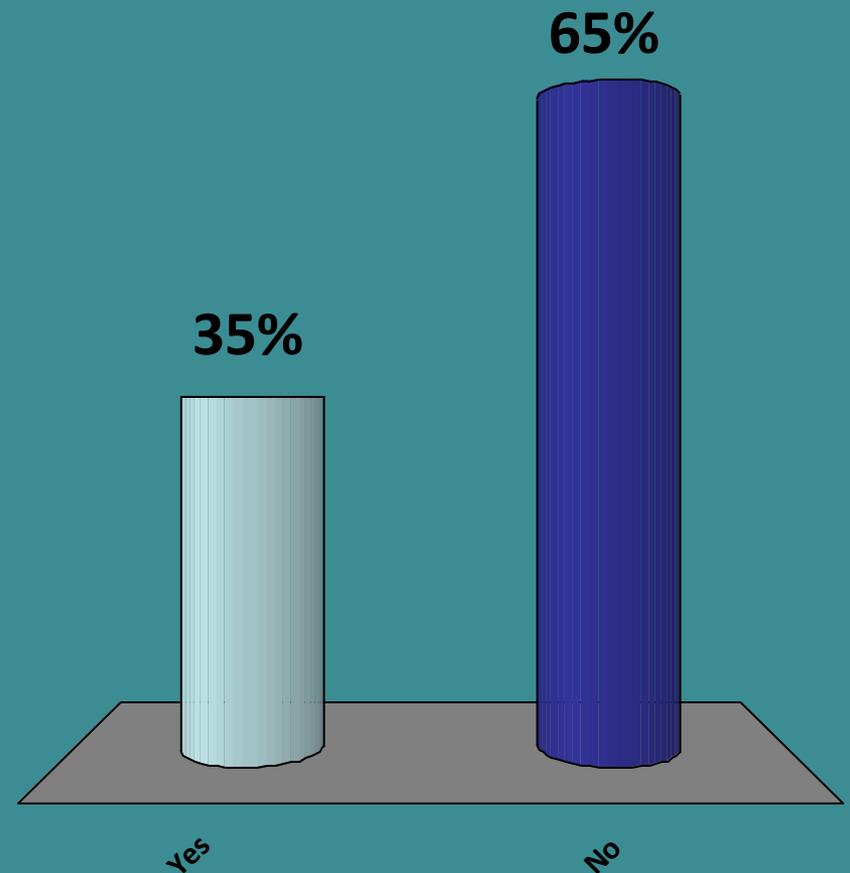
Do you think that the sewer regulations limit the development potential under zoning for this lot?



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A. Yes

B. No



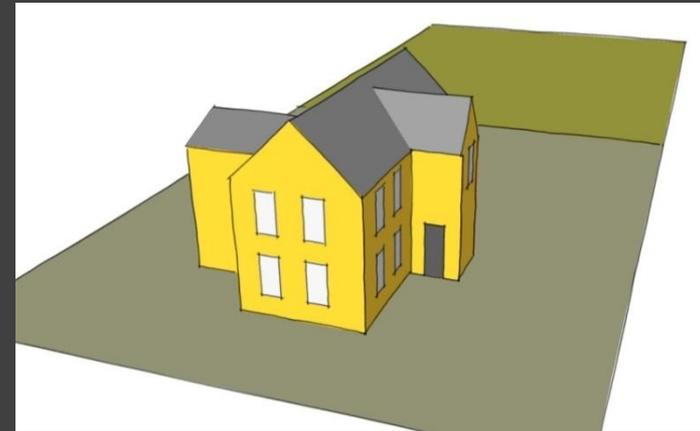
Case Study 4: SB Split Lot



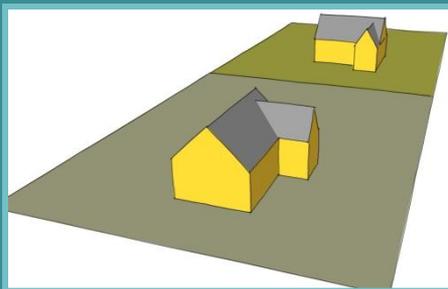
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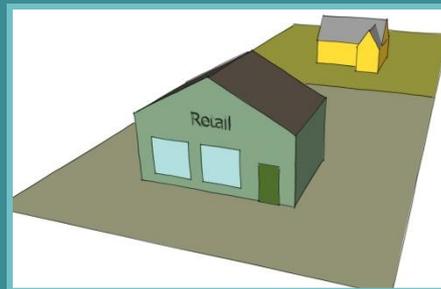
BUILDOUT



Add dwelling (redistribute bedrooms)

Buildout flow:

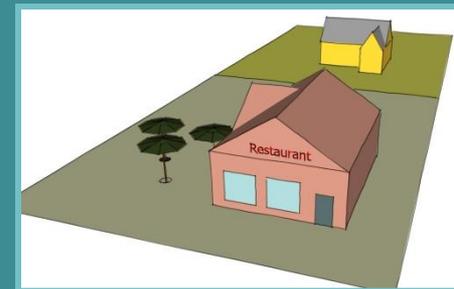
550 gpd



Add dwelling (2 beds) & retail
(5,207 sf)

Buildout flow:

480 gpd



Add dwelling (1 bed) & restaurant
(5,207 – 12 seats)

Buildout flow:

530 gpd



Sewer analysis - summary



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COMMISSION

- **Sewer will not allow more development than zoning**
- **All uses under zoning remain possible**
- **60% of the properties in the study area already exceed the calculated flow number (110 gpd/10,000 sf)**
- **In most cases, the flow limits have no impact on the amount or type of development allowed under zoning**



Summary of first half



CAPE COD
COMMISSION

- **Learned of major zoning factors shaping development**
- **Familiarize with terms used**
- **Understand the influence of sewer on development**
- **After break:**
 - **Brief answers to some questions**
 - **Overview of buildout results**



10 MINUTE BREAK

Questions?





Part 5:

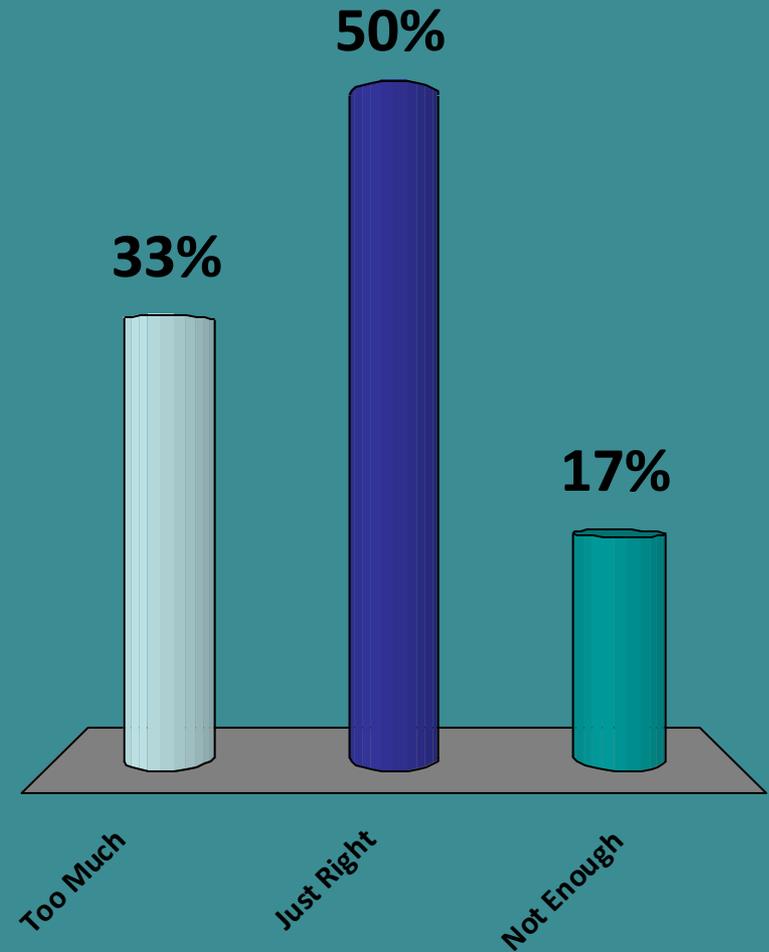
BUILDOUT

Do you think that the total amount of development today on Rt. 28 is:



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COMMISSION

- A. Too Much
- B. Just Right
- C. Not Enough



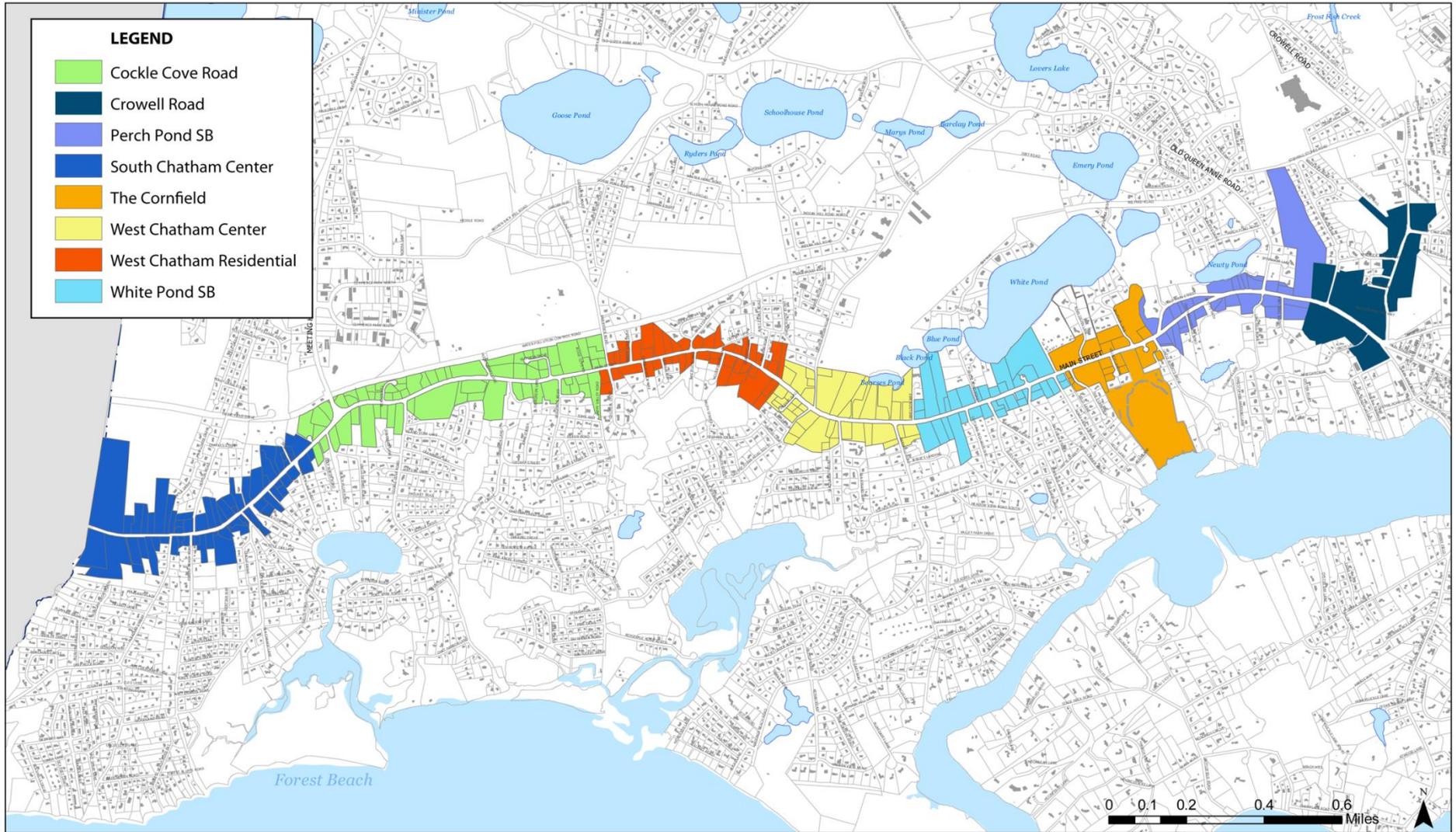
Buildout 101



CAPE COD
COMMISSION

- **What is Buildout?**
 - It is a tool to aid understanding of development potential
- **Why do we do it?**
 - Helps us understand how the rules effect development
 - Helps us compare scenarios and test different assumptions/strategies
 - **Doesn't predict when, if ever, buildout is reached**
 - **Doesn't predict the configuration or placement of structures**
 - just the amount
- **Summary tonight, detailed baseline report on the website.**





Chatham Route 28 Visioning Study | Corridor Sub-Areas Map

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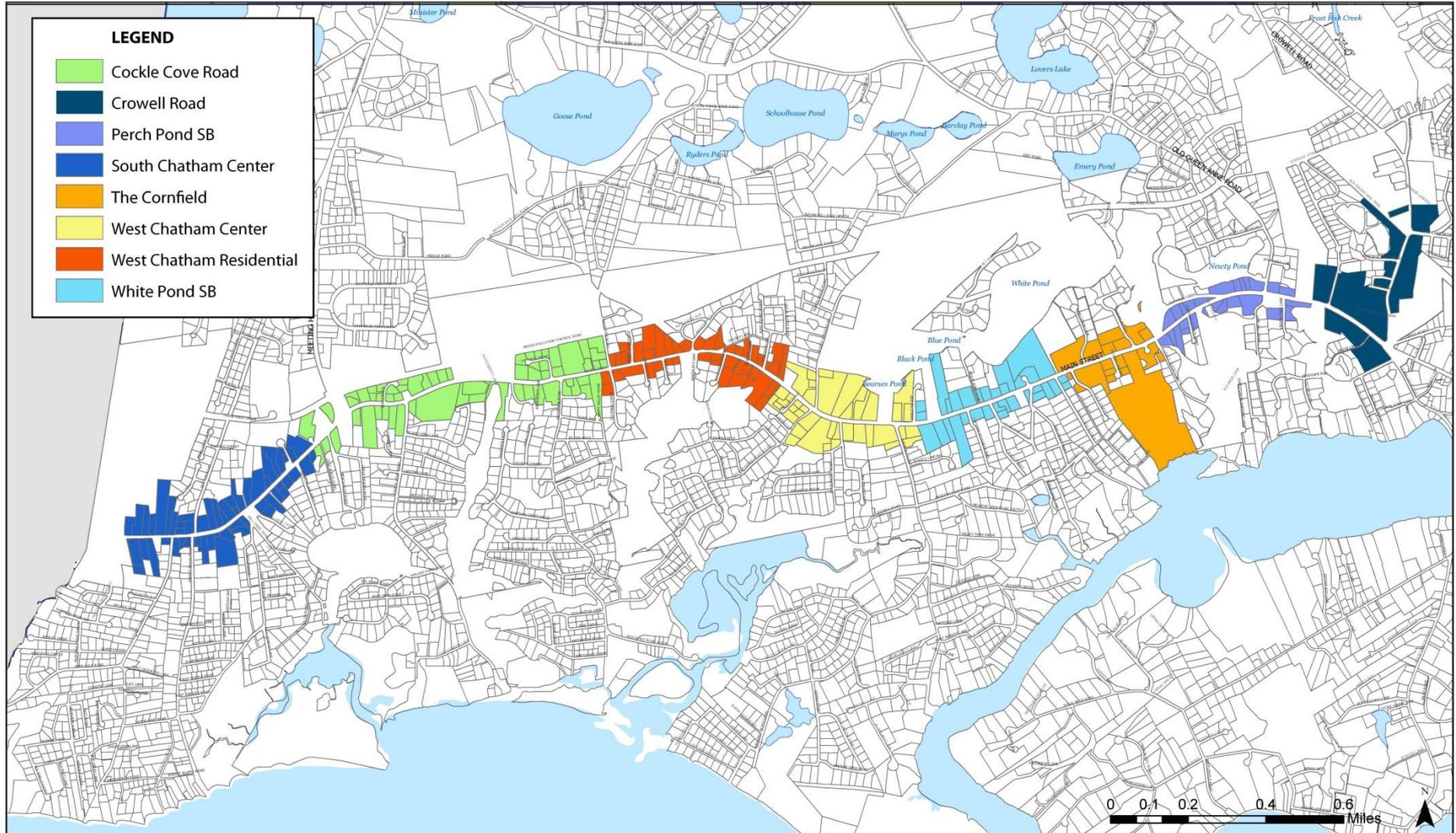


Buildout 101



CAPE COD
COMMISSION

- **Buildout does not include some parcels/areas**
 - **Protected open space**
 - **Town land**
 - **Cemeteries**
 - **Only upland areas**
- **Reduced parcels from 352 to 318**



Chatham Route 28 Visioning Study | Corridor Sub-Areas Map

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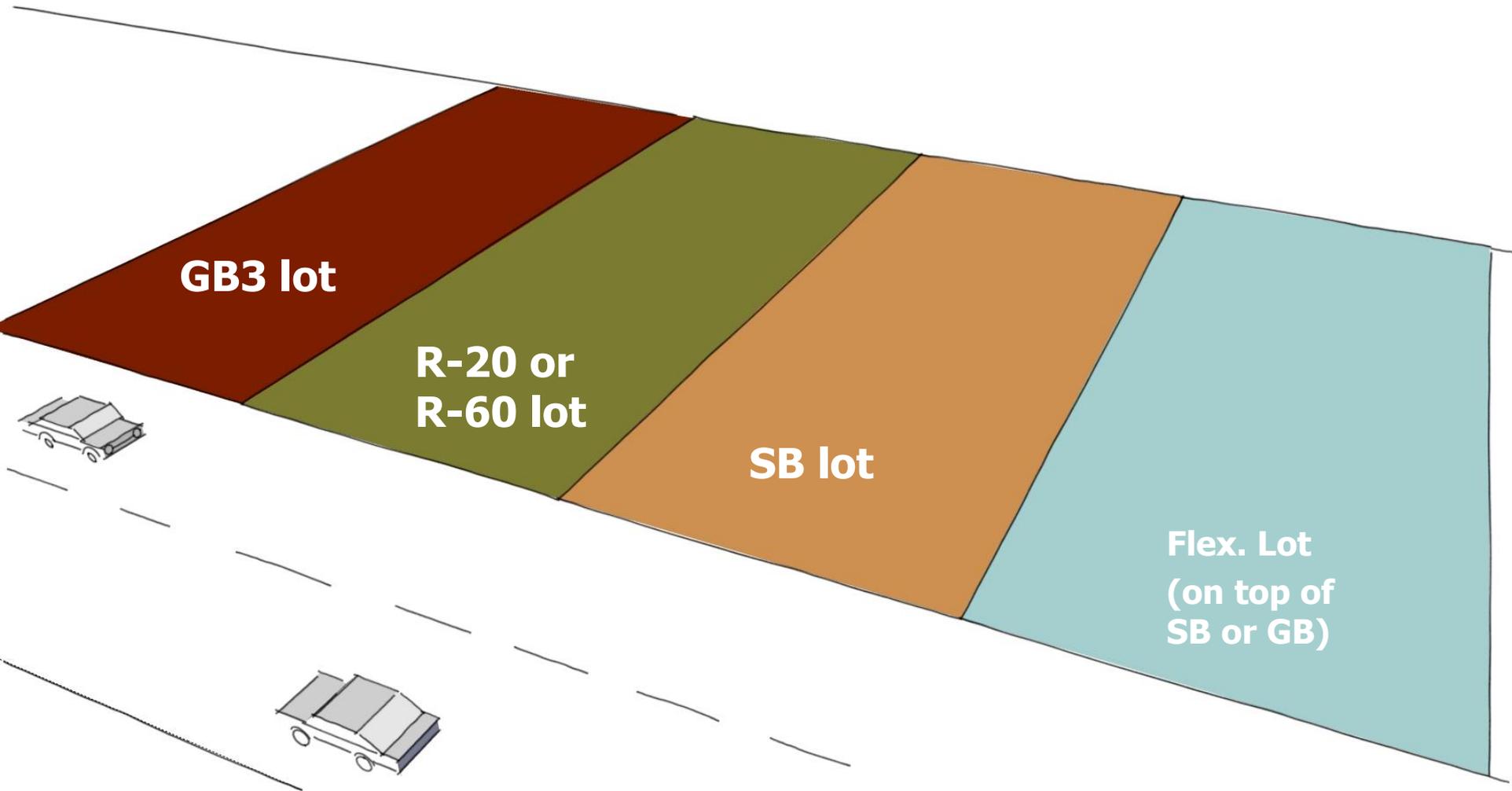


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Scenarios



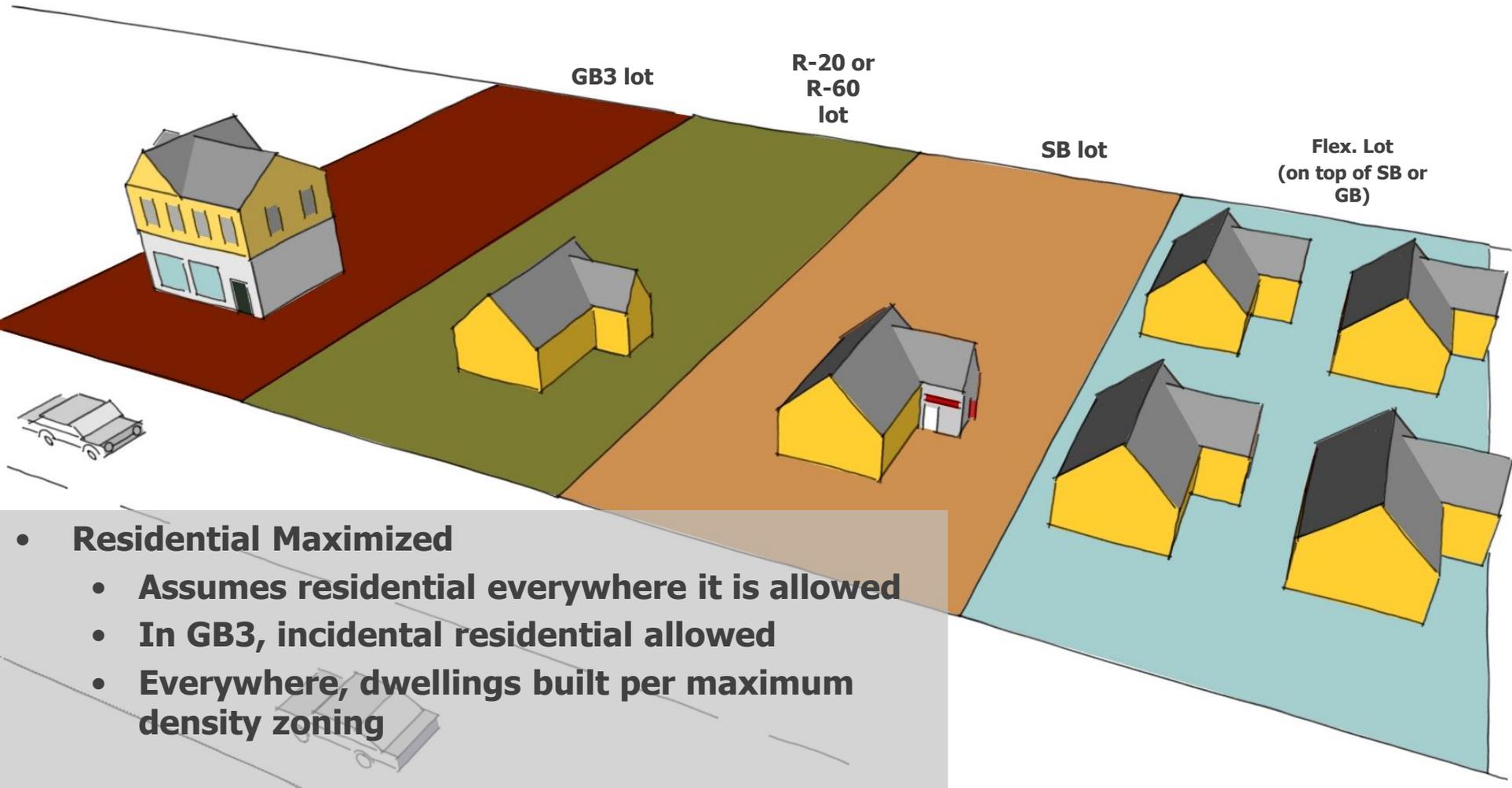
CAPE COD
COMMISSION



Scenario 1: Residential Maximized



CAPE COD
COMMISSION

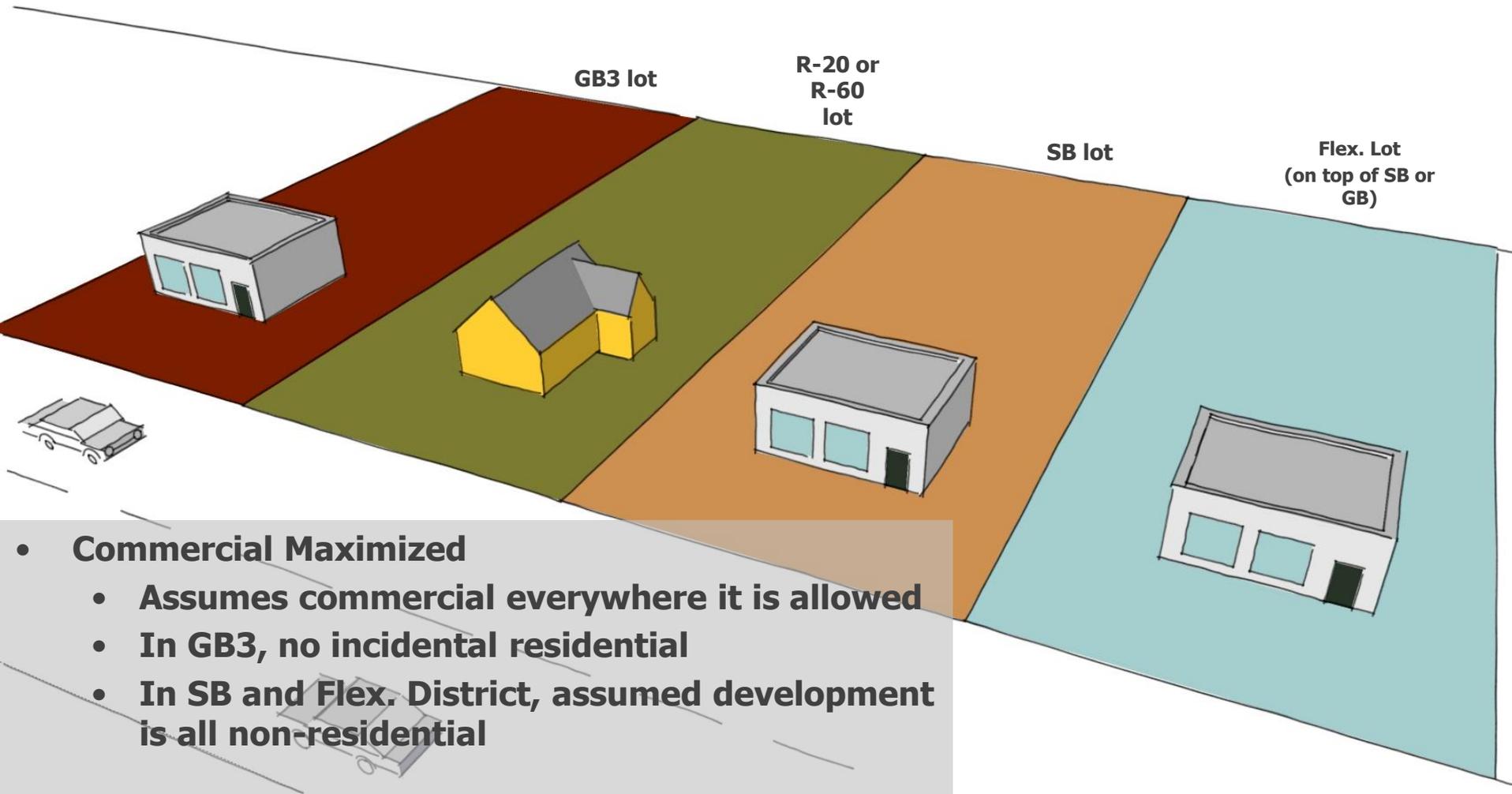


- **Residential Maximized**
 - Assumes residential everywhere it is allowed
 - In GB3, incidental residential allowed
 - Everywhere, dwellings built per maximum density zoning

Scenario 2: Commercial Maximized



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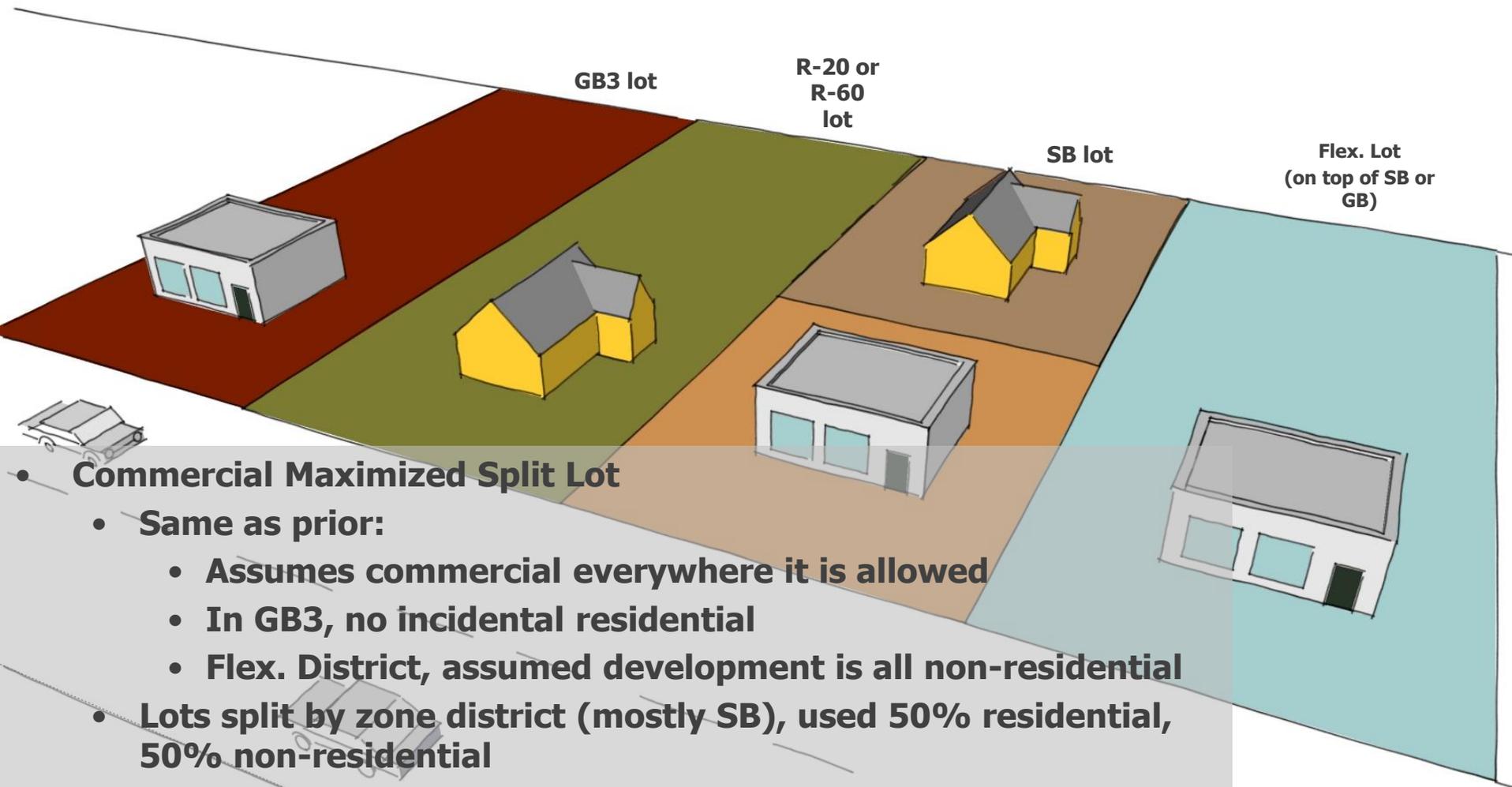


- **Commercial Maximized**
 - Assumes commercial everywhere it is allowed
 - In GB3, no incidental residential
 - In SB and Flex. District, assumed development is all non-residential

Scenario 3: Commercial Maximized Split Lot



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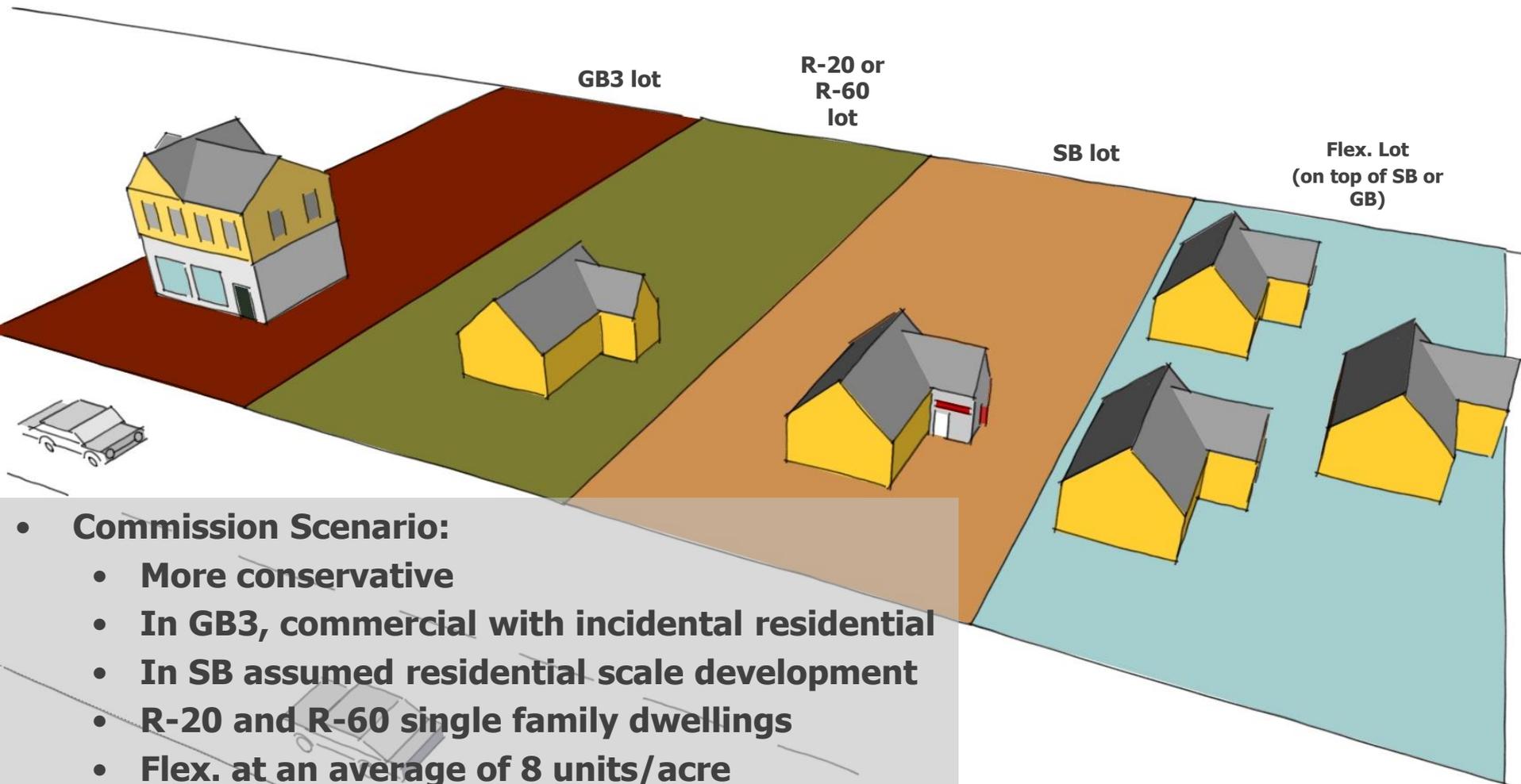
- **Commercial Maximized Split Lot**

- **Same as prior:**
 - **Assumes commercial everywhere it is allowed**
 - **In GB3, no incidental residential**
 - **Flex. District, assumed development is all non-residential**
- **Lots split by zone district (mostly SB), used 50% residential, 50% non-residential**

Scenario 4: Commission Scenario



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COMMISSION

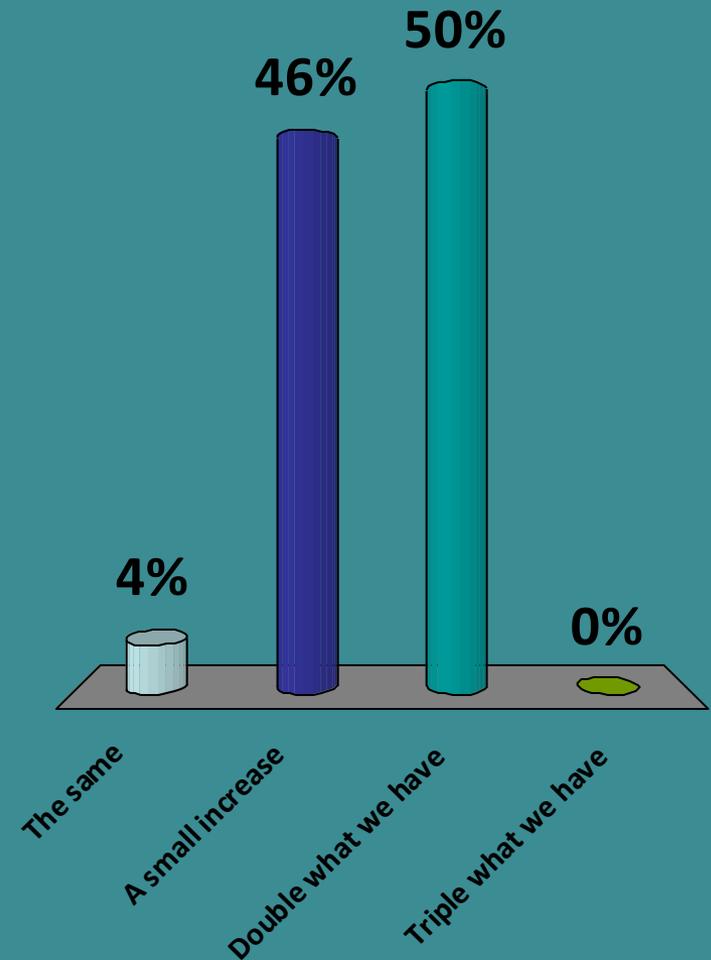


For the residential maximized scenario, at buildout how many dwellings will there be in the study area?



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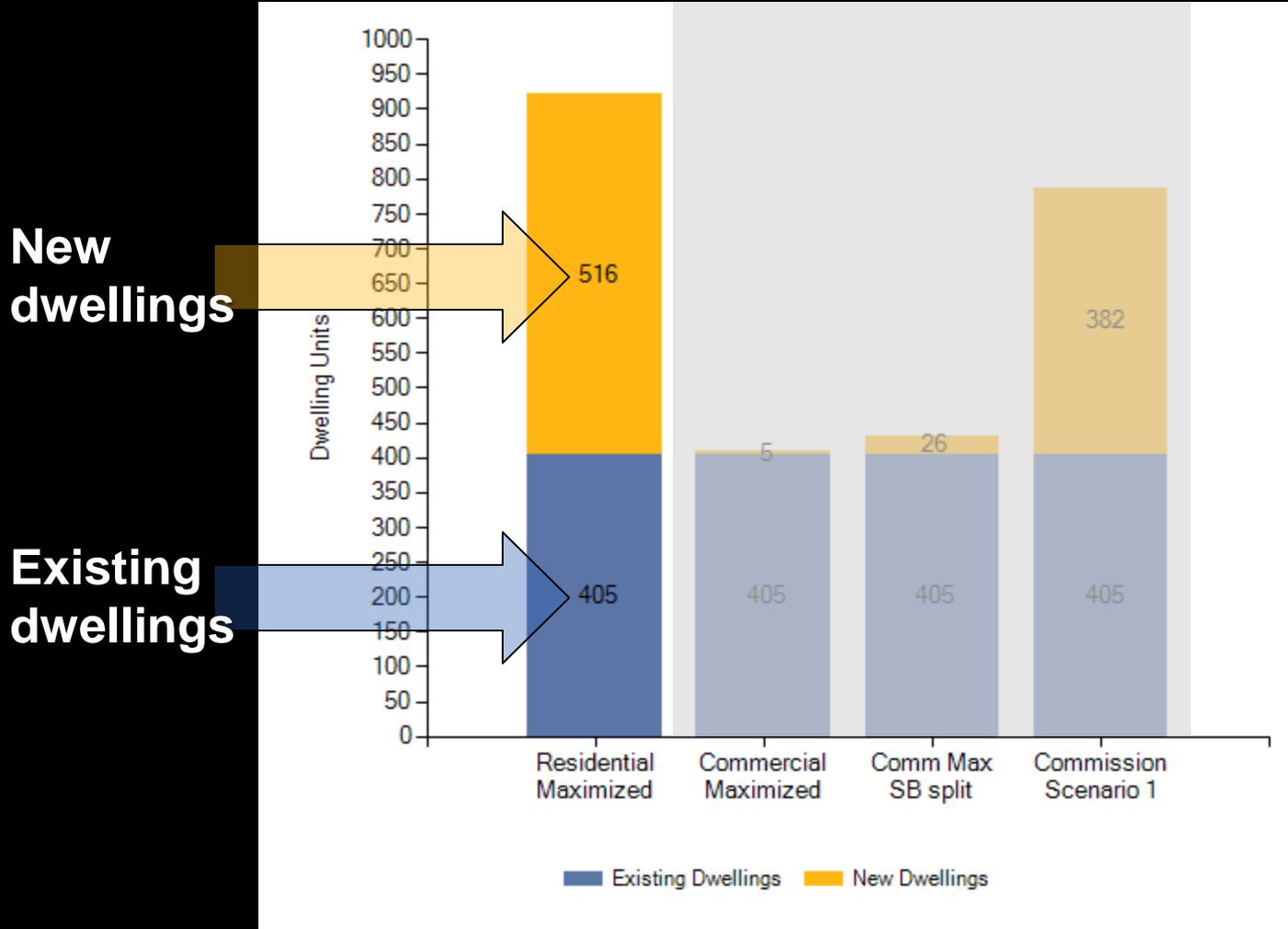
- A. The same**
- B. A small increase**
- C. Double what we have**
- D. Triple what we have**



Potential residential dwellings at buildout



CAPE COD
COMMISSION

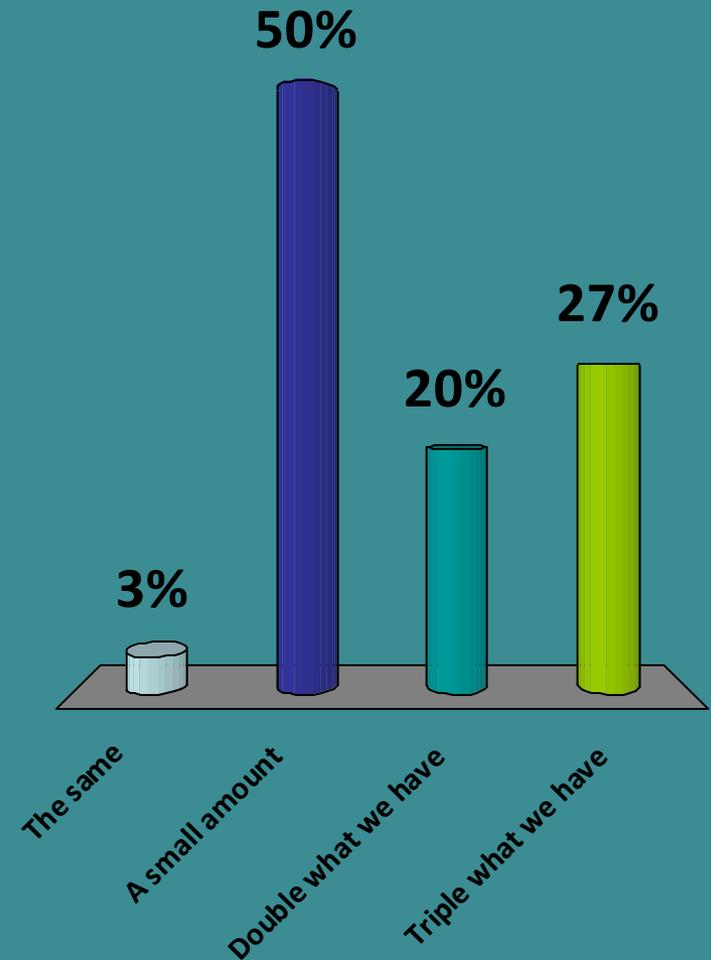


For the maximum commercial scenario, at buildout how much more non-residential square footage will there be in the area?



CAPE COD
COMMISSION

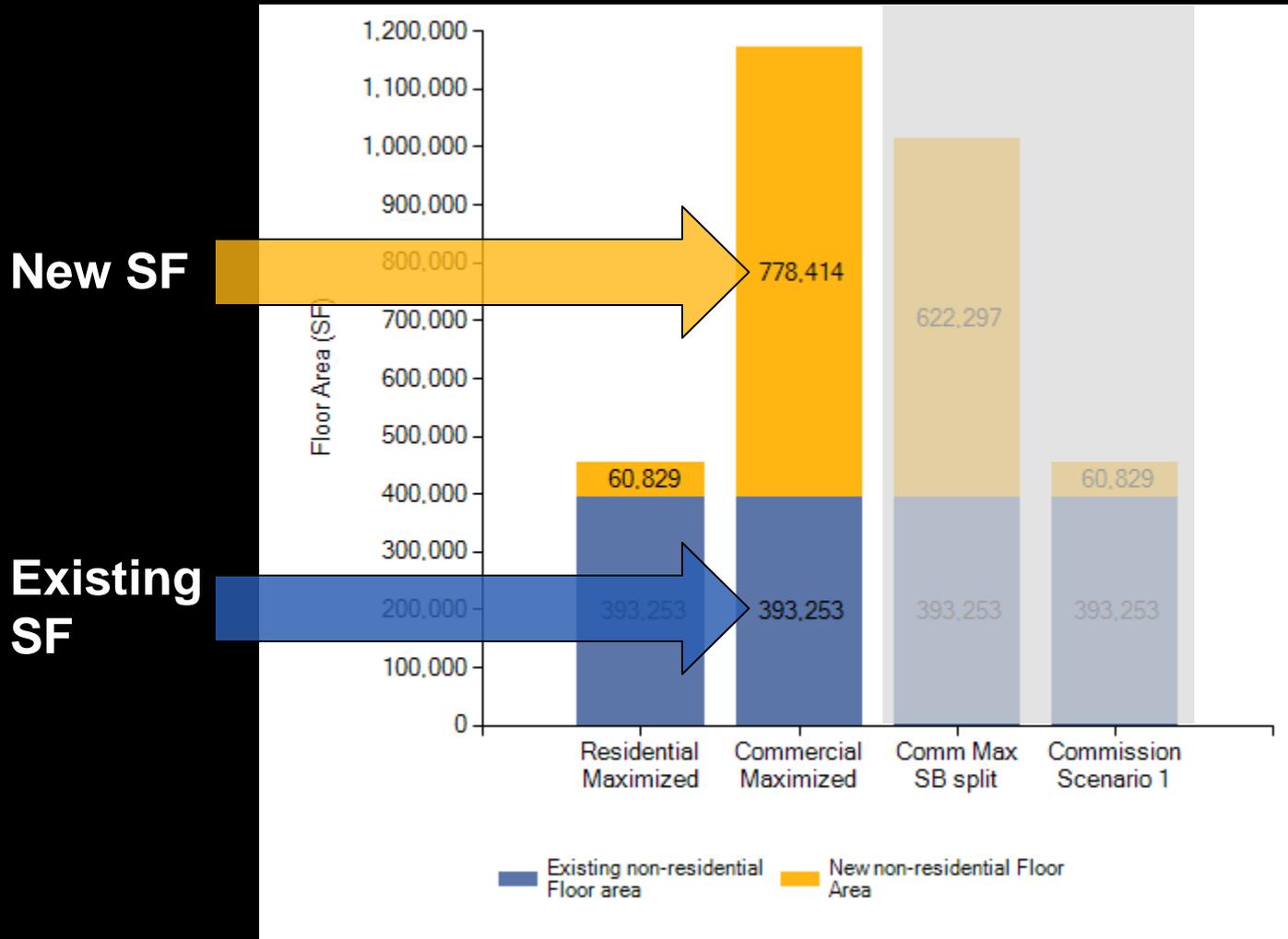
- A. The same**
- B. A small amount**
- C. Double what we have**
- D. Triple what we have**



Potential non-residential square footage at buildout



CAPE COD
COMMISSION

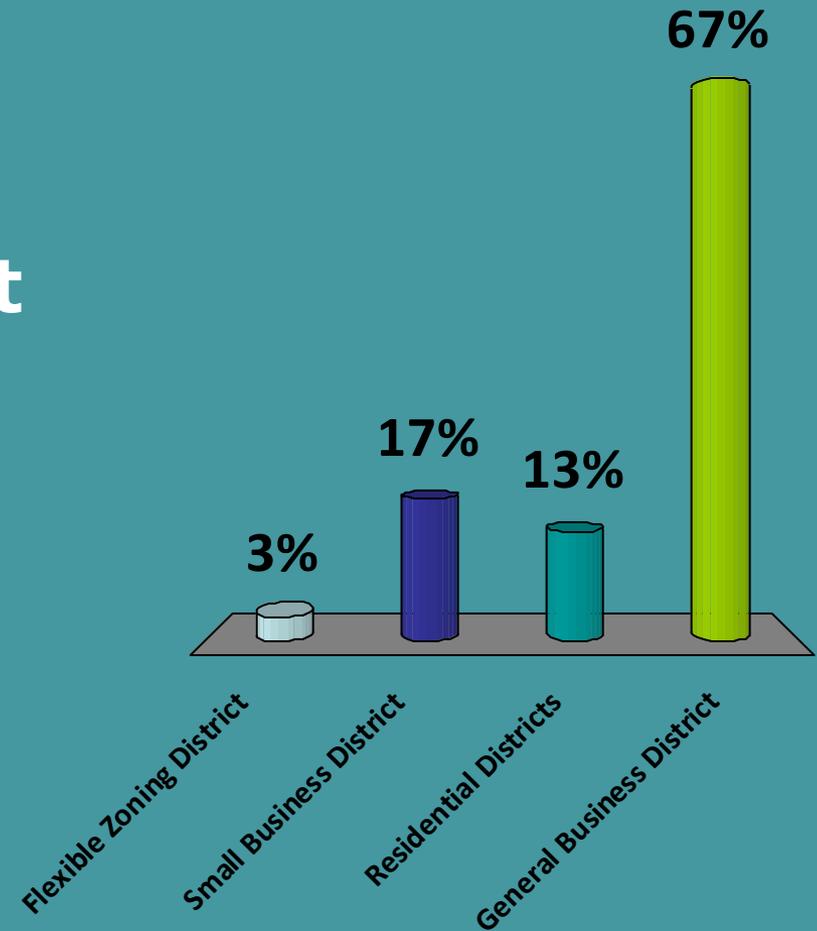


Which zoning district has the least potential for new additional dwellings?



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- A. Flexible Zoning District
- B. Small Business District
- C. Residential Districts
- D. General Business District



Which zoning district has the least potential for new additional dwellings?



CAPE COD
COMMISSION

1. Flexible Zoning District
2. Small Business District
3. Residential Districts (R-20 & R-60)
4. General Business District



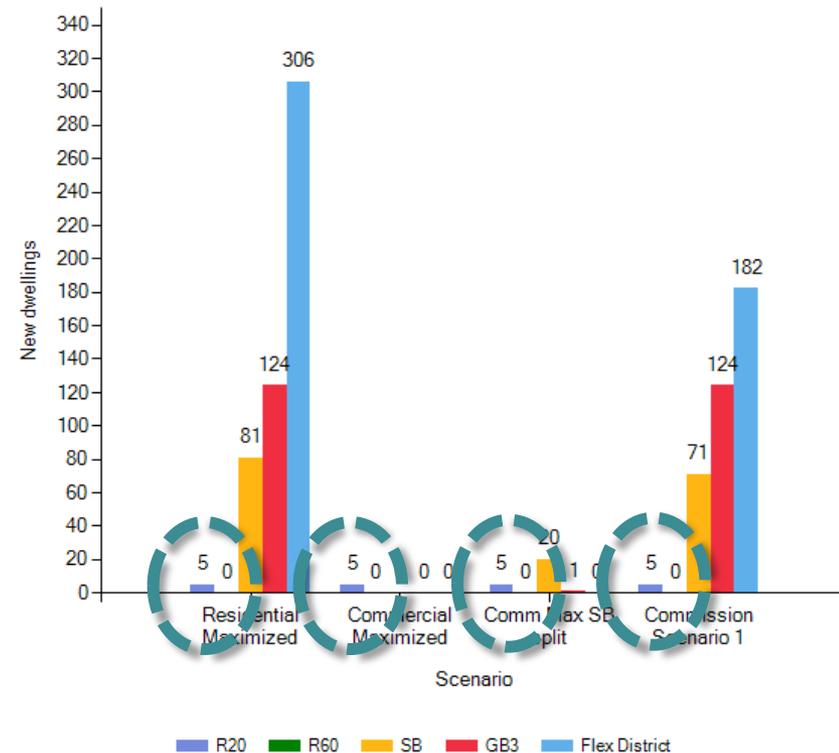
Residential Zones



CAPE COD
COMMISSION

- R-20 and R-60 zones mostly built out
- 5 dwellings total
- In the residential scenario, this is **1%** of the new dwellings on **20%** of the parcels
- No indication of their bulk and mass though.

New Dwellings per zone



Massing



CAPE COD
COMMISSION

- **One dwelling, very different appearance**



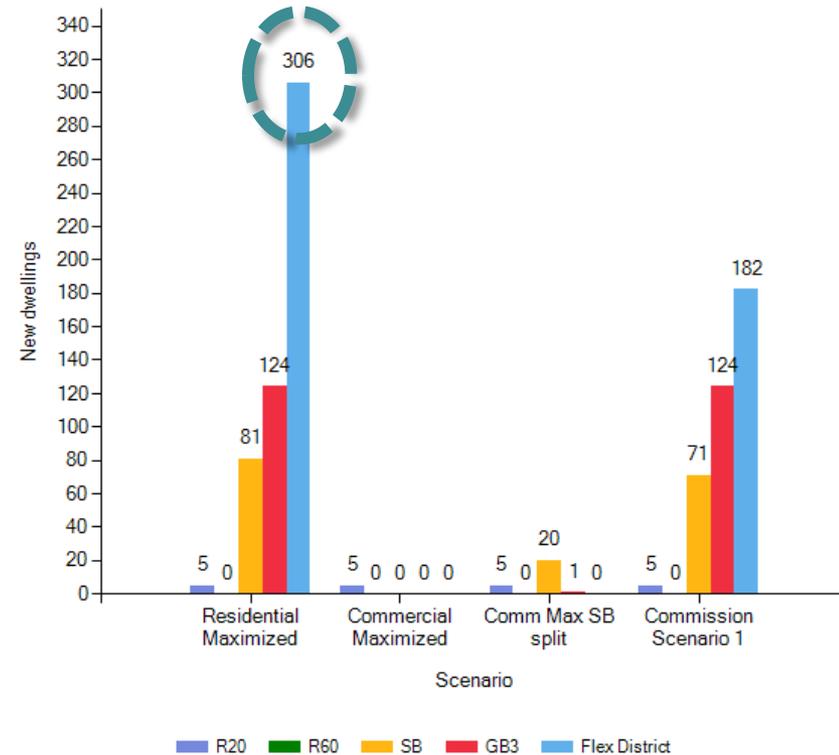
Residential development

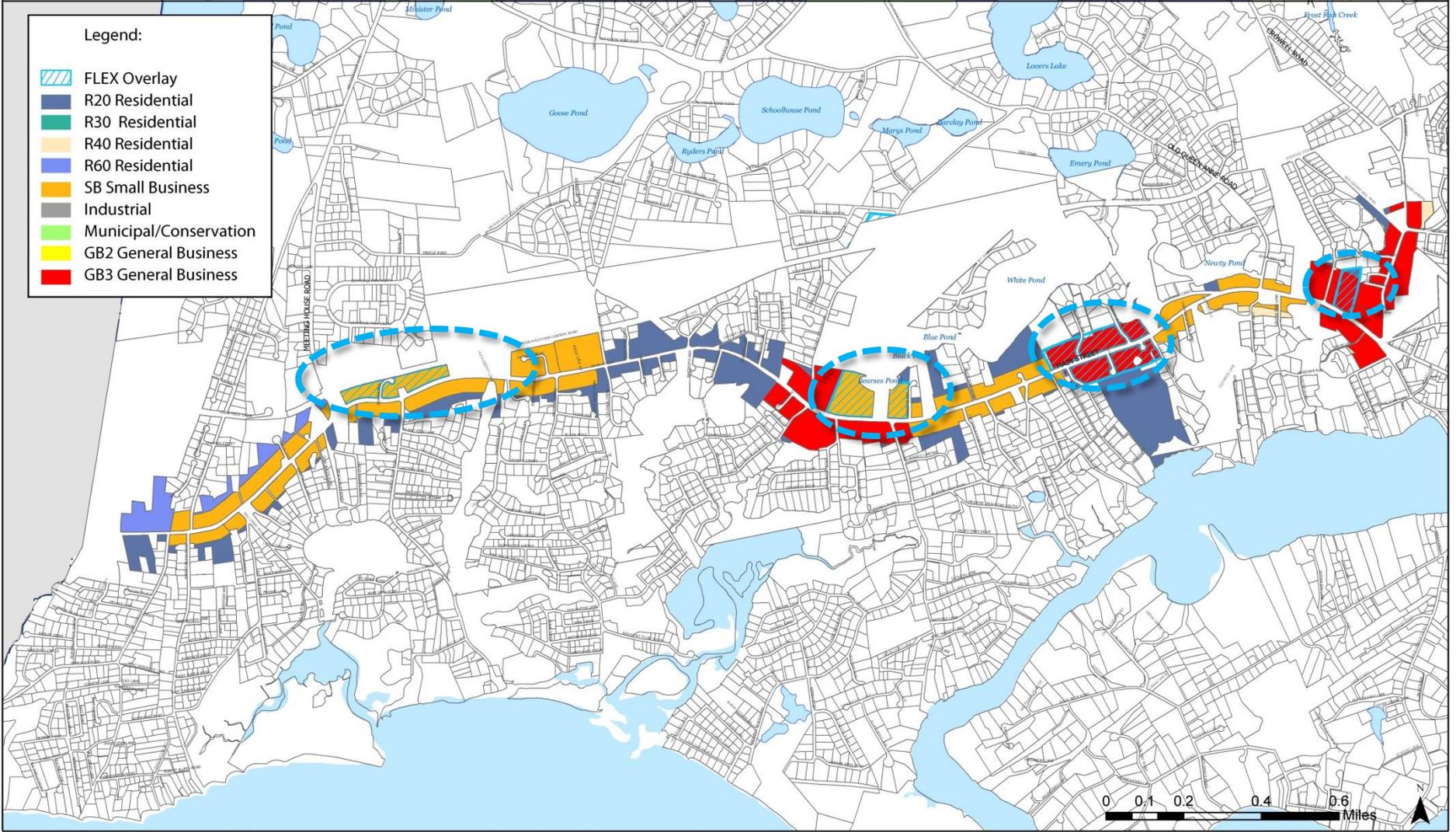


CAPE COD
COMMISSION

- **Area with highest potential for new dwellings?**
- **Flexible Development District**
 - **60% of the potential new dwellings**
- **How is this distributed?**

New Dwellings per zone





Chatham Route 28 Visioning Study | Zoning Map

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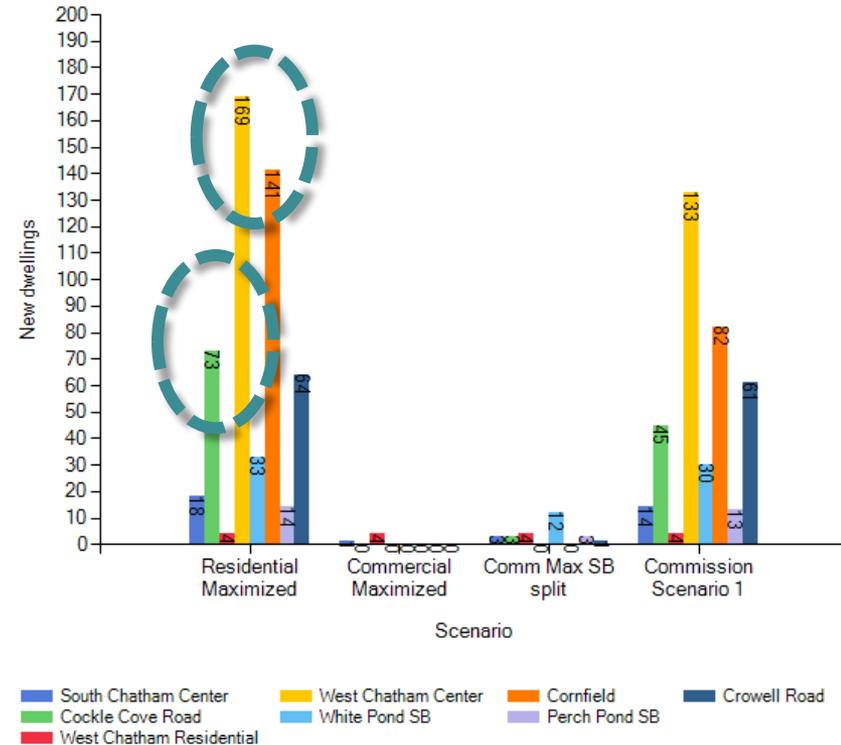
Residential development



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- **Greatest potential for new dwellings:**
 - **Commercial areas**
 - Cornfield
 - West Chatham
- **Small Business District also has high potential:**
 - **Cockle Cove Road**

New dwellings per Area



Does this pattern of residential development fit your vision of the future?

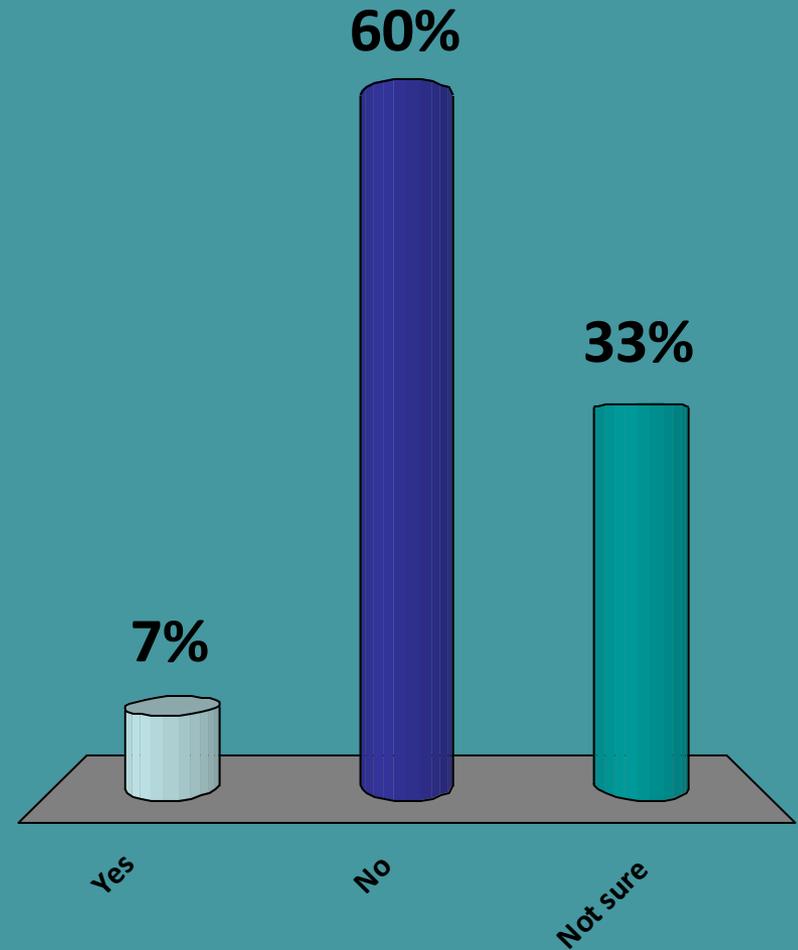


CAPE COD
COMMISSION

A. Yes

B. No

C. Not sure

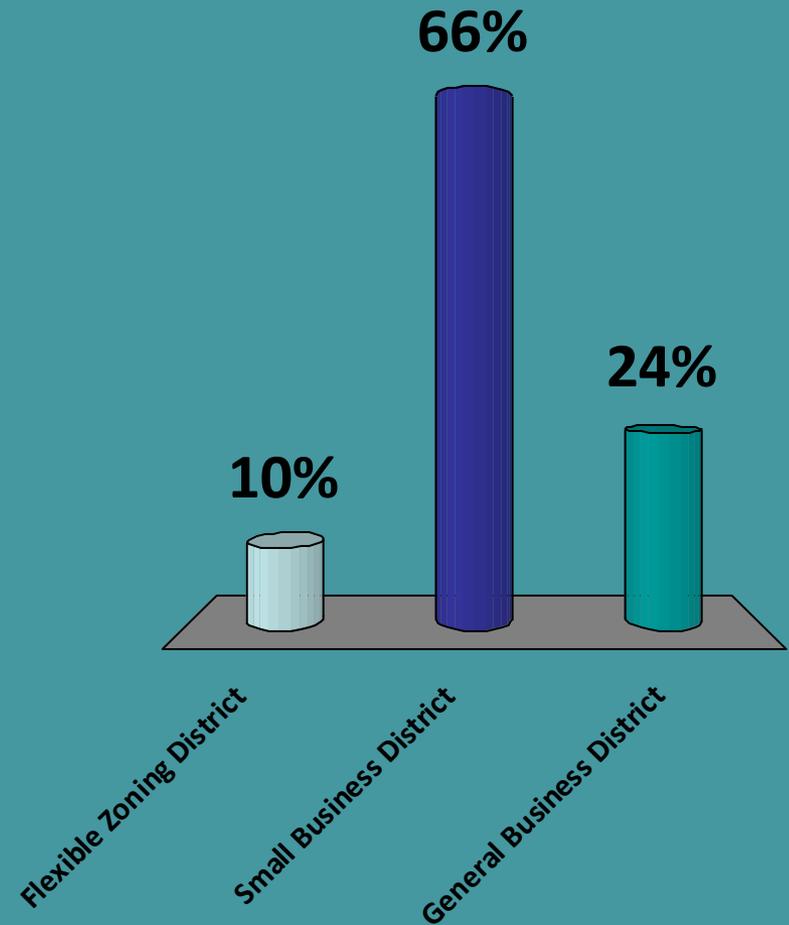


Which zoning district has the **least** potential for additional non-residential development?



CAPE COD
COMMISSION

- A. Flexible Zoning District
- B. Small Business District
- C. General Business District



Which zoning district has the **least** potential for additional commercial development?



CAPE COD
COMMISSION

- A. Flexible Zoning District
- B. Small Business District
- C. General Business District**



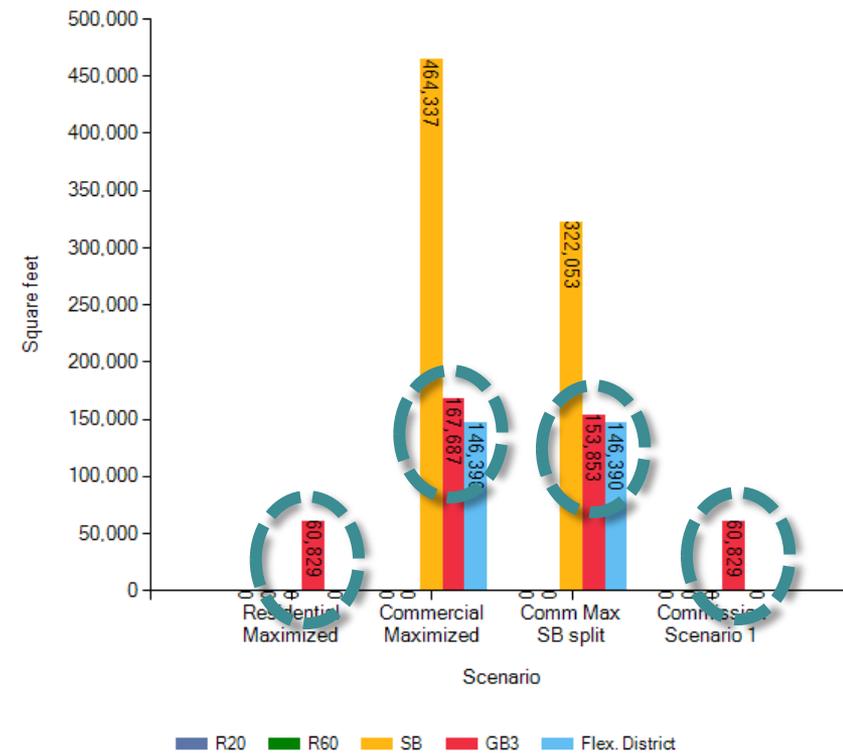
GB3 Potential

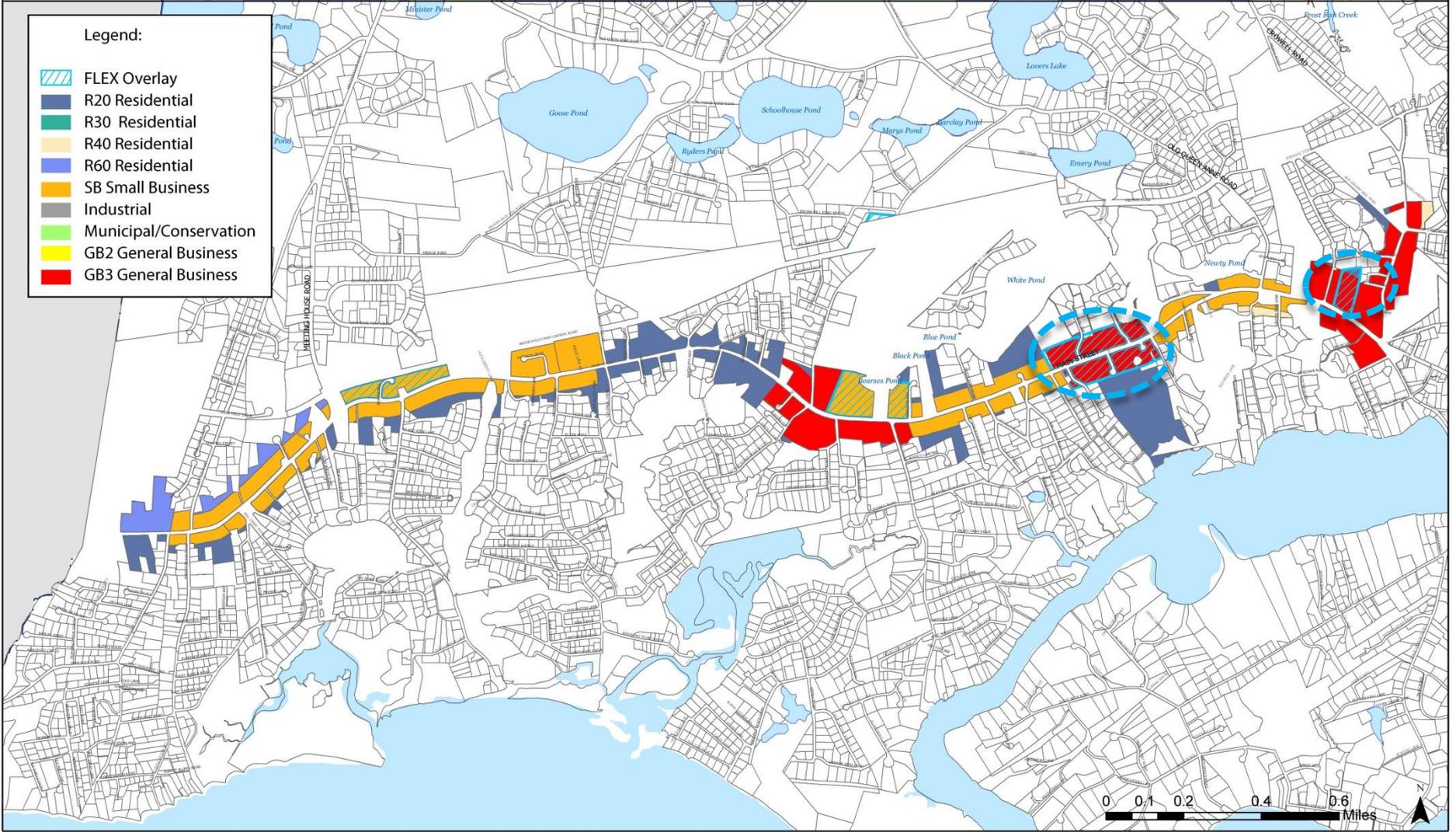


CAPE COD
COMMISSION

- Potential for additional non-residential floor area limited in GB3
- 20% of parcels GB3, between 7-20% of potential
- When overlaid by FLEX (Cornfield), GB3 can be developed as all residential (12 units/acre)

New Floor Area per zone





Chatham Route 28 Visioning Study | Zoning Map

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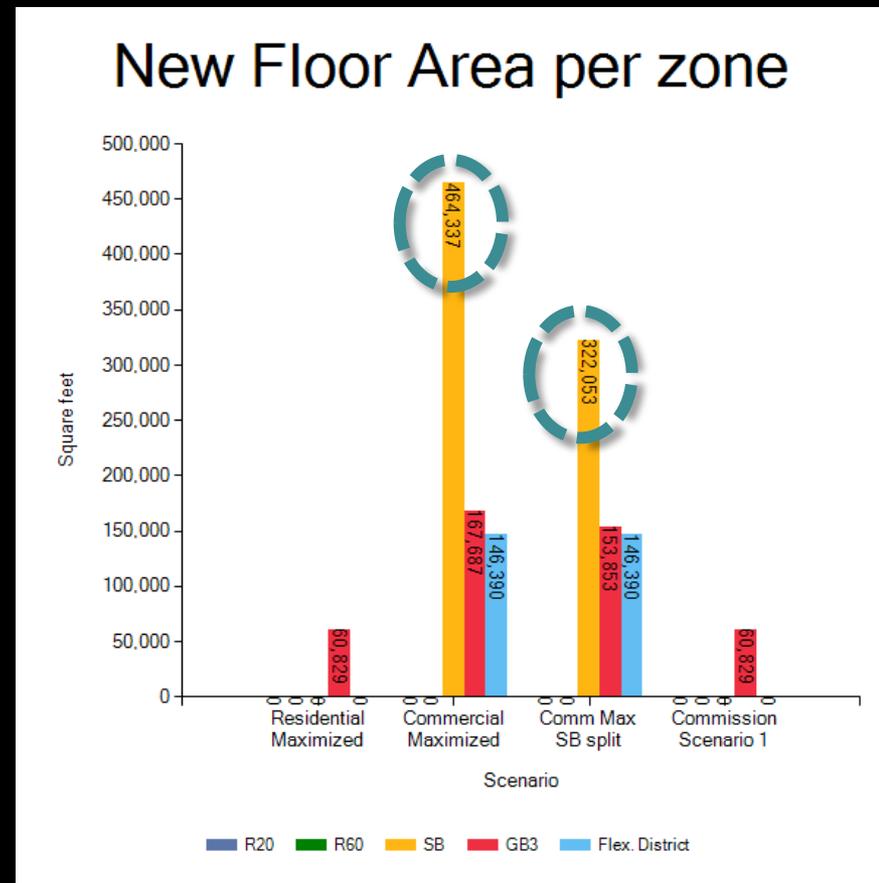


Small Business District



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COMMISSION

- Greatest potential for additional non-residential floor area?
- Small Business District
 - Potentially twice as much as GB3



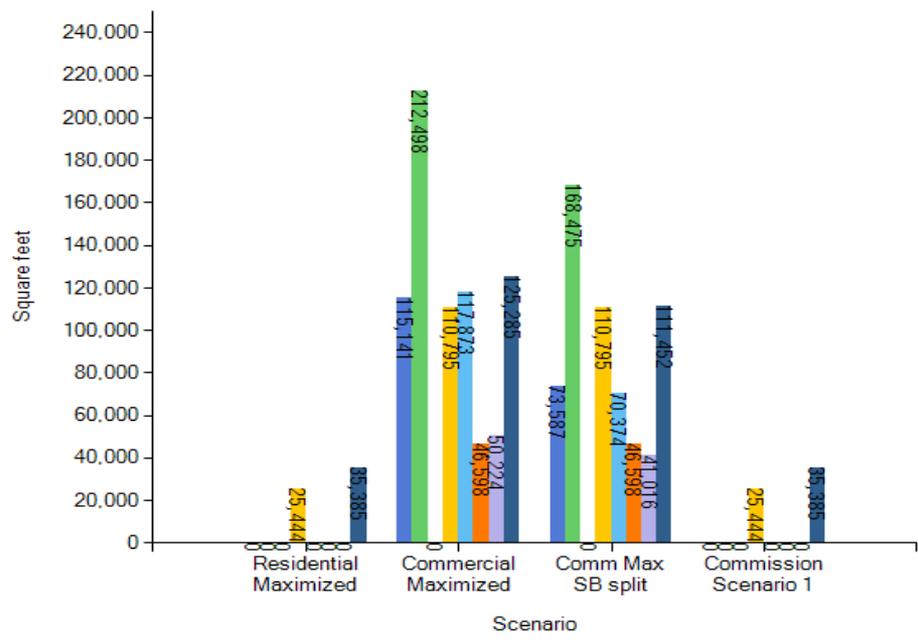
LEGEND

- Cockle Cove Road
- Crowell Road
- Perch Pond SB
- South Chatham Center
- The Cornfield
- West Chatham Center
- West Chatham Residential
- White Pond SB



Chatham Route 28 Visioning Study | Corridor Sub-Areas Map

New floor area per Area



- South Chatham Center
- West Chatham Residential
- White Pond SB
- Perch Pond SB
- Cockle Cove Road
- West Chatham Center
- Cornfield
- Crowell Road

Does this pattern of non-residential development match your vision of the future?

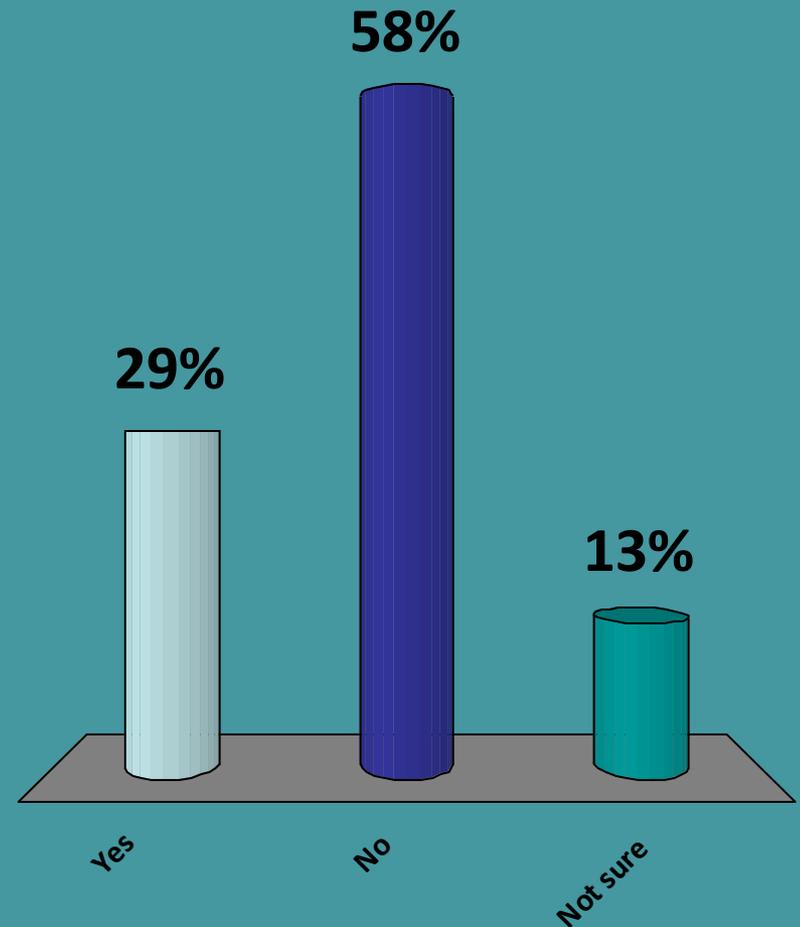


CAPE COD
COMMISSION

A. Yes

B. No

C. Not sure

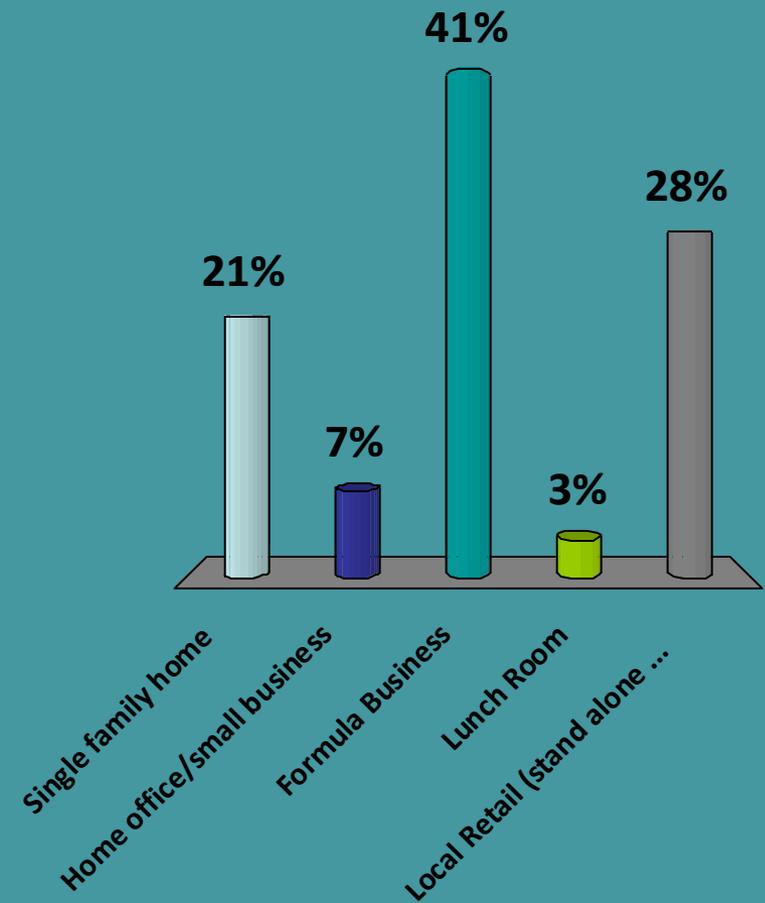


Which of these uses is **not** allowed in the Small Business District?



CAPE COD
COMMISSION

- A. Single family home
- B. Home office/
business in residence
- C. Formula Business
- D. Lunch Room
- E. Local Store (stand
alone commercial)



Which of these uses is **not** allowed in the Small Business District?



CAPE COD
COMMISSION

- A. Single family home
- B. Home office/
business in residence
- C. Formula Business
- D. Lunch Room
- E. Local Store (stand
alone commercial)

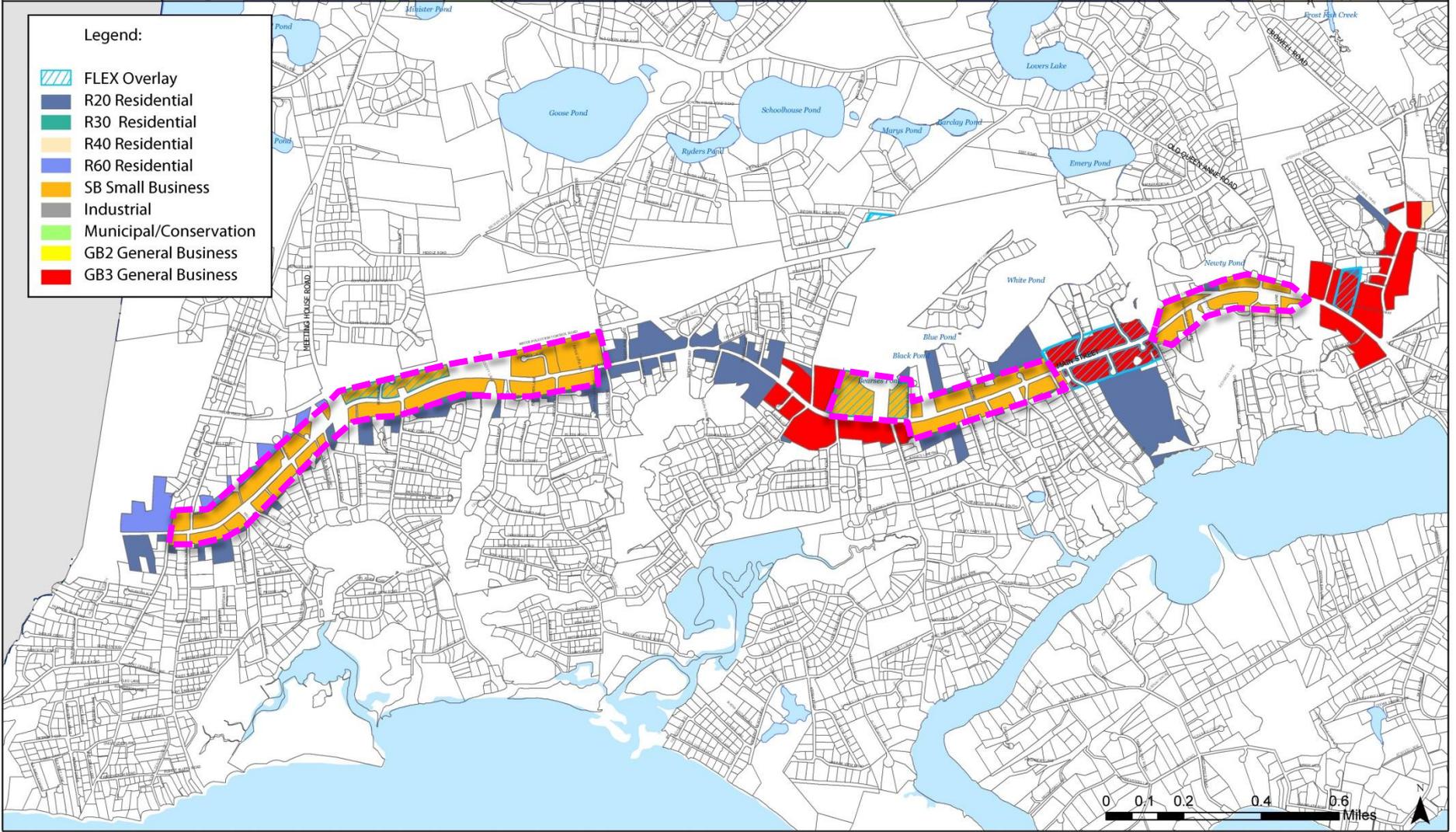


Small Business District



CAPE COD
COMMISSION

- **Not all the uses allowed in the Small Business District appear to be consistent with the concept of a small business district**
- **Retail is restricted to home occupations, but formula business retail can go anywhere with a Special Permit.**
- **SB District stretches along much of Route 28, almost half the lots in the study area.**



Chatham Route 28 Visioning Study | Zoning Map

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Do these Small Business District **uses** match your understanding of the Small Business District?

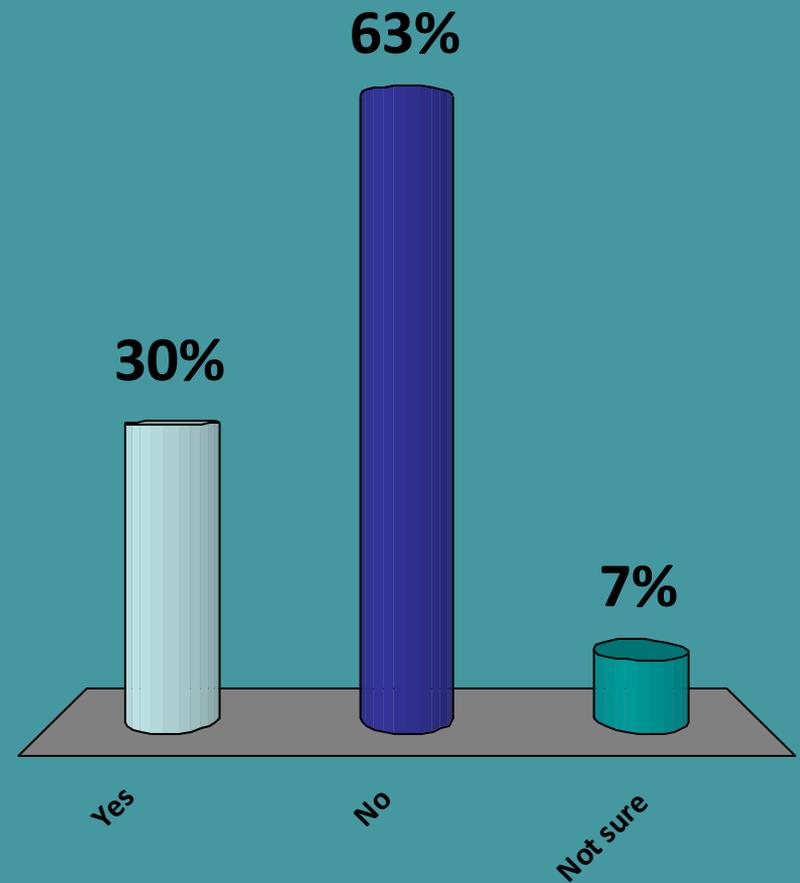


CAPE COD
COMMISSION

A. Yes

B. No

C. Not sure



Buildout observations



CAPE COD
COMMISSION

- Zoning should enable the land use pattern you envision.
- Is this your vision:
 - High residential development potential in commercial zones
 - High non-residential development in the small business zone
 - Formula businesses in the small business zone
 - High density residential in all flex. districts

Is this pattern consistent with your vision for the study area?

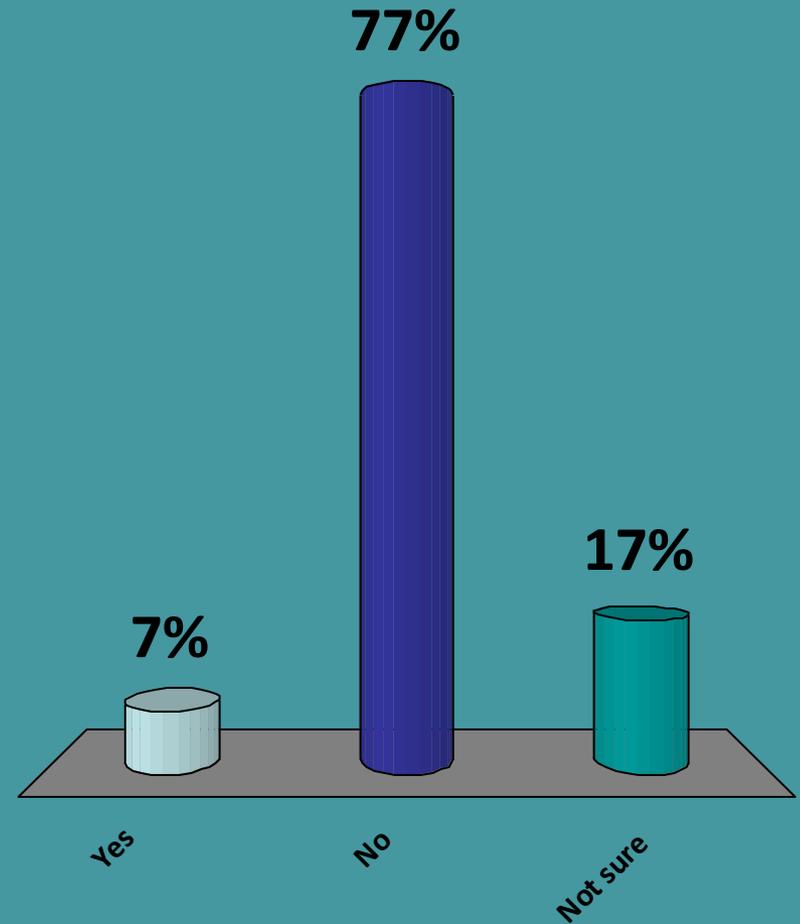


CAPE COD
COMMISSION

A. Yes

B. No

C. Not sure



Questions?





NEXT STEPS

Part 5: Next steps



CAPE COD
COMMISSION

- From tonight:
 - Understand the land use and development potential
 - Understand if the existing zoning framework matches your vision for the area
- Next time, focus will be on the vision for land use in the **future**



Get involved



CAPE COD
COMMISSION

- Website:
[www.chatham-ma.gov/Rte 28corridorproject](http://www.chatham-ma.gov/Rte_28corridorproject)
- Comments to Deanna Ruffer
 - druffer@chatham-ma.gov
- Save the date:
 - June 15th, next workshop!

Please remember to return your keypad

