



CAPE COD
COMMISSION

A Design-Driven Housing Model Bylaw for Cape Cod Towns

This document contains a model bylaw for design-driven housing (re)development on Cape Cod. With some adaptation and local decision-making, this text could be adopted as a standalone district within a local zoning bylaw/ordinance for Cape Cod towns. The model bylaw sets out to:

- Increase the supply of diverse and attainable housing options.
- Encourage development in areas served by infrastructure and amenities.
- Complement existing villages and neighborhoods and encourage adaptive reuse.
- Provide a more walkable mixed-use environment on commercial corridors.

To implement these goals, this bylaw takes a design-driven approach, regulating elements of development that directly relate to building form and site design. This approach is similar to “form-based codes,” but in a way that’s less complex than most form-based implementations. Implementers can think of this as “form-based lite,” regulating only the most impactful design elements.

The model bylaw creates a new district that can be added as a section in existing zoning. This new district replaces other zoning regulations for that area. As written, the **district is divided into subdistricts**, which are appropriate for different areas on the Cape and each implements a different vision of (re)development. Individual **towns can choose which subdistricts are most appropriate** and where they would be applied in town.

The technical specifications in this model bylaw try to be readily usable for local implementers, easily fitting into existing bylaws and working well without much adjustment. **PLEASE SEE THE ACCOMPANYING GUIDE FOR THE REASONING BEHIND THIS MODEL BYLAW’S PROVISIONS.** Nonetheless, there are some places where a town must make decisions about the structure of the bylaw or the scale of redevelopment. *[Places where towns must make decisions or insert language about their existing code are called out in brackets and in pink text.]*

The model bylaw was drafted in conjunction with the Cape Cod Commission by Outwith Studio; Utile; and Attorney Mark Bobrowski, of Blatman, Bobrowski, Haverty & Silverstein.

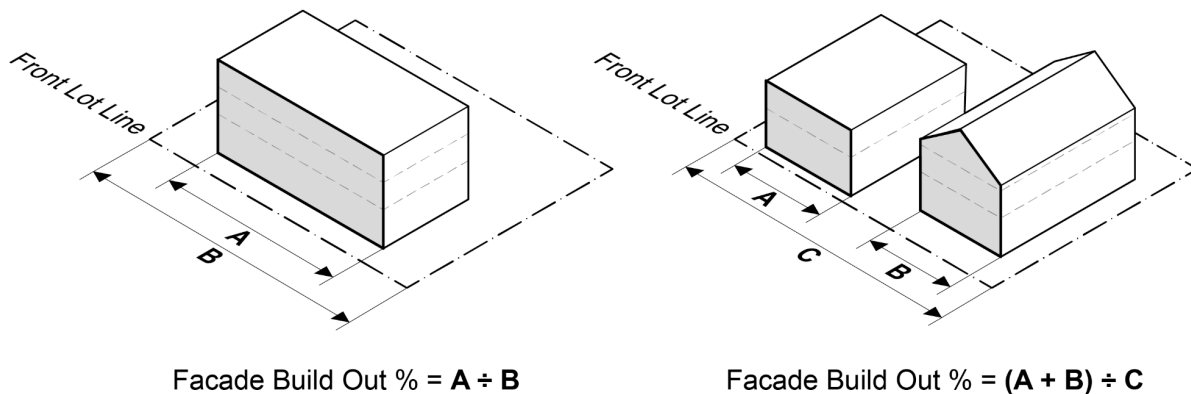
SECTION [X]. Housing Design District

- I. **Purpose.** The purpose of this section is to:
 - A. Allow the development of buildings and uses appropriate to [TOWN], including, but not limited to, its village centers, commercial corridors, and other neighborhoods with distinctive character, in a manner that aligns with the vision of the Town's Comprehensive Plan [OR MASTER PLAN] and other policy documents.
 - B. Expand the diversity of housing options available as well as those that are more financially attainable to year-round Cape Cod residents.
 - C. Encourage development that fosters compact, pedestrian-oriented villages with a diverse mix of residences, shops, offices, institutions, and opportunities for entertainment.
 - D. Allow sufficient density and intensity of uses to promote a lively pedestrian environment, public transit, and variety of businesses that serve the needs of the community.
 - E. Promote the health and well-being of the community by encouraging physical activity, use of alternative modes of transportation, and creating a sense of place.
 - F. Encourage the preservation and reuse of existing buildings.

- II. **Definitions.** Within this section, the following terms shall have the following meanings:
 - A. "Accessory Dwelling Unit" shall mean a secondary dwelling on a parcel containing an existing single-family dwelling, as regulated under [INSERT THE LOCAL ADU SECTION REFERENCE IF APPLICABLE, INCLUDING ANY REFERENCES TO M.G.L. Ch. 40A IF NECESSARY. TOWNS WITHOUT SPECIFIC ADU REGULATIONS SHOULD CONSIDER DELETION OF THE ADU ALLOWANCE IN THIS MODEL BYLAW AND ADOPTION OF STANDALONE ADU LEGISLATION].
 - B. "Attached Single-family Dwelling" shall mean a structure containing a single dwelling unit that shares a party wall with one or more structures also containing a single dwelling unit. Attached single-family dwellings may sit on their own parcel or a parcel shared by more than one attached single-family dwelling.
 - C. "Building Footprint" shall mean the area of the outline of the above-grade building, inclusive of all floors, as measured to the exterior faces of the walls, exclusive of unenclosed spaces such as porches and balconies.
 - D. "Building Height" shall mean the distance measured vertically from the average grade at the building footprint to the highest point of the roof beam.
 - E. "Cottage Court" shall mean a residential development containing detached single-family residential dwellings clustered around shared common outdoor areas. Cottage courts may or may not contain accessory amenity buildings for use by residents.

- F. "Dwelling Unit" shall mean a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Dwelling units include detached and attached single-family dwellings, apartments, and residential condominiums.
- G. "Facade" shall mean the exterior wall of a building.
- H. "Facade Build Out" shall mean the ratio of the facade width to the lot width, calculated by dividing the cumulative facade width by the lot width.




Figure 1. Facade Build Out (for a single building on a lot and multiple buildings on a lot)

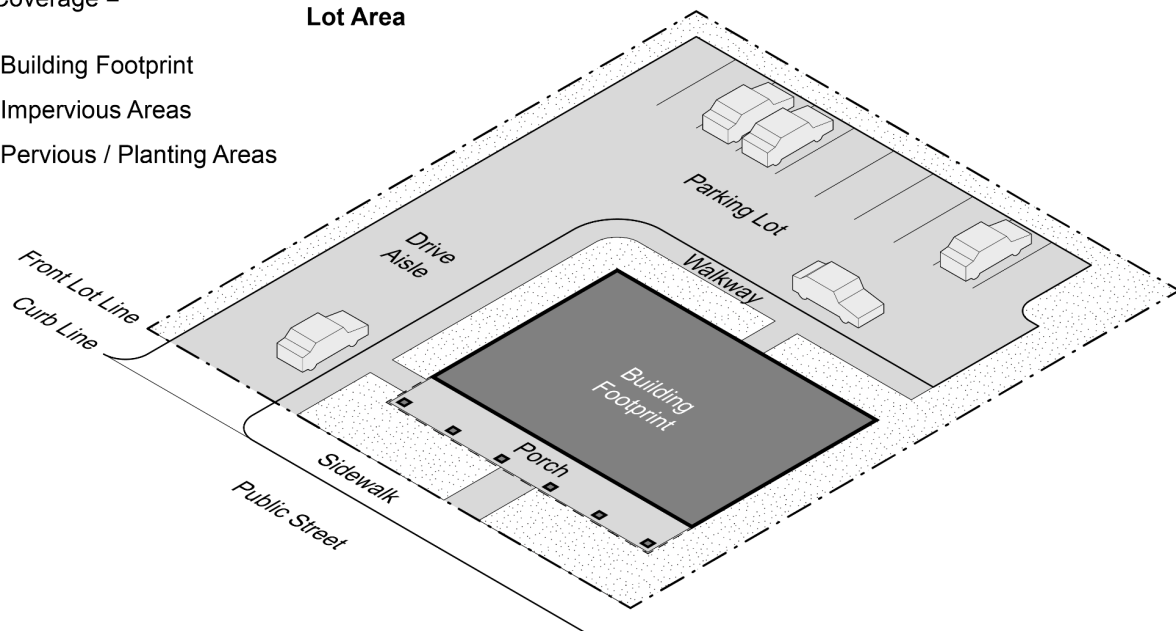


- I. "Frontage Area" shall mean the area of a lot between the front lot line and maximum front setback.
- J. "Gross Floor Area" shall mean the sum of the areas of each floor of a building as measured to the exterior faces of the walls, inclusive of enclosed spaces intended for the parking of motor vehicles and exclusive of unenclosed spaces such as porches and balconies. The area of a half story only includes that which has a minimum height clearance of 7 ft to the ceiling.
- K. "Lot Coverage" shall mean portions of a development where the land is covered by an impervious surface, such as buildings, roads, driveways, porches, or other paved or hardscaped areas.

Figure 2. Lot Coverage

$$\text{Lot Coverage} = \frac{\text{Building Footprint} + \text{Impervious Areas}}{\text{Lot Area}}$$

-  Building Footprint
-  Impervious Areas
-  Pervious / Planting Areas



- L. "Lot Depth" shall mean the distance from the midpoint of the front lot line to the midpoint of the rear lot line of a lot or to the most distant point on any other lot line where there is no rear lot line.
- M. Lot Lines
 1. "Lot Line" shall mean the boundary that legally and geometrically demarcates a lot.
 2. "Front Lot Line" shall mean any lot line abutting a thoroughfare, excluding an alley.
 3. "Side Lot Line" shall mean any lot line other than a front or rear lot line.
 4. "Rear Lot Line" shall mean the lot line farthest from or opposite to the front lot line.
- N. "Lot Width" shall mean the length of the front lot line of a lot.
- O. "Mixed-use Developments" and "Mixed-use Buildings" shall mean buildings with both residential and non-residential uses included within them.
- P. "Modification" shall mean the alteration or structural change of an existing structure.
- Q. "Multifamily Housing" shall mean residential uses of any configuration in which there is more than one dwelling unit per building.
- R. "Party Wall" shall mean a wall separating two attached buildings.
- S. "Principal Entrance" shall mean the addressed entrance to a building or commercial space.
- T. Roofs

1. "Roof Form" shall mean the shape and architectural features of a building's roof, inclusive of the roof forms defined under this section.
2. "Flat Roof" shall mean a roof with no slope greater than 2:12.
3. "Gable Roof" shall mean a roof sloped on two sides from a central ridge with an exterior wall (gable) enclosing each end.
4. "Gambrel Roof" shall mean a compound, gabled roof with two slopes on each of its two sides, where the lower has a steeper slope or pitch than the upper, inclusive of English, Dutch, and Jerkinhead gambrel roofs.
5. "Hip Roof" shall mean a roof with four uniformly pitched or sloping sides, inclusive of kicked hip (witch's hat) and Dutch gable roofs.
6. "Mansard Roof" shall mean a compound, four-sided roof where each side has two slopes, where the lower has a very steep, almost vertical, slope or pitch, dormer windows, and eaves extending with a radius or kick, rather than a flat projection.
7. "Pitched Roof" shall mean a gable, gambrel, hip, or mansard roof.

U. Story

1. "Story" shall mean the portion of a building located between the surface of a habitable floor and the surface of the habitable floor or roof above.
2. "Story, Ground" shall mean the lowest story of a building with a finished floor at or above the average grade plane adjacent to the building.
3. "Story, Half" shall mean a partial story under a sloping roof, the wall plates of which, on two exterior walls, are not more than two (2) feet above the floor of said partial story.
4. "Story, Upper" shall mean any full story above the ground story of a building.

III. Establishment and Application

- A. **Establishment.** The Housing Design District, hereinafter referred to as the "HDD" is a base zoning district having a land area of approximately [ACREAGE] acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map as set forth on the map entitled "Housing Design District, dated [MAP DATE]." This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the [TOWN] Clerk.
- B. **Subdistricts.** The HDD contains the following subdistricts shown on the Zoning Map as set forth on the map entitled "Housing Design District, dated [DATE], prepared by [NAME]." The subdistricts are as follows:
 1. **Village Center Moderate Density (VCM):** A subdistrict characterized by relatively dense commercial, residential, and mixed-use buildings of up to 3 stories and sited in close proximity to each other, often abutting with party

walls. Buildings are close to the sidewalk with parking located at the rear or side.

2. **Village Center Low Density (VCL):** A subdistrict characterized by less dense commercial, residential, and mixed-use buildings of up to 2.5 stories and set back from side lot lines. Front setbacks range from two (2) feet to fifteen (15) feet, sometimes more, with parking located at the rear or side.
3. **Mixed-Use Corridor (MC):** A subdistrict characterized by suburban commercial uses and large parking lots, such as motels, single-story restaurants, gas stations, and other auto-dependent businesses. Front setbacks are typically more than twenty-five (25) feet with parking located at the front, side, and rear.
4. **Residential Moderate Density (RM):** A subdistrict characterized by relatively dense single-family, or in rare instances two-family, residential buildings of up to 2 stories and set back a modest distance from front, side, and rear lot lines. Driveways and parking are typically located at the front or to the side of the buildings.
5. **Residential Low Density (RL):** A subdistrict characterized by less dense single-family residential buildings of up to 2 stories and set back a significant distance from front, side, and rear lots lines. Driveways and parking are typically located at the front or to the side of the building.

C. Application and Other Zoning Regulations.

1. The HDD is a base zoning district. Developments within the HDD may be subject to overlay districts regulating portions of the HDD.
2. The development of projects meeting the requirements of this section are allowed within the HDD. No projects that do not meet the requirements of this section are allowed within the HDD, except that modifications to any existing structure that do not alter the building footprint, façades, and roof are exempt from the requirements of Section V. Lot Standards and Section VI. Building Standards. New additions attached to existing structures must meet the requirements of Section VI.L.
3. In the event of a conflict between this section and other sections, the requirements of this section shall apply. Where this section does not provide specific regulations, other existing zoning sections which do provide specific standards still apply.

D. Administration, Enforcement, and Appeals.

1. The provisions of this section shall be administered by the [INSERT TITLE OF THE BUILDING INSPECTOR, BUILDING COMMISSIONER, INSPECTIONAL

SERVICES DIRECTOR, OR SIMILAR BY-RIGHT ADMINISTRATOR], except as otherwise provided herein.

2. Where a Special Permit is required for developments permitted under this section, the Special Permit Granting Authority shall be [INSERT SPGA].
3. Any request for enforcement or appeal arising under this Section [x] shall be governed by the applicable provisions of G. L. Chapter 40A, ss. 7, 8, and 15.

IV. Permitted Uses

- A. All residential uses that adhere to the requirements of this section shall be allowed, according to the following requirements.
 1. Multifamily housing of [12 to 20] units or fewer shall be allowed by-right.
 2. Multifamily housing of more than [12 to 20] units shall be allowed by-right and subject to Site Plan Review under [INSERT SITE PLAN REVIEW SECTION REFERENCE].
 3. Attached single-family dwellings shall be allowed by-right and subject to Site Plan Review under [INSERT SITE PLAN REVIEW SECTION REFERENCE].
 4. Cottage courts shall be allowed by-right and subject to Site Plan Review under [INSERT SITE PLAN REVIEW SECTION REFERENCE], except in the [INSERT CHOSEN DISTRICTS] where they shall be prohibited.
 5. Accessory dwelling units shall be allowed by-right, but only on the lots containing existing detached single-family dwellings in and subject to the provisions of [INSERT ADU SECTION REFERENCE IF APPLICABLE, INCLUDING ANY REFERENCES TO M.G.L. Ch. 40A IF NECESSARY. TOWNS WITHOUT SPECIFIC ADU REGULATIONS SHOULD CONSIDER DELETION OF THE ADU ALLOWANCE IN THIS MODEL BYLAW AND ADOPTION OF STANDALONE ADU LEGISLATION].
- B. Development of new detached single-family dwellings is prohibited.
- C. Mixed-use developments containing residential and non-residential uses shall be allowed by-right in the subdistricts [VCM, VCL, MC] and by Special permit in [RM, RL] with the following regulations on non-residential uses.
 1. Commercial uses shall be allowed, except the following shall be prohibited:
 - a) Commercial parking
 - b) Automobile Maintenance and Repair
 - c) Automobile Sales
 - d) Boat Sales
 - e) Boat Storage
 - f) Gasoline sales

- g) Contractor Services
 - h) Funeral Services
 - i) Marina
 - j) Public Transportation Maintenance
 - k) Self-Storage Facility
 - l) Any commercial use that includes a “drive-thru” or similar component
 - 2. Institutional uses shall be allowed [except the following shall be prohibited:]
 - a) [INSERT ANY PROHIBITED USES HERE]
 - 3. Industrial uses shall be prohibited, except for the following shall be allowed by Special Permit by the [INSERT SPGA] under the provisions of section [INSERT SPECIAL PERMIT SECTION HERE]:
 - a) Breweries and wineries that include accessory retail and/or food service
 - b) Workshops and other light industrial facilities that include retail
 - 4. 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.
- D. Accessory uses customarily incidental to any of the permitted uses shall be allowed by-right.
- E. Non-residential uses are not allowed in accessory dwelling units.

Table 1. Lot Standards by Subdistrict

Sub-district	Building Setbacks			Building Separation (min)	Lot Coverage (max) (c)	Facade Build Out (min)	
	Front (min/max) (a, b)		Rear (min)				Side (min)
VCM ^{a, b}	0 ft	10 ft	0 ft; Abutting SF District: 20 ft	0 ft; Abutting SF District: 20 ft	5 ft	100%	75%
VCL ^{a, b, c}	2 ft	15 ft	7 ft; Abutting SF District: 25 ft	7 ft; Abutting SF District: 25 ft	10 ft	80%	60%
MC	10 ft	20 ft	10 ft; Abutting SF District: 25 ft	10 ft; Abutting SF District: 25 ft	10 ft	80%	60%
RM ^{a, b, c}	15 ft	30 ft	15 ft	15 ft	20 ft	50%	N/A
RL ^{a, b, c}	15 ft	50 ft	25 ft	20 ft	30 ft	40%	N/A

Table 1 Footnotes

- a. See Section V.B.2. on contextual front setback requirements.
- b. See Section V.B.3. on minimum sidewalk width requirements.
- c. See Section V.D.2 on additional lot coverage allowances.

V. Lot Standards

- A. In the HDD, multiple buildings are permitted on each lot, subject to the setback and lot coverage standards set in Table 1. Lot standards vary based on the subdistricts.

- B. Setbacks
 1. Setbacks of buildings shall be regulated by subdistricts according to the standards of Table 1. In Table 1, “min” shall mean the minimum allowable setback, and “max” shall mean the maximum allowable setback.
 2. In the VCM, VCL, RM, and RL subdistricts, new development must have a contextual front setback, where the minimum and maximum front setbacks are equal to the distances that the buildings closest to the street are set back from the front lot line on the two abutting lots facing the same public way. If the lot on either side of the subject lot is vacant or has a setback greater than 50’, the minimum and maximum front setbacks identified in Table 1 shall govern.
 3. In the VCM, VCL, and MC subdistricts, when development occurs on any lot abutting a sidewalk that is less than ten (10) feet in total width, buildings must be set back to a distance that gives the sidewalk and frontage area a combined width of at least 10 feet. The minimum front setback may be increased accordingly in those cases.

- C. Facade Build Out
 1. Building facade(s) must be built parallel to any primary front lot line at or between the minimum and maximum front setbacks.
 2. Building facade(s) must be built out along the front lot line to a percentage of the lot's width as specified in Table 1 under the column “Facade Build Out.” Total facade build-out is calculated by dividing the total width of all facades by the lot width and may be met cumulatively by multiple buildings.
 3. For sites with a lot width of more than 200 feet, projects may seek a Special Permit for a reduction in the minimum facade build out ratio requirement.
 4. Buildings on corner lots must meet the facade build out requirement along the primary public way; the facade build out requirement does not apply to secondary public way(s).

- D. Lot Coverage
 1. Lot coverage shall be regulated by subdistricts according to the standards of Table 1 and is calculated as the sum of impervious surface areas, such as buildings, roads, driveways, porches, or other paved or hardscaped areas.
 2. In the VCL, RM, and RL subdistricts, an additional ten (10) percent of lot coverage above the otherwise applicable limit may be permitted for the following amenity features accessory to residential uses provided that such

features shall at no time be enclosed or be used for parking: decks, patios, porches, terraces, tennis or other outdoor game courts, swimming pools and swimming pool aprons, walkways, window wells, pervious pavement designed and maintained to attenuate discharge from a 10-year or higher 24-hour storm event onsite, subject to review and approval by the [Town Planner/Stormwater Administrator], and/or pads associated with the installation of outdoor, shared electric vehicle charging stations for the dedicated purpose of residents of the lot.

E. Building Separation

1. Multiple buildings on a single lot must comply with the building separation distance at all points as specified in Table 1 of this section, except:
 - a) For cottage court developments, building separation is a minimum of ten (10) feet, regardless of the standards in Table 1.
 - b) For attached single-family dwellings, building separation may be zero (0) feet, regardless of the standards in Table 1.
2. In cases where other housing types and configurations are mixed with cottage court developments and/or attached single-family dwellings, the minimum building separation between cottage courts and/or attached single-family dwellings and/or other residential housing types must follow the standards in Table 1.

F. Cottage Court Standards

1. A cottage court development comprising multiple buildings is allowed on a single lot.
2. Detached single-family dwellings in cottage courts shall be sited to surround a central outdoor space shared by residents.

Table 2. Building Height Standards by Subdistrict

Sub-district	Building Height, Stories (max) (a)	Building Height, Feet (max)	Ground Story Height, Feet (min/max)		Upper Story Height, Feet (min/max)		Half Story Height, Feet (max)
			Commercial	Residential	Commercial	Residential	
VCM	3.0 Stories	Mixed Use: 36 ft Residential: 34 ft	Commercial: 12 ft; Residential: 9 ft	Commercial: 15 ft; Residential: 12 ft	9 ft	11 ft	12 ft
VCL	2.5 Stories	Mixed Use: 32 ft Residential: 30 ft	Commercial: 12 ft; Residential: 9 ft	Commercial: 14 ft; Residential: 12 ft	9 ft	11 ft	12 ft
MC	3.0 Stories; Within 50 ft of Lot Line Abutting SF District: 2.5 Stories	Mixed Use: 46 ft Residential: 44 ft; Within 50 ft of Lot Line Abutting SF District: 36 ft and 34 ft respectively	Commercial: 12 ft; Residential: 9 ft	Commercial: 16 ft; Residential: 12 ft	9 ft	11 ft	12 ft
RM	2.0 Stories	30 ft	9 ft	12 ft	9 ft	11 ft	12 ft
RL	2.0 Stories	30 ft	9 ft	12 ft	9 ft	11 ft	12 ft

Table 2 Footnotes

- a. The maximum number of stories of cottage court buildings and accessory dwelling units is 1.5, regardless of the zoning subdistrict. The maximum number of stories of attached single-family dwellings is 2.5, regardless of the zoning subdistrict.

Table 3. Building Footprint, Units, and Articulation Standards by Subdistrict

Sub-district	Building Footprint (max) (a)	Units per Building (min/max) (b)		Unit Area (max)	Roof Form Permitted	Length of Continuous Facade and Roof Form (max)
VCM	4,500 sf; Special Permit: 15,000 sf	3 Units	12 Units; Special Permit: N/A	2000 sf	Flat, Pitched	50 ft
VCL	4,500 sf	2 Units	12 Units	2000 sf	Pitched	50 ft
MC	15,000 sf	6 Units	N/A	2000 sf	Flat, Pitched	[50 to 80 ft]
RM	2,500 sf	2 Units	4 Units	2000 sf	Pitched	50 ft
RL	2,500 sf	2 Units	4 Units	2000 sf	Pitched	50 ft

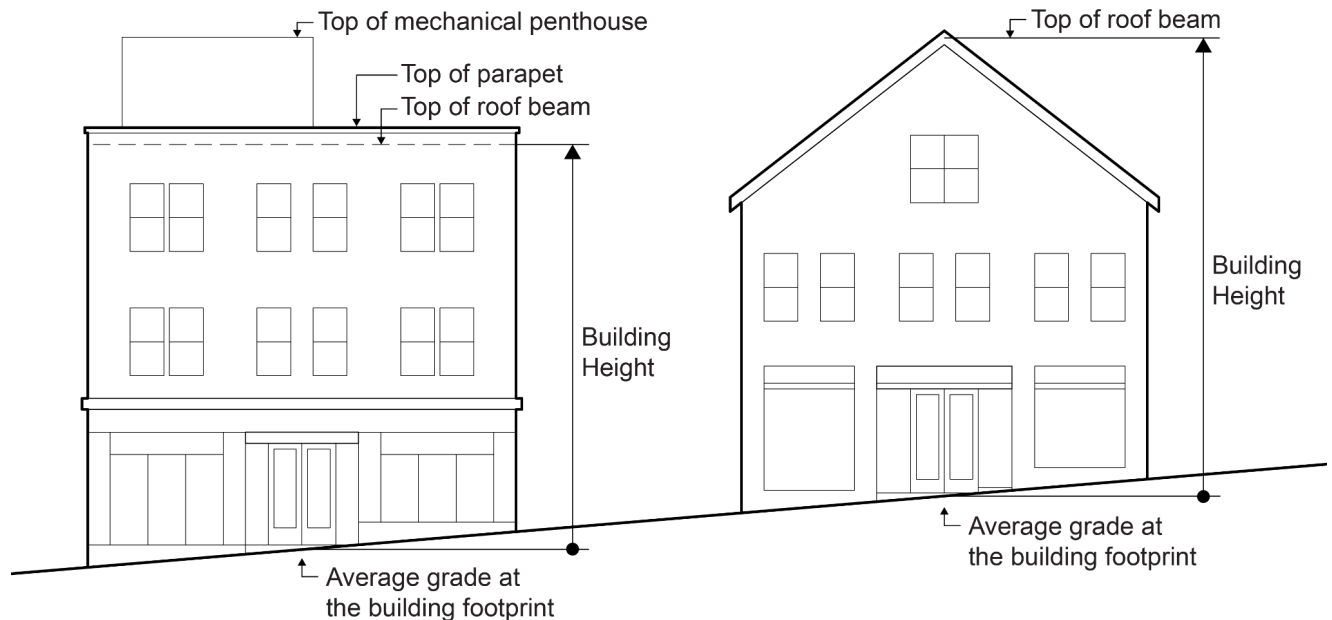
Table 3 Footnotes

- a. The maximum building footprint for a group of attached single-family dwellings (such as townhomes or rowhomes) is equal to that of the maximum building footprint for a single building listed in this column.
- b. Residential uses built as attached single-family dwelling units, accessory dwelling units, or cottage court units are allowed only one unit per building.

VI. Building Standards

- A. Buildings shall adhere to the standards set forth in Table 2 and Table 3. Building standards vary based on the subdistricts.
- B. Building Height
 - 1. Building height is measured from the average grade at the building footprint to the top of the roof beam.

Figure 3. Building Height



C. Number of Stories

- 1. The ground story is always counted as one (1) story.
- 2. Any upper story is counted as one (1) additional story.
- 3. A basement is counted as one (1) story if at least half of the clear ceiling height is above the average grade at the building footprint and it is used for dwelling or commercial purposes.
- 4. Habitable space located directly under a pitched roof is counted as a half (0.5) story, provided the following standards are all met:
 - a) At least two opposite roof planes are pitched toward each other.
 - b) A pitched roof may be composed of roof planes with different slopes.
 - c) The slope of any pitch must be between 7:12 (30.3 degrees) and 14:12 (49.4 degrees). If the pitch is greater than 14:12, this story is counted as a full story.
 - d) The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the

finished floor of the half-story; otherwise, this story is counted as a full story.

- e) Dormer windows may not occupy more than 75% of the total pitched roof slope area and must be setback from all sides by a minimum of three (3) feet.
 - f) The width of dormers must not exceed twelve (12) feet and, where applicable, must be separated from each other by a minimum of three (3) feet.
- 5. An uppermost story with a flat roof is also counted as a half (0.5) story if it fits within a half-story pitched roof form described above.
 - 6. Non-habitable attic space located under a pitched roof is not counted as a half story. The slope of a pitched roof of a non-habitable attic space must be at minimum 5:12 (22.6 degrees).
- D. Story Height
- 1. Each individual story of a building is measured independently.
 - 2. The height of the ground story and upper story(ies) of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, at all points.
 - 3. The height of a half story is measured vertically from the surface of the finished floor to the top of the highest roof beam above.

Figure 4. Number of Stories and Story Height

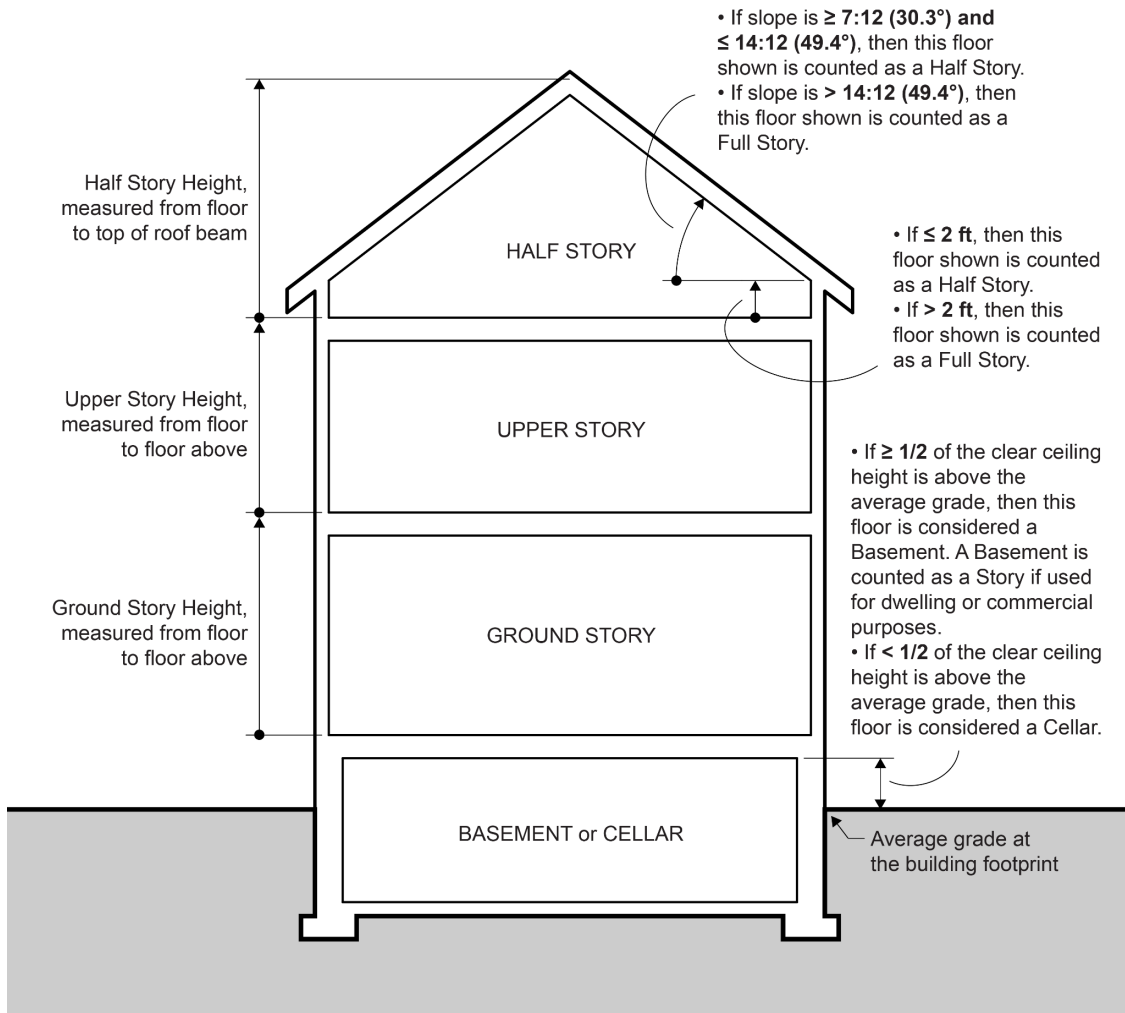
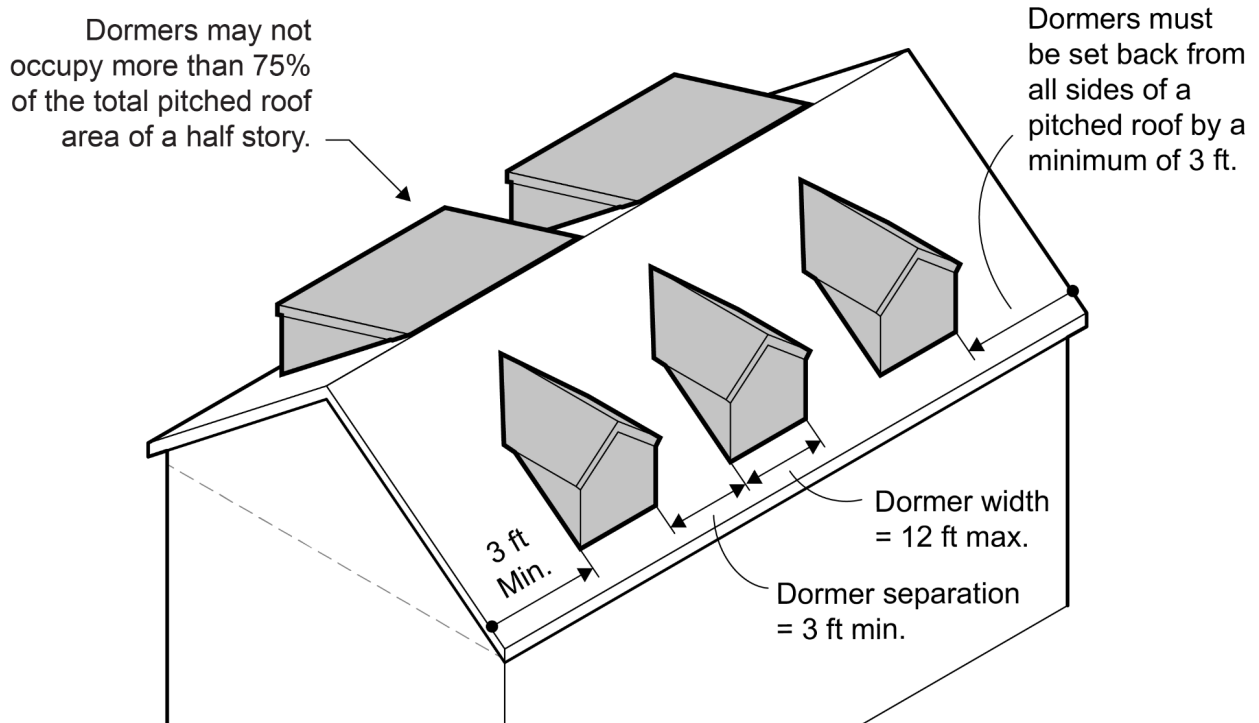


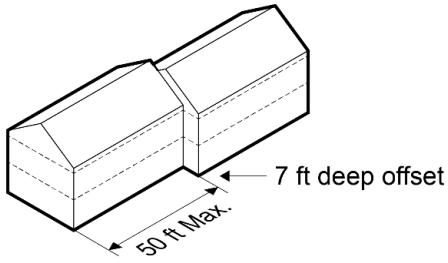
Figure 5. Dormers



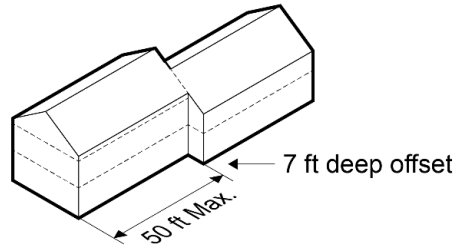
E. Facade and Roof Form Articulation

1. The facade and roof form of any building may be continuous up to a maximum length as specified in Table 3 under the column "Length of Continuous Facade and Roof Form (max)," after which the facade and corresponding roof form must be varied according to both of the following articulation requirements:
 - a) The facade must be divided vertically by an offset or recess of at least seven (7) feet deep and ten (10) feet wide for the full height of the building, except for any portion of the ground story with ground story commercial uses in areas with existing continuous commercial wall facades.
 - b) The corresponding roof form must be changed in at least one way below:
 - (1) Roof form type (e.g., pitched, hip, gambrel, flat, etc.),
 - (2) Roof ridge orientation,
 - (3) Roof ridge height of at least five (5) feet, and/or
 - (4) Roof alignment of at least seven (7) feet.

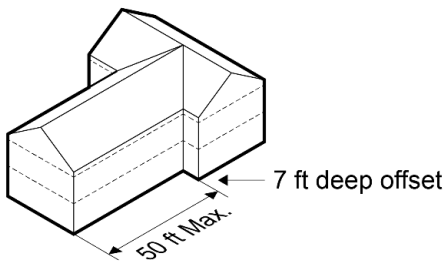
Figure 6. Example Facade and Roof Form Articulation Combinations



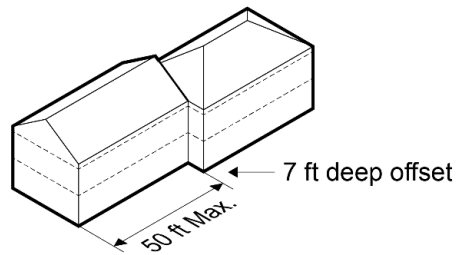
Facade **offset** of 7 ft min.
+ Change in **roof alignment** of 7 ft min.



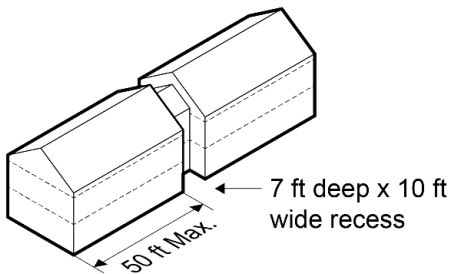
Facade **offset** of 7 ft min.
+ Change in **roof ridge height** of 5 ft min.



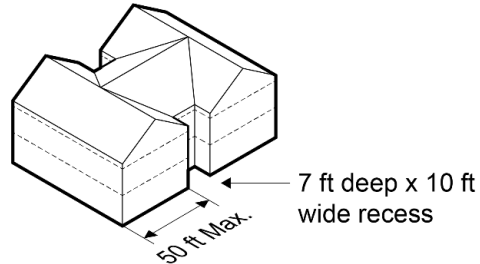
Facade **offset** of 7 ft min.
+ Change in **roof ridge orientation**



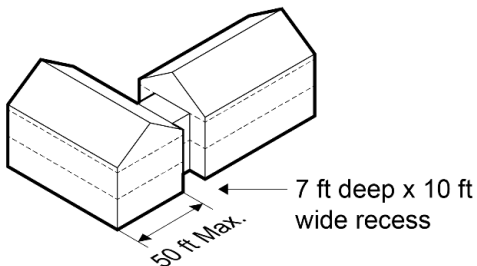
Facade **offset** of 7 ft min.
+ Change in **roof form type** (pitched to hip)



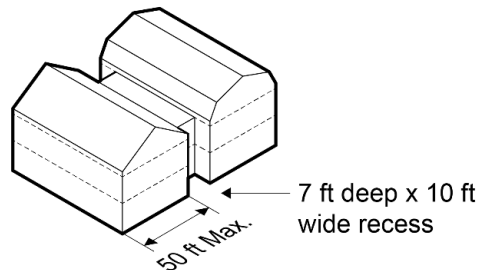
Facade **recess** of at least 7 ft by 10 ft
+ Change in **roof ridge height** of 5 ft min.



Facade **recess** of at least 7 ft by 10 ft
+ Change in **roof ridge orientation**



Facade **recess** of at least 7 ft by 10 ft
+ Change in **roof form type** (pitched to flat)
+ Change in **roof ridge orientation**



Facade **recess** of at least 7 ft by 10 ft
+ Change in **roof form type** (pitched to flat)
+ Change in **roof form type** (flat to gambrel)

F. Roof Features

1. Non-habitable architectural features including, but not limited to, mechanical and stairwell penthouses; vents or exhausts; solar panels or skylights; belfries, chimneys, cupolas, parapets, spires, and steeples are permitted on roofs.

G. Building Entry

1. Each facade on a front lot line must include at least one principal entrance. Buildings located on a corner lot must have at least one principal entrance facing the primary public way.
2. Principal entrance(s) must have a projecting awning, canopy, or other articulation to signal building entry and provide adequate protection from the elements.

H. Mixed-Use Building Standards

1. All non-residential uses in mixed-use buildings shall be located on the ground floor.
2. Mixed-use multi-story buildings with ground floor non-residential uses must have one principal entrance for each non-residential space in addition to one entrance for upper-story residential uses.
3. At least 90% of each ground floor space intended for non-residential uses shall be at least 25 feet deep, as measured from the front facade to the back of the ground floor unit's leasable area.

I. Cottage Court Standards

1. Residential uses built as cottage court units are allowed only one unit per building.
2. Residential buildings in a cottage court shall have a maximum building footprint of 900 square feet and a maximum gross floor area of 1,500 square feet.
3. Residential buildings in a cottage court shall have a maximum building height of 1.5 stories, regardless of the zoning subdistrict.
4. For cottage court developments, building separation is a minimum of ten (10) feet, regardless of the standards in Table 1.

J. Attached Single-family Dwelling Standards

1. Residential uses built as attached single-family dwelling units (such as townhomes or rowhomes) are allowed only one unit per attached building[, **except where subject to Accessory Dwelling Unit regulations of section [INSERT SECTION]].**
2. The maximum building footprint for a group of attached single-family dwellings is equal to that of the maximum building footprint for a single building listed in Table 3. The Facade and Roof Form Articulation requirement (Section VI.E.) also applies, as listed in Table 3 under "Length of Continuous Facade and Roof Form."

3. The maximum gross floor area of an attached single-family dwelling is 2,000 square feet.
 4. The maximum number of stories of attached single-family dwellings is 2.5, regardless of the zoning subdistrict.
- K. Accessory Dwelling Unit Standards [ONLY INCLUDE THIS IF ADUs ALREADY HAVE AN EXISTING PROVISION IN THE LOCAL ZONING. TOWNS WITHOUT ADU PROVISIONS SHOULD DELETE THIS AND OTHER ADU REFERENCES AND CONSIDER ADOPTING ADU LEGISLATION SEPARATELY].
1. Detached structures used as accessory dwelling units are allowed only one unit per building.
 2. Accessory dwellings are subject to the standards set forth in [INSERT ADU SECTION REFERENCE IF APPLICABLE, INCLUDING ANY REFERENCES TO M.G.L. Ch. 40A IF NECESSARY].
- L. Adaptive Reuse Standards
1. Modifications to any existing structure that do not alter the building footprint, façades, and roof are exempt from the requirements of Section V. Lot Standards and Section VI. Building Standards.
 2. New additions are only permitted to be attached to the rear and side elevations of the existing principal building and must meet the Building Setback and Building Separation requirements in Table 1.
 3. The maximum footprint of a new addition attached to the rear or side elevations of an existing principal building is [20 to 50%] of the existing principal building.
 4. Any portion of the new addition attached to the side elevations of the existing principal building must be set back at least twenty (20) feet from the front facade line of the existing principal building.
 5. New additions attached to the rear or side elevations of an existing principal building may be built up to the maximum building height as specified in Table 2. If said new addition exceeds the height of the existing principal building, then a transition building volume of at least ten (10) feet in depth must be included between the new addition and the existing principal building.
- M. Mechanical Equipment
1. Roof-mounted mechanical equipment must be screened and set back at least ten (10) feet from any exterior building wall.
 2. Wall-mounted mechanical and/or electrical equipment such as louvers, exhaust equipment, ducts, alarm devices, cable boxes, utility meters, etc. must not be mounted on a facade facing a front lot line.
 3. Ground-mounted mechanical equipment must not be visible from a primary public way.

Table 4. Maximum Automobile Parking by Subdistrict

Use Type	VCM (max)	VCL (max)	MC (max)	RM (max)	RL (max)
Residential uses (per dwelling unit)	1.0	1.0	1.5	1.5	1.5
Retail and food service (per 1000 square feet gross floor area)	2.0	2.0	2.5	2.0	2.0
Other commercial, industrial, or institutional uses (per 1000 square feet gross floor area)	2.0	3.0	3.0	3.0	3.0

VII. Parking and Site Standards

A. Parking Requirement

1. Parking must be provided as specified by Table 4 and is calculated as the sum of all required spaces, including any adjustment specified for on-site shared parking.

B. Parking Location

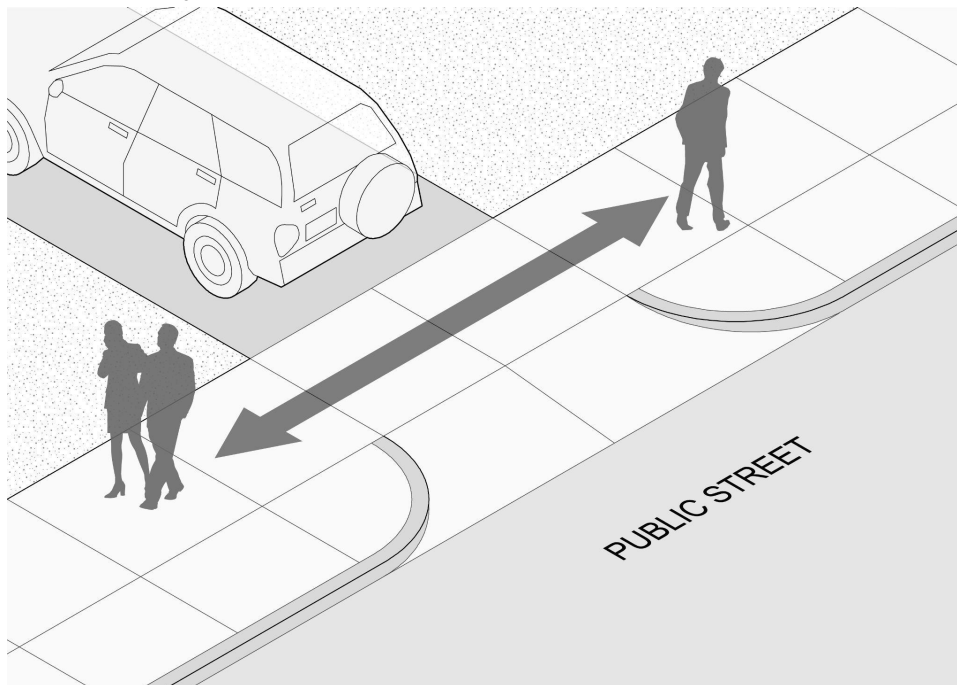
1. Parking spaces must be located on the same lot as the building they support and may be provided within a principal building, outbuilding, or as surface parking.
2. All parking spaces and structures must be located at or behind the following setback line:
 - a) Enclosed parking within a principal building should be set back behind the front facade line a minimum distance as specified below based on the ground floor use:
 - (1) Commercial: twenty-five (25) feet
 - (2) Residential: zero (0) feet (i.e., enclosed parking is prohibited between the front lot line and the principal building)
 - b) Side surface parking should be set back a minimum of ten (10) feet behind the front facade line.
3. Motor vehicle parking of any type is prohibited within the frontage area of a lot and any required landscape buffer.

C. Parking Access

1. 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. At no point should access to parking be located between the front building facade and the front lot line.

2. Shared use of parking lots, by multiple uses and/or developments on multiple parcels, is encouraged.
- D. Curb Cuts and Driveways
1. The maximum width of a curb cut and driveway for access to parking lots and structures is as follow:
 - a) One-lane: 12 ft
 - b) Two-lane: 24 ft
 2. Each lot is limited to one curb cut per street frontage. Lots with more than 400 feet of frontage may be allowed one additional curb cut if there is no feasible access from the side or rear of the lot.
 3. A driveway apron may be installed only within the area between the curb and the pedestrian area of a sidewalk.
 4. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (i.e., scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the pedestrian sidewalk.

Figure 7. Sidewalk Continuity at Curb Cuts



- E. Surface Parking Lot Design
1. Parking lots and commercial service areas abutting properties in any residential districts along any side or rear lot line must provide a landscaped buffer of at least eight (8) feet in depth.

2. At least twenty (20%) percent of paved parking lot areas, inclusive of driveways, must be landscaped. Landscape buffers abutting residential districts are excluded from the calculation of the parking lot area.
- F. Service Areas
1. 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.
 2. Outdoor service areas that are visible from a public street, public space, or abutting properties in any residential district must be fully screened from view.
- G. Landscape and Stormwater Management
1. Low-Impact-Development practices consistent with state law, such as rain gardens and bioswales, should be installed to treat and infiltrate runoff from parking lots, thoroughfares, entry plazas, dining patios, and other impervious surfaces.
 2. Lot areas not covered by structures or impermeable surfaces must be landscaped.
 3. Where vegetative solutions are not feasible, permeable pavers, porous concrete, or porous asphalt should be used for sidewalk, parking lots, entry plazas, and dining patios to infiltrate stormwater.
- H. Relief from Parking Requirements
1. Relief from the parking requirements of Table 4 and subsection VII shall require a Special Permit.
 2. In its discretion to approve or deny a Special Permit authorizing relief from the parking requirements of Table 4 or subsection VII, the [INSERT SPGA] shall consider conditioning the Special Permit upon one or more of the following. Other factors not specified here and specific to site and context may also be considered.
 - a) Elimination or reduction of existing curb cuts and driveway aprons
 - b) Establishment of a shared driveway 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.