



TOWN COUNCIL
Committee to Review Zoning and Permitting Regulations
Selectmen's Conference Room

Monday June 25, 2018 – 6:00pm

Councilors:

Vice-President James Crocker, Precinct 5 (CHAIR)
Councilor Jessica Rapp Grassetti, Precinct 7
Councilor Paula K. Schnepf, Precinct 12
Councilor Matthew Levesque, Precinct 10
Councilor Deborah Dagwan, Precinct 8
Member at large Hank Farnham

MEETING MINUTES

PRESENT: Chair of Committee, Vice-President James Crocker Jr.; Councilor Jessica Rapp Grassetti; Councilor Paul Neary; Councilor Paula Schnepf; Councilor Matthew Levesque; Hank Farnham, Member at large; **ALSO IN ATTENDANCE:** Elizabeth Jenkins, Planning and Development Director; Paul Wackrow, Principal Planner, Planning & Development Department; Mary Barry, Chair, Planning Board; Steven Costello, member of Planning Board; Jeffrey Swartz, member of Planning Board; **ABSENT:** Councilor Debra Dagwan

Chair opened the meeting at 6:03pm will Roll Call: Committee attendance reflected above, there is quorum. Chair Mary Barry opened the public meeting for the members of the Planning Board

Chair of the Committee clarified the position of the last vote taken by each member of attending consists of only the Town Council appointed members of the Committee and not the sub-committee members of the Planning Board. Chair asked for Public Comment, seeing none,

Chair of the Committee introduced Elizabeth Jenkins, Planning and Development Director to speak about the Highway Business District. Ms. Jenkins explanation regarding the Highway Business (HB) edits that focused our efforts on probably achieving consensus on the use table and use definitions, so we focused on the District Wide Performance Standards and how the existing buildings currently and the turnover of these buildings and changes of use. Ms. Jenkins looked at the Shopping Center Overlay Standards that this Committee discussed and defined different categories of current business's as it exists today and to look at the development of these types of sites to see what businesses are thriving and which are not and if the performance standards are what is stifling development in these areas. The three categories looked at were the following: **Reoccupation (Change of Use); Expansion or modification; New development.** Ms. Jenkins explained the focus of the **Building Design Standards** to look at the following categories and fine tune each section based on the Committees suggestions in the prior meetings; **Parking Lot Design Standards; Site Design Standards; Screening; Access,** being very specific to how to apply these to each projects. (these can be found in section F in the following document.) Mr. Wackrow explained that when he looked at the Site Design Standards he kept in mind those business's for the future and what those designs might look like. Mr. Wackrow asked about some of the new uses and the capability for those uses with the current performance standards and whether there should be any compatibility with the current uses. Vice President Crocker questioned crossing from building design standard to a use standard; so how do you see them impacting each other when there is not a use standard to cross reference to. Mr. Wackrow answered that he envisioned how different uses are going to be designed and if there are compatibility to those designs for different uses in the future. Ms. Jenkins added that this would be applicable district wide for redevelopment and new development, not specific to one use; it would be a basic level playing field, non-subjective. Mr. Swartz asked if this would give the Building Commissioner any leeway for decision making. Ms. Jenkins answered yes.

Chair of the Committee asked the members of the Committee to please look at the document and formulate any questions or suggestions to the document before the Committee looks at it for final recommendation at the next meeting.

June 25, 2018 DRAFT – HB Rewrite

§240-25 HB Business District.

A. Purpose. The proposed amendments to the Highway Business District strive to encourage investment in Barnstable’s aging commercial corridors and respond to current market demands, while promoting an increase in property values, appropriate protection for adjacent residential land uses, and Barnstable’s unique character and exceptional quality of life.

B. Principal Permitted Uses. The following uses are permitted in the HB Business District:

- (1) Art Galleries
- (2) Artisan, Craftsperson’s, and Makers
- (3) Artists’ Lofts
- (4) Bank ¹
- (5) Bed & Breakfasts, subject to the provisions of § 240-11C (6)
- (6) Business Support Services
- (7) Contractor Service Establishments ^{2, 3}
- (8) Dwelling, single-family
- (9) Dwelling, two-family
- (10) Dwelling, multi-family, Subject to the provisions of § 240-21(A) (9)
- (11) Educational institutions
- (12) Fraternal or Social Organizations
- (13) Health Club
- (14) Mixed Use Development
- (15) Movie Theatre
- (16) Museums
- (17) Office, Business and Professional
- (18) Office, Dental or Medical
- (19) Performing Arts Facilities
- (20) Personal Service Establishments
- (21) Recreational Establishment
- (22) Research and development, technological and computer research, software development and data processing including computer operations services
- (23) Restaurant and other food establishment ¹
- (24) Retail and wholesale ¹
- (25) Self-storage Facility ²
- (26) Senior Living, Assisted Living
- (27) Senior Living, Nursing Homes
- (28) Veterinary Hospital/Clinic ²

¹ Drive-thru’s shall be permitted accessory to such use, subject to the provisions of subsection (E) herein.

² The landscape setback from all residential property lines shall be 15 feet. Within the landscape buffer, existing mature trees shall be retained and shall be supplemented with plantings that will provide dense year-round screening, or a solid fence with landscape plantings on the residential side

³ Parking areas for commercial vehicles and any exterior areas used for loading or storage shall be screened from view from the public way

C. Conditional Uses. The following uses are permitted as conditional uses in the HB District, provided that a special permit is first obtained from the Zoning Board of

Appeals subject to the provisions of §240-125C herein and subject to the specific standards for such conditional uses as required in this section, and to a finding that such uses do not substantially adversely affect the public health, safety, welfare, comfort or convenience of the community:

- (1) Auto service and repair shops 1
- (2) Building, sale, rental, storage and repair of boats 1
- (3) Car rental services 1
- (4) Contractors' yards 1, 2
- (5) Funeral Home or Mortuary 1
- (6) Hotel & Motel, subject to the provisions in 240-22(F) 1
- (7) Manufacturing, light and industrial uses 1, 2
- (8) Retail, gasoline or diesel 1
- (9) Warehouse or distribution 1, 2

1 The landscape setback from all residential property lines shall be 15 feet. Within the landscape buffer, existing mature trees shall be retained and shall be supplemented with plantings that will provide dense year-round screening, or a solid fence with landscape plantings on the residential side

2 Parking areas for commercial vehicles and any exterior areas used for loading or storage shall be screened from view from the public way

D. Bulk Regulations

Zoning District	Minimum Lot Area (square feet)	Minimum Lot Frontage (feet)	Minimum Lot Width (feet)	Front	Rear	Side
HB	20,000	20	100	20 ^{1, 2}	20	30 ³

Minimum Yard Setbacks (Feet) (square feet)

Maximum Building Height (feet)	Maximum Lot Coverage as % of Lot Area
30 ⁴	30

1 Forty feet along Route 28 and Route 132

2 The front yard setback shall be a landscape setback in which existing trees and shrubs shall be retained within and supplemented with other landscape materials in accordance with accepted landscape practices. Where natural vegetation cannot be retained, the front yard landscape setback shall be landscaped with a combination of grasses, trees and shrubs commonly found on Cape Cod. A minimum of one street tree with a minimum caliper of three inches shall be provided per 30 feet of road frontage and distributed throughout the front yard landscape setback area. No plantings shall obscure site entrance and exit drives and/or road intersections. All landscape areas shall be continuously maintained substantially in accordance with Article IX herein.

3 The minimum total side yard setback shall be 30 feet, provided that no allocation of such total results in a setback of less than 10 feet, except abutting a residential district, where a minimum of 20 feet is required.

4 Or three stories, whichever is lesser.

E. Drive-Through Aisles.

(1) The minimum standards for drive-through aisles/drive-up windows (hereinafter “drive-thru”) are as follows:

- (a) The minimum lot size for a use including a drive-thru shall be 65,000 square feet.
- (b) Drive-thru shall not be located on properties with residential land uses.

- (c) Stacking. Drive-thru and shall provide a minimum 180 feet of stacking space, as measured from the service window to the entry point into a drive-up lane. Non-food or beverage establishments may reduce the stacking length to a minimum of 120 feet.
- (d) Site Ingress/Egress. On properties containing drive-thru, all direct access driveways must be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign-controlled intersection is at least 120 feet from the curb face of the intersecting street.
- (e) A drive-through entrance/exit shall be at least 50 feet from each right-of way, measured at the closest intersecting curbs.
- (f) Circulation. Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
- (g) Hours of Operation. When located on a site abutting a residential property, hours of operation for the drive-up/drive-through service shall be limited from 7:00 a.m. to 10:00 p.m. daily.
- (h) Landscaping. Landscaping shall be provided to screen drive-through aisles from the right-of-way and shall be designed to prevent vehicle headlights from the drive-through lane to be visible from abutting rights-of-way.
- (i) Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting street to the primary entrance with a continuous four (4' 0") foot-wide sidewalk or delineated walkway. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do the walkways shall have clear visibility and shall be delineated by textured and colored paving.
- (j) The Special Permit Granting Authority may provide relief from any provision of this sub-section subject to the provisions of §240-125C herein, subject to the finding that such relief does not substantially adversely affect the public health, safety, welfare, comfort or convenience of the community.

F. District-Wide Design & Performance Standards

1. Categories of Development.

Design and performance standards for the Highway Business district are provided in this subsection. Design and performance standards shall apply to the following categories of uses.

- a. **Reoccupation (Change of Use).** A project shall be considered a reoccupation when there is a proposed use or tenancy change in an existing building and the following conditions apply:
 - i. The gross floor area of the building does not increase by more than 10%.
 - ii. Less than 20% of the exterior walls or 50% of the roof area are removed or replaced. Resurfacing of exterior walls and roof area for the purposes of aesthetic improvements, resurfacing existing roof materials for maintenance, adding windows or entranceways, or accommodating interior system improvements (ex. HVAC) shall not be counted towards this requirement.
- b. **Expansion or modification.** A project shall be considered an expansion or modification where any alterations to an existing building and proposed that exceed the thresholds for reoccupation in subsection (a) above, but do not meet the designation of New Development as described in subsection (c) below.
- c. **New development.** A project shall be considered new development where a building for a principal use is proposed for construction that did not previously exist within the HB.

2. Building Design Standards.

The building design standards of this section shall only be applicable to new development, as defined above.

- a. In addition to the Site Plan Review submittal requirements of Section 240-102, architectural elevations shall be submitted.
- b. Building façades.
 - i. Building facades shall not contain blank wall areas that exceed 25 linear feet, measured parallel to the street.
 - ii. New development shall vary the building footprint so that there are pronounced changes in the wall planes and building mass as defined herein. For every 50 linear feet of facade, at least 10 feet projection or setback in the facade should be accommodated. The recess or projection can be split into several

components, but changes in the facade line of 10 feet or greater are most likely to reduce the visual impact of the building mass.

c. Building Entries.

i. All buildings shall have an orientation to and entrance from the sidewalk along the primary building frontage. Entrances shall be visually distinctive from the remaining portions of the façade along which they are located.

d. Roof.

i. Parapet walls along the roof shall feature three-dimensional cornice treatments or other shadow-creating details.

e. Building materials.

i. The following building materials are prohibited on any façade:

a) Plain concrete block

b) Glass block

c) Exposed aggregate (rough finish) concrete wall panels

d) Plastic

ii. The following building materials are prohibited on any façade; however, such materials may be used as decorative or detail elements for up to 25% of the façade.

a) Corrugated metal

f. Multi-Tenant Centers. Multi-tenant retail centers shall comply with the following additional design standards.

i. A cohesive character is required through the use of coordinated building design, hardscape treatment (special paving materials, lighting, etc.) and landscaping.

3. Parking Lot Design Standards.

Parking lot design standards shall only apply to new development as defined above.

a. All new development shall comply with Section 240-54. Location of parking lot in relation to buildings; Parking lots shall be located to the rear or side of a building unless such location would have an adverse environmental impact or is infeasible due to configuration of the site.

4. Site Design Standards.

Site design standards shall only apply to expansions or modifications, new development as defined above.

a. Sites shall incorporate safe pedestrian access to the building(s) from the public right-of-way and safe pedestrian circulation within the development. Where pedestrian connections cross primary vehicular driveways or aisles, the walkways shall be designed to clearly show the space is dedicated to pedestrian traffic through the use of raised or alternative surfaces.

b. Bicycle parking (**This was added, currently nothing addresses bicycles**) (**All considerations still need to go through Site Plan Review**)

5. Screening.

Screening requirements shall apply to reoccupations, expansions or modifications, and new development as defined above.

a. Screening shall be provided for storage areas, loading docks, dumpsters, rooftop equipment, utility buildings and similar features.

6. Access.

Access requirements shall apply to expansions or modifications and new development as defined above. Driveways on Route 28, Route 132 and West Main Street shall be minimized. All driveways and changes to driveways shall:

a. Provide the minimum number of driveways necessary to provide safe and convenient vehicular and emergency vehicle access.

b. Provide shared access with adjacent development where feasible.

c. Provide a driveway interconnection between adjacent parcels to avoid short trips and conflicts on the main road.

G. Definitions. The following terms are defined for the purpose of the HB and shall not be construed to apply to other regulations:

ARTISAN, CRAFTSPERSONS AND MAKERS – A small-scale use employing people who practice manual skills to produce ornamental or functional works in limited quantities. A key feature of works produced by artisans, craftspeople or makers is the high degree of manual or specialized technical expertise involved. Examples include artists or makers in a variety of mediums, designers, and art conservation.

ARTIST'S LOFT – A place designed to be used as both a dwelling and a place of work by an artist, artisan, or craftspeople, including persons engaged in the application, teaching, or performance of fine arts, such as drawing, vocal or instrumental music, painting, sculpture, photography, graphics, media arts, and writing. The work activities shall not adversely impact the public health, safety, and welfare, or the livability, functioning, and appearance of adjacent property.

AUTO SERVICE AND REPAIR SHOPS – A facility for the general repair and maintenance of motor vehicles, including motor vehicle inspections and car washes. This definition shall exclude vehicle dismantling or salvage.

CONTRACTOR SERVICE ESTABLISHMENTS – Wholesale sales and distribution of building materials including plumbing, carpentry, lumber, electrical, heating and air conditioning, and other similar service or repair businesses; associated showrooms and sales/display space customarily accessory to such uses.

CONTRACTORS' YARDS – Landscaping, construction and site preparation, and other similar service businesses, provided that all outdoor storage of building materials, trucks and landscaping equipment and materials, are screened from view from public ways.

EDUCATIONAL INSTITUTIONS – A public or private facility that offers in classroom instruction at the K-12 or post-secondary levels. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational Institutions also include facilities that offer in-classroom vocational instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school.

FRATERNAL OR SOCIAL ORGANIZATIONS – A building or land used for the activities of an association of persons for the promotion of some nonprofit common objective, such as literature, science, politics, and good fellowship (not accessory to, or operated as, or in connection with a tavern, eating place, or other place open to the public), which meets periodically and may be limited to members.

FUNERAL HOME OR MORTUARY – An establishment providing services such as preparing the human dead for burial and arranging and managing funerals, and may include limited caretaker facilities. This classification excludes cemeteries, crematoriums, and columbaria.

HEALTH CLUB – A facility for the purpose of physical exercise or wellness open only to members and guests or open to the public for a fee. It shall include health and fitness clubs, and specialty fitness uses, such as yoga studios or cross-fit facilities and may include customary accessory uses.

MIXED USE DEVELOPMENT – Development including at least one residential unit and at least one nonresidential use on a single lot or several nonresidential uses on a single lot

MUSEUMS – A public or private facility, including an aquarium, established for preserving and exhibiting artistic, historical, scientific, natural or man-made objects of interest, designed to be used by members of the public for viewing, with or without an admission charge. Such activity may include, as an accessory use, the sale of memorabilia, crafts work and artwork, and the holding of meetings and social events.

OFFICE, DENTAL OR MEDICAL – A building or portion of a building in which the primary use is the provision of health-care services to patients or clients by an appointment only. Such services may include the following: medical, dental, psychiatric, psychological, chiropractic, dialysis, acupuncture, reflexology, mental health professional, physical and/or occupational therapy, related medical services, or a laboratory which provides bacteriological, biological, medical, x-ray, pathological and similar analytical or diagnostic services to doctors or dentists.

PERFORMING ARTS FACILITY – An enclosed space suitable for a variety of cultural arts performances, permanently available for the primary principal use of public performing arts presentations, such as plays, dances, and concerts, although incidental use for private meetings, exhibits and presentations shall be permitted. Such space may also include studios, classrooms, and galleries.

PERSONAL SERVICE ESTABLISHMENT – An establishment engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, barbershop, beauty shop, dry cleaner, tailor, or other similar services.

RECREATIONAL ESTABLISHMENT – An establishment engaged in the provision of public recreational services, including bowling and billiards.

RETAIL, GASOLINE AND/OR DIESEL – A facility where gasoline, diesel or any other automotive engine fuel is stored only in underground tanks and offered for sale directly to the public on the premises. Retail, gasoline and/or diesel shall be subject to the requirements of Section 240-35 Groundwater Protection Overlay Districts.

SELF-STORAGE FACILITY – A facility for the storage of personal property where individual renters control and access individual storage spaces. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included.

SENIOR LIVING, ASSISTED LIVING – A combination of housing, ancillary support services and personalized care that is designed to respond in a homelike setting to the individual needs of adults requiring help with activities of daily living, but who do not require the skilled medical care provided in a nursing home.

SENIOR LIVING, NURSING HOMES – A facility, including for the aged or chronically ill, providing bed-care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services.

VETERINARY HOSPITAL/CLINIC – A facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment, or prevention of animal diseases and injuries. Use as a kennel shall be limited to short-term boarding and shall be only incidental to such hospital use.

District-Wide Design & Performance Standards

1. Categories of Development.

Design and performance standards for the Highway Business district are provided in this Section. These design and performance standards shall apply as follows:

a. **Reoccupation (Change of Use).** A project shall be considered a reoccupation when there is a proposed use or tenancy change in an existing building and the following conditions apply:

- i. The gross floor area of the building does not increase by more than 10%.
- ii. Less than 20% of the exterior walls or 50% of the roof area are removed or replaced.

Resurfacing of exterior walls and roof area for the purposes of aesthetic improvements, resurfacing existing roof materials for maintenance, adding windows or entranceways, or accommodating interior system improvements (ex. HVAC) shall not be counted towards this requirement.

b. **Expansion or modification.** A project shall be considered an expansion or modification where any alterations to an existing building and proposed that exceed the thresholds for reoccupation in subsection (a) above, but do not meet the designation of New Development as described in subsection (c) below.

c. **New development.** A project shall be considered new development where a building for a principal use is proposed for construction that did not previously exist within the HB.

2. Building Design Standards.

The building design standards of this section shall only be applicable to new development, as defined above.

- a. In addition to the Site Plan Review submittal requirements of Section 240-102, architectural elevations shall be submitted.
- b. Building façades.
 - i. Building facades shall not contain blank wall areas that exceed 25 linear feet, measured parallel to the street.
 - ii. New development shall vary the building footprint so that there are pronounced changes in the wall planes and building mass as defined herein.

For every 50 linear feet of facade, at least 10 feet projection or setback in the facade should be accommodated. The recess or projection can be split into several components, but changes in the facade line of 10 feet or greater are most likely to reduce the visual impact of the building mass.

c. Building Entries

- i. All buildings shall have an orientation to and entrance from the sidewalk along the primary building frontage. Entrances shall be visually distinctive from the remaining portions of the façade along which they are located.

d. Roof

- i. Parapet walls along the roof shall feature three-dimensional cornice treatments or other shadow-creating details.

e. Building materials

- i. The following building materials are prohibited on any façade:
 - a) Plain concrete block
 - b) Glass block
 - c) Exposed aggregate (rough finish) concrete wall panels
 - d) Plastic
- ii. The following building materials are prohibited on any façade; however, such materials may be used as decorative or detail elements for up to 25% of the façade.
 - a) Corrugated metal

f. **Multi-Tenant Centers.** Multi-tenant retail centers shall comply with the following additional design standards.

- i. A cohesive character is required through the use of coordinated building design, hardscape treatment (special paving materials, lighting, etc.) and landscaping.

3. Parking Lot Design Standards. Parking lot design standards shall only apply to new development as defined above.

- a) All new development shall comply with Section 240-54. Location of parking lot in relation to buildings. Parking lots shall be located to the rear or side of a building

unless such location would have an adverse environmental impact or is infeasible due to configuration of the site.

- 4. Site Design Standards.** Site design standards shall only apply to new development as defined above.
- a. Sites shall be designed so that there is safe pedestrian access to the building(s) from the public right-of-way and safe pedestrian circulation within the development. Where pedestrian connections cross primary vehicular driveways or aisles, the walkways shall be designed to clearly show the space is dedicated to pedestrian traffic through the use of raised or alternative surfaces.
 - b. Bicycle parking? (*for discussion*)

5. Screening. Screening requirements shall apply to reoccupations, expansions or modifications, and new development as defined above.

- a. Screening shall be provided for storage areas, loading docks, dumpsters, rooftop equipment, utility buildings and similar features.

6. Access. Access requirements shall apply to expansions or modifications and new development as defined above. Driveways on Route 28, Route 132 and West Main Street shall be minimized. All driveways and changes to driveways shall:

- a. Provide the minimum number of driveways necessary to provide safe and convenient vehicular and emergency vehicle access.
- b. Provide shared access with adjacent development where feasible.
- c. Provide a driveway interconnection between adjacent parcels to avoid short trips and conflicts on the main road.

Use-Specific Performance Standards

Ms. Jenkins explained the following would be only applicable to certain uses in the district.

FOOTNOTE 1: The landscape setback from all residential property lines shall be 15 feet. Within the landscape buffer, existing mature trees shall be retained and shall be supplemented with plantings that will provide dense year-round screening, or a solid fence with landscape plantings on the residential side

FOOTNOTE 2: Parking areas for commercial vehicles and any exterior areas used for loading or storage shall be screened from view from the public way

FOOTNOTE 3: Drive-Through Aisles.

The minimum standards for drive-through aisles/drive-up windows (hereinafter “drive-thru”) are as follows:

1. The minimum lot size for a use including a drive-through shall be 65,000 square feet.
2. Drive-thru’s shall not be located on properties with residential land uses.
3. Stacking. Drive-thru’s and shall provide a minimum 180 feet of stacking space, as measured from the service window to the entry point into a drive-up lane. Non-food or beverage establishments may reduce the stacking length to a minimum of 120 feet.
4. Site Ingress/Egress. On properties containing Drive-thru’s, all direct-access driveways must be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign-controlled intersection is at least 120 feet from the curb face of the intersecting street.
5. A drive-through entrance/exit shall be at least 50 feet from each right-of-way, measured at the closest intersecting curbs.
6. Circulation. Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
7. Hours of Operation. When located on a site abutting a residential property, hours of operation for the drive-up/drive-through service shall be limited from 7:00 a.m. to 10:00 p.m. daily.
8. Landscaping. Landscaping shall be provided to screen drive-through aisles from the right-of-way and shall be designed to prevent vehicle headlights from the drive-through lane to be visible from abutting rights-of-way.
9. Pedestrian Access and Crossings. Pedestrian access shall be provided from each abutting

street to the primary entrance with a continuous four (4' 0") foot-wide sidewalk or delineated walkway. Pedestrian walkways should not intersect the drive-through drive aisles, but where they do the walkways shall have clear visibility and shall be delineated by textured and colored paving.

10. The Special Permit Granting Authority may provide relief from any provision of this subsection subject to the provisions of §240-125C herein, subject to the finding that such relief does not substantially adversely affect the public health, safety, welfare, comfort or convenience of the community.

Zoning District	Minimum Lot Area	Minimum Lot Frontage	Minimum Lot Width
HB	40,000 20,000	20ft	160ft 100ft
Front Setback	Side Setback	Rear Setback	Maximum Building Height
60ft 20ft	30ft	20ft	30ft

Maximum Lot Coverage as a % of Lot Area
 (Building Footprint)
 30%

1 **Forty** feet along Route 28 and Route 132

2 The front yard setback shall be a landscape setback in which existing trees and shrubs shall be retained within and supplemented with other landscape materials in accordance with accepted landscape practices. Where natural vegetation cannot be retained, the front yard landscape setback shall be landscaped with a combination of grasses, trees and shrubs commonly found on Cape Cod. A minimum of one street tree with a minimum caliper of three inches shall be provided per 30 feet of road frontage and distributed throughout the front yard landscape setback area. No plantings shall obscure site entrance and exit drives and/or road intersections. All landscape areas shall be continuously maintained substantially in accordance with Article IX herein.

3 The minimum total side yard setback shall be 30 feet, provided that no allocation of such total results in a setback of less than 10 feet, except abutting a residential district, where a minimum of 20 feet is required.

4 Or **three** stories, whichever is lesser.

NEXT MEETING: July 19, 2018 6pm

ADJOURNMENT: 6:56pm