

**Town of Eastham Planning Board  
Design and Performance Standards  
Eastham Corridor Special District (ECSD)**

**DRAFT**

Final formatting, references and image credits in process

Effective \_\_\_\_\_

Pursuant to Mass. General Laws, Ch. 40A, Sec. 9 By the Planning Board of the Town of Eastham,  
Massachusetts

Filed with the Town Clerk \_\_\_\_\_

## **PURPOSE AND INTENT**

The Eastham Planning Board adopted these Design and Performance Standards on \_\_\_\_\_ in accordance with MGL Chapter 40A to supplement the site plan and special permit development review process as part of the Planning Board Rules and Regulations. These Design and Performance Standards are intended to be used by the Planning Board for all eligible development projects in the Eastham Corridor Special District (ECSD) under the Eastham Zoning Bylaw, Section 3.8.8. These design standards are also intended to be used as best practices for projects that do not require regulatory review and approval.

The Planning Board's intention in adopting the ECSD Design Standards is to maintain and/or improve the quality of life for Eastham residents, provide affordable and attainable year-round housing and improve the viability of commercial and mixed-use village center through context-based design and sustainable development practices. The Design Standards and review process encompasses a range of topics and elements of site planning and design. This requires the collaboration of multiple disciplines and perspectives such as community planning, urban design, architecture, landscape architecture, civil engineering, and resource management to achieve a meaningful, economically viable, environmentally sustainable, and aesthetically pleasing district.

The purpose of the Design Standards is to establish the minimum expectations for the quality of design for development in the ECSD District. Applicants are encouraged, but not required, to achieve beyond the scope of these Design Standards in each category.

Any development that requires Site Plan or Special Permit approval is required to follow these Design and Performance Standards. Adherence to the Design Standards helps applicants to achieve approval and may streamline the site plan review process.

## **ADMINISTRATION**

Eastham property owners and developers within the Eastham Corridor Special District (ECSD) are required to use the ECSD Design and Performance Standards as applicable when planning and designing building renovations, redevelopment, or new buildings and site developments on their properties. Any significant change to an existing building or property will likely require site plan review with the Planning Board. Town staff will review preliminary plans and applications for compliance with the Eastham Zoning Bylaws and consistent with these Design Standards prior to submitting a formal application. Once a formal application is submitted, Town staff will review the plans and prepare a report with recommendations for Planning Board consideration.

## **SITE PLAN APPROVAL CATEGORIES**

**Minor Site Plan Approval:** The Planning Board's designee, without a public hearing, shall issue a written determination for Minor Site Plan approval upon a determination that all the applicable requirements listed in Section 3.0, District I, subsection 3.8.5 ECSD Use Regulations have been satisfied.

**Major Site Plan Approval:** Major Site Plan approval shall be granted upon a favorable vote of a majority of the Planning Board upon a determination that all of the requirements listed in Section 3.0, District I, subsection 3.8.5 ECSD Use ECSD District Wide Development Standards, have been satisfied and a public hearing shall be required.

**Site Plan Special Permit Approval:** Approval shall be granted only upon a favorable vote of a super-majority of the Planning Board upon a determination that all the requirements listed in Section 3.0, District I, subsection 3.8.5 ECSD Use 3.8.5.4 3.8.5.3.5, ECSD District Wide Development Standards, have been satisfied following a public hearing.

## **SITE PLAN REVIEW PROCESS**

**Pre-Application Review:** Applicants are required to schedule a preliminary meeting with Town Staff at which time the level of regulatory review and approval may be determined. Such preliminary reviews may help identify general approaches and allow for exploration of potential problems at an early stage. Sketches, which need not be professionally prepared, are intended to initiate the discussion and do not need to show all the information required for a formal site plan application. The applicant shall contact the Town Planner to schedule a preliminary review with Town staff.

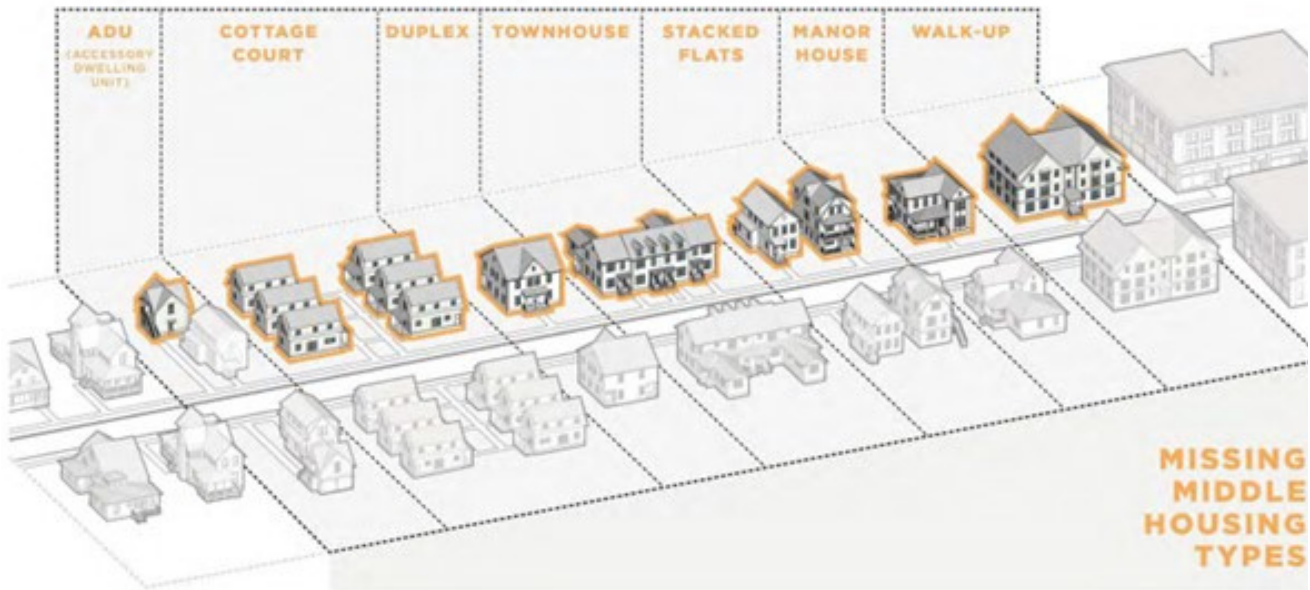
**Formal Application for Development:** Development review is initiated by the Planning Department upon receipt of a Site Plan or Special Permit Application or building permit. The Planning Department will provide an initial review, according to a Design Standards Checklist. This review determines the areas of focus for discussion between the applicant and the Planning Board. The planning staff will present final written recommendations to the Planning Board.

## **BUILDING TYPES AND DESIGNS**

The following guidelines outline the building types and architectural design elements that should be viewed as a baseline for well-designed development in the ECSD. The purpose of the standards is to promote sustainable, functional, and aesthetically pleasing commercial, residential, and industrial development within ECSD's subdistricts. This section provides guidance to landowners, developers, and businesses proposing development in ECSD subdistricts.

## **DESIGN OBJECTIVES**

1. Enhance the relationship and design of buildings, parking, access, landscape, open spaces, site circulation, and the interface with other buildings and properties.
2. Create a strong relationship with the "public realm" which are the spaces between buildings and within the public right-of-way including sidewalks, open spaces, landscaping, and streetscapes.
3. Ensure opportunity for small to large-scale residential, commercial, light industrial, and mixed-use development through a broad range of building types and mix of uses.
4. Encourage traditional New England architecture with compatible diversity and flexibility while fostering high-quality design.
5. Incorporate the highest sustainable and ecological best practices using advanced green and healthy building technologies and materials.
6. Promote an attractive and pleasant place to work, do business, recreate, eat, shop, learn, be entertained, and visit.
7. Incorporate "Missing Middle" Housing: The ECSD district can support a variety of uses and building types including "Missing Middle" housing types which include the range of housing options between the detached single-unit home and the small apartment complex. A critical component of developing a vibrant village center is ensuring that the area has a sustainable residential base to support local businesses and ensure a resilient year-round community. Diversifying the housing stock provides flexibility to developers and affordability to residents.



## MISSING MIDDLE HOUSING TYPES

### ACCESSORY DWELLING UNIT (ADU)

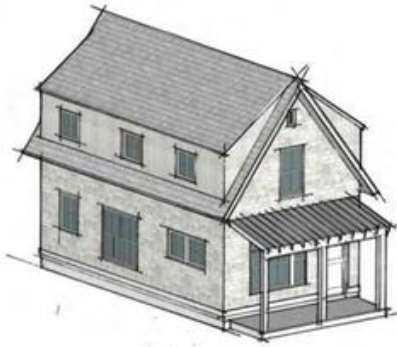


An Accessory Dwelling Unit (ADU) is a secondary unit on a shared lot with a primary structure/home.

- Typical Size: Usually 1 to 2 stories
- Considerations: Often a converted barn or garage, flat with a separate entry above garage, or cottage building on same lot as another residential structure.

## MISING MIDDLE HOUSING TYPES

### COTTAGE

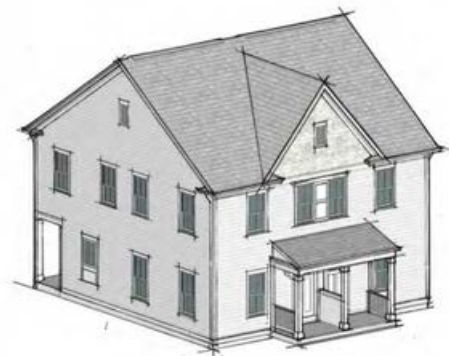


Cottages are small-scale, single family detached units.

- Typical Size: Range from 1 to 2 stories

## MISING MIDDLE HOUSING TYPES

### DUPLEX



Duplexes are single-family semi-detached units, meaning they share a common “party wall.”

- Typical Size: Usually 1.5 to 2 stories
- Consideration: Typically designed with individual entries

## MISING MIDDLE HOUSING TYPES

### TOWNHOUSE



Figure 6-25. Sandwich townhouses incorporate additions for greater flexibility and to add visual interest.



Townhouses are single-family attached units which are arranged in a series and share multiple common “party walls”.

- Typical Size: Usually 1 to 2 stories
- Site Plan: Usually groups of attached units as part of a larger development
- Considerations: Sometimes 3 stories if garage is on ground floor with living above.

## MISING MIDDLE HOUSING TYPES

### MANOR HOUSE

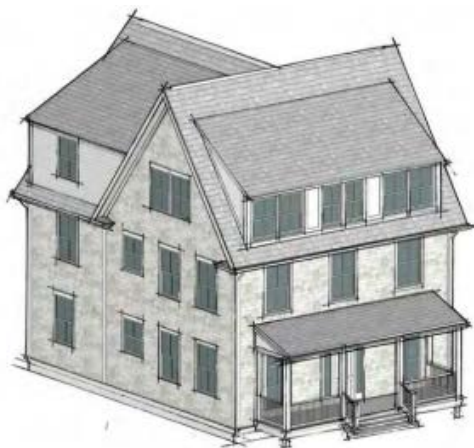


Figure 6-37. Sandwich manor house presents a strong face to the street and discreetly shields parking behind.



Figure 6-38. Sandwich manor house fits the scale of the surrounding residential neighborhood and anchors the corner lot.



Figure 6-39. Falmouth manor house showcases a classic single-family type elevation and sits back from the main thoroughfare.

A manor house is a small-scale multi-family that looks like a large home.

- Typical Size: Usually 1.5 to 3 stories
- Considerations: Usually a large family home converted to smaller units

## MISING MIDDLE HOUSING TYPES

### MULTI-FAMILY - WALK-UP



Figure 6-25. Sandwich townhouses incorporate additions for greater flexibility and to add visual interest.



Walk-ups are small scale multi-family buildings, which are commonly comprised of a series of flats with shared circulation

- Typical Size: Usually 2 to 3 stories
- Considerations: Typically comprised of studio and 1-bedroom units. Can be comprised of single-room occupancy or micro-units to achieve higher density.

## MISING MIDDLE HOUSING TYPES

### STACKED FLAT



Figure 6-31. Falmouth stacked-flat discreetly provides private entrances for each unit.



Figure 6-32. Provincetown stacked-flat houses three stacked units with an additional attached ADU.



Figure 6-33. Falmouth stacked-flat utilizes a shared entrance to maintain single-family residential character.

A stacked flat is a first floor flat with a single story flat or two story townhouse above.

- Typical Size: Usually 2 to 3 stories
- Alias: Two-family, Three-family, Double decker, Triple decker
- Considerations: May be designed with individual entries or one entry



## BUILDING MASSING

New buildings should be designed to reduce the overall perceived scale and provide simple and evocative forms that reinforce a traditional New England village center and surrounding neighborhoods.

1. **Break down large building masses:** Separate the building mass into various structures that more closely approximate the size of traditional buildings in the region. Building masses can be grouped around a central courtyard or arranged as a primary building with several attached ells. Along roadways, orient the short axis of the building parallel to the street to maintain a building profile that is more consistent with the region's traditional scale.

Figure 2 In this Yarmouth office example, the floor plan is divided amount multiple connected buildings, creating a more pedestrian-oriented scale. (Cape Cod Commission, 2009)



2. **Vary the wall height:** Provide changes in the building wall height to reduce the overall bulk of the structure and to increase variety along the facades. Portions of the building above 20 feet in height should be roof forms unless the established development pattern in the area includes higher building walls. If a third floor is created, it should be set back or within a roof form to maintain a traditional scale to the building. Designing a second story for a portion of the building is an effective way of varying both the building design and the wall height consistent with traditional development.



Figure 3 The varied wall heights on this traditional building reduces the visible bulk on a large structure. (Cape Cod Commission, 2009)

## BUILDING MASSING

**3. Bring down the building edges:** Bring the edges of the building down with smaller attached masses such as porches, entrances, or lower additions. The use of arcades (a series of arches supported by columns) that are not physically attached to the building but are stepped forward and essentially function as a frontage building, can be particularly effective in breaking up the apparent massing of a large building. While visually identifying the entrance of a building is essential to any good design, the mass of the entry should generally be subordinate to the primary building mass. For example, the ridge of an entry should be at or below the primary roof height. The design should provide a visual distinction between primary and secondary entrances, which also helps to incorporate asymmetry into the building facade.

Figure 4 The Outer Cape Health Services facility in Harwich uses varied eave lines and ridge heights to reduce the apparent mass of the building. (Delphi Construction, 2023)



**4. Provide transition areas between commercial and residential developments:** Buildings should step down in scale and size where commercial developments abut residential neighborhoods to avoid jarring transitions in street and neighborhood character.

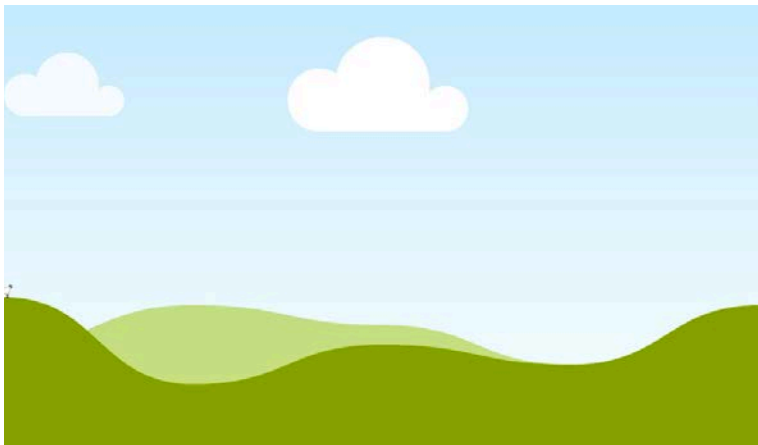


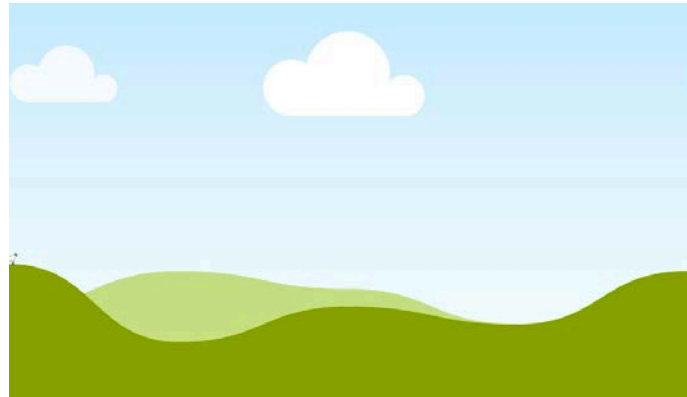
Figure 5:

## ROOF FORMS

Roof form has a significant impact on the character and style of the architecture. Roof forms should be both authentic to the type of building they are part of and strive to reinforce a sense of New England village character and scale.

**Use roofs to reinforce New England Village Character:** Traditional pitched roofs are crucial for reinforcing a New England sense of community. They should be functional rather than decorative, as they are key to a building's character. Common roof types on the Cape include gable, shed, gambrel, and hip, with gable and shed being most common. Gabled roofs typically have a pitch between 7 and 12 inches of height per 12 inches of length. When pitched roofs are used, sub-masses should be attached at right angles to the main mass, with parallel roof lines or intersecting cross gables. Contemporary interpretations may be acceptable if the building's scale aligns with traditional forms

Figure 6:



**Vary the roof form:** Vary the height of the roof line at both the roof peak and the eaves to break large roof masses into smaller elements and to vary their relationship to the ground. Incorporate several different roof forms on different parts of a large building, following historical examples. Gable, shed, and hip roofs are compatible with regional styles and can be effectively combined on a single building. Flat roofs are prohibited in the ECSD except for the Trade Park District.

In the ECSD, the interior portion of roof may be flat only for the purpose of providing a level surface area of rooftop mechanical equipment, solar and wind energy equipment. A partial pitched roof is required on the front and side facades of the buildings and the flat portion of the building shall be completely obscured from view at ground level.



Figure 7 The Harwich Community Center incorporates varied roof heights and forms to break down the overall scale of the building.

## BUILDING MATERIALS

The use of varied traditional and architecturally accurate synthetic materials is essential for preserving the architectural character of the area. The Cape's villages present a variety of building materials and architectural styles, working within a palette of wood and brick. Using a combination of materials is an effective way of breaking up a large facade.

**Use traditional building materials:** Wood siding materials or alternative materials that replicate the look of traditional materials are most appropriate, especially in prominent locations with heavy pedestrian activity. Weathered shingle and clapboard siding help reinforce traditional Cape Cod aesthetics. Brick and stone may be appropriate in some locations.

The use of PVC, composite, and cement fiber siding products is becoming more common in the industry, alongside traditional materials. When selecting cladding materials, developers, property owners, and builders seeking to build with non-traditional materials should select alternatives that replicate the weather exposure, beveling, and spacing of traditional lap or shake siding.

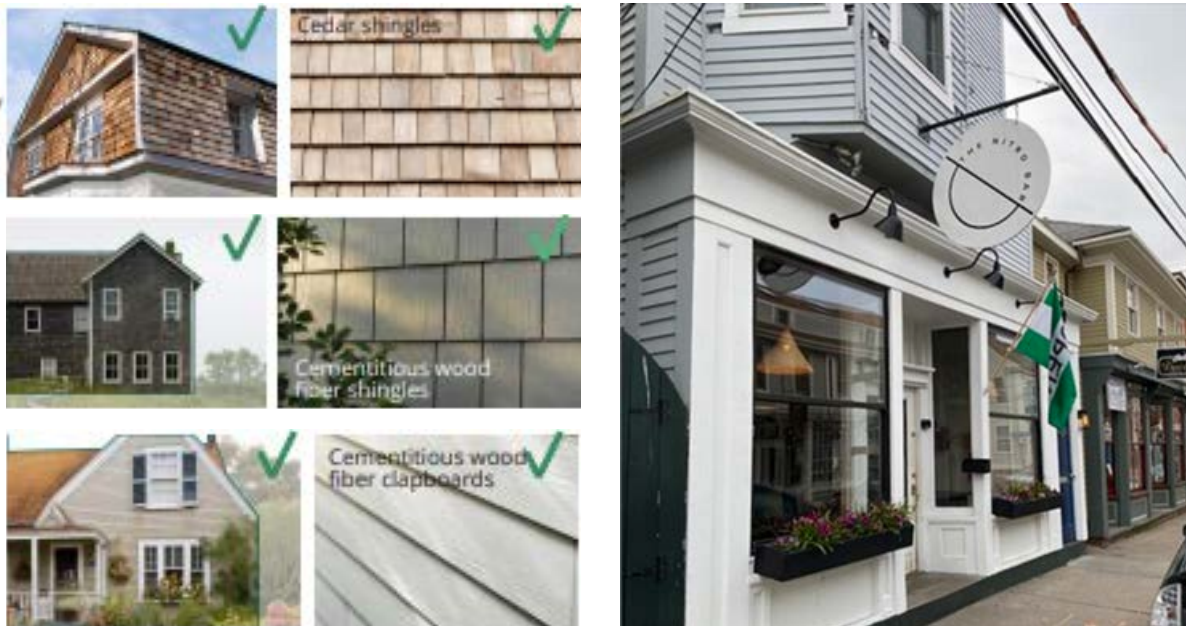


Figure 8 This mixed-use building in Newport, RI demonstrates the combination of clapboard siding and wood panel finished facades, appropriate exterior lighting and signage all of which relate harmoniously and reinforce reinforcing the traditional character of the area .

## BUILDING MATERIALS

**Non-traditional materials** may be used if they accomplish the overall goal of adding interest and depth to the facade. In areas that should receive less attention, such as service areas and unbroken expanses of wall, use less-formal materials and simpler detailing to make those parts of the façade recede into the background. High-intensity, reflective, hollow or EPS vinyl siding, and metallic colors and materials are strongly discouraged. The use of T 1-11 plywood sheathing is not recommended.



Figure 9 This building in Yarmouth uses a mix of traditional materials on the most visible facades and low-reflective siding in neutral tones on the side facade.



Figure 12 The Nauset Marine building in Orleans uses traditional materials and incorporates traditionally scaled masses and roof forms to partially screen the larger building to the rear.

**Vary the types of materials, textures and colors:** Incorporate different materials, textures and colors on larger building facades to add interest and break the building mass into smaller components

**For the Trade Park District:** Design a portion of the building with traditional form and materials: Design a small portion of the facility, such as the office or a small retail/showcase area, using traditional architectural forms and materials. Locate this portion of the facility in the most-visible portion of the site, where it can function as a frontage building that provides a more-traditional facade to the public and partially screens other parts of the facility from view. Alternatively, combine the warehouse with other uses and shield the warehouse behind the other structures on the site. Using traditional wood siding on a visible façade can help it blend more easily into the landscape.



Figure 11 Simple changes in the pattern of the exterior materials and the use of bands of varied materials can create interest in the facades, as shown in these Harwich examples.

## BUILDING FACADES

Building facades should include architectural features and building components that reduce the scale of large building masses, reinforce the building character to reflect traditional New England styles, and provide detail and articulation of the overall building.

**Vary the façade line with setbacks and projections:** New development should incorporate pronounced changes in the wall planes and building mass to mirror the pattern of individual facades in a village streetscape. A varied rhythm of elements, rather than a strict repetition of the same feature, is most effective for breaking down the building mass into smaller components and providing visual interest to a design. Adjacent wall sections should be Building façades should be broken into vertical and horizontal parts that reinforce a rhythm and pattern in the architecture. The pattern of windows and doors, and the roof forms should be integrated as a cohesive design. Varied in length, setback, and height.



Figure 13 Variation in height, orientation, and setbacks create interest and continue the rhythm of facades along the streetscape, as illustrated in this sketch. (Cape Cod Commission, 2009)

**Highlight Architectural Detail:** Additional architectural detail should be used to reinforce the smaller scale village character using roof brackets, porches, covered entries, window and door surrounds, and pediment or parapet detail.



Figure 14 Traditional single-family dwelling details are used throughout the exterior of this project (Union Studio)

## MIXED USE SITES

Designated areas of the ECSD District where mixed-use development is allowed should include a mix of residential, commercial, and civic uses at a scale appropriate for a traditional New England Village. Mixed use development can be an important sustainability tool in certain residential and commercial districts by including a mix of housing types and sizes to accommodate households of a broad range of ages, sizes, incomes, and physical abilities. Mixed use can also reduce personal vehicle use, promote health, and expand economic opportunities. To promote vibrant commercial districts and dynamic neighborhoods, housing may be appropriate next to or above commercial uses such as shops, restaurants, and offices forming a “Live, Work, Play” district.

**Coordinate Service, Delivery and Loading Access:** Developers should always investigate shared opportunities for service, delivery and loading areas with adjacent property owners. If separate service, delivery or loading access is needed, it should be clearly distinguished from other points of site access. Functional access that is needed for appropriate site operation should not be combined with other uses but should be coordinated with safe pedestrian routes and crossings on the site. Loading zones/docks should be located so as not to be visible from the primary public way. They should be visually shielded using attractive, high-quality fencing and/or vegetation.

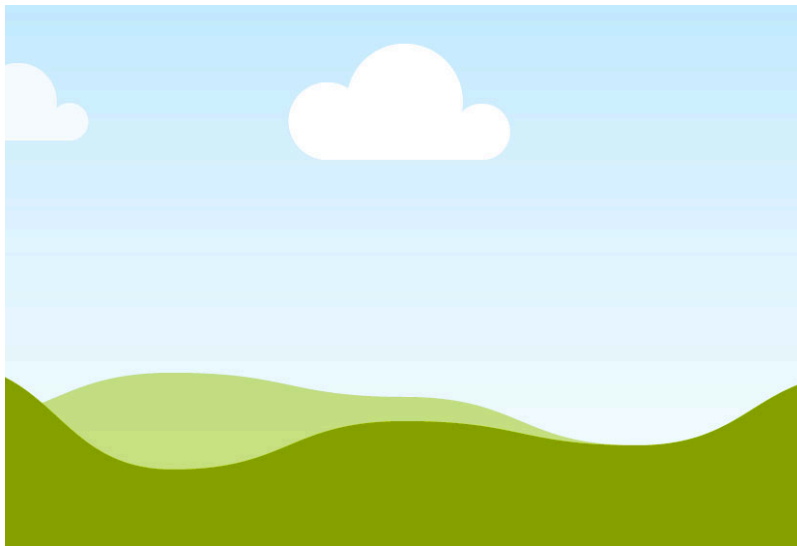
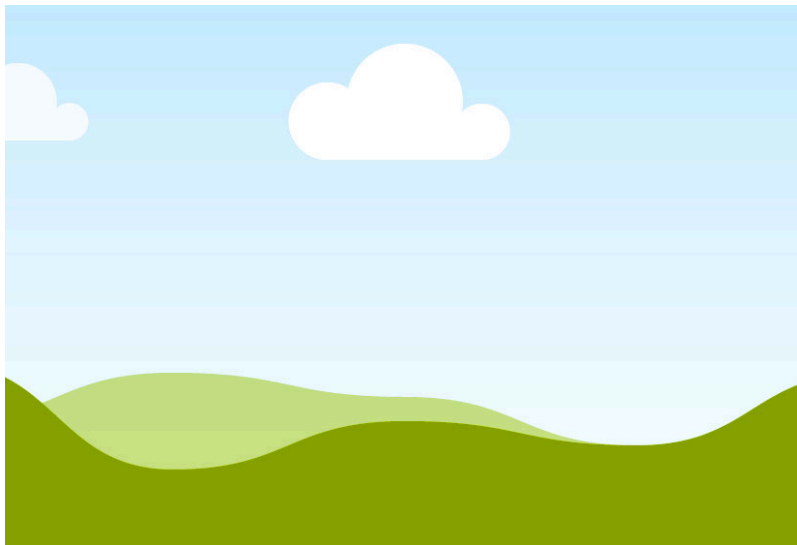


Figure 17 At Fontaine Medical Center in Harwich, the delivery area (right) is shielded from the public entrance to the building (left) by a narrow but dense screen of trees. (Cape Cod Commission, 2023)

## MIXED USE SITES

**Shared Parking:** Shared parking increases development efficiency and potential while diminishing the overall impact of the automobile. Developers should always investigate shared parking opportunities with adjacent property owners.

**Minimize Site Access Points:** The number and width of vehicular access points into and out of the site should be minimized. Where vehicular access drives cross pedestrian routes, Pedestrian crossings should be marked and differentiated with variations in paving materials (for example by using stamped concrete or asphalt). Access driveways that cross a public sidewalk should address pedestrian and cyclist safety and be located so as not to adversely affect traffic.





## INDUSTRIAL & TRADE PARK SITES

Design industrial and warehouse buildings in context. Industrial and warehouse buildings are typically designed to create large volume spaces with open floor plans to accommodate their manufacturing, assembly, and storage functions and are generally not designed with pedestrian use in mind. Consequently, industrial and warehouse buildings are typically large, have little or no architectural detail, and are built at a scale that is in sharp contrast to the regional development forms of the Cape. Screening and siting as discussed in previous sections are the best solutions for fitting them into the Cape landscape.

**Orient narrow facade to street:** Where feasible, orient the short axis of the building parallel to the street to maintain a profile that is more consistent with the region's traditional scale.

**Offset modular buildings to break down the mass:** In cases where the building has a modular form, try to create smaller building masses by off-setting adjacent portions of the building to reduce the bulk of the structure.

**Maintain wide buffers:** Establish a wide landscaped buffer between the street and the building and design a meandering entrance drive to limit views into the site



Figure 19 These illustrations show how orienting the narrow facade toward the street, offsetting modular buildings, and maintaining a deep buffer with a meandering driveway can reduce the visual impact of industrial buildings.

## INDUSTRIAL & TRADE PARK SITES

Design a portion of the building with traditional form and materials: Design a small portion of the facility, such as the office or a small retail/showcase area, using traditional architectural forms and materials. Locate this portion of the facility in the most-visible portion of the site, where it can function as a frontage building that provides a more-traditional facade to the public and partially screens other parts of the facility from view. Alternatively, combine the warehouse with other uses and shield the warehouse behind the other structures on the site. Using traditional wood siding on a visible façade can help it blend more easily into the landscape.



*Figure 20 At this marine-supply retailer in Mashpee, a metal warehouse structure has been attached to the rear of a building with a more traditional form.*

## **PARKING LAYOUT & DESIGN**

Site access should provide clear routes for all modes of transportation including pedestrians, bicycles, vehicles, and public transportation where available. These multi-modal access networks should connect the site to the public street system, and internal site circulation systems.

**Provide Safe Circulation:** Internal site vehicular and pedestrian circulation should be designed with traffic calming, such as narrow travel lanes to slow vehicular traveling speeds and reinforce a safe and welcoming pedestrian environment. The street and sidewalk network should provide connecting routes between adjacent parcels as appropriate to enhance connectivity within the district.

**Minimize Site Access:** Minimize the number and width of vehicular access points into and out of the site. Mark pedestrian crossings with variations in paving materials such as stamped concrete or painted asphalt.

**Provide Pedestrian Amenities:** Provide sidewalks or pathways along all internal street frontages and along the perimeter street frontages. Additionally, sidewalks and paths should link street frontages to all building entries.

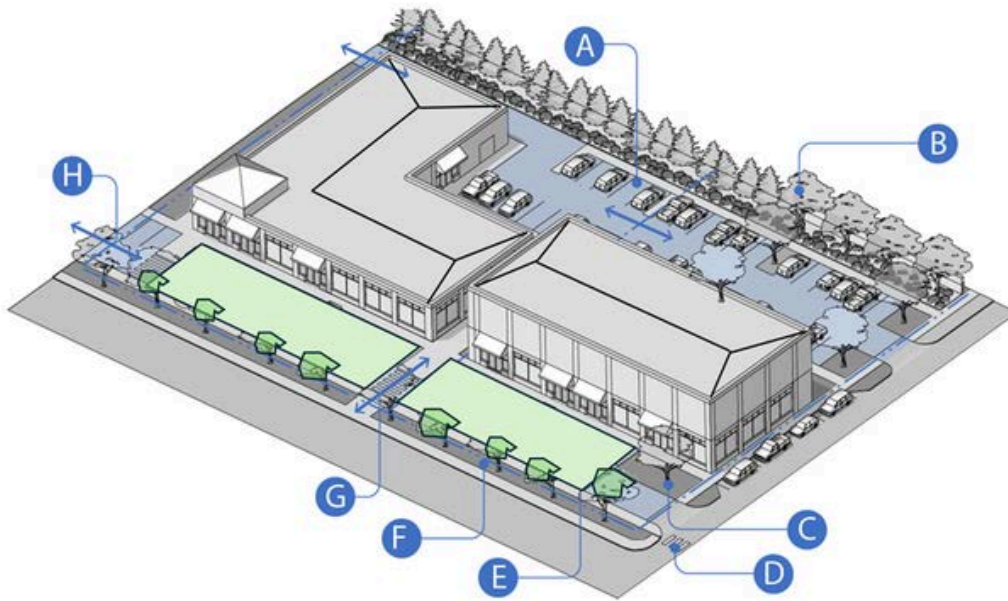
**Integrate Bicycle Circulation and Connections:** Access, circulation, and safety for cyclists on site including pathways, pavement markings, bicycles racks near outdoor amenity spaces and multifamily buildings, and other bicycle facilities such as the Cape Cod Rail Trail

**Disperse Parking Areas:** Where possible, parking areas should be distributed on the site in a central location or in multiple smaller parking areas for larger residential developments. Parking areas should be integrated within the building layout and site amenities to reduce the overall visual impact of parking on the residential community. Parking areas shall be located to the rear and side of buildings and conveniently located near building entrances.

**Reinforce Parking Screening:** When next to a common open space or residential building, parking should be screened from view using native trees, tall shrubs, landscape beds, and/or low fences or walls.

**Minimize Parking in Front of the Building:** Residential units with driveways and/or garages on the street frontage are highly discouraged. Driveways and garages should be located on secondary building facades and access from the rear. Garage doors should be integrated within the design of the secondary façade and consistent with building architecture.

## PARKING LAYOUT & DESIGN



A. Parking to the Rear; B. Rear Landscaping and Screening; C. Building Frontage Landscaping; D. Crosswalks; E. Outdoor Amenity Space and Frontage Activation; F. Street Trees and Tree Belt on Street Line; G. Pedestrian Connection Between Public Sidewalk and Building; H. Internal Connections to Adjacent Parking Lots.

## EXAMPLES OF PARKING PLACEMENT AND DESIGN



Parking under residence



Rear parking and alley



Internal Pedestrian Walkways Connecting to Buildings and Public Sidewalk



Parking with Shade Trees and Vegetated Buffers

## LANDSCAPING

Development should include a hierarchy of landscapes that contributes to the overall site design and integrates landscapes on adjacent properties as applicable. Landscaping should be used to provide privacy, frame views, and reinforce a sense of New England character. Entry landscape should be used to define site access and reinforce a sense of arrival to the community. Landscape should be used to integrate the buildings into the overall site plan, soften building edges, enhance walkways and building entries, and complement common open spaces and community buildings.

**Incorporate sustainable practices into landscaping plans:** Landscape design should reduce irrigation, fertilization, pesticide and maintenance demands to improve biodiversity, and promote a healthy ecosystem with plants that are well-adapted to our climate conditions. An acceptable design would include at least 60% native species. Refer to Cape Cod native plant guides for drought-tolerant, native, and non-invasive plant materials.

Integrate landscaped bioswales or bioretention areas into parking areas.

Provide diversity in plant material choice and select species that minimize use of irrigation, pesticides, and fertilizer.

Provide alternatives to lawn area including native grasses and forbs to reduce mowing and fertilizer application. Where lawn is necessary, favor fescues and other drought tolerant species



*Figure 27 Large Bioretention area with native species plantings.*

## LANDSCAPING

**Create visual depth:** Layer plants of various textures, sizes, and colors to soften edges and corners and reduce the scale of buildings in the landscape. Include flowering species for color and interest. Masses of trees and vegetation near buildings reduce the perceived scale of buildings and set them into the landscape.

*Figure 28 Layers of plantings through pedestrian areas also serve as stormwater management areas. (Vermont Urban and Community Forestry Program, 2018)*



**Plant street trees:** Provide trees where possible to enhance the street edge, provide shade, and contribute to a comforting sense of enclosure along the roadway.

- Street trees should be installed between the sidewalk and the curb to provide a refuge for pedestrians from passing traffic.
- Species for roadside planting should be tolerant of difficult growing conditions such as road salt spray and runoff, drought, poor soil, and wind in order to have the best potential for success.
- Trees should generally be a minimum of 3 inches in diameter at the time of planting.
- Where overhead utilities are present, trees with a mature height of less than 30 feet should be selected or set back from the roadway.



*Figure 29 Trees can be integrated along parking areas, road ways, and pedestrian paths. (Vermont Urban and Community Forestry Program, 2018)*

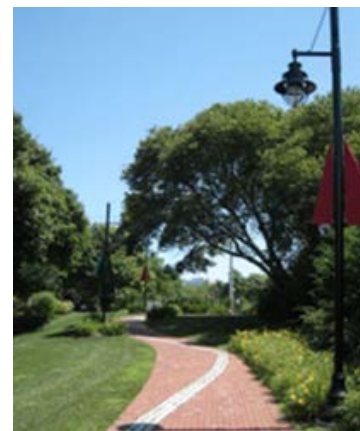
## LIGHTING

Site and building lighting should enhance safety and aesthetics, focusing on areas like entrances, parking lots, and walkways. Site lighting must be efficient, directing light to the ground and minimizing light spill. Building lighting should highlight architectural features, especially at entrances, using energy-efficient fixtures that complement the overall design while avoiding excessive brightness.

### Site Lighting

Site lighting is intended to provide safety in areas with evening activity, particularly near street and building entries, across parking lots, and on paths and open spaces. Lighting fixtures should be selected to contribute to the overall character and design of the development to accent entry features. Exterior lighting should be minimized outside of normal operating hours.

- Use 'dark sky' lighting with full cut-off fixtures to direct light to the ground.
- Provide a uniform distribution of light without compromising safety and security.
- Areas of high pedestrian and vehicle use should maintain a minimum footcandle of 1.0, measured four feet above the ground surface at the point of least illumination, and a maximum footcandle of 7.0 measured four feet above the ground surface directly beneath the light source.
- For pedestrian walkways and plazas, consider using lights in bollards (3 to 4-foot high posts).
- Select lower mounting heights, below the canopy of trees, rather than high mounted fixtures which may create shadows or dark spots.
- Spacing of light poles in parking areas should be staggered rather than aligned, to maintain a uniform distribution of light.
- Light poles should be located within landscaped islands for safety and aesthetic reasons.
- Light should not spill from a development onto adjacent properties.
- Parking areas should have light fixtures that have a total cutoff of all light at less than 90 degrees and a beam cutoff of less than 75 degrees.



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### Building Lighting

Building lighting should be used to highlight and emphasize functional and decorative aspects of the building's massing and facades.

1. **Define Hierarchy of Lighting:** Building entries should be a primary focus of building lighting to reinforce safety, security, and convenience for access to the building.
2. **Minimize Quantity of Lighting:** Illumination levels should be provided at the minimum level that is required to provide the function desired.
3. **Screen attached building/wall pack lighting:** Attached building or wall pack lighting should be screened by the building's architectural features or contain a 45-degree cutoff shield.
4. **Coordinate Light Fixture Design:** Lighting fixtures should be consistent with the overall design and sense of place. Lighting color temperature (CCT) should be selected between 2200 K and 2700 K and shall not exceed 3000 K.
5. **Energy Efficient:** Building lighting shall be energy efficient and designed to be minimized and focused on key components of the building.



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- Light poles should be located within landscaped islands for safety and aesthetic reasons.
- Light should not spill from a development onto adjacent properties.
- Parking areas should have light fixtures that have a total cutoff of all light at less than 90 degrees and a beam cutoff of less than 75 degrees.

## SIGNS

The objective of sign design in the ECSD is to communicate a positive and clear identity, to achieve coordination between the building and development site, and harmonize and reflect the character of its surroundings. Sign design should be appropriate to Eastham's traditional New England character, emphasize legibility and clarity, focus signage content, and define the hierarchy of signage and purposes. Signage should also be compatible with surrounding properties, and coordinate with building architecture, materials and colors, Signage should also integrate with the surrounding landscape.

**Use the smallest size and least number of signs:** A small, simple, well-located sign is generally more effective than an improperly located large sign with excessive information. Sign materials, style and shape should be compatible with surrounding building materials, colors and textures. Sign size and lighting should be modest to keep the focus on the surrounding traditional architecture and other cultural features.

**Wall Signs:** Wall-mounted signs in traditional styles and colors are appropriate. Wall signs that showcase the unique character of a business are also appropriate.

- Individual letters mounted directly on the building are recommended, especially where the building has a sign fascia.
- Individual letters mounted on a visible track or "raceway" are not appropriate.

**Projecting Signs:** Projecting signs are encouraged in the district. Projecting signs have been shown to be effective in drawing the attention of pedestrians.

- Mounting hardware should be attractive and an integral part of the overall design of the sign.

**Freestanding Signs** Freestanding signs are appropriate where business entrances are set back from the street

- Low-profile native landscaping around the base of the sign is encouraged.
- Multiple tenant names on a single sign should be a coordinated set of signs in size, and style, and background color.

**Under Canopy Signs:** Signs hanging under a canopy are encouraged.

- In a multi-tenant building, hanging signs should be similar in size, style, color, and hardware.

**Monument Signs:** These freestanding signs are the most appropriate for business parks and large-scale commercial office or retail buildings.

- The foundational structure should be constructed of masonry materials and the sign board should be integrated into the foundational structure or on top of the foundation.

**A-Frame Signs:** When used, they are encouraged to be made from wood, metal or other quality materials. Chalkboards should be black and incorporate professional lettering.

## **SIGNS**

### **Prohibited in the ECSD**

1. Internally illuminated signs are prohibited in the ECSD whether on the exterior or interior of a building.
2. Illuminated signage installed in the interior of a building that is visible from any vantage point on the exterior of a building is prohibited.
3. Signs made of plastic or vinyl are prohibited in the ECSD.
4. All sign dimensions must comply with zoning bylaw section 12 (Sign Code).
5. Flashing, blinking, scrolling, video signs or displays are prohibited in the ECSD.
6. Neon signs shall not flash or blink.
7. Cabinet or box signs are prohibited in the district.
8. Wall signs shall be mounted directly on the sign fascia or by bracket.
9. Projects requiring Major Site Plan Approval and/or Site Plan Special Permit are required to bring all signage including sign frames and support structures into compliance with all applicable standards of the ECSD Signage (section 3.8.5.5.11) and applicable sections of the Eastham Sign Code Section 12.

## SUSTAINABLE DESIGN

The goal of sustainable design applications in the ECSD is to effectively balance environmental, economic, and aesthetic objectives through a range of best practices.

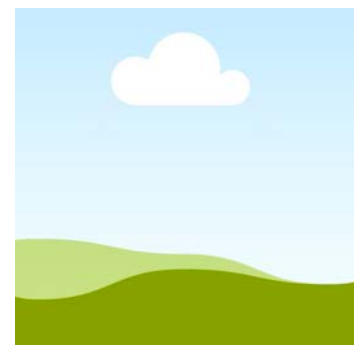
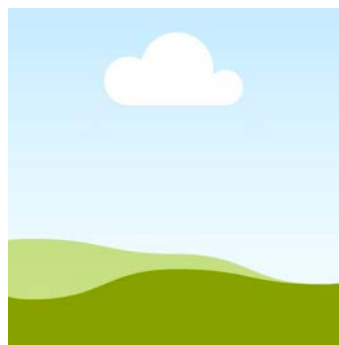
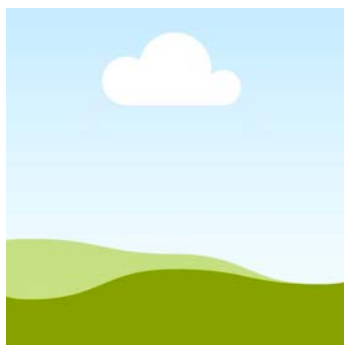
**Low Impact Development / LEED Certification:** All new developments are encouraged to meet certification standards under Leadership in Energy and Environmental Design (LEED).

**Plant New England Native Trees:** Developments should provide ample canopy trees that are located to allow grow to their mature size and specify measures to ensure sufficient space for water penetration and root growth.

**Rain Gardens and Permeable Pavers:** Developments should incorporate natural elements to create resilience such as rain gardens. Permeable paving is also recommended to allow rainwater to naturally leach into the ground and recharge the water table. These sustainable applications reduce flooding and stress on public infrastructure, replenish aquifers, filter out pollutants, and help keep trees healthy

**Latent and Renewable Energy Sources:** Efficient methods for heating and cooling buildings are critical to reducing a building's carbon footprint. Buildings that use no on-site fossil fuel combustion are strongly encouraged. As applicable, developers should utilize the latent energy of their sites to meet energy needs such as the following:

- Roof-installed solar panels and solar shades over surface parking lots produce energy and reduce solar gain.
- Small roof mounted or pole mounted wind turbines that harness latent energy on site.
- Energy efficient mechanical systems, appliances, and other devices as a priority.



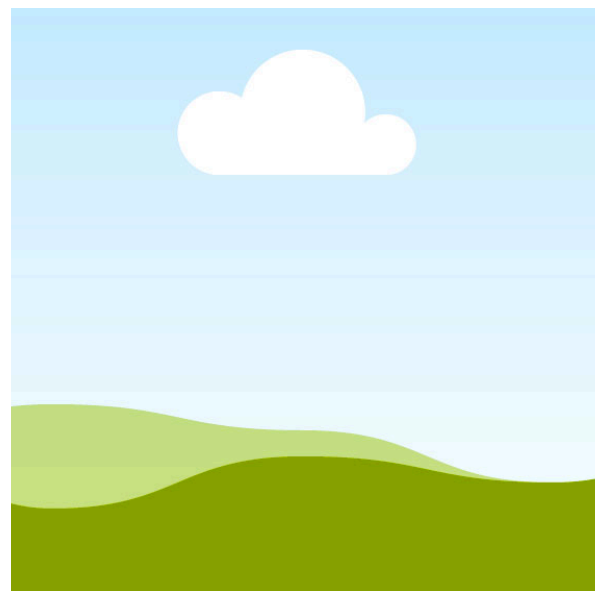
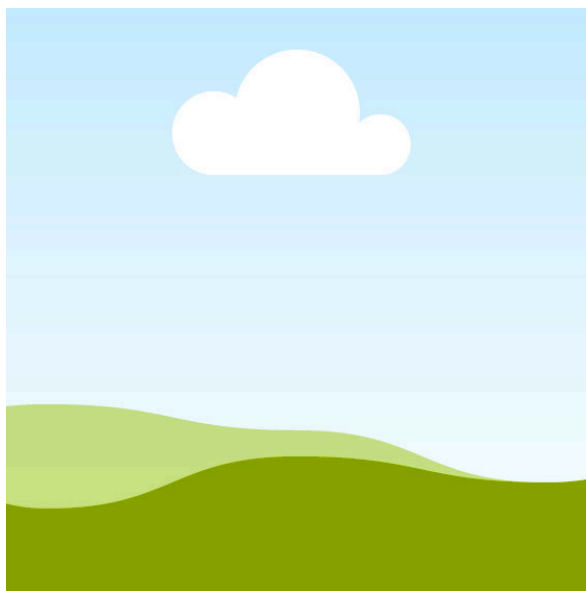
## HISTORIC STRUCTURES

When historic structures exist and are to be retained, a development should integrate the structure within the design and layout of the development plan.

**1. Integrate Historic Structures:** Existing historic structures should be integrated into any new development plan. New buildings and additions should complement and reflect the structure and style of any existing older structures. Historic structures should be considered for adaptive reuse, preservation, sensitive rehabilitation, or restoration as may be appropriate to the historic structure and nature of its reuse.

**1. Emphasize Compatible Development:** The reuse of the existing historic structure should be compatible with the ability of the structure to accommodate residential and commercial uses. New construction or additions should also be compatible with and complementary to the architectural style of the historic structure.

**1. Create Authenticity to Current Time:** New construction or additions should be authentic to the current time in which they are built. Reuse of existing historic structures should follow the U.S. Secretary of the Interior's Standards for Rehabilitation as appropriate.



## **OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS**

Outdoor Amenity Spaces (OAS) include three types: (1) Civic Space (CS), which encompasses publicly owned parks, recreation areas, civic buildings, and gathering spaces accessible to the general public; (2) Publicly Oriented Private Spaces (POPS), which are gathering areas on private land for the residents, businesses, and patrons of the principal building or Development Tract, and generally available to the public; and (3) Private Open Space (PS), associated with individual dwellings or multi-family developments, not intended for public access. These spaces should focus on preserving natural areas and planting native vegetation. Natural spaces help reduce heat islands, provide wildlife habitat, and offer opportunities for recreation. Site design should prioritize connectivity between natural open spaces, enabling movement for both people and wildlife. The distribution of OAS should align with existing and future public facilities.

### **Incorporate site context in the design of public spaces.**

- Reinforce and integrate new public space into the public realm.
- Consider adjacent building entrances, unique forms, and landscape features. Buildings facing public spaces should be pedestrian-friendly, with ground-floor entrances, windows, and active uses. For areas with blank walls or garages, incorporate public art, like colorful murals, to enhance pedestrian interest.

### **Celebrate and incorporate community identity.**

- Where appropriate, consider special signage or branding that reflects the historic, cultural or natural character of the community. Provide opportunities for interpretation of unique community features such as historic, artistic, or environmental elements.
- Integrate public art into the design of parks and public spaces, incorporating it into elements like paving, light poles, water features, furnishings, signage, or surrounding landscape and architecture. Artwork should be created by an artist who involves the community in the design process. Support and prioritize local art and artists.
- Consider interactive design solutions to enhance the relationship between people and elements of the natural and built environment. Reuse or renovate existing cultural features where feasible in or adjacent public spaces.

### **Make public spaces inviting.**

- Frame public spaces and/or pathways with landscape, trees and/or light fixtures to define the spaces and create edges to establish a transition from space to space. Public spaces should integrate the natural and built environments to create accessible year-round community spaces, such as pocket parks, walking paths, playgrounds, commons, and public gardens.

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

**FIGURE 7.1. OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS**

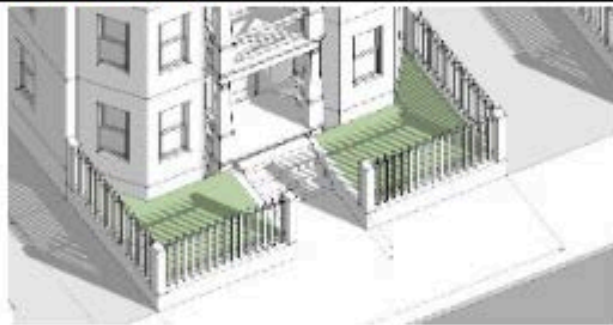
**Private Yard and Garden (PS)**



**Description:** A private open space associated with multi-family or non-residential buildings not intended for public access.

**Design Standards:** Where applicable, a walkway shall be provided between the public sidewalk and the primary building entrance.

**Dooryard (PS)**



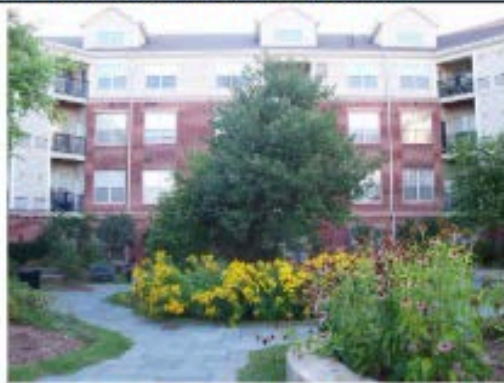
**Description:** A private open space where the building façade is aligned close to the Street R.O.W. Line and defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard.

This type is commonly associated with ground-floor residential use.

**Design Standards:** The dooryard shall be slightly raised, sunken, or at-grade, and shall be planted or

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

**FIGURE 7.1. OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS**



**Description:** A private open space where a portion of the façade is aligned close to or at the Street R.O.W. Line, and the central portion of the façade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The forecourt shall be planted or paved to join with the public sidewalk.

**Design Standards:** Forecourts shall be a minimum width and depth of 12 feet; a maximum ratio of building height to forecourt width of 2:1; and enclosed by walls on 3 sides. Larger dooryards shall include planting that reduce the heat island effect.

### **Community Garden (CS, POPS, PS)**







**Description:** An open space designed as individual garden plots available to residents for horticultural purposes, including storage facilities for necessary equipment. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood or pocket park, or Development Site.

**Design Standards:** Community gardens shall be a minimum of 5,000 S.F.; 90% permeable surfaces; and 1 New England native tree/500 SF on average. Pesticides and herbicides are not allowed in CS and POPS gardens.



## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

FIGURE 7.1. OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS	
	
<p><b>Description:</b> A courtyard (or court) is an enclosed open space that is open to the sky. They are often surrounded by a building or framed by buildings on at least 2 sides. Courtyards may include a variety of passive recreational activities, community gardens, and other amenities for community gatherings.</p>	
<p><b>Design Standards:</b> Courtyards shall be a minimum of 3,000 S.F. in area, 40 feet in width, fronted with buildings on at least 2 sides, and enhanced with native New England trees and plantings.</p>	
<p><b>Common or Green (CS, POPS)</b></p>	
	
<p><b>Description:</b> A common or green is a free-standing site with streets on all sides and landscape consisting of lawns, paths, and trees. This open space type is for active and passive recreation and gathering purposes.</p>	
<p><b>Design Standards:</b> Commons should be a minimum of 10,000 S.F.; 85% permeable surfaces; and 1 native New England tree/2,000 SF on average. Pathways must meet ADA and US Forest Services accessibility standards.</p>	
<p><b>Plaza or Square (CS, POPS)</b></p>	

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS



**FIGURE 7.1. OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS**

**Description:** An open space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes.

**Design Standards:** Squares shall be a minimum of 5,000 S.F.; 50% permeable surfaces; 1 native New England tree/2,000 SF on average; and include public seating.

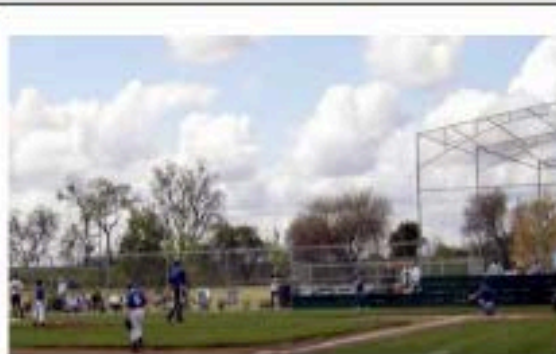
### **Pocket Park or Playground (CS, POPS, PS)**



**Description:** An open space type designed for passive recreation consisting of vegetation, a place to sit outdoors, and playground equipment.

**Design Standards:** Pocket Parks shall be a minimum of 800 S.F.; 80% permeable surfaces; and a minimum of 1 native New England tree/200 SF on average; and include seating and recreational equipment.

### **Athletic Field or Ball Court (CS, POPS)**



**Description:** A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, clay, dirt, stone dust, concrete, asphalt, ice or other

## **PERFORMANCE STANDARDS**

Nothing contained in this Section shall be construed to restrict the use of land or structures for religious or educational activities per M.G.L. Chapter 40A, Section 3 “The Dover Amendment”. In cases where the Use Regulations Schedules indicates the use of real property for religious or educational purposes is not permitted or requires a special permit and the land is owned or leased by the Commonwealth of Massachusetts, a religious sect or denomination, or by a non-profit educational corporation, that use shall be permitted by-right by verdict of the Zoning Enforcement Officer.

### **Residential Uses**

#### **Townhouse (Single Family Attached Building)**

- Townhouse buildings may be located on a common or separate lot. Where common lots exist, the side and rear setbacks shall be doubled to provide appropriate space between primary buildings.

#### **Duplex**

- The two (2) residential units within a duplex building may be side-by-side and both oriented toward the front lot line.
- Dwelling units may be stacked one over the other or attached front to back.
- On corner lots, one residential unit may be oriented toward each front lot line resulting in units that are back-to-side in orientation.

#### **Triplex Building (3 Single Family Attached Building)**

- Dwelling units may be stacked one over the other, attached side to side, or front to back.
- Triplexes may be located on a common or separate lot. Where common lots exist, the side and rear setback requirement shall be doubled to provide appropriate space between primary buildings.

#### **Multifamily Building**

- Where there is a setback between the buildings and a public street line, there shall be an accessible and usable open space (such as a forecourt or plaza) with appropriate landscaping, streetscaping and furnishings.
- Parking can be integrated within the building footprint either at grade or below grade; Tandem parking can be provided for individual residential units.
- Multifamily buildings may be located on common or separate lots. Where a common lot exists, the required side and rear setbacks shall be multiplied by two to create appropriate spacing between primary buildings.

## **PERFORMANCE STANDARDS**

### **Mixed Use Building**

- Mixed use buildings shall comply with the use requirements of zoning bylaw Section 3.8.5.4 Front Lot Buildings and Back Lot Buildings. See Zoning Bylaw Figure 3.1.
- Residential units in the upper floors of a mixed-use frontage building shall be qualified year-round or seasonal workforce housing units per Section 3.8.5.5 of this bylaw (See definition of year-round and seasonal force rental unit in Section 21).
- Parking may be integrated within the building footprint either at grade or below grade; Tandem parking may be provided for individual residential units.
- Attached buildings may be located on separate lots. Where common lots exist, the side and rear setbacks shall be multiplied by two to create appropriate spacing between primary buildings.
- 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.

### **Cottage Court:**

- Cottage court developments comprising multiple buildings may be allowed on a single lot or separate lots.
- Cottages shall be sited to surround a central common and provide shared outdoor amenity space for the residents.
- Courts shall be a minimum of 2,000 square feet of common open space per residential unit. A minimum of 4 residential units and a maximum of 16 residential units may be located on a given court. Multiple courts are permitted.
- Parking may be located within a common surface parking lot with or without garages; or parking can be located behind the cottage and accessed by a rear access way.
- Parking shall be located to the rear of the cottage or in a common parking area.
- Front porches may extend along the entire front façade of the cottage and within 2 feet of the front property line.

### **Assisted Living Residence, Independent Living Facility, Nursing Home,**

### **Convalescent Facility:**

- Design of the facility shall provide an attractive walkable environment; an efficient access for emergency vehicles; visibility, adequate lighting, and quality signage at the principal entrance; convenient resident drop-off area; usable outdoor amenity spaces; and communal indoor seating areas with a direct line of site to the outdoors.

## **PERFORMANCE STANDARDS**

### **Lodging Uses**

#### **Hotel or Motel, Inn, Hostel, Bed & Breakfast:**

- Capacity of the street and sidewalk network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the district.
- Location and visibility of the principal entrance, guest drop-off area, outdoor amenity space for guests, and pedestrian circulation from all exit points.

### **Retail Uses**

**Review Criteria All Retail Uses:** In its discretion to approve or deny a site plan permit authorizing a retail use, the Town may consider the following:

- Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
- Capacity of the local street and sidewalk network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the surrounding area.
- Building methods or techniques for noise mitigation to limit noise for other users of the building and abutting property owners.
- Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
- Compatibility with the intensity of activity associated with the surrounding land uses.

### **Commercial Service and Office Uses**

#### **General Review Criteria for all Commercial and Office Uses:**

- Parking can be integrated within the building footprint either at grade or below grade.
- Attached commercial buildings may be located on common or separate lots. Where a common lot is provided, the side and rear setbacks should be multiplied by two to create appropriate spacing between primary buildings.

#### **Animal Services including Animal Clinic or Hospital, Pet Grooming, Pet Training and Care, Commercial Kennel, and Veterinarian**

- Sufficient noise mitigation for other users in the building and appropriate buffering and screening of abutting properties as necessary.
- Operational procedures for cleaning the interior and exterior of the site and trash storage and removal.

## **PERFORMANCE STANDARDS**

### **Self-Storage Facility**

- Mitigation of any negative lighting, noise, or aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior at ground level.
- Adequate fencing and screening with landscape materials.
- Provide a hazardous materials mitigation plan for a perimeter spill catch basin, and additional prevention applications as needed to address other potential hazardous, flammable, or dangerous materials within the facility.

### **Eating and Drinking Establishments**

#### **Performance Criteria for All Eating and Drinking Establishments**

In its discretion to approve or deny a site plan permit authorizing an eating or drinking establishment, the Town shall consider the following:

- Compatibility with the level of activity associated with establishment and the surrounding properties.
- Noise impact and mitigation including efforts to limit impact on surrounding properties.
- Location of designated outdoor smoking areas.
- Location of trash and recycling storage and the procedure for pickup.
- Food consumed outdoors under the standards for Outdoor Café Seating in Section 5.3. of the Zoning Bylaw and the ECSD Design Guidelines of the Planning Board Rules & Regulations.

#### **Formula and Chain Eating & Drinking Establishment**

- The existing concentrations of formula eating and drinking establishment uses within the district.
- The availability of other similar eating and drinking establishment uses and the maintenance of a diverse blend of eating and drinking establishment uses within the district.
- The compatibility of the proposed design for the formula eating and drinking establishment with the existing architectural and aesthetic character of the surrounding area and neighborhood.
- The proposed uses contribution to the nationwide trend of standardized eating & drinking establishment offerings that detracts from the uniqueness of ECSD subdistricts and neighborhoods.
- Consideration as to whether the eating & drinking establishment chain is national, regional, or limited to Cape Cod.
- The existing non-residential vacancy rates within the surrounding area.
- Consideration of the opportunity to modify the name, exterior and interior, and menus of the franchise.

## **PERFORMANCE STANDARDS**

### **Micro-Brewery, Distillery, Cidery, or Winery:**

- Compatibility with the level of activity associated with establishment and the surrounding properties.
- Location of trash and recycling storage and the procedure for pickup.
- Methods to limit noise and odor impacts on site and surrounding properties.
- Accessory uses within the building should not exceed 40% of the floor area occupied by the principal structure or use or more than 50% of the lot area occupied by the principal structure or use.
- Location of designated outdoor smoking areas.

### **Auto-Oriented Uses**

#### **Performance Standards for All Motor Vehicle Sales, Services, and Rental**

- Auto display and sales within the primary buildings shall be facing the public street and service and repair facilities shall be located to the rear.
- Surface parking along the frontage of a public street and in front of the primary buildings shall be limited to a single row of parking which can be utilized by customers or display vehicles.
- A paved pedestrian walkway of five (5) feet minimum shall be installed connecting the public sidewalk to the primary building.
- Parking lots shall be screened from the view of adjacent properties.

#### **Fueling Stations with or without Convenience Store (Including Commercial EV Charging Station Facilities)**

- A maximum of 8 gas pumps are allowed and must be located behind the convenience store and have two means of access and egress.
- Gas station canopies shall be designed as an integral part of the store architecture and be connected directly to the convenience store.
- Convenience Store/Fueling Station are only allowed on sites that are currently in this use or have been a fueling station within the last 10 years.
- Light auto repair and maintenance may be allowed by a Special Permit from the Planning Board.
- Convenience stores and café seating within the outdoor amenity space may be allowed by Special Permit from the Planning Board.
- Parking shall be located to the side and rear of the building.

## **PERFORMANCE STANDARDS**

### **Industrial and Creative Enterprises**

#### **Performance Criteria for All Arts & Creative Enterprise**

In its discretion to approve or deny a site plan permit authorizing a commercial art and creative enterprise, the Town may consider the following criteria:

- Sound transmission co-efficient to prevent the transmission of sounds from equipment or repetitive tasks.
- Ventilation and air handling techniques to ensure the safety and health of residents, visitors, and neighbors.
- The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare, or other objectionable effects.

#### **Performance Criteria for All Civic, Recreational and Institutional Uses**

In its discretion to approve or deny a site plan permit authorizing a Civic Use, the Town may consider the following:

- Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
- Capacity of the local streets and sidewalk network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the surrounding subdistricts.
- Compatibility with the level of activity associated with the surrounding properties.
- Impact and mitigation of the production of offensive noise and light.
- Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
- All outdoor lighting should be extinguished when outdoor facilities are not in use, or by 10:00 p.m. on Sundays through Thursdays, and by 11 p.m. on Fridays and Saturdays, whichever is earlier.



## **PERFORMANCE STANDARDS**

### **Club or Lodge (Non-Profit)**

- A non-profit club or lodge should be managed by an association with elected officers and directors, pursuant to a charter or bylaws, that generally exclude the general public from its premises, and which holds property for the common benefit of its members.
- A non-profit club or lodge should generally be open to members only but may be open to occasional guests of members.
- A non-profit club or lodge may serve meals and/ or alcohol on the premises for members and their guests.
- A non-profit club or lodge may use one central gathering area for rental for events and/or community activities, including the service of meals and/or alcohol, but such rentals and activities should not exceed 80 events per year and should not continue past 1:00 AM Friday, Saturday, and Sunday nights and 12:00 AM Monday through Thursday nights.

**Marijuana Related Uses. See Section 17.0 of the Zoning Bylaw.**

### **Agricultural Uses**

#### **Performance Criteria for All Agricultural Uses**

- Farming is subject to all applicable rules and regulations established by the Health Department and the Mass. Department of Agriculture.
- Agricultural production may be conducted outdoors, in a greenhouse, as an adaptive reuse of existing buildings, in containers such as vertical farming, in water enclosures, and on the roof of a structure.
- Hoofed farm animals are not permitted.
- Sales are subject to compliance with local, state, and federal regulations.

## **PERFORMANCE STANDARDS**

### **Child and Family Day Care Homes**

In all zoning districts, family day care may be provided as an accessory use upon the issuance of Certificate of Approval by the Building Inspector and pursuant to the special permit provisions of Section 3.8.6.

### **Residential Community Building**

- An accessory building within a residential development for recreational, social, educational or cultural activities that are shared by the residents and guests. Detached Accessory Residential Community Buildings that contain residential units shall adhere to Building Dimensional Standards in Figure 5.4 and 5.6. Detached Accessory Residential Community Buildings that do not contain any housing units are subject to the following requirements:
- The maximum height of the building shall be 1.5 stories and 30 feet with a pitched roof.
- The maximum footprint of the building shall be 5,000 square feet.
- The Planning Board may allow by special permit an increase in the footprint of the building.

### **Accessory Residential Parking**

- Off-street parking facilities for more than five (5) automobiles are allowed by Special Permit, provided that said parking facilities are on a lot within 150 feet of the building they are intended to serve and that said parking facilities shall be used only by the occupants of the building and by persons visiting or doing business with said occupants.

## **PERFORMANCE STANDARDS**

### **Home Based Businesses**

See Home Businesses/Home Occupation requirements in Section 2.12 of the Zoning Bylaw for additional requirements. Home Based Businesses located within the ECSD are subject to the following additional standards:

- Home occupations use must be operated by the occupant of dwelling unit on the lot.
- Products produced on-site must be grown, fabricated, or assembled by hand.
- Home occupations must be operated within a completely enclosed principal or accessory building owned and occupied by the resident of the property where the home occupation is located.
- The production of offensive noise, vibration, glare, odors, parking/loading demands, traffic, or other negative impacts that unreasonably interfere with any person's "quiet expectations" in enjoyment of their residence is prohibited.
- No display of products may be visible from the right-of-way of any public thoroughfare.
- Shipping and delivery are restricted to parcels and small freight carriers.
- No more than one off-street parking space is permitted for the home occupation.
  
- Home occupations conducted in an accessory structure are limited in size by lot size, height, setback, and coverage standards in the underlying zoning district.

## **PERFORMANCE STANDARDS**

### **Home Based Businesses with Employee**

Businesses incidental to the principal residential use of premises may be engaged in an accessory use by the owner of that dwelling upon the issuance of a special permit provided, however, that all the following conditions shall be satisfied:

- The occupation or profession shall be executed wholly within the principal building, or within a building or other structure accessory thereto, which has been in existence for at least 5 years.
- Not more than 30% of the combined floor area of the primary residence and any qualified accessory structures shall be used in the home occupation.
- Only one home occupation may be conducted on the premises.
- The home occupation may serve clients, customers, or the like on the premises, if the Planning Board determines that the surrounding neighborhood will not be detrimentally affected.
- Not more than one (1) person not a member of the household shall be employed on the premises in the home occupation.
- An unlighted sign of not more than 3 square feet in area may be permitted. The visibility of exterior storage of materials and other exterior indications of the home occupation, or other variation from the residential character of the premises, shall be minimized through screening and other appropriate devices.
- Parking generated by the home occupation shall be accommodated off-street, other than in a required front yard, and such parking shall not occupy more than 30% of lot area.
- The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment.

### **Off-Site Accessory Parking Facility**

Motor vehicle parking that supports a principal commercial use on a separate lot shall be subject to the following site plan review criteria:

- Off-site accessory parking shall be located within 600 feet of the principal use for employees and 300 feet for customers.
- The location of driveways shall be visible and safe and accommodate pedestrians, bicyclists, and motor vehicles.
- Adequate directional signage between the commercial use and the accessory parking lot shall be provided.

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