



# ***TOWN OF ORLEANS***

## **“Doings” of Special Town Meeting**

**Nauset Middle School Gymnasium**

**6:00 PM**

**November 17, 2025**

# Special Town Meeting- November 17, 2025

**THE COMMONWEALTH OF MASSACHUSETTS**

Barnstable SS.

To either of the Constables of the Town of Orleans in the County of Barnstable GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in Town affairs, to meet at the Nauset Middle School Gymnasium in said Orleans on MONDAY, the SEVENTEENTH day of NOVEMBER in the year TWO THOUSAND TWENTY-FIVE at 6:00 P.M. to act on the following:

**SPECIAL TOWN MEETING WARRANT ARTICLES**

1. Technical Updates to Zoning Bylaw- Chapter 164.....	4
2. Downtown Housing Overlay District .....	5
3. Amend the General Bylaws to Adopt Specialized Energy Code .....	32
4. Acceptance of Local Option (MGL Ch 59 Sec. 5 O) for Affordable Housing Tax Exemption for Year-Round Rental Properties.....	34
5. Accept Massachusetts General Laws, Chapter 64G §3D to Adopt Community Impact Fee on Professionally Managed Short-Term Rentals .....	35
6. Establish Special Purpose Stabilization Fund for Affordable Housing and Local Infrastructure Projects .....	35
7. Establish a Capital Improvement Fund.....	36
8. Land Acquisition for the Development of the Fire-Rescue Station .....	37
9. Eldredge Park Renovation Project.....	38
10. Fund Wastewater Management Engineering Support.....	39
11. FY26 Budget Adjustments .....	40
12. Closing Article.....	40

**The Special Town Meeting was held on Monday, November 17th, 2025, at 6:00pm at the Nauset Regional Middle School Gymnasium.**

The Special Town Meeting was opened at 6:15 pm after a quorum of 200 was declared by Kelly Darling, Town Clerk. A total of 616 voters were in attendance.

Tellers were: Patricia Bradley, Fred Boak, Louise Brady, Brian Carney, Louise Kulig, Judith Weil, Lousie Kulig

**Procedural Motion:**

To dispense with the reading of the warrant except the Preamble, Conclusion and Attestation thereof.

**Action:** Voice vote, motion carries unanimously

**Procedural Motion:**

I move that all Town Officials or Department Managers or their duly designated representatives, required to attend Town Meeting pursuant to Section 2-7-3 of the Charter, be permitted to address the Town Meeting on matters affecting their office, department, or organization, projects for which they have performed services for the Town, or articles in which they have interest.

**Action:** Voice vote, motion carries unanimously

**ARTICLE 1**

**Technical Updates to Zoning Bylaw- Chapter 164**

To see if the Town will vote to amend the Code of the Town of Orleans, General Legislation, Chapter 164 Zoning by repealing the chapter and replacing it with a reorganized and renumbered zoning bylaw with technical updates and corrections to read as included as Appendix A in the warrant booklet, or to take any other action relative thereto. (Planning Board)  
(2/3 Vote Required)

**Motion:** I move this article be accepted and adopted as printed in the warrant and further that Chapter 164 of the Town of Orleans, General Legislation, be repealed and replaced with a new Chapter 164, provided as Appendix A in the warrant booklet.

**Action:** Counted vote, 516 in favor to 27 opposed, motion passes by the necessary 2/3 majority

## **ARTICLE 2**

### **Downtown Housing Overlay District**

To see if the Town will vote to amend the code of the Town of Orleans, General Legislation, Chapter 164 Zoning and the Zoning Map of Orleans to establish a new zoning overlay district, the Downtown Housing Overlay District, to support year-round attainable housing production and mixed-use development in downtown Orleans.

**SECTION 1.** To amend the Town of Orleans Zoning Map referenced in §164-6 and entitled “Zoning Map of Orleans, Massachusetts” as shown on the map entitled “Proposed Amendment to the Town of Orleans Zoning Map adding the Downtown Housing Overlay District” to include the areas identified and as shown on the map and labeled “Downtown Housing Overlay District”, “Village-Scale Corridor Subdistrict” and “Commercial Center Subdistrict”, prepared by the Town of Orleans Planning Department dated September 11, 2025.

**SECTION 2.** To amend §164-4 by adding the following definitions:

**ACTIVE GROUND FLOOR USE** — A non-residential land use designed to encourage pedestrian activity and regularly serve the public. Such uses may include retail stores, food service establishments, personal services, or artistic, cultural, or entertainment venues.

**ATTAINABLE HOUSING UNIT** — A dwelling unit reserved for year-round rental or ownership by a qualified attainable housing unit purchaser or tenant as defined herein.

**BENEFICIAL OPEN SPACE** — An area of land, not including streets, parking lots, or driveways, that is designed and maintained for outdoor recreational or leisure activities and intended to provide communal areas for residents and to preserve the natural character of a site.

**MIXED-USE DEVELOPMENT** — Development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial, or other uses.

**MULTI-FAMILY HOUSING** — A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than one residential dwelling unit in each building.

**QUALIFIED ATTAINABLE HOUSING UNIT PURCHASER OR TENANT** — An individual or household with total annual income that does not exceed 200% percent of the area median income for the Town of Orleans, as determined annually by the United States Department of Housing and Urban Development.

**SCREENING** — A natural occurrence, such as a berm or hedge, or a constructed device, such as a fence, that shields from view various land use activities.

**YEAR-ROUND HOUSING** – Housing for occupancy by persons or families who occupy either rental or other housing as their principal residence for not less than 10 months a year.

**SECTION 3.** To amend §164-5 ‘Districts Enumerated’ by inserting the following under the heading ‘Overlay Districts’:

Downtown Housing Overlay District (DHOD)

Village-Scale Corridor Subzone (VCS)

Commercial Center Subzone (CCS)

**SECTION 4.** To insert a new 164-19.3 to establish the Downtown Housing Overlay District.

**§ 164-19.3. Downtown Housing Overlay District.**

A. The purpose of this overlay district is to:

- (1) Encourage the production of affordable and attainable housing options for year-round residents.
- (2) Incentivize developers and property owners to create a variety of rental and ownership housing opportunities for people at all stages of life and levels of income by allowing multi-family residential development where appropriate.
- (3) Encourage mixed-use and multi-family investment that will reinforce the village's character and pedestrian orientation.
- (4) Encourage multi-family development in areas served by municipal sewer to ensure new wastewater flows will not compromise the Town's water quality.
- (5) Strengthen the foundation of Downtown Orleans as a livable, walkable neighborhood and to mitigate traffic congestion by promoting housing proximate to compatible commercial uses, bicycle and pedestrian infrastructure, and public transportation.
- (6) Support existing and future Orleans businesses by increasing the year-round customer base.

B. Establishment of Overlay District.

- (1) The Downtown Housing Overlay District (DHOD) is hereby established as an overlay district, superimposed at eligible locations in the Limited Business LB, General Business GB, and Village Center VC Zoning Districts. The DHOD shall include the following subdistricts:
  - (a) Village-Scale Corridor Subdistrict (VCS)
  - (b) Commercial Center Subdistrict (CCS)
- (2) For the purposes of this section, "Active Ground Floor Use Frontage" shall include a portion of a street that requires ground story active uses and frontage types within the Village-Scale Corridor Subdistrict along the street frontages delineated on the Orleans Zoning Map.
- (3) Unless otherwise regulated within this section, all use, dimension, and all other provisions of the Zoning Bylaw shall remain in full force and effect.
- (4) At the option of the applicant, development and use of land within the DHOD may be undertaken subject to compliance with the requirements of this section, or by complying with the standards of the underlying district(s).
- (5) The aforesaid eligible locations are shown on a map entitled "Downtown Housing Overlay District, Town of Orleans" dated September 11, 2025. This map is hereby made part of the Town Zoning Bylaw and is on file at the office of the Town Clerk.

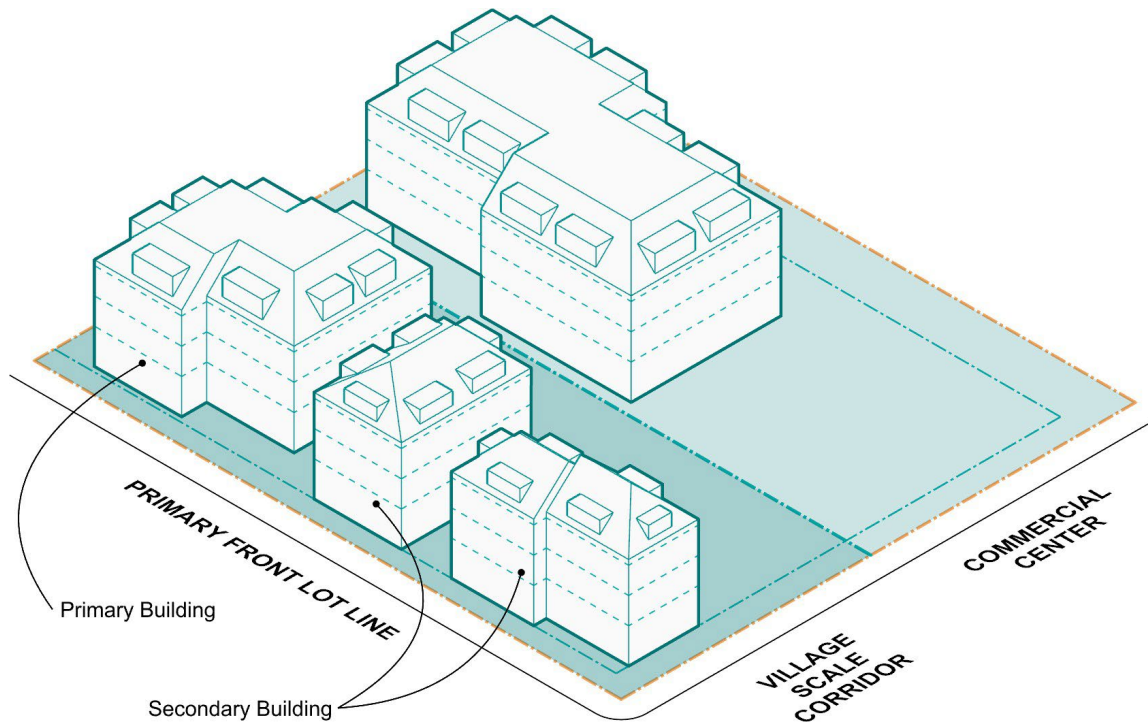
C. Application; Uses Permitted

- (1) Mixed-use and multi-family developments that comply with the provisions of this section shall be allowed as of right in the DHOD, subject to Site Plan Review and Architectural Review approvals.
- (2) If a mixed-use development includes a non-residential use that requires a Special Permit under Article IV, then that use shall be subject to issuance of a Special Permit in accordance with § 164-44.

D. Lot and Building Standards.

- (1) Mixed-use and multi-family developments permitted under this section shall comply with the following dimensional regulations, which supersede regulations specified by the underlying

zoning district in which the development is located. Where dimensional regulations are not specified here, the regulations of the underlying zoning district shall apply.



<b>VILLAGE-SCALE CORRIDOR SUBDISTRICT</b>	
<b>Maximum Building Footprint</b>	
Primary Building	4,000 square feet
Secondary Buildings	2,000 square feet
<b>Maximum Building Height</b>	
Stories	2.5
Pitched Roof Peak	44 feet
<b>Ground Story Height in Feet</b>	
Active Ground Floor Use Required Streets	14 feet minimum
All Other Streets	11 feet minimum
<b>Roof Form</b>	
Pitched Roof Half-Story Height	18 feet maximum
<b>Facade Articulation</b>	
Facing Front Lot Line	35 feet maximum continuous façade
All Other Facades	60 feet maximum continuous façade
<b>Ground Story Fenestration</b>	
Active Ground Floor Use Required Streets	70% minimum
All Other Streets, Non-Residential Uses	50% minimum
All Other Streets, Residential Uses	15% minimum
<b>Ground Story Active Use</b>	
Active Ground Floor Use Required Streets	60% minimum, or 35' Facade Length (whichever is greater)
Active Use Depth	20 feet minimum
<b>Yard Dimensions</b>	
Front	8 feet minimum, 15 feet maximum
Side	10 feet minimum
Side, If Abutting a Party Wall	0 foot minimum
Rear	20 feet minimum
<b>Facade Buildout</b>	
Primary Front Lot Line	60%
Secondary Front Lot Line (Corner Lot)	50%
<b>Minimum Separation Between Buildings on a Lot</b>	
20 feet if either building is 2.5 stories or more; 15 feet if either building is 1.5 stories or more but less than 2.5 stories 10 feet if either building is one story or more but less than 1.5 stories	
<b>Minimum Open Space</b>	
Minimum Open Space: 15%	
Minimum Beneficial Open Space: 5% for lots greater than 30,000 square feet	
<b>Parking Setbacks</b>	
Facing a Right-of-Way	15 feet
Not Facing a Right-of-Way	5 feet

<b>COMMERCIAL CENTER SUBDISTRICT</b>	
<b>Maximum Building Footprint</b>	
8,000 square feet	
<b>Maximum Building Height in Stories</b>	
Stories	3.5
Pitched Roof Peak	54 feet
<b>Roof Form</b>	
Pitched Roof Half-Story Height	18 feet maximum
<b>Facade Articulation</b>	
Facing Front Lot Line	60 feet maximum continuous façade
All Other Facades	60 feet maximum continuous façade
<b>Ground Story Fenestration</b>	
Non-Residential Uses	50% minimum
Residential Uses	15% minimum
<b>Minimum Yard Dimensions</b>	
Front	15 feet minimum
Side	15 feet minimum
Rear	20 feet minimum
<b>Façade Buildout</b>	
Primary Front Lot Line	60%
Secondary Front Lot Line (Corner Lot)	50%
<b>Minimum Separation Between Buildings on a Lot</b>	
20 feet if either building is 2.5 stories or more; 15 feet if either building is 1.5 stories or more but less than 2.5 stories 10 feet if either building is one story or more but less than 1.5 stories	
<b>Minimum Open Space</b>	
Minimum Open Space: 15%	
Minimum beneficial open space: 5% for lots greater than 30,000 square feet	
<b>Parking Setbacks</b>	
Facing a Right-of-Way	15 feet
Not Facing a Right-of-Way	5 feet

E. Year-Round, Affordable, and Attainable Housing Requirements and Bonuses.

- (1) To further Town goals and meet the need for affordable housing, any development with 10 or more dwelling units shall include one Affordable Housing Unit for each 10 dwelling units and shall additionally include 1.5 Attainable Housing Units for each 10 dwelling units. Any fraction of a required Affordable or Attainable Housing Unit shall be rounded up to the nearest whole unit.
- (2) Any development in the Downtown Housing Overlay District shall deed-restrict 50% of the dwelling units for year-round occupancy.
- (3) In the Village-Scale Corridor and Commercial Center Subdistricts, additional building height and footprint is permitted for developments providing deed-restricted year-round affordable and attainable housing as follows:



Subdistrict	Inclusionary Zoning Units	Building Height Maximum (stories)	Building Footprint Maximum
VCS	10% @ 80% AMI 40% @ 200% AMI	3.5	Per D(1)
CCS	10% @ 80% AMI 40% @ 200% AMI	3.5	15,000 square feet

- (a) Any development, regardless of number of dwelling units, developed under this subsection (E3) shall meet the affordable, attainable, and year-round housing requirements.
- (b) For developments of 3.5 stories in the VCS, the maximum pitched roof peak shall be 54 feet.

F. Lot Standards.

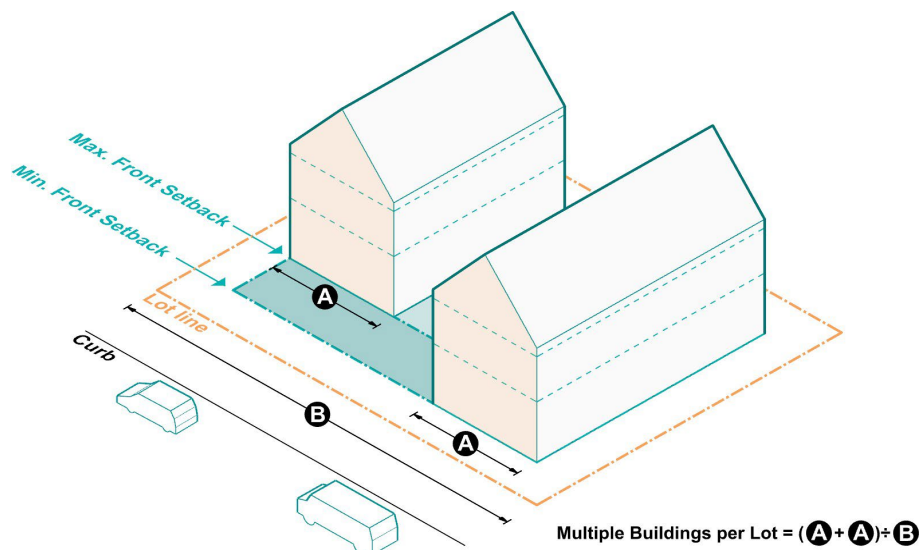
(1) Setbacks

- (a) Buildings must meet the minimum setback requirements specified in the Lot and Building standard for each subdistrict.

(2) Building Placement

- (a) The width of the front elevation must be built out to a percentage of the lot width as specified by the facade build out ratio in the Lot and Building standard for each subdistrict. *(Figure 1)*
- (b) The facade buildout ratio may be met cumulatively by multiple buildings on a lot.
- (c) Outdoor space between the front lot line and front elevation is considered part of the building for the purposes of calculating the facade build out ratio.

*Figure 1. Building Placement*



(3) Number of Buildings

- (a) Multiple buildings are permitted on each lot, subject to the minimum Open Space percent for all lots.

(4) Building Separation

- (a) Multiple buildings on a single lot must comply with the building separation distance at all points specified in the Lot and Building standard listed for each subdistrict.

(5) Open Space and Beneficial Open Space

- (a) Lots must provide the minimum open space specified in the Site Dimensional Standards for each subdistrict.
- (b) Development on lots 30,000 square feet and greater must provide Beneficial Open Space specified in the Site Dimensional Standards for the applicable subdistrict and meet the following standards:
  - [1] At least 400 square feet and at least 20 feet in width and 20 feet in length;
  - [2] Not on rooftops or other elevated portions of buildings;
  - [3] Designed to accommodate public congregation and use, including any necessary amenities or infrastructure. Examples include: parks, plazas, playgrounds, community gardens, etc.; and
  - [4] It is encouraged to locate civic spaces such that they can be connected and shared with public uses on adjacent lots.

G. Building Standards.

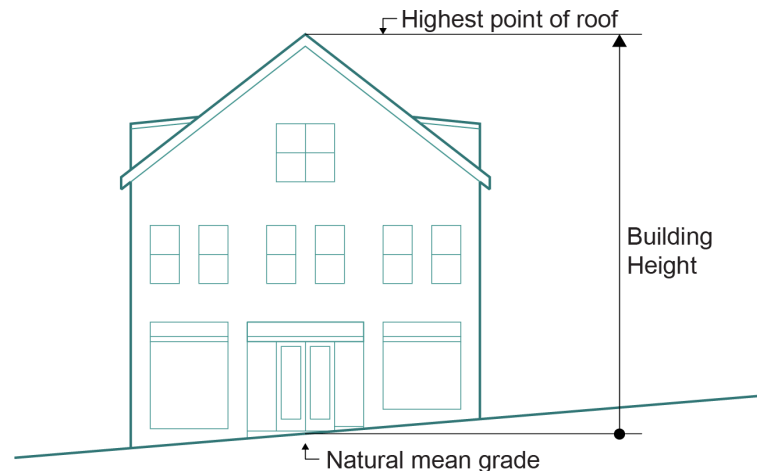
(1) Building Footprint

- (a) Buildings must comply with the maximum building footprint as specified in the Lot and Building standards for each subdistrict.
- (b) Building footprint includes all enclosed spaces whether for habitation or storage. Any parking area that is covered by a roof is included in the Building Footprint.
- (c) The following features do not count toward the building footprint.
  - [1] Building components (refer to 164-19.3(G)(8))

(2) Building Height

- (a) Buildings may not exceed the maximum building height specified in the Lot and Building standards for each subdistrict. (Figure 2)
- (b) For the purposes of this section Building Height shall be defined as follows: The vertical distance between the elevations of the natural mean grade and the highest point of the roof. Not included in such measurements are:
  - [1] Cornices which do not extend more than 5 feet above the roof line;
  - [2] Chimneys, walls, vents, ventilators and enclosures for machinery of elevators which do not exceed 15 feet in height above the roof line;
  - [3] Solar panels which do not extend more than one foot above the ridgeline or in the case of a flat roof, no more than 4 feet above the parapet, and
  - [4] Towers, spires, domes and ornamental features

*Figure 2. Building Height*



### (3) Story Height

- (a) The ground story of a building must comply with the minimum story height requirements specified for each subdistrict.
- (b) The height of the ground story is measured vertically from the surface of the finished floor to the surface of the finished floor above, at all points.
- (c) The height of a pitched roof half-story is measured vertically from the surface of the finished floor to the top of the highest roof beam above.

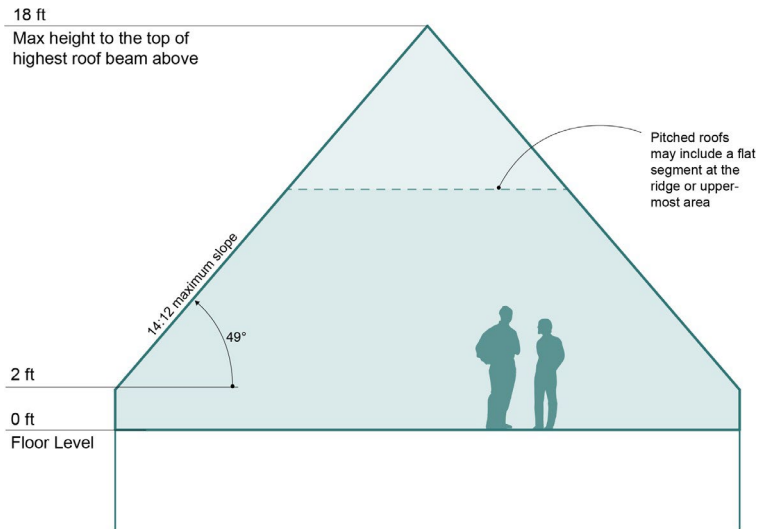
### (4) Number of Stories

- (a) Buildings must comply with the maximum number of stories specified for each subdistrict.

### (5) Pitched Roof Half-Story

- (a) Space located directly under a pitched roof is counted as a half-story (Figure 3), provided the following standards are all met:
  - [1] At least 2 opposite roof planes are pitched toward each other.
  - [2] A pitched roof may be composed of roof planes with different slopes.
  - [3] The slope of any pitch must be no greater than 14:12 (49.4 degrees); otherwise, this story is counted as a full story.
  - [4] The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than 2 feet above the finished floor of the half-story; otherwise, this story is counted as a full story.

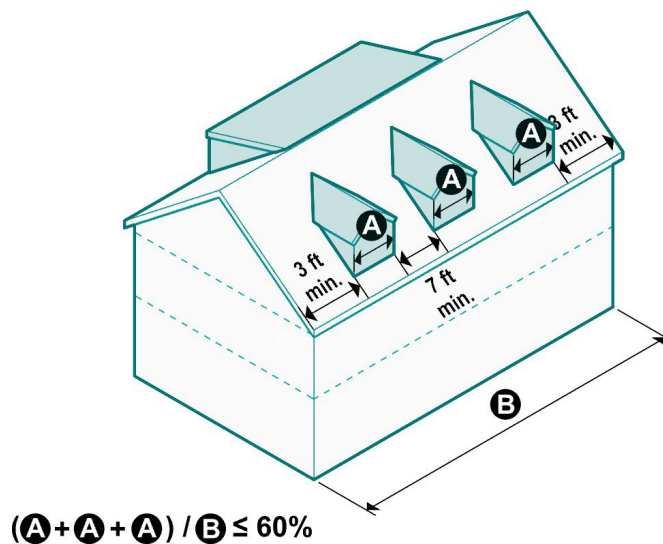
Figure 3. Pitched Roof Half-Story



(6) Dormers

- (a) Dormer windows may not occupy more than 60% of the total pitched roof area and must be set back from the ends of a pitched roof, where applicable, by a minimum of 3 feet. Where more than one dormer is located on the same side of the roof, the width of all dormers combined may not exceed 60% of the length of the exterior wall below, and each dormer shall be separated by a minimum of 7 feet. (Figure 4)
- (b) A roof line overhang shall be continued a minimum of one foot between the dormer and the next story below to avoid the appearance of an uninterrupted wall plane.
- (c) No dormer may project above the main roof ridgeline.

Figure 4. Dormer Windows



(7) Active Ground Floor Use

- (a) For buildings with front-facing lot line in the Active Ground Floor Use area, at least 60% or 35 feet of façade (whichever is greater) must include an Active Ground Floor Use to a depth of 20 feet. Active Use depth is measured as the distance from the façade towards the interior of the building. (Figure 5)

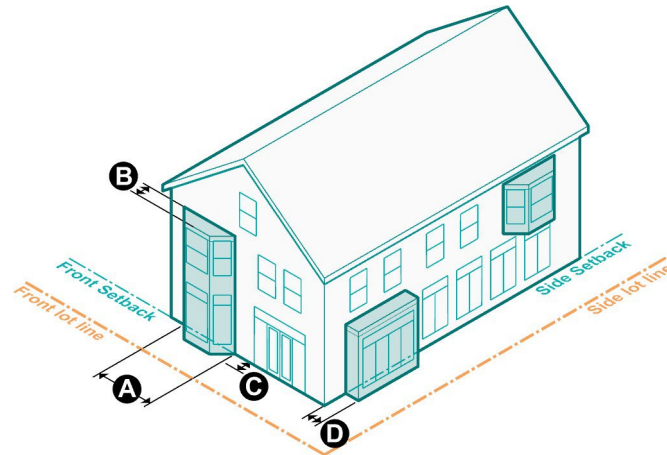
*Figure 5. Ground Story Active Uses*



(8) Building Components

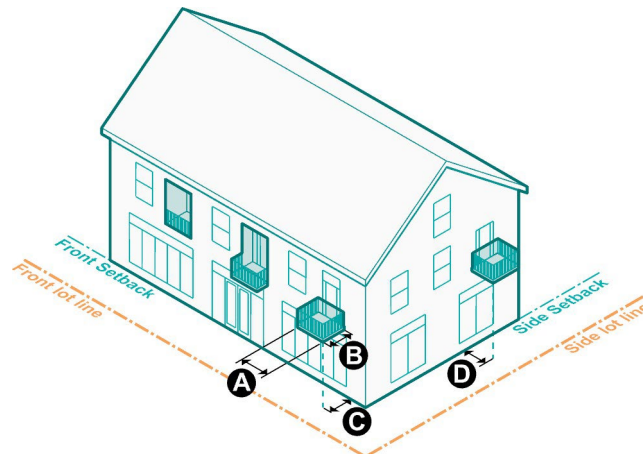
- (a) Building components are structural and architectural elements that extend outward from a building facade, including awnings, bays, balconies, and porches.
- (b) Building components which fully comply with the dimensional standards below are not considered part of the building footprint.
- (c) Building components may project into the front and side setbacks and/or right-of-way provided they conform to the following dimensional standards.
- (d) Building components that are not identified below are prohibited.

[1] Bay



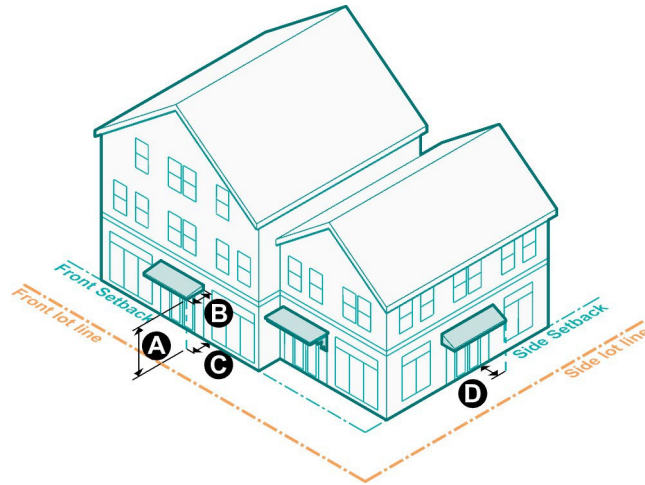
- [a] Single Bay Width: 16 feet maximum  
Cumulative Bay Width: 50% of the width of the exterior wall from which the bays project
- [b] Projection: 3 feet maximum
- [c] Front Setback Encroachment: 3 feet maximum
- [d] Side Setback Encroachment: 3 feet maximum

[2] Balcony



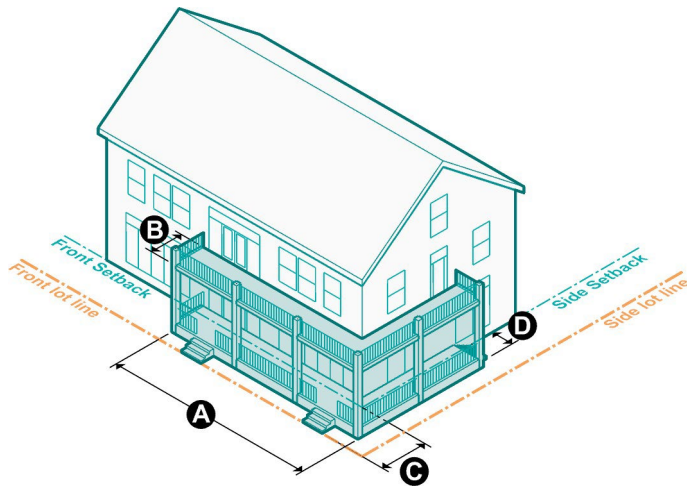
- [a] Width: 5 feet minimum
- [b] Depth: 4 feet minimum
- [c] Front Setback Encroachment: 5 feet maximum
- [d] Side Setback Encroachment: 5 feet maximum

[3] Awning



- [a] Clearance above grade: 10 feet minimum
- [b] Depth: 3 feet maximum
- [c] Front Setback Encroachment: 3 feet maximum
- [d] Side Setback Encroachment: 3 feet maximum

[4] Porch

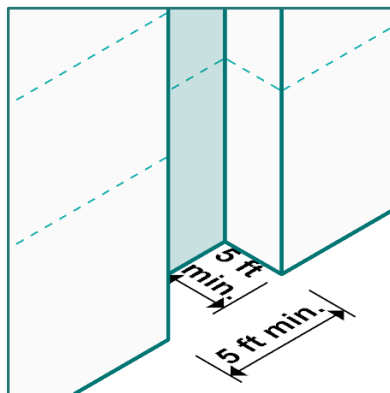


- [a] Width, front: 8 feet minimum  
Width, side: 4 feet minimum
- [b] Depth, front: 8 feet maximum  
Depth, side: 4 feet maximum
- [c] Front Setback Encroachment: 6 feet maximum
- [d] Side Setback Encroachment: 6 feet maximum

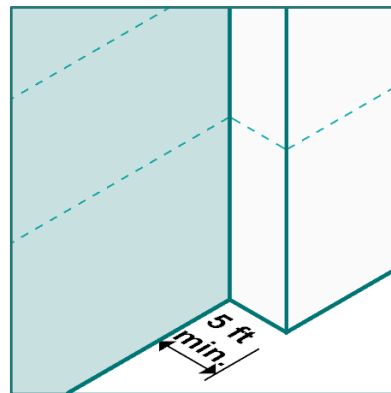
(9) Facade Articulation

- (a) Facades must differentiate the ground story of the building from the upper stories through horizontal articulation, a change in material, or a change in window size or pattern to create a distinct base to the building facade. The entire height of the ground story must be included in the facade base.
- (b) The facade of any building greater than 35 feet in width along the front lot line or 60 feet in width along the side lot line must be divided vertically by a recess at a minimum of 5 feet deep and 5 feet wide or an offset at a minimum of 5 feet deep, for the full height of the building, excluding any portion of the Ground Story with Ground Story Active Uses (*Figure 6*).
  - [1] Balconies and Awnings may be located within the recess or adjacent to the offset.
  - [2] Required recesses must include a change in roof plane at both edges of the recess, and one edge at offsets. Parallel roof planes are permitted so long as they are a minimum of 3 feet apart measured perpendicular to the roof plane (*Figure 7 and Figure 8*).
  - [3] The depth of eaves and roof overhangs within recesses and offsets must be equal to or less than adjacent roof edge conditions.

*Figure 6. Facade Articulation*



*Facade Recess*



*Facade Offset*



Figure 7. Facade Articulation Example for a Building with Perpendicular Roofs

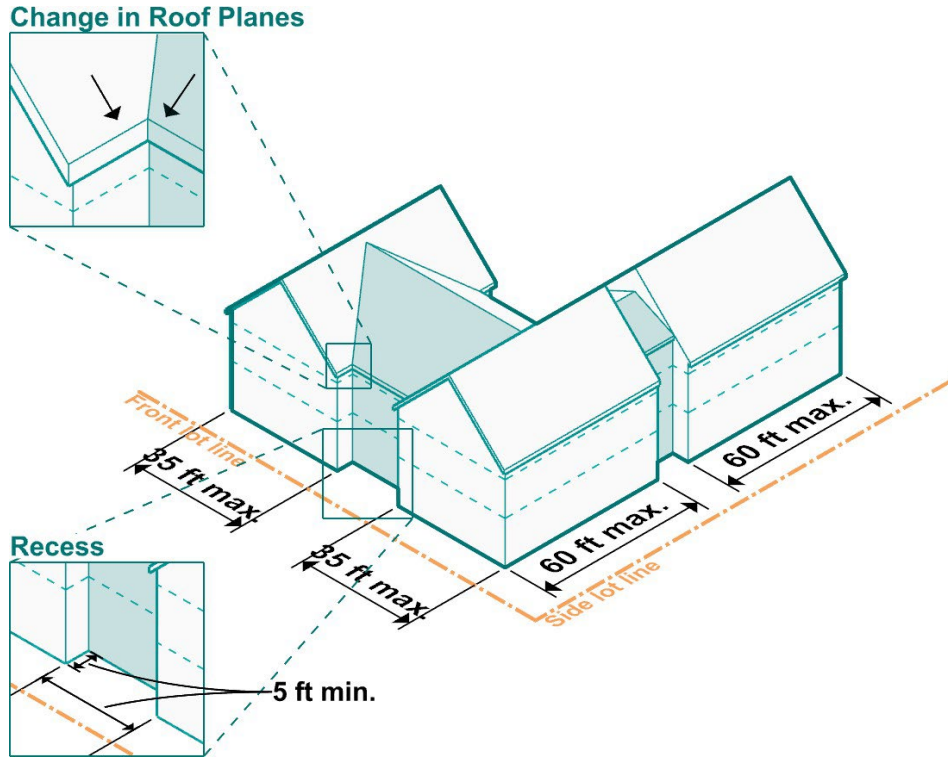
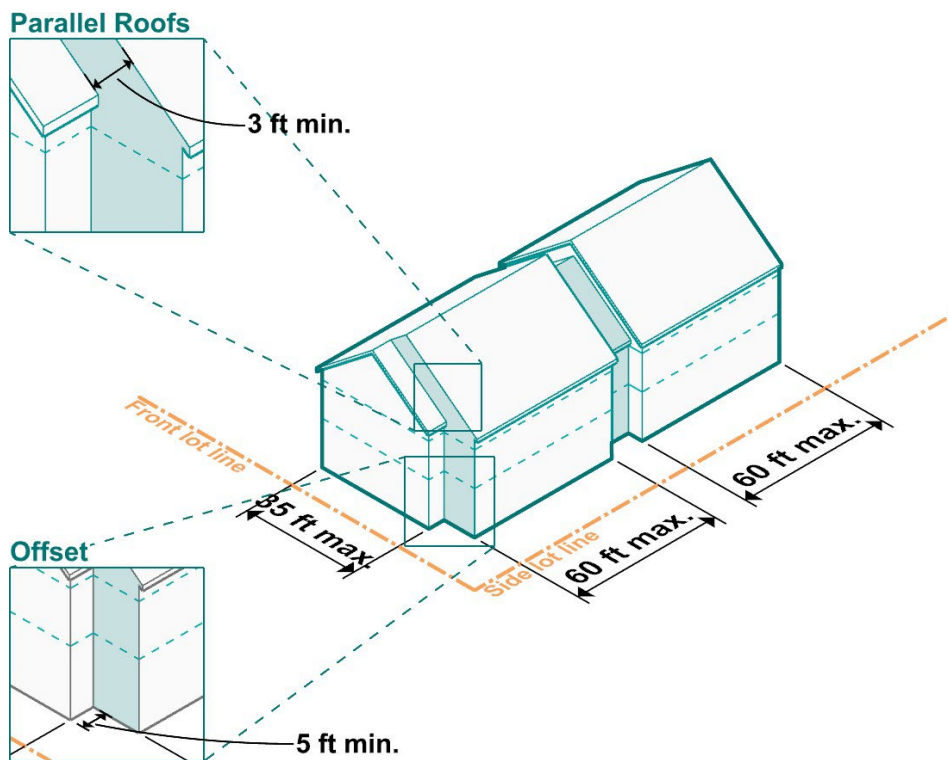


Figure 8. Facade Articulation Example for a Building with Parallel Roofs



(10) Fenestration

- (a) Facades must differentiate the ground story of the building from the upper stories through horizontal articulation, a change in material, or a change in window size or pattern to create a distinct base to the building facade. The entire height of the ground story must be included in the facade base (*Figure 9*).
- (b) Fenestration must be provided as indicated for each zone and is calculated as a percentage of the area of a façade.
- (c) Ground story fenestration is measured between 2 feet and 10 feet above the finished floor of the ground story (*Figure 9*).
- (d) For ground story fenestration, glazing must have a minimum 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) as indicated by the manufacturer.

*Figure 9. Ground Story Fenestration*



(11) Building Entry


- (a) For lots with street frontage, buildings must have their principal entrance(s) from that right-of-way. For lots without street frontage, buildings must have their main entrance(s) on the side wall oriented toward a secondary right-of-way or parking lot provided for the building.
- (b) Multi-story buildings with Active Ground Floor Use spaces must have one principal entrance for each Active Use space in addition to any principal entrance(s) necessary for any upper stories, except where Active Uses are accessory to a principal use such as a hotel.
- (c) Principal entrances that do not have an internal vestibule must either be recessed from the plane of the facade, or have a projecting awning or canopy, to signal building entry and provide adequate protection from the elements.

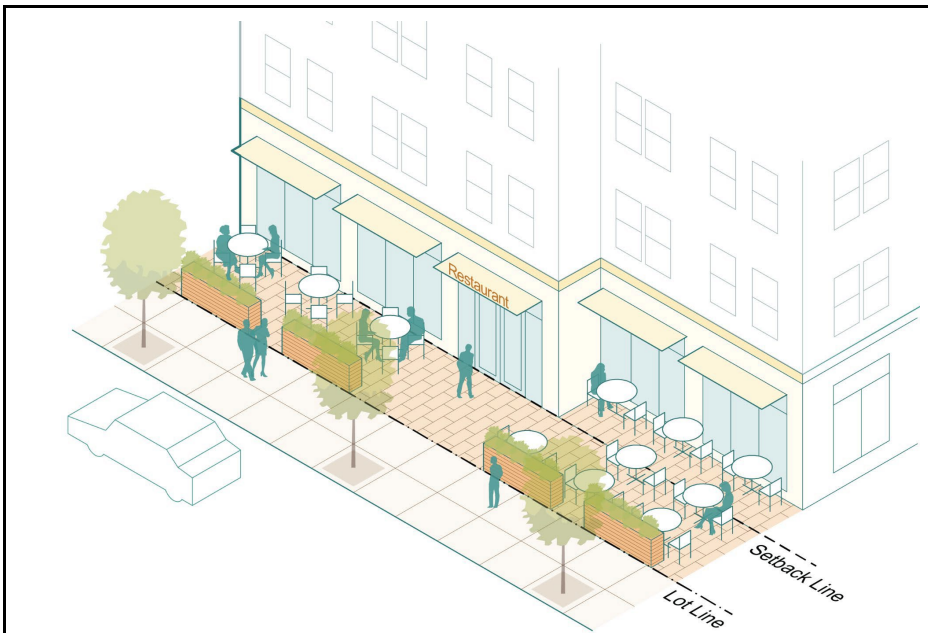
- (d) Principal entrances are encouraged to include architectural elements that distinguish the principal entrance, such as columns, pilasters, pediments, side lights, transom lights, fan lights, entablatures, cornices, brackets, and decorative dark sky compliant lighting fixtures to signal building entry.

(12) Frontage Types

- (a) Frontage types provide access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and public spaces) and are defined by a combination of site features and facade characteristics.
- (b) Frontage types are permitted according to **Table 1**.
- (c) Frontage types not expressly permitted are prohibited.
- (d) Multiple frontage types are permitted for each building.

*Table 1. Frontage Types*

P = Permitted N = Not Permitted	Active Use	Residential Use
 <p><b>Entry Plaza</b>            A frontage type consisting of a storefront(s) and a highly paved frontage area, providing a widened sidewalk, building access, public seating, and optional bicycle parking.</p>	P	P



P

P

**Dining Patio**

A frontage type consisting of a storefront(s) and outdoor cafe seating in the frontage area, A depth of at least 6 feet is encouraged.



P

P

**Front Garden**

A frontage type consisting of a storefront(s) and a highly landscaped and occupiable frontage area, providing additional street trees, vegetation, entry access, public seating, and optional bicycle parking.



N

P

**Dooryard**

A frontage type consisting of low fences that delineate the boundaries of private front yards for individual ground story dwelling units.

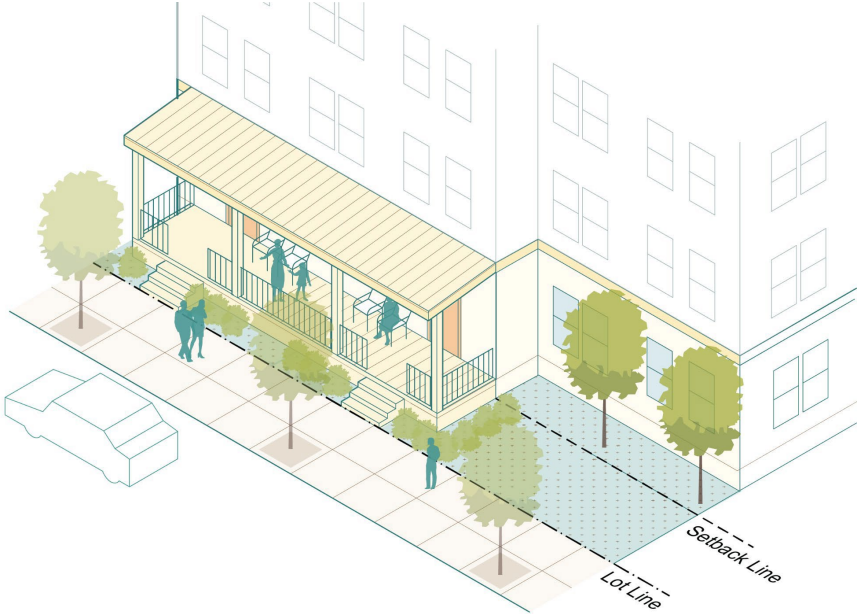


N

P

**Stoop**

A frontage type consisting of a set of stairs with a landing that provides access to the entrance of a building.

 <p><b>Porch</b> A frontage type consisting of a raised platform with a roof supported by columns, piers, or posts; an area for seating; and an optional set of stairs with a landing that provides access to the entrance of a building.</p>	N	P
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(13) Roof Features

- (a) Non-habitable architectural features including, but not limited to, mechanical & stairwell penthouses; vents or exhausts; solar panels or skylights; belfries, chimneys, cupolas, parapets, spires, and steeples are permitted on roofs.
- (b) Roof mounted features including vents, exhausts, antennas, wires, utilities, connection boxes, and similar features cannot be located within 30 feet of the front lot line and need to be either architecturally integrated into the building or screened.
- (c) Notwithstanding the provisions of subsection (D) herein, flat roofs may be permitted in the Village-Scale and Commercial Center subdistricts upon the grant of a Special Permit from the Zoning Board of Appeals, subject to the following findings:
  - [1] The flat roof area of the structure shall be designed to incorporate a significant beneficial feature such as a roof deck or patio, rooftop garden, or green roof.
  - [2] The building design, including the flat roof, is architecturally compatible and harmonious with the general character of the neighborhood.

(14) Mechanical Equipment.

- (a) Roof-mounted mechanical equipment must be screened and setback at least 10 feet from any building wall. See “Screening” in § 164-4.
- (b) Roof-mounted mechanical equipment shall be no greater than 8 feet tall when measured from the floor of the roof.
- (c) Wall-mounted alarm devices, cable boxes, and utility meters shall not be mounted on a facade facing a right-of-way.

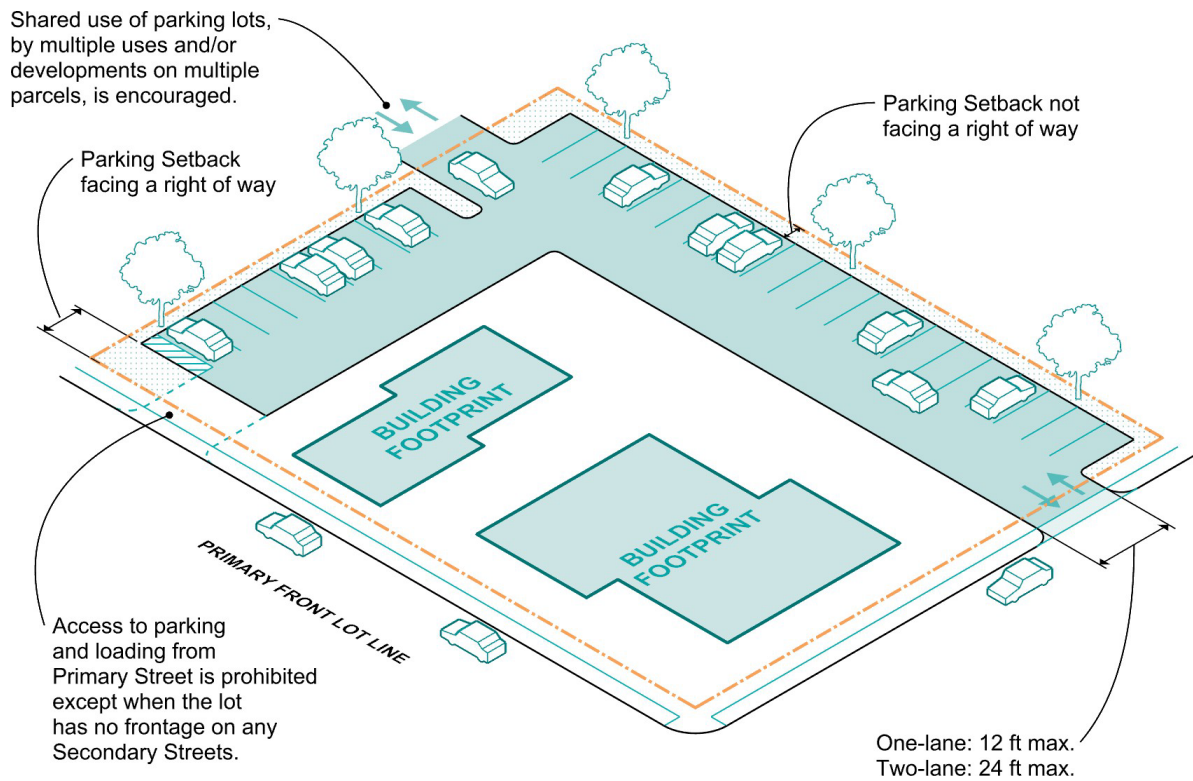
- (d) Wall-mounted mechanical, plumbing, and/or electrical equipment such as louvers, exhaust equipment and duct vents along the front elevation must be architecturally integrated into the design of the building and located to minimize adverse effects on pedestrian comfort along sidewalks and within open spaces.
- (e) All free-standing mechanical and/or electrical equipment are prohibited between any front lot line and front elevation.

H. Site Standards.

(1) Required Accessory Parking Spaces

- (a) Multi-family residential development shall provide off-street parking in accordance with § 164-34, a minimum of one space per residential dwelling unit.
- (b) Non-residential development shall provide a minimum of one off-street parking space per 500 square feet of non-residential area.
- (c) Pedestrian access to off-street motor vehicle parking must be via an accessible sidewalk or walkway.

(2) Parking Placement



- (a) All parking spaces and structures must be located at or behind any required parking setback as specified for each zone.
- (b) Driveways are prohibited between the façade of a building and the front lot line.

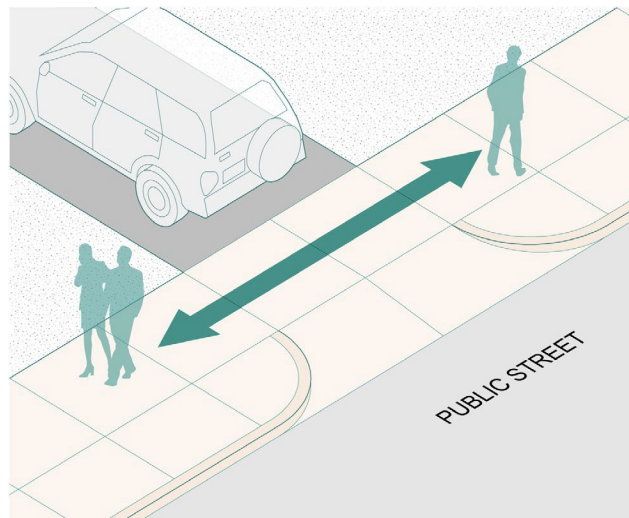
### (3) Parking Access

- (a) Vehicular access to parking lots and structures along the primary front lot line is prohibited when vehicular access along another lot line is available.
- (b) Shared use of parking lots, by multiple uses and/or developments on multiple parcels, is encouraged where feasible.
- (c) Where feasible, access to parking lots within the footprint of a building is encouraged to be from an adjacent surface parking lot driveway and not via a curb cut and driveway directly from an adjacent street.

### (4) Curb Cuts and Driveways

- (a) Curb cuts are prohibited along the primary front lot line when vehicular access along another lot line is available.
- (b) The maximum width of a curb cut and driveway for access to parking lots and structures is as follows:
  - [1] One-lane: 12 feet
  - [2] Two-lane: 24 feet
- (c) Each lot is limited to one curb cut per street frontage. Lots with more than 200 feet of frontage are allowed one additional curb cut every 200 feet.
- (d) A driveway apron may be installed only within the furnishing zone of a sidewalk.
- (e) The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (i.e., scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the pedestrian sidewalk. *(Figure 10)*

*Figure 10. Curb Cuts and Driveways*



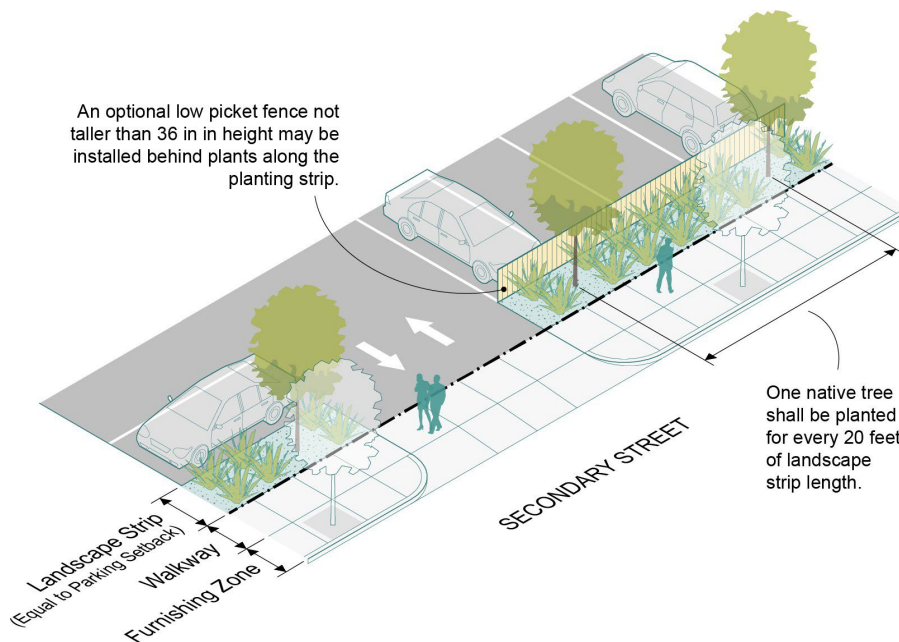
### (5) Surface Parking Lot Design

- (a) Parking lots must be separated from the public right-of-way by a landscaped strip with a depth equal to the parking setback as specified in the Lot Standards for each subdistrict. The landscape strip must adhere to the following design standards *(Figure 11)*:



- [1] The landscape strip must run the full length of the parking lot perimeter along the right-of-way, excluding curb cuts and driveways.
- [2] The landscape strip must be planted with native shrubs, perennials, grasses, and other planting types that provide screening from the public right-of-way.
- [3] Native deciduous shade trees must be planted for every 20 feet of landscape strip length, spaced linearly and parallel to the public right-of-way. Shade trees must be a minimum of 2 inches in tree caliper when planted.
- [4] An optional low picket fence or pedestrian wall 24 inches to 42 inches in height may be installed behind the landscape strip and setback up to 24 inches from the adjacent parking lot to accommodate for car overhang.
- [5] The use of Low-Impact-Development (LID) stormwater management techniques such as rain gardens and bioswales is encouraged in landscape strips.

*Figure 11. Landscape Strip*



- (b) For parking lots with more than 25 spaces, internal parking lot landscaping shall comply with § 164-35C(5).
  - (c) Parking lots abutting properties in any Residential Districts along any side or rear lot line must be screened as defined under “Screening” in § 164-4.
  - (d) Parking lot landscape strips, parking lot islands, landscape buffers, and other landscaped areas should utilize Low-Impact-Development (LID) practices consistent with state law to treat and discharge stormwater.
- (6) Required Bicycle Parking Spaces
- (a) Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

- (b) Bicycle parking may be provided through any combination of racks and lockers.
- (c) Bicycle parking stalls must be accessible without moving another bicycle or lifting or carrying a bicycle over any steps or stairs.

(7) Loading

- (a) Access to loading docks or service areas along the primary front lot line is prohibited, except when the loading docks and service areas are internal to the building or fully behind the building.
- (b) Outdoor loading facilities, including all docks and areas used for the storage and staging of goods or materials, that are visible from a public street, public space, or abutting properties in any Residential District must be screened from view as defined under “Screening” in § 164-4.
- (c) Interior loading must be screened from view by solid, non-transparent doors which must remain closed when the loading dock is not in use.

(8) Service Areas

- (a) Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings.
- (b) Outdoor service areas are not permitted along any primary front lot line.
- (c) Outdoor trash and recycling collection / storage that is visible from a public street, public space, or abutting properties in any Residential District must be fully screened from view as defined under “Screening” in § 164-4.

(9) Landscape and Stormwater Management

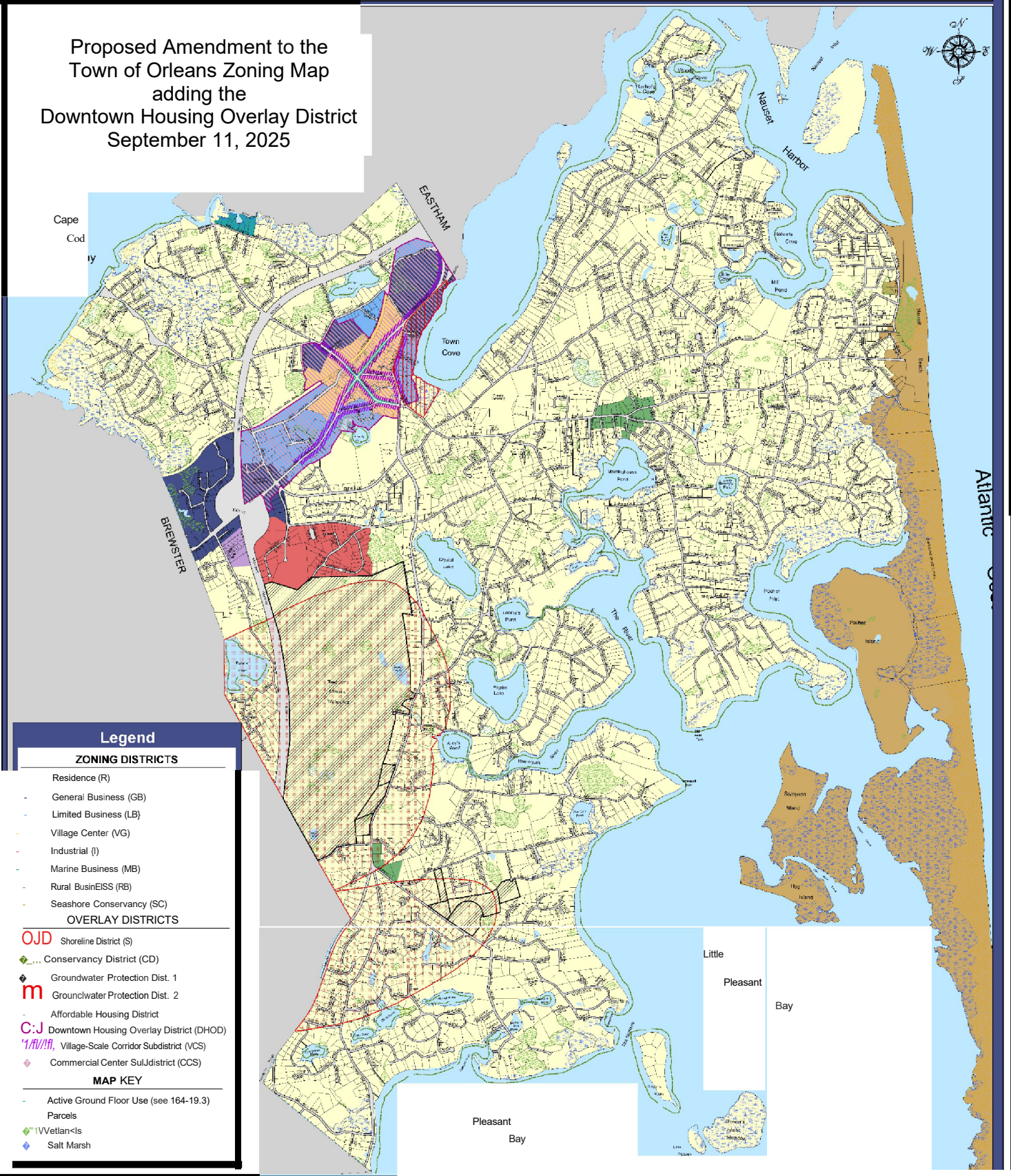
- (a) Low-Impact-Development practices consistent with state law, such as rain gardens and bioswales, should be installed to treat and infiltrate runoff from parking lots, thoroughfares, entry plazas, dining patios, and other impervious surfaces.
- (b) Where vegetative solutions are not feasible, permeable pavers, porous concrete, or porous asphalt should be used for sidewalks, parking lots, entry plazas, and dining patios to infiltrate stormwater.
- (c) Site landscaping should prioritize the use of native plant species and xeriscape.

I. Tenure of Rental Units. Dwelling units that are rented shall be rented for periods of not less than 30 days.

**SECTION 5** . And to update and amend numbering and references to bylaw sections contained herein in accordance with WARRANT ARTICLE 1 ‘Technical Updates to Chapter 164’ if approved.

# {W: Orleans Zoning and Groundwater Protection Map

Proposed Amendment to the  
Town of Orleans Zoning Map  
adding the  
Downtown Housing Overlay District  
September 11, 2025



## Legend

### ZONING DISTRICTS

- Residence (R)
- General Business (GB)
- Limited Business (LB)
- Village Center (VG)
- Industrial (I)
- Marine Business (MB)
- Rural Business (RB)
- Seashore Conservancy (SC)

### OVERLAY DISTRICTS

- OJD** Shoreline District (S)
- CD** Conservancy District (CD)
- 1** Groundwater Protection Dist. 1
- 2** Groundwater Protection Dist. 2
- Affordable Housing District
- C:J** Downtown Housing Overlay District (DHOD)
- VCS** Village-Scale Corridor Subdistrict (VCS)
- CCS** Commercial Center Subdistrict (CCS)

### MAP KEY

- Active Ground Floor Use (see 164-19.3)
- Parcels
- Wetlands**
- Salt Marsh**



# DRAFT Downtown Housing Overlay Districts

## OVERLAY DISTRICTS

Downtown Housing Overlay District (DHOD)

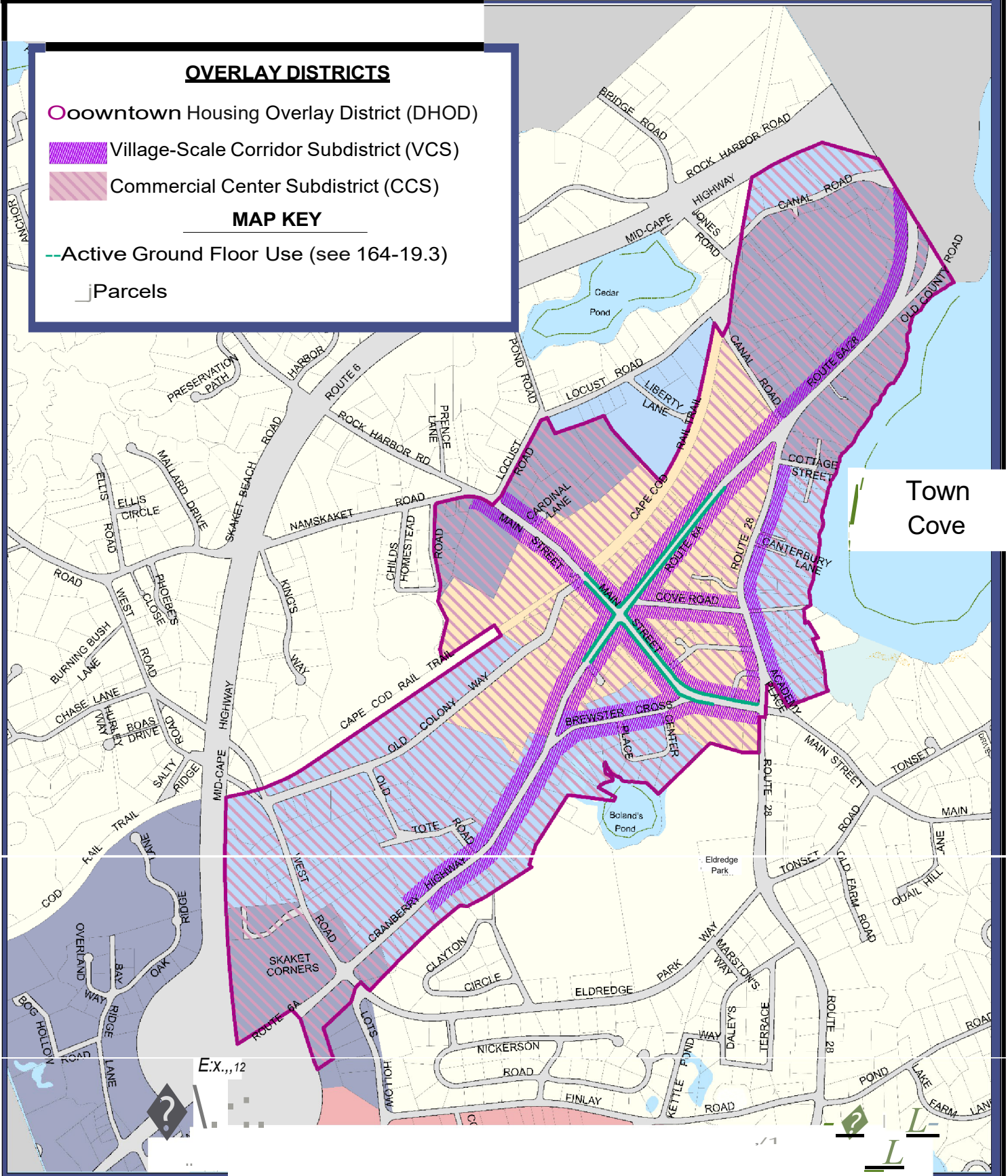
Village-Scale Corridor Subdistrict (VCS)

Commercial Center Subdistrict (CCS)

## MAP KEY

Active Ground Floor Use (see 164-19.3)

Parcels



Town  
Cove

Or to take any other action relative thereto. (Planning Board)  
(Simple Majority Vote Required)

**Motion:** I move that this article be accepted and adopted as printed in the warrant and affirm that pursuant to Massachusetts General Law Chapter 40A these amendments shall be enacted by a simple majority vote.

Peter Haig presented an amendment. Moderator and Counsel stated the amendment did not meet the scope of the article and therefore was not read nor entered into the record.

**Motion:** To Call the question

**Action:** Counted vote, 464 in favor to 113 opposed, motion to call the question passes by the necessary majority

**Action on the main motion:** Counted vote, 345 in favor to 246 opposed, motion passes by the necessary simple majority.

### **ARTICLE 3**

#### **Amend the General Bylaws to Adopt Specialized Energy Code**

To see if the Town will vote to replace Chapter 131 of the Town of Orleans General Bylaws entitled "Stretch Energy Code" with "Specialized Energy Code" (language below) for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse emissions, pursuant to 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications thereto, with an effective date of July 1, 2026, a copy of which is on file with the Town Clerk, or to take any other action relative thereto. (Select Board)

#### CHAPTER 131 SPECIALIZED ENERGY CODE

##### 131-1 TITLE

This bylaw shall be cited and may be referred to as the specialized energy code.

##### 131-2 PURPOSE

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

##### 131-3 APPLICABILITY

This energy code applies to residential and commercial buildings.

##### 131-4 DEFINITIONS

International Energy Conservation Code (IECC) – The International Energy Conservation Code (IECC) is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

Specialized Energy Code – Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based upon amendments to the respective net-zero appendices of the International Energy Conservation Code (IECC) to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the building sector no later than 2050.

Stretch Energy Code- Codified by the combination of 225 CMR 22 and 231, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

#### 131-5 ENFORCEABILITY

The Specialized energy Code is enforceable by the Building Commissioner or local Building Inspector.

(Simple Majority Vote Required)

**Motion:** I move that this article be accepted and adopted as printed in the warrant.

**Motion:** To indefinitely postpone this article

**Motion:** To call the question for indefinitely postponing this article

**Action:** Counted vote, 491 in favor to 47 opposed. Motion to call the question passes by the necessary 2/3 majority.

**Action:** Counted vote, 206 in favor to 343 opposed. Motion to indefinitely postpone fails to meet the required majority

**Motion:** To call the question

**Action:** Counted vote, 514 in favor to 22 opposed. Motion to call the question passes by the necessary majority.

**Action on the Main Motion:** Counted vote, 245 in favor to 304 opposed. Motion fails to meet the simple majority required.

## **ARTICLE 4**

### **Acceptance of Local Option (MGL Ch 59 Sec. 5 O) for Affordable Housing Tax Exemption for Year-Round Rental Properties**

To see if the Town will vote to accept the provisions of Massachusetts General Laws, Chapter 59, Section 5 O, and to authorize the Select Board to establish a property tax exemption for qualifying real property that provides affordable housing units, as provided in said section, effective starting in fiscal year 2027. And further, that the Select Board shall have the authority to establish the qualifying criteria for such exemption, consistent with the requirements of MGL Ch 59, § 5 O, including, but not limited to, the determination of affordable housing rates, household income limits (not to exceed 200% of the area median income), and the exemption amount. And further, that the Assessors' Office shall be authorized to administer the exemption in accordance with said section and any guidelines or regulations established by the Select Board and the Massachusetts Department of Revenue, or to take any other action relative thereto. (Select Board)  
(Simple Majority Vote)

**Motion:** I move that this article be accepted and adopted as printed in the warrant.

**Motion:** To Move the question.

**Action:** Voice vote, passes by the necessary 2/3 majority

**Action on the Main Motion:** Counted vote, 382 in favor to 107, motion passes by the necessary simple majority required

**Procedural Motion:** To consider Article 9 out of order

**Action:** Voice voted, motion passes by the necessary 2/3 majority

## **ARTICLE 9**

### **Eldredge Park Renovation Project**

To see if the Town will vote to appropriate and borrow the sum of \$3,000,000.00, or any other sum, under MGL Chapter 44B (the Community Preservation Act) or any other enabling authority, for the purpose of funding the Eldredge Park Renovation project, including the payment of costs incidental or related thereto, to modernize and expand existing facilities, including tennis, pickleball, basketball, and handball courts, the playground, and site circulation, while addressing accessibility, safety, stormwater management, and community gathering spaces. Planned improvements include, but are not limited to, new and reconfigured courts, an upgraded inclusive playground with slope features, ADA-compliant walkways and connections, shaded picnic areas, tiered spectator seating, and enhanced site amenities such as lighting, seating, and stormwater systems, and to further authorize the Select Board and/or the Town Manager to apply for and accept gifts and/or grants in any way connected with the scope of this renovation project, and to execute any and all instruments as may be necessary or appropriate to effectuate the forgoing renovation project for the recreation purposes set forth herein or to take any other action related thereto. (Community Preservation Committee)

(3/4 Vote Required)

**Motion:** I move that this article be accepted and adopted and that the sum of \$3,000,000.00 be appropriated for this purpose and for costs incidental or related thereto, and that the Treasurer, with the approval of the Select Board, is authorized to borrow the sum of \$3,000,000.00, pursuant to MGL c. 44B sec. 11, MGL c. 44, and/or any other enabling authority, and to issue bonds or notes of the Town therefore, while any debt issued hereunder is a general obligation of the Town payable from any and all sources of funds, it is the Town's intent that the amounts required to pay the principal and interest on the borrowing authorized by this vote shall, in the first instance, be transferred from the Community Preservation Act funds.

**Procedural Motion:** To let Brian Phillips, Chatham resident, speak

**Action:** Voice voted, motion passes by the necessary simple majority.

**Motion:** To move the question.

**Action:** Voice voted, motion passes by the 2/3 majority required

**Action on the Main Motion:** Counted vote, 423 in favor to 39 opposed, motion passes by the necessary 3/4 majority

**Procedural Motion:** To consider Article 8 out of order

**Action:** Voice voted, motion passes by the necessary 2/3 majority

## **ARTICLE 8**

### **Land Acquisition for the Development of the Fire-Rescue Station**

To see if the Town will vote to authorize and direct the Select Board to acquire by gift, by purchase, by eminent domain or otherwise, for general municipal purposes the land, together with the improvements thereon, located at 56 Eldredge Park Way Orleans, MA and shown on the Town of Orleans Assessor's Map 40 as Parcel 67 and containing an area of approximately 35,719 sq. ft., more or less, and described in a deed recorded with the Barnstable County Land Court in Document no. 1,388,647, Certificate of Title No. 221683 and shown as Lot 55 on Land Court Plan No. 18010-W; and to raise and appropriate or transfer from available funds the sum of \$1,350,000.00 for such acquisition; provided that such land shall be under the control of the Select Board for general municipal purposes, and, further, to authorize the Select Board to purchase the land and to execute any and all instruments as may be necessary on behalf of the Town, or to take any other action relative thereto.

(2/3 Vote Required)

**Motion:** I move that this article be accepted and adopted as printed in the warrant and that the sum of \$1,350,000.00 be transferred from general stabilization funds for this purpose.

**Action:** Counted vote, 380 in favor to 8 opposed, motion passes by the required 2/3 majority



## **ARTICLE 5**

### **Accept Massachusetts General Laws, Chapter 64G §3D to Adopt Community Impact Fee on Professionally Managed Short-Term Rentals**

To see if the Town will vote to accept the provisions of MGL Chapter 64G, Section 3D and impose a community impact fee at the rate of 3%, effective January 1, 2026, upon each transfer of occupancy of a short-term rental in a “professionally-managed unit”, which term is defined as 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator and are not located within a single-family, two-family, or three family dwelling that includes the operator’s primary residence; or to take any other action relative thereto.  
(Select Board)

(Simple Majority Vote)

**Motion:** I move that this article be accepted and adopted as printed in the warrant.

**Action:** Counted vote, 215 in favor to 113 opposed, motion passes by the necessary simple majority

## **ARTICLE 6**

### **Establish Special Purpose Stabilization Fund for Affordable Housing and Local Infrastructure Projects**

To see if the Town will vote to establish, pursuant to the provisions of General Laws Chapter 40, Section 5B, and Chapter 64G, section 3D(a), a Special Purpose Stabilization Fund for Affordable Housing and a Special Purpose Stabilization Fund for Local Infrastructure Projects; and further to dedicate, without further appropriation, 75 percent of any community impact fees received by the Town pursuant on the transfer of occupancy of a short-term rental to the Special Purpose Stabilization Fund for Affordable Housing, and to dedicate, without further appropriation, 25 percent of any community impact fees received by the Town pursuant on the transfer of occupancy of a short-term rental to the Special Purpose Stabilization Fund for Local Infrastructure Projects; provided that said dedication shall take effect beginning in Fiscal Year 2027 which begins on July 1, 2026; and provided further that the Town may not revoke its acceptance of this Act for at least three fiscal years; or to take any other action relative thereto.  
(Select Board)

(2/3 Vote required)

**Motion:** I move that this article be accepted and adopted as printed in the warrant.

**Action:** Voice vote, motion passes by the simple majority required

## **ARTICLE 7**

### **Establish a Capital Improvement Fund**

To see if the Town will vote to establish a Capital Improvement Fund, in accordance with the provisions of Massachusetts General Laws Chapter 44, Section 53, for the purpose of funding the

acquisition, construction, reconstruction, or replacement of capital assets; to raise and appropriate, or transfer from available funds, a sum of money to be placed into said Fund; to authorize the Treasurer to invest the monies in said Fund; and to determine the process for expending monies from said Fund, or take any other action relative thereto.

(2/3 Vote Required)

**Motion:** I move that this article be indefinitely postponed (simple majority required)

**Action:** Voice voted, motion passes by the necessary simple majority required

## **ARTICLE 10**

### **Fund Wastewater Management Engineering Support**

To see if the Town will vote to raise and appropriate, and or transfer from available funds, the sum of \$150,000 or any other sum, for the purpose of wastewater management planning and regulatory compliance, or to take any action relative thereto.

(Simple Majority Vote Required)

**Motion:** I move that this article be accepted and adopted as printed in the warrant and that the sum of \$150,000.00 dollars be transferred from wastewater stabilization funds for this purpose.

**Action:** Voice voted, motion passes by the simple majority required

## **ARTICLE 11**

### **FY26 Budget Adjustments**

To see if the Town will vote to raise and appropriate and/or transfer from available funds, such sums of money necessary to supplement the operating budgets of the various Town Departments for fiscal year 2026 as follows:

1. Raise and appropriate \$95,000.00, or any other sum, for the purposes of funding department 122 reclassifications/ reserve for negotiations.

or to take any other action relative thereto.

(Simple Majority Vote Required)

**Motion:** I move that this article be accepted and adopted as printed in the warrant and that the sum of \$95,000.00 be raised and appropriated for the purposes set forth in the article.

**Action:** Voice voted, motion passes by the simple majority required

**ARTICLE 12**

**Closing Article**

And to act on any other business that may legally come before the meeting. (Select Board)

**Motion:** I move this meeting be adjourned.

**Action:** Voice voted, motion passes by the simple majority required

Meeting adjourned at 9:34pm

A True Copy, Attest

Kelly L. Darling,  
Town Clerk



# APPENDIX A

## Warrant Article #1: Technical Updates to Chapter 164 Zoning

### Chapter 164 Zoning ARTICLE I. General Provisions

#### § 164-1.1 Authority.

This Bylaw is enacted under the authority of Article 89 of the Articles of Amendment to the Constitution of the Commonwealth of Massachusetts and in accordance with MGL c. 40A, as amended.

#### § 164-1.2. Purpose.

The purpose of this chapter is to promote the health, safety, and convenience of the inhabitants of Orleans and to protect the welfare of the citizens.

#### § 164-1.3. Applicability.

- A. Noninterference. This chapter shall not interfere with or annul any other town bylaw, rule, regulation or permit, provided that, unless specifically excepted or where a conflict exists within the chapter itself, where this chapter is more stringent, it shall control.
- B. Conformance. Construction or operations under a building or Special Permit shall conform to any subsequent amendment of this chapter unless the use or construction is commenced within a period of 6 months after the issuance of the permit and, in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.

### ARTICLE II. Definitions

#### § 164-2.1. Definitions.

To make clear certain terms used in this chapter, the following meanings shall apply unless a contrary intention clearly appears:

ACCESSORY DWELLING — A subsidiary dwelling unit created within, detached from, or as an extension to an existing single-family dwelling.

ADULT BOOKSTORE — An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other matter which are distinguished or characterized by their emphasis depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL c. 272, § 31.

ADULT CABARET — Any establishment which provides live entertainment for its patrons, which includes the display of nudity, as that term is defined in MGL c. 272, § 31.

ADULT MOTION PICTURE THEATRE — An enclosed building used for presenting material distinguished by an emphasis on matter depicting, describing, or relating to sexual conduct or sexual excitement as defined in MGL c. 272, § 31.

A-FRAME SIGN/SANDWICH BOARD SIGN — A portable freestanding sign or folding sign with a hinge at the top.

AFFORDABLE HOUSING UNIT — A dwelling unit reserved in perpetuity for rental or ownership by a qualified affordable housing unit purchaser or tenant as defined herein and priced to conform with the standards of the Executive Office of Housing and Livable Communities (EOHLC) Local Initiative Program Guidelines, in order that such affordable units shall be included in the EOHLC Subsidized Housing Inventory.

**AMATEUR RADIO TOWER** — Any structure (lattice tower, monopole, or other) intended to support equipment, including antennas, microwave dishes, wiring, and other devices attached thereto, utilized in connection with the reception or transmission of electromagnetic radiation for the purpose of radio communications by a federally licensed amateur radio operator.

**AMUSEMENT PARK** — An outdoor commercial enterprise other than an itinerant circus or carnival which includes 1 or more of the following types of amusements: roller coasters, amusement rides, water slides, shooting galleries or other paraphernalia for amusement or entertainment purposes.

**APARTMENT** — A structure, regardless of form of tenure, containing 3 or more dwelling units, or a mixed-use structure containing 3 or more dwelling units having a majority of floor area devoted to non-residential use, except that up to 4 dwelling units may be contained in a commercial structure without being considered an apartment (see § 164-7.11 and § 164-3.1).

**AQUIFER** — A porous water-bearing geologic formation generally restricted to material capable of yielding an appreciable supply of water.

**BACK LIT SIGN** — A sign illuminated by a non-visible light source consisting of non-translucent lettering and where the only visible light is light reflected off the background creating a "halo" effect. The average face brightness of the sign must not exceed 30 foot-lamberts, and the total light output from the sign must not exceed 15,000 lumens, as measured with an exposure meter. In all cases, the primary source of light must not be visible to the public. The sign fabricator or his designated agent shall certify to the Building Commissioner after installation that the average face brightness of the sign does not exceed the specifications of the article before the installation may be used.

**BANNER SIGN** — A sign of lightweight, plastic, fabric, or similar non-rigid material that is temporarily mounted.

**BUILDABLE UPLAND** — That land which is contiguous, not in the Conservancy District, and which is not:

- (a) a swamp, pond, bog, dry bog, salt marsh, coastal bank, coastal beach, coastal dune;
- (b) area of exposed ground water; nor
- (c) subject to flooding from storms and mean high tides. (See § 164-5.4 and § 164-5.1). The terms "swamp," "pond," "salt marsh," "coastal bank," "coastal beach," or "coastal dune," as used in this section, shall be defined as in the Massachusetts Wetlands Protection Act, MGL c. 131, § 40, and the regulations issued thereunder, 310 CMR 10.

**BUILDING** — A structure enclosed with exterior walls or firewalls, whether portable or fixed, built, erected, and framed, and having a roof for the shelter of persons, animals, or property. For the purposes of yard requirements, decks shall be considered part of a building but shall not count towards the building coverage of the lot.

**BUILDING COVERAGE** — The buildable upland portion of a lot which is covered by buildings, as well as porches and bulkheads, but excluding parking areas, pools, decks, or any permanent structures which do not have roofs.

**BUILDING HEIGHT** — The vertical distance from the average undisturbed existing natural grade at the foundation on the street side of the building to the top of the ridge. Except as otherwise provided in § 164-4.4.B, or § 164-7.15.C(4) Non-Commercial Wind Facilities, the only portions of a structure permitted above the ridge line shall be chimneys, air conditioning equipment, skylights, ventilators and antennae and other like features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy and which in no event shall exceed 5 feet above the ridge line. See § 164-3.11.C(3) for third floor housing allowance in the Village Center District.

**CHANGE OF USE** — Either the establishment of a commercial use in an existing commercial or industrial space where the resulting commercial use constitutes a different use category than the existing commercial use pursuant to the use regulation schedule at § 164-4.2, or a use which by reason of its normal operation, would cause readily observable and substantial differences from the existing use in one or more of the following:

patronage, service, noise, employment, appearance, parking, traffic or other similar characteristics.

**COMMERCIAL STRUCTURES WITH DWELLING UNITS** — A structure with mixed uses, containing dwelling units, including buildings containing office, retail or other non-residential use together with the dwelling units. Any mixed use containing more than 4 dwelling units shall be regulated as Apartment Development under § 164-7.10.

**COMMUNICATION APPURTENANCE** — Any antenna, device, wiring or equipment utilized in connection with the reception or transmission of electromagnetic radiation and which is attached to a pre-existing structure. This definition does not include a communication tower or monopole.

**COMMUNICATION BUILDING** — Any building utilized primarily for the installation and operation of equipment for generating and detecting electromagnetic radiation and which is accessory to a communication structure.

**COMMUNICATION STRUCTURE** — Any structure intended to support equipment used for the transmission and/or reception of electromagnetic radiation, including communication towers, monopoles, antennas, wiring or other devices attached thereto, including guy wires.

**COMMUNICATION TOWER** — Any multi-sided structure intended to support equipment used for the transmission and reception of electromagnetic radiation including antennas, microwave dishes, wiring or other devices attached thereto.

**COMMUNICATION MONOPOLE** — Any cylindrical pole structure intended to support equipment used for the transmission and reception of electromagnetic radiation including antennas, wiring or other devices attached thereto.

**CONGREGATE DWELLING** — A residence for 6 or more unrelated persons, single or couples, with some shared facilities and shared services primarily as a convenience but with no licensed care.

**CONGREGATE HOUSING UNIT** — Accommodation for not more than 6 persons in a congregate dwelling, sharing a single kitchen.

**CONSERVANCY DISTRICT** — See § 164-3.14.

**CONTRACTOR YARD** — A premises which is used by a building contractor or other tradesman or landscaper for the fabrication of subassemblies or the storage of supplies or equipment. For the purpose of this bylaw a single vehicle used by the owner for the storage of small items of material and equipment that are used on a day-by-day basis in carrying out his trade, and/or used by the owner for transportation purposes, shall not be classified as a contractor's yard.

**COTTAGE COLONIES** — Any group of 2 or more rental cottages on a parcel of land.

**CRAFT MARIJUANA COOPERATIVE** — A marijuana cultivator comprised of residents of the Commonwealth and organized as a limited liability company, limited liability partnership, or cooperative corporation under the laws of the Commonwealth. A cooperative is licensed to cultivate, obtain, manufacture, process, package and brand cannabis or marijuana products to transport marijuana to marijuana establishments, but not to consumers.

**CUSTOMARY OR SELF-EMPLOYED HOME OCCUPATIONS** — This term shall include carpenters, electricians, painters, plumbers, paper-hangers, and shellfish opening, as customarily carried on in the Town, masons, radio and TV repairs, dressmaking, hand laundering, home handicrafts, home cooking, lawn mower and bicycle repairs, the practice of any recognized profession and any others of similar nature, which may be approved on Special Permit by the Zoning Board of Appeals, provided it is not injurious, noxious and offensive to the neighborhood, and provided there is no outside display of goods. This definition does not include a home office which has no non-occupant employees, on-site sales, or any other external evidence of the occupation.

**DOG KENNELS** — One pack or collection of dogs on a single lot, maintained for breeding, boarding, sale, training, hunting or other commercial purposes and specifically including every pack or collection of more than 3 dogs three-months old or over, owned or kept on a single lot for any purpose, other than 3 or more dogs kept solely as personal pets of the owner of the dogs.

**DOUBLE-FACED SIGN** — A double-faced sign shall have 2 advertising surfaces of identical shape and size, on shared supports and separated by a distance of not more than 18 inches. The planes of such advertising shall be parallel.

**DWELLING** — A building or portion thereof used exclusively for residential purposes, including one or multiple dwelling units, but not including a facility offering transient lodging accommodations to the general public.

**DWELLING UNIT** — One or more rooms intended as a single housekeeping unit for the use of 1 or more individuals living together, and having cooking, sanitary and sleeping facilities. A "dwelling unit" does not include garages, sheds or an accessory or additional structure, whether attached or unattached.

**FENCE** — A combination of materials assembled at a fixed location for the purposes of protection, confinement, enclosure, or privacy. Any fence, that exceeds 7 feet in height, as measured from the undisturbed existing natural grade, shall be setback from the lot line a distance equal to the height of the fence. Trees, hedges, plants and all other vegetation shall not be considered a fence.

**FLOOR AREA, GROSS** — The sum of the horizontal areas of the several floors of all buildings on the same lot, measured from the exterior face of exterior walls, but not including interior parking or loading areas, cellars with walls more than 50% below grade and areas having less than 6 feet of floor-to-ceiling height.

**GROUNDWATER PROTECTION DISTRICT** — One of 3 such areas which together comprise the entire Town of Orleans and for which there are specified lot requirements and use restrictions.

**GUEST HOUSE** — A separate structure accessory to a single-family dwelling or two-family dwelling and containing sleeping and toilet facilities.

**HOTEL, MOTEL or MOTOR INN** — A group of rental units for human habitation under one roof which shall not provide space for cooking within each unit and may include an apartment and office for the resident manager as well as customary public facilities for the patrons. "Hotels, motels or motor inns" shall be considered a business use of the land occupied.

**INDEPENDENT TESTING LABORATORY** — A laboratory that is licensed by the Cannabis Control Commission and is:

- Accredited to the International Organization for Standardization 17025 (ISO/IEC 17025: 2017) by a third-party accrediting body that is a signatory to the International Laboratory Accreditation Accrediting Cooperation mutual recognition arrangement or that is otherwise approved by the Commission;
- Independent financially from any medical marijuana treatment center (RMD), marijuana establishment or licensee for which it conducts a test; and
- Qualified to test cannabis or marijuana in compliance with 935 CMR 500.160 and MGL c. 94C, § 34.

**INTERCONNECTION** — A physical connection, resembling a driveway, between 2 parking lots or parking areas, either private or public, that allows for site traffic to circulate conveniently and safely between the areas without traveling on or crossing public roadways.

**INTERNALLY ILLUMINATED SIGNS** — A sign illuminated by a light source, either incandescent, fluorescent, neon, or other light that is enclosed by the sign panel(s) or within the sign.

**LADDER SIGNS** — A sign identifying several businesses located on the same property or within a shopping plaza.



**LODGING HOUSE** — A structure originally designed as a dwelling unit for single-family use which may be converted to provide not more than 5 rentable sleeping rooms for not more than 10 individuals with a family resident in said dwelling, and may provide a common dining area within the facility. It may include a boarding house, tourist home, rooming house, and bed-and-breakfast but does not include a hotel, motel or motor inn.

**LOT** — An area of land with definite boundaries that is used or available for use as the site of a building or buildings.

**LOT COVERAGE** — The buildable upland portion of a lot which is covered by buildings, structures, or impervious surfaces including driveways, walkways, patios, decks, swimming pools, and other paved or non-porous surfaces.

**LOT FRONTAGE** — The boundary of a lot coinciding with a street line if there are both rights of access and potential vehicular access across that boundary and the street either has been determined by the Planning Board to provide adequate access to the premises under the provisions of the Subdivision Control Law and the Orleans Subdivision Regulations or is shown on an approved definitive subdivision plan; measured continuously along one street line between side lot lines or, in the case of corner lots, between one side lot line and the midpoint of the corner radius.

**LOT SHAPE NUMBER** — The number resulting from the division of the square of the perimeter by the square feet of area of the lot or said portion thereof. [ $\text{Perimeter}^2/\text{Lot Sq Ft} = <22$ ] A lot may have a shape number greater than 22 provided that the site intended for building, respective of yard requirements, is contained within a portion of said lot and said portion consists of at least 40,000 square feet of buildable upland and has a shape number not exceeding 22.

**MARIJUANA** — The same substance defined as "marihuana" under MGL c. 94C.

**MARIJUANA COURIER** — An entity licensed to deliver Finished Marijuana Products, Marijuana Accessories and Branded Goods directly to Consumers from a Marijuana Retailer, or directly to Registered Qualifying Patients or Caregivers from an MTC, but is not authorized to sell Marijuana or Marijuana Products directly to Consumers, Registered Qualifying Patients or Caregivers and is not authorized to Wholesale, Warehouse, Process, Repackage, or White Label. A Marijuana Courier is an additional license type under M.G.L. c.94G, § 4(b)(1) that allows for limited delivery of Marijuana or Marijuana Products to Consumers; and shall not be considered to be a Marijuana Retailer under 935 CMR 500.002 or 500.050 and shall be subject to 935 CMR 500.050(1)(b).

**MARIJUANA CULTIVATOR** — An entity licensed to cultivate, process and package marijuana, and to transfer marijuana to other Marijuana Establishments, but not to consumers. A craft marijuana cooperative is a type of marijuana cultivator.

**MARIJUANA ESTABLISHMENT (ME)** — A marijuana cultivator, craft marijuana cooperative, marijuana product manufacturer, marijuana retailer, independent testing laboratory, marijuana research facility, marijuana transporter, or any other type of licensed marijuana-related business, except a medical marijuana treatment center.

**MARIJUANA FOR MEDICAL USE** — Marijuana that is designated and restricted for use by, and for the benefit of, Qualifying Patients in the treatment of Debilitating Medical Conditions as set forth in MA Department of Public Health Regulation 1.5 CMR 725.000.

**MARIJUANA MICROBUSINESS** — A co-located marijuana establishment that can be either a Tier 1 marijuana cultivator or product manufacturer or both, in compliance with the operating procedures for each license. A microbusiness that is a marijuana product manufacturer may purchase no more than 2,000 pounds of marijuana per year from other marijuana establishments.

**MARIJUANA PRODUCT MANUFACTURER** — An entity licensed to obtain, manufacture, process and package cannabis or marijuana products and to transfer these products to other marijuana establishments, but not to

consumers.

**MARIJUANA RESEARCH FACILITY** — An entity licensed to engage in research projects by the Cannabis Control Commission.

**MARIJUANA RETAILER** — An entity licensed to purchase, Repackage, White Label, and transport Marijuana or Marijuana Product from Marijuana Establishments and to Transfer or otherwise Transfer this product to Marijuana Establishments and to sell to Consumers. Unless licensed, retailers are prohibited from offering Marijuana or Marijuana Products for the purposes of on-site social consumption on the Premises of a Marijuana Establishment.

**MARIJUANA TRANSPORTER** — An entity, not otherwise licensed by the Cannabis Control Commission, which is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to marijuana establishments, but not to consumers. Marijuana transporters may be an existing licensee transporter or third-party transporter.

**MARINA** — A boat basin and/or boatyard which provides facilities for mooring boats, storage and servicing of all types of recreational craft, including supplies and repairs.

**MARINE INSTALLATION** — A marina which includes such additional facilities as restaurants, cocktail lounges, luncheonettes, automatic laundries, waterskiing and skin-diving supplies and instruction, children's play areas, apparel shops, boat rentals, club houses, yacht sales and brokerage offices and transient residential accommodations.

**MEDICAL MARIJUANA FACILITY** — Shall mean a "Medical marijuana treatment center" to mean a not-for-profit entity, as defined by Massachusetts law only, registered under this law, that acquires, cultivates, possesses, processes (including development of related products such as food, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing marijuana, related supplies, or educational materials to qualifying patients or their personal caregivers.

**MOBILE CAMPING UNIT and MOBILE BUSINESS UNIT** — Any vehicle or object on wheels which is so designed and constructed or reconstructed or added to by means of such accessories as to permit the vehicle to travel over the highways and as to permit the use thereof for camping, living or business purposes, whether resting on wheels, jacks or other foundations, and shall include the type of vehicle commonly known as a "mobile home". A trailer, when used for dwelling or business purposes and affixed to land, shall remain and be considered a trailer for all purposes of this chapter. The words "mobile camping unit" and "mobile business unit" shall include travel trailers, self-powered camping units, expandable camping units and similar camping devices.

**MOBILE FOOD ESTABLISHMENT** — A motorized vehicle or unmotorized wheeled vehicle from which food or drink (prepared on-site or prepackaged) is sold or served to the general public, whether consumed on-site or elsewhere. The vehicle must be supported by and return to a fixed, licensed food establishment daily.

**MOBILE FOOD ESTABLISHMENT SERVICE AREA** — A lot upon which 1 or more Mobile Food Establishments prepare, portion, or serve food to the public.

**MOBILE SIGNS** — A sign attached to a vehicle or trailer and located in a stationery position primarily for use as an advertising or identifying device. Such signs may be considered either temporary or permanent.

**OPEN SPACE RESIDENTIAL DEVELOPMENT** — A residential development in which the buildings and accessory uses are clustered together into 1 or more groups separated from adjacent property and other groups within the development by intervening open land. An open space residential development shall be permitted only on a plot of land of such minimum size as specified in §164-7.14 which is divided into building lots with dimensional control, density and use restrictions for such building lots varying from those otherwise permitted by this bylaw and open land. The open land may be situated to promote and protect maximum solar access within the development and shall be kept in an open or natural state and not be built for residential use or developed for

accessory uses such as parking or roadway.

**PERMANENT SIGNS** — A sign used to identify or advertise a principal use or activity for the property with which it is associated.

**QUALIFIED AFFORDABLE HOUSING UNIT PURCHASER OR TENANT** — An individual or household with total annual income that does not exceed 80% percent of the area median income for the Town of Orleans, as determined annually by the United States Department of Housing and Urban Development.

**RESTAURANT, CONVENTIONAL** — An establishment for the sale of on-premise food, the majority of which is served and consumed at tables or counters on the premises with open plates and utensils, and not in bags or containers suitable for takeout. Any take-out service conducted at a conventional restaurant shall be incidental and subordinate to the on-premise dining.

**RESTAURANT, FAST-FOOD** — An establishment for the sale of on-premises-prepared food or drink packaged for takeout, whether for consumption on the premises or not, unless such sales are wholly incidental to a conventional restaurant or other use defined in this section, and including establishments providing in-car service or window service or service at 2 or more take-away stations within the town.

**RESTAURANT, FORMULA-BASED** — A restaurant business that is required by contractual or other arrangement or as a franchise to maintain 2 or more of the following items: standardized (formula) array of services and/or merchandise including menu, trademark, logo, service mark, symbol, décor, architecture, façade, layout, uniforms, color scheme, and which are utilized by 10 or more other businesses worldwide regardless of ownership or location.

**SETBACK LINE** — A line measured from the line of a way, public and/or private, on which the lot abuts.

**SIGN** — Any device, including recognizable logos, pictographs and objects of similar nature, which is used to identify or advertise a permitted use, service or activity in the zone in which it is located.

**SIGN AREA** — The area of the smallest single horizontal or vertical rectangle which will totally enclose the face of a sign, including any borders, or in the case of signs painted or otherwise applied directly to the sides of buildings, the smallest vertical or horizontal rectangle which will completely enclose the identifying or advertising information. Support structures for freestanding signs shall not be considered in determining sign area unless they are deemed to contribute significantly to the advertising content of the sign, or are of such construction that they would contribute to the limiting of vision of oncoming traffic. The area of a double-faced sign shall be figured using one face only.

**SIGN HEIGHT** — The height of the sign from the existing average natural grade to the top of the highest point of the sign.

**STREET LINE** — The boundary line of a road layout that coincides with the boundary line of adjoining lots.

**TEMPORARY SIGN** — A sign used to identify or advertise a use or activity which is not a principal use or activity for the property with which it is associated, and which is intended for removal when such use or activity stops. Such signs shall include, but are not limited to: sale, rent, or lease signs erected by a property owner or licensed real estate broker, yard sale, garage sale, open house signs, or signs announcing events.

**TOXIC OR HAZARDOUS MATERIAL** — Any substance or mixture of such physical, chemical or infectious characteristics as to pose a significant actual or potential hazard to water supplies or other hazard to human health if such substance or mixture were discharged to land or waters of this town. "Toxic or hazardous materials" include, without limitation, organic chemicals, petroleum products, heavy metals, radioactive or infectious wastes, acids and alkalies and include products such as pesticides, herbicides, solvents and thinners.

Wastes generated by the following activities, without limitation, are presumed to be toxic or hazardous:

- Airplane, boat and motor service and repair
- Chemical and bacteriological laboratory operation
- Cabinetmaking
- Dry cleaning
- Electronic circuit assembly
- Metal plating, finishing and polishing
- Motor and machinery service and assembly
- Painting, wood preserving and furniture stripping
- Pesticide and herbicide application
- Photographic processing
- Printing

TRAILER — Any vehicle or object which is, has been or may be portable. For the purpose of this definition, "trailers" shall include, but shall not be limited to, motor freight trailers, dump trailers, utility trailers and the like other than those covered in this section. A Mobile Food Establishment as defined in § 164-2.1 shall not be considered a trailer.

WHOLESALE BUSINESS/WAREHOUSE — A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, but excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions.

WIND FACILITY — All equipment, machinery and structures utilized in connection with commercial and non-commercial wind-generated energy production and generation, including related transmission, distribution, collection, storage or supply systems whether underground, on the surface or overhead, and other equipment or byproducts in connection therewith and the sale of the energy produced thereby, including but not limited to, wind turbine (rotor, electrical generator and tower), anemometers (wind measuring equipment), transformers, substation, power lines, control and maintenance facilities, site access and service roads.

For purposes of this definition, the term "commercial" shall mean those facilities which have less than 50% of their electrical output used on site.

WIND TURBINE — Equipment used in wind-generated energy production. Wind turbines capture the kinetic energy of the wind and convert it into electricity. Primary components are the rotor (blade assembly), electrical generator, and tower. Wind turbines are mounted on lattice or tubular steel towers.

WINDOW SIGN — Any temporary or permanent sign visible on or through a window, affixed to the window or with any part situated closer than 2 feet from the interior surface of a window.

YARD — An area open to the sky, located between a structure or other property line and any principal structure or element thereof. Projections allowed to encroach on building lines and yards shall only be allowed under 164-5.3.C.

YARD, FRONT — A yard extending between lot side lines across the front of a lot adjacent to each street the lot adjoins.

YARD, REAR — A yard adjacent to the rear lot lines and extending between side lot lines.

YARD, SIDE — A yard adjacent to the side lot line and extending from the front yard to the rear yard.

ZONE OF CONTRIBUTION — That portion of an aquifer which contributes water to a well and through which contaminants are likely to move and reach the well; it is represented on the surface by the area whose land uses can affect the well's water quality. Zones of Contribution for Orleans public water supply wells have been determined by the Cape Cod Commission in accordance with Massachusetts Department of Environmental Protection regulations.

**ARTICLE III. Establishment of Districts**

**§ 164-3.1. Districts Enumerated.**

To accomplish the purposes of this chapter, the town is divided into districts which will best preserve their general character as follows:

<b>Residential Districts</b>
Residence District R
<b>Business Districts</b>
Rural Business District RB
Marine Business District MB
Limited Business District LB
General Business District GB
Village Center District VC
Industrial District I
<b>Other Districts</b>
Conservancy District CD
<b>Overlay Districts</b>
Seashore Conservancy District SC
Groundwater Protection Districts
Shoreline District S
Floodplain District F
Residential Affordable Housing District RAH

**§ 164-3.2. Location of Districts; Zoning Map.**

These districts are located and bounded as shown on a map entitled "Zoning Map of Orleans, Massachusetts," dated March 11, 1963, as amended and on file in the office of the Town Clerk. This map, with all explanatory matter thereon, is hereby made a part of this chapter.

**§ 164-3.3. Boundaries of Districts.**

Except when labeled to the contrary, boundary or dimension lines shown approximately following or terminating at street, railroad or utility easement centers or layout lines, boundary or lot lines or the channel of a stream shall be construed to be actually at those lines; when shown approximately parallel, perpendicular or radial to such lines, they shall be construed to be actually parallel, perpendicular or radial thereto; and when appearing to follow tidal shoreline, they shall coincide with the mean high-water line. When not locatable in any other way, boundaries shall be determined by scale from the map.

**§ 164-3.4. Lots in Two Districts.**

When a district boundary line divides any lot in one ownership of record at the time such line is adopted, a use that is permitted on one portion of the lot may be extended into the other portion, provided that the first portion includes the required frontage, and provided that a Special Permit is granted by the Zoning Board of Appeals.

**§ 164-3.5. Lots Located Partly in Another Municipality.**

Lots located in part in another municipality shall be regulated as to the portion located in Orleans as if entirely within Orleans.

**§ 164-3.6. Residence R.**

A. Lot and Building Standards.

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Shape Number
		Front	Side	Rear			
40,000	150	25	25	25	30	15%	

- (1) To meet the minimum area requirements in the R District, a lot must be a closed plot of land having a definite area and perimeter and having a shape factor not exceeding 22.
- (2) Building Coverage shall not exceed 15% of the buildable upland. Building Coverage shall not exceed 4,000 square feet without the issuance of a Special Permit. In no event shall the Zoning Board of Appeals be authorized to grant a Special Permit which would result in building coverage which exceeds 15% of the buildable upland.
- (3) See § 164-5.3.G Modifications for frontage requirements for lots on a dead-end turnaround.

**§ 164-3.7. Rural Business District RB.**

A. Lot and Building Standards.

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage
		Front	Side	Rear			
-	100	25	25	25	30	15%	75%

- (1) Minimum frontage requirements shall not apply to lots with less than 100 feet and more than 50 feet of frontage which existed prior to the creation of the RB District and which are not in common ownership with any abutting lot.
- (2) See § 164-5.3.G Modifications for frontage requirements for lots on a dead-end turnaround.

B. Site Standards.

- (1) Screening. Off-street parking areas shall be effectively screened on each rear lot line which adjoins an institutional use or a Residence District and on each side lot line. Such screening shall consist of an area at least 4 feet in width densely planted with a mixture of evergreen and deciduous trees and shrubs 4 feet or more in height when planted [3 feet if within 20 feet of a street line] or a landscaped earth berm of equivalent height, or equivalent visual interruption shall be provided through retained existing vegetation or through difference in elevation between potential viewers and the screened areas. Fences or walls may be a part of such screening but must, in themselves, be landscaped. Any parking area within 10 feet of a school, hospital or other institutional building shall be screened by a solid masonry wall.

C. Landscape Standards.

- (1) Front yard landscaping. A minimum depth of 6 feet from the street line shall be landscaped appropriately and maintained in a slightly condition at all times, crossed only by walks not over 8 feet in width and driveways not more than 30 feet in width.

**§ 164-3.8. Marine Business District MB.**

A. Lot and Building Standards.

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage	Maximum Floor Area Ratio
		Front	Side	Rear				
-	100	25	25	25	30	15%	75%	40%

- (1) Minimum frontage requirements shall not apply to lots with less than 100 feet and more than 50 feet of frontage which existed prior to the creation of the MB District and which are not in common ownership with any abutting lot.

B. Site Standards.

- (1) Screening. Off-street parking areas shall be effectively screened on each rear lot line which adjoins an institutional use or a Residence District and on each side lot line. Such screening shall consist of an area at least 4 feet in width densely planted with a mixture of evergreen and deciduous trees and shrubs 4 feet or more in height when planted [3 feet if within 20 feet of a street line] or a landscaped earth berm of equivalent height, or equivalent visual interruption shall be provided through retained existing vegetation or through difference in elevation between potential viewers and the screened areas. Fences or walls may be a part of such screening but must, in themselves, be landscaped. Any parking area within 10 feet of a school, hospital or other institutional building shall be screened by a solid masonry wall.

C. Landscape Standards.

- (1) Front yard landscaping. A minimum depth of 6 feet from the street line shall be landscaped appropriately and maintained in a slightly condition at all times, crossed only by walks not over 8 feet in width and driveways not more than 30 feet in width.

**§ 164-3.9. Limited Business District LB.**

A. Lot and Building Standards.

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage	Maximum Floor Area Ratio
		Front	Side	Rear				
-	-	25	10	10	30	-	75%	40%

B. Site Standards.

- (1) Screening. Off-street parking areas shall be effectively screened on each rear lot line which adjoins an institutional use or a Residence District and on each side lot line. Such screening shall consist of an area at least 4 feet in width densely planted with a mixture of evergreen and deciduous trees and shrubs 4 feet or more in height when planted [3 feet if within 20 feet of a street line] or a landscaped earth berm of equivalent height, or equivalent visual interruption shall be provided through retained existing vegetation or through difference in elevation between potential viewers

and the screened areas. Fences or walls may be a part of such screening but must, in themselves, be landscaped. Any parking area within 10 feet of a school, hospital or other institutional building shall be screened by a solid masonry wall.

C. Landscape Standards.

- (1) Front yard landscaping. A minimum depth of 6 feet from the street line shall be landscaped appropriately and maintained in a slightly condition at all times, crossed only by walks not over 8 feet in width and driveways not more than 30 feet in width.

**§ 164-3.10. General Business District GB.**

A. Lot and Building Standards.

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage	Maximum Floor Area Ratio
		Front	Side	Rear				
-	-	25	10	10	30	-	75%	40%

B. Site Standards.

- (1) Screening. Off-street parking areas shall be effectively screened on each rear lot line which adjoins an institutional use or a Residence District and on each side lot line. Such screening shall consist of an area at least 4 feet in width densely planted with a mixture of evergreen and deciduous trees and shrubs 4 feet or more in height when planted [3 feet if within 20 feet of a street line] or a landscaped earth berm of equivalent height, or equivalent visual interruption shall be provided through retained existing vegetation or through difference in elevation between potential viewers and the screened areas. Fences or walls may be a part of such screening but must, in themselves, be landscaped. Any parking area within 10 feet of a school, hospital or other institutional building shall be screened by a solid masonry wall.

C. Landscape Standards.

- (1) Front yard landscaping. A minimum depth of 6 feet from the street line shall be landscaped appropriately and maintained in a slightly condition at all times, crossed only by walks not over 8 feet in width and driveways not more than 30 feet in width.

**§ 164-3.11. Village Center District VC.**

A. Lot Standards.

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage	Maximum Floor Area Ratio
		Front	Side	Rear				
-	-	see below		10	30	-	-	100%

- (1) The minimum setback for a front yard shall be 15 feet or, if smaller, the front yard existing on the premises on October 1, 1985, or, if smaller, the average of the front yards existing on adjacent lots. The maximum setback for a front yard shall be 25 feet or, if greater, the shallowest setback where the distance between lot line, measured parallel to the street, exceeds 50 feet. However, no maximum setback is required for development where a building exists and is to be retained on the lot. The required minimum front yard may contain pedestrian areas, terraces, landscaped areas and



required driveways approximately perpendicular to the street.

- (2) Side and rear yards shall be a minimum of 10 feet or more, except that, by Special Permit by the Board of Appeals, following consultation with the Fire Chief and Board of Health, said side and rear yards may be reduced to zero for party wall construction, or access for disabled persons, provided that adequate access is assured for fire or other emergency and public services and that satisfactory provisions have been made for storm drainage and sewage disposal.

B. Building Standards.

- (1) Building transparency. For nonresidential buildings, at least 1/3 of the area of the first-floor facade facing the street shall permit visibility of the building interior or window displays, unless exempted on Special Permit from the Zoning Board of Appeals, upon the Board's determination that an alternative means of maintaining pedestrian visual interest will be provided.

C. Use Provisions.

- (1) Auto/pedestrian conflict. No use shall have a drive-in, drive-through, fuel pumps, or other facility servicing autos.
- (2) Fast food restaurants. Fast Food Restaurants are prohibited in the Village Center District.
- (3) Third Floor Housing. The purpose of this subsection is to allow increased building height in the Village Center District for the development of accessory dwelling units within commercial buildings. Up to 4 dwelling units shall be allowed on lots when a portion of the units are located on the third floor of a commercial building. The following shall apply:
  - (a) The vertical distance from the average undisturbed natural grade at the foundation on the street side of the building to the mean height between the bottom of the eave and the highest point of each ridge on a pitched roof shall not exceed 30 feet. In no instance shall the height to the top of the ridge exceed 42 feet.
  - (b) Roof pitch. In accordance with this subsection, the roof must have a pitch greater than or equal to 8/12 (rise of 8 for every 12 inch run). Flat roofs are prohibited under this section. No utility equipment may be placed on the roof other than that for solar collection.
  - (c) Finished space on the third floor of the structure shall be used for residential purposes and in no case shall it be used for commercial purposes other than storage of goods.
  - (d) Gabled and eyebrow dormers are permitted but the face of the dormer shall be set back at least 2 feet from the eave.
  - (e) A site plan shall be submitted and reviewed as provided in § 164-10.1.
  - (f) Architectural Review Committee approval is required, as provided in § 164-10.2.
  - (g) Where detached residential dwellings exist or are proposed on a lot, this third floor housing provision shall not be applicable for further development, unless authorized by the Zoning Board of Appeals through the issuance of a Special Permit.

D. Site Standards.

- (1) Side yards shall contain no parking spaces.
- (2) Sidewalks and planting areas. Sidewalks and planting areas shall be provided on all street frontages upon construction of a new principal building or additions or alterations resulting in an increase of

50% or more in required off-street parking, except as exempted on Special Permit by the Zoning Board of Appeals, upon the Board's determination that topography or other specific site conditions would preclude sidewalk usefulness. Such sidewalks shall be constructed of granolithic concrete, bituminous concrete, brick or other material providing all-weather pedestrian service, found to be comparable by the Site Plan Review Committee, if having jurisdiction, or by the Building Commissioner in other cases. The sidewalk shall be located so as to connect with any adjacent sidewalks, preserve existing trees and provide as close to 4 feet as feasible of planting space between it and the traveled way. The planting space shall be provided with topsoil and plantings.

**§ 164-3.12. Industrial District I.**

A. Lot and Building Standards

Minimum Lot Size (square feet)	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)	Maximum Building Coverage	Maximum Lot Coverage	Maximum Floor Area Ratio
		Front	Side	Rear				
30,000	100	25	10	10	30	-	75%	-

- (1) The side and rear setback in the Industrial District shall be 50 feet from:
  - (a) Any wetland as defined in the Massachusetts Wetlands Protection Act, MGL c. 131, § 40 and the Regulations issued thereunder, 310 CMR 10; and

From Groundwater Protection District 1, land shown on Assessor's Map 54 as Parcel 1.

B. Site Standards.

- (1) Screening. Off-street parking areas shall be effectively screened on each rear lot line which adjoins an institutional use or a Residence District and on each side lot line. Such screening shall consist of an area at least 4 feet in width densely planted with a mixture of evergreen and deciduous trees and shrubs 4 feet or more in height when planted [3 feet if within 20 feet of a street line] or a landscaped earth berm of equivalent height, or equivalent visual interruption shall be provided through retained existing vegetation or through difference in elevation between potential viewers and the screened areas. Fences or walls may be a part of such screening but must, in themselves, be landscaped. Any parking area within 10 feet of a school, hospital or other institutional building shall be screened by a solid masonry wall.

C. Landscape Standards.

- (1) Front yard landscaping. A minimum depth of 6 feet from the street line shall be landscaped appropriately and maintained in a sightly condition at all times, crossed only by walks not over 8 feet in width and driveways not more than 30 feet in width.

**§ 164-3.13. Seashore Conservancy District SC.**

- A. The Seashore Conservancy District is intended to further preservation of the Cape Cod National Seashore in accordance with purposes of the Act of Congress of August 7, 1961 (75 Stat. 284,291); to prohibit commercial and industrial uses therein; to preserve and increase the amenities of the town; and to conserve natural conditions, wildlife and open spaces for the education, recreation and general welfare of the public.
- B. Permitted uses. No premises or buildings in this district may be used except for the purposes herein stated:
  - (1) Conservation of land, water, wildlife, vegetation and other natural features and values.

- (2) Facilities deemed by the Secretary of the Interior to be necessary on federally owned property for administration and public use and enjoyment of the Cape Cod National Seashore, provided that, to the extent possible within the purposes of the Act of Congress of August 7, 1961 (75 Stat. 284,292), plans for such facilities are coordinated with the objectives and plans of the Orleans Planning Board.
- (3) Recreation related and indigenous to conservation and the natural resources of the seashore such as hunting, fishing, swimming and boating.
- (4) Traditional fishing activities.
- (5) Moving, alteration, enlargement, maintenance or repairs of existing\* one-family residential dwellings or the erection of customary structures which will be accessory to the existing\* principal residential use, provided that such improvements to existing\* dwellings and erection of accessory structures will afford not less than a 50 setback from all boundary lines and, further, do not alter essential character of the dwelling as a residence. In appropriate cases, the Zoning Board of Appeals may approve lesser setback requirements for improvements to existing\* dwellings or for the erection of accessory structures, provided that they do not alter the residential character of the premises. \*NOTE: "Existing" means in accordance with the requirement for construction of improved property contained in the Act of August 7, 1961 (75 Stat. 285,290) (September 1, 1959).
- (6) Public utilities.
- (7) Municipal, religious, and educational uses.
- (8) Detached one-family dwellings and accessory structures, provided that no lot may be used for their construction which has a frontage of less than 150 feet on a way approved in accordance with the Subdivision Control Law and the rules and regulations of the Orleans Planning Board and an area of less than 3 acres of upland, and no dwelling or building may be located in such manner as to provide less than a 50 foot setback from all ways measured at a right angle with the street line and a 50-foot distance from abutters' property lines, and further provided that no dwelling shall be erected below 20 feet above mean high water.
- (9) Agricultural, horticultural, floricultural and aquacultural uses.

C. Prohibited uses. Except as provided above, there shall be in the Seashore Conservancy District:

- (1) No burning of cover unless permitted and supervised by the Fire Chief in accordance with MGL c.48, §§ 41 and 42.
- (2) No filling of land, no dumping and no removal of soil, loam, sand or gravel, except for the maintenance and protection of existing\* dwellings. \*NOTE: "Existing" means in accordance with the requirement for construction of improved property contained in the Act of August 7, 1961 (75 Stat. 285,290) (September 1, 1959).
- (3) No cutting timber except:
  - By an owner for the purpose of reasonably controlling bush or trees.
  - Maintenance cutting in pastures.
  - Cutting for clearance or maintenance on a right-of-way.
  - No buildings or structures.
  - No commercial or industrial ventures or activities or signs.
- (4) No drainage, damming or relocation of any watercourse except by a publicly authorized agency for the purpose of pest control.

- No continuous storage of materials or equipment.
  - No other uses unless specifically permitted as enumerated above.
- D. Provisions relating to variances and Special Permits. Applicants for variances and Special Permits within the Seashore Conservancy District shall be promptly notified by the Zoning Board of Appeals that the Secretary of the Interior is authorized to withdraw the suspension of his authority to acquire, by condemnation, property which is made the subject of a variance or Special Permit that, in his opinion, fails to conform or is in any manner opposed to or inconsistent with the purposes of the Cape Cod National Seashore. The Secretary of the Interior shall be given notice by the Zoning Board of Appeals of all applications or petitions made for variances and Special Permits to the bylaws for the Seashore Conservancy District, and he shall be provided notice by the Building Commissioner of all applications for building permits involving the Seashore Conservancy District. Said notices shall be forwarded within 7 days of receipt of each application and petition. Subsequently, to meet the requirements of the Act of Congress of August 7, 1961, the Secretary shall be given notice by the appropriate board or official of any variance, Special Permit or building permit granted or denied for the area within the Seashore Conservancy District.

**§ 164-3.14. Conservancy Districts CD.**

Conservancy Districts are intended to preserve and maintain the groundwater table on which the inhabitants depend for water supply; to protect the purity of coastal and inland waters for the propagation of fish and shellfish and for recreational purposes; to protect the public health and safety; to protect persons and property from the hazards of flood and tidal waters which may result from unsuitable development in swamps, ponds, bogs or marshes, along watercourses or in areas subject to floods and extreme high tides; to preserve the amenities of the town; and to conserve natural conditions, wildlife and open space for the education and general welfare of the public.

- A. Permitted uses. Except as provided in §164-6.1, buildings, structures and premises in Conservancy Districts may be used only for the following purposes:
- (1) Fishing and shellfishing, including the raising and cultivation of fish and shellfish.
  - (2) The growing and/or harvesting of such crops as cranberries, marsh hay, seaweed, berries and shrub fruits and seeds.
  - (3) Retments and other types of erosion control structures.
  - (4) Conservation of water, plants and wildlife.
  - (5) Publicly regulated utilities.
  - (6) Recreation, including swimming, boating, nature study, fishing and hunting, unless otherwise prohibited by other ordinance, law or bylaw.
  - (7) The following uses by Special Permit issued by the Zoning Board of Appeals, provided that any such building or structure permitted by the Zoning Board of Appeals shall not exceed 20 feet in height and shall conform to the setback and side line requirements of the residential area nearest to the site on which it is to be erected:
    - Nonresidential buildings or structures to be used only in conjunction with fishing, shellfishing, the growing, harvesting and storage of crops raised on the premises and boathouses.
    - Dams, changes in watercourses or other drainage works, only as part of an overall drainage plan constructed or authorized by a public agency.
    - Educational and religious uses.

Fabricated walks or trails, docks, piers and landings for private use or municipal uses.

Prior to the issuance of a Special Permit for docks, piers and/or landings for private use, the Zoning Board of Appeals, in addition to the criteria provided for in § 164-11.4, must find that the following criteria have been met:

Construction. Permanent docks, piers or landings shall not be permitted unless a specific navigational need can be demonstrated.

Size.

No dock, pier or landing shall exceed 80 feet in overall length, including stairs, ramps and floats, measured from the mean high-water (MHW) line. However, the Zoning Board of Appeals may, when considering a petition to extend a dock, pier and/or landing which existed prior to the adoption of this section, allow the overall length, including any such extension, to exceed 80 feet.

No dock, pier, landing, stairs or ramp shall exceed 4 feet in width, measured outside the support structure (piling, posts or railing).

The total area of any and all floats associated with a dock, pier or landing shall not exceed 300 square feet, and there shall be no floats above mean low water (MLW).

The height of the deck (walkway) shall not exceed 4 feet above mean high water (MHW) unless, in the interest of preserving marsh growth, a greater height is required, in which case, the height above the marsh shall not exceed 1.5 times the width of the deck.

Depth of water. At mean low water (MLW), there shall be, without benefit of dredging, sufficient navigable water for the proposed vessel at the end of the dock, pier or landing and/or float system.

Access. At all normal levels of the tide along the shore, pedestrian passage shall be provided.

B. Prohibited uses. Except as provided above, there shall be in the Conservancy Districts:

- (1) No landfill or dumping and no removal of soil, loam, sand or gravel.
- (2) No drainage other than flood control or mosquito control works by an authorized agency.

C. Boundaries and definitions. Conservancy Districts are all land or lands and areas in the Town of Orleans, but excluding land or areas within the boundaries of the National Seashore:

- (1) That border on tidewater, are subject to tidal action and flooding or flowage of coastal salt water and lay below 4 feet above the mean high-water mark, being further delineated as by following a contour line of 4 feet above the plane of mean high water around such land or lands, marshes, salt marshes, beaches, creeks, and including all so-called floodplains and land under water in such areas.
- (2) That land inland or freshwater wetland or wetlands, including but not limited to swamps, bogs, unused bogs, dry bogs, cedar swamps, streams, brooks, ponds, lakes and beaches or banks bordering such inland wetland areas, and also including land lying under water in such areas, these areas being delineated by following a contour line of 2 feet above the plane of the mean high-water level around such areas. All inland wetlands and waters shall be held in a state of conservation against pollution and contamination. Congested natural growth may be removed from areas of freshwater ponds and lakes only with permission of the Conservation Commission upon application by the owner of a pond or lake, presenting in detail the extent or area of such removal, the manner of doing such work and methods that will be used to protect the bottom of the pond or lake against

damage. Such permission will not in any way relieve the applicant from complying with other town bylaws or the Wetlands Protection Law of the Commonwealth.

(Note: To the extent possible, areas falling within the boundaries defined above have been delineated upon a set of maps prepared and dated March 1973. This set of maps will be available at the office of the Town Clerk.)

- D. Topographic data. If the Building Commissioner is uncertain as to the exact location of any contour line bounding a Conservancy District as defined above in the preceding subsection, the submission of sufficient topographic data may be required in order to establish the precise location of said line on any lot affected thereby before issuing a building permit for any building or structure to be located thereon. If any portion of any lot existing at the time of the adoption of this subsection and meeting the requirement of § 164-5.4 lies within a Conservancy District, the conservancy portion shall be considered a part of the buildable lot in computing square footage requirements.

### **§ 164-3.15. Groundwater Protection Districts.**

- A. Purpose.

Groundwater Protection Districts are herein established to promote the health, safety and welfare of Orleans residents by providing a legal framework for the protection of the Town's groundwater resources.

Orleans drinking water supply is obtained entirely from wells tapping groundwater (an Aquifer). Because the top of this groundwater source is relatively near the surface, it is highly susceptible to contamination resulting from wastewater disposal, improper use or disposal of hazardous materials such as pesticides, herbicides, salt, fertilizers, waste oil, paint, and paint thinners, and from accidental leaks or spills of oil, gasoline, or other hazardous materials. In addition to water quality considerations, groundwater recharge is necessary to provide a sufficient supply of water to meet the future needs of Orleans residents and visitors.

In order to help provide an adequate future supply of high-quality Town drinking water, the following zoning bylaw provisions are enacted to:

- establish three Orleans Groundwater Protection Districts; and
- define lot requirements and regulate land uses within such Districts. Use restrictions for each District vary as a function of the area's sensitivity with regard to protecting public water supply.

- B. Scope of Authority/District Delineation. The Town of Orleans is hereby divided into three Groundwater Protection Districts which shall be considered to be superimposed over any other districts established by the Town Zoning Bylaws. Land in each Groundwater Protection District shall be subject to the requirements to this § 164-3.15 as well as all other requirements of Town By-laws which apply to the underlying zoning districts. A map entitled "Zoning and Proposed Groundwater Protection Districts Map" dated December 21, 2011 showing the locations of the three Groundwater Protection Districts is on file for public reference in the offices of the Town Clerk, Town Planner and Water Department. The three Groundwater Protection Districts are defined as follows:

- District 1 consists of Town Watershed Properties as delineated on the above-referenced map entitled "Zoning and Proposed Groundwater Protection Districts Map," dated December 21, 2011. District 1 includes those properties shown as parcels 54-1, 68-5, 68-7, 75-119, 81-5, 81-9, 81-10, and 87-5 on the Town of Orleans Assessor's maps as of December 31, 2010.
- District 2 consists of all land located in the Zones of Contribution for Town public water supply wells as determined by the Cape Cod Commission in accordance with Massachusetts Department of

Environmental Protection regulations, except those portions of the Zones located within District 1, as delineated on the above-referenced map entitled "Zoning and Proposed Groundwater Protection Districts Map" dated December 21, 2011.

- District 3 consists of all the areas of the Town except those within Districts 1 and 2 as delineated on the above-referenced map entitled "Zoning and Proposed Groundwater Protection Districts Map" dated December 21, 2011.

If a Groundwater Protection District boundary passes through a lot which cannot be subdivided, such entire lot shall be deemed to be within the District providing the higher level of groundwater protection. If a Groundwater Protection District boundary passes through a lot which may be subdivided, such lot shall be comprised of portions of two Groundwater Protection Districts as delineated by the District boundary; and if such a lot is subsequently subdivided, any created lots will be treated in the same way as a lot which cannot be subdivided.

C. District Regulations.

- (1) District 1 Allowed Uses. Only those directly or indirectly related to the protection or production of Town drinking water. All other uses are prohibited in District 1. Provided, however, that wind turbines permitted under § 164-7.15 shall be an allowed use, provided that:

- (a) the wind turbines are approved by the Board of Water and Sewer Commissioners and the Massachusetts Department of Environmental Protection; and

all or a portion of the energy produced by the wind turbines is devoted to the production of Town drinking water.

- (2) District 2.

- (a) Lot Requirements. All lots are required to meet the following conditions, and a site plan showing compliance with these conditions must be approved by the Building Commissioner prior to the commencement of any site clearing or construction:

- [1] At least 30% of a lot area shall be retained in its natural state except for minor removal of existing trees and ground vegetation.

No more than 15% of a lot area may be rendered impervious unless a system is provided for the artificial recharge of precipitation and such system will not result in the harmful degradation of groundwater quality. Regardless of such artificial recharge, at least 60% of a lot area must be pervious to water.

All precipitation runoff generated on a lot shall be recharged within such lot in a manner which assures that no harmful degradation of groundwater quality will occur.

Fill material used in construction shall contain no solid waste, toxic or hazardous materials, or hazardous waste. Prior to the use of any fill, adequate documentation shall be provided to the Building Commissioner that establishes the acceptable chemical and biological quality of the fill.

Land Uses.

- [1] Allowed: All uses permitted in the underlying zoning districts except those specifically listed as prohibited.

Prohibited:

Landfills, open dumps, and junkyard.

Municipal and private wastewater treatment plants. Land application or storage of sludge or septage. Automobile graveyards, used car lots and auto salvage.

Sales, storage or transportation of liquid petroleum products of any kind, except those incidental to (i) normal household use, (ii) the heating of a structure, (iii) required waste oil retention facilities or (iv) emergency generators required by statute, rule or regulation, provided that such storage is either in a free standing container within a building or in a free standing container above ground level with protection adequate to contain a spill the size of the container's total storage capacity.

Storage of pesticides, herbicides, fertilizers and soil conditioners except for normal household use or for use in agriculture, horticulture, floriculture or viticulture on parcels of land of more than 5 acres, provided storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate.

The use, generation, storage, treatment or disposal of toxic or hazardous materials or wastes in quantities greater than those associated with normal household use.

Storage of sodium chloride, calcium chloride, chemically treated abrasive or other chemicals for the purpose of snow or ice removal from roads, or the stockpiling and disposal of snow or ice containing these substances.

Car washes, commercial laundries, dry cleaning facilities and metal plating establishments.

Boat or motor vehicle service or repair establishments.

Sewage disposal systems with a wastewater flow (as determined by Title V of the State Environmental Code) exceeding 110 gallons per day per 10,000 square feet of lot area, or exceeding 15,000 gallons per day regardless of lot size.

Chemical and biological laboratories.

Any use which involves on-site disposal of process wastes from operations other than personal hygiene and food for residents, patrons and employees.

Animal feedlots or the stockpiling of animal manures, except in a structure with an impermeable cover and liner designed to prevent the generation and escape of contaminated runoff or leachate.

Except for excavations for the construction of building foundations or the installation of utility works, the removal of soil, loam, sand, gravel or any mineral substances within 4 feet of the historical high groundwater level, as determined by the Board of Health, unless the substances removed are within 45 days redeposited on site to achieve a final grading greater than 4 feet above the historical high groundwater level.

Commercial or recreational uses that require the wholesale removal of natural vegetation or the application of fertilizers, herbicides or other chemicals in excess of normal household use.

(3) District 3.

(a) No lot requirements in addition to those existing for the underlying zoning districts are



applied to District 3.

All land uses permitted in the underlying zoning districts are permitted in District 3.

D. Special Permits.

(1) Criteria. Uses or reductions in lot requirements which require a Special Permit under § 164-3.15C, if consistent with this §§ 164-3.15.D and 164-11.4 in all other respects, may be granted by the Zoning Board of Appeals, only after it has given due consideration to any comments received from other Town agencies as specified in § 164-3.15.D(2). In granting a Special Permit, the Zoning Board of Appeals must determine that the benefits outweigh the adverse effects. This determination shall be based on consideration of at least the following:

(a) The impact on the quality of groundwater.

The impact on the recharge volume of groundwater.

The reliability and feasibility of any control measures proposed.

The impact on groundwater quality and recharge volume if the proposed control measures fail.

(2) Procedure. Upon receipt of a Special Permit application which has also been filed with the Town Clerk, the Zoning Board of Appeals shall transmit 1 copy each to the Water Superintendent, Board of Health, Planning Board and Conservation Commission for their written comments. Failure to respond in writing within thirty days shall indicate approval by said agencies. The necessary number of copies of the application shall be furnished by the applicant.

(3) Submittals. In applying for a Special Permit under this section, the following information shall be submitted:

(a) Complete description of the proposed Special Permit use or requested reduction in lot requirements.

Where applicable, one or more of the following:

[1] Complete list of all chemicals, pesticides, fuels and other toxic or hazardous materials including an estimate of quantities to be used or stored on the premises in amounts greater than those associated with normal household use, accompanied by a description of measures proposed to protect such materials from vandalism, corrosion and leakage, and to provide for control of spills.

For storage of toxic or hazardous materials, evidence of qualified professional supervision of system design and installation and a plan for leak monitoring and containment during system use.

Description of toxic or hazardous wastes to be generated, indicating quantities and storage and disposal methods.

Evidence of approval by the Massachusetts Department of Environmental Protection or successor agency of any industrial waste treatment or disposal system or any wastewater treatment system over 15,000 gallons per day capacity.

Analysis by a professional sanitary or civil engineer registered in the Commonwealth of Massachusetts certifying compliance with the applicable portions of § 164-3.15.

E. Schedule of Use Regulations – Groundwater Protection Overlay Districts.

**Schedule of Use Regulations – Groundwater Protection Overlay Districts**

(Consult text of § 164-3.15C for details)

Land Use	District		
	#1	#2	#3
1. Landfills, open dumps & junkyards	O	O	P
2. Wastewater treatment			
a. Muni plant + on-site disposal of secondary-treated effluent	O	O	P
b. All other wastewater treatment plants	O	O	P
3. Land application or storage of sludge or septage	O	O	P
4. Automobile graveyards, used car lots & auto salvage	O	O	P
5. Petroleum/gasoline sales/storage/ transport	O*	O	P
6. Non-household storage of pesticides/herbicides/fertilizers/etc.			
a. Minor activity	O	O	P
b. Principal activity	O	O	P
7. Non-household use/generation/ storage/disposal of hazardous materials			
a. Minor activity	O*	O	P
b. Principal activity	O*	O	P
8. Road salt storage	O	O	P
9. Car washes, laundries, dry cleaning & metal plating facilities	O	O	P
10. Boat/motor vehicle service/repair	O	O	P
11. Sewage flow greater than 110 gpd per 10,000 sq. ft			
a. Single-family home	O	O	P
b. All other structures	O	O	P
12. Chemical and biological laboratories	O	O	P
13. Process waste disposal	O	O	P
14. Animal feedlots/manure stockpiling	O	O	P
15. Surface soil removal	O	O	P
16. Certain commercial/recreational uses	O	O	P
17. Commercial and Non-Commercial Wind Energy Facilities	A**	A	A
18. All other uses	O*	P	P

**NOTES:**

P = Allowed use, subject to any applicable restrictions for underlying zoning districts

A = Special Permit use, subject to any applicable restrictions for the underlying zoning districts

O = Prohibited use

\* = Except for uses directly or indirectly related to the protection or production of Town drinking water.

\*\* = Special Permit Use, subject to any applicable restrictions for the underlying zoning district and subject to the provisions of § 164-35-7.15 and to the provisions of § 164-3.15C.1.

**§ 164-3.16. Shoreline District S.**

A. To protect use of shoreline areas, a Shoreline District is hereby created as an overlay district covering areas so designated on the Zoning Map by Town Meeting vote. Such Shoreline District shall be considered to be superimposed over any other districts established in this chapter. Land in the Shoreline District shall be subject to the requirements of this section in addition to those applicable to the underlying zoning districts.

B. Use regulations. Uses shall be authorized only if they are allowed in the underlying district and they also meet the following:

(1) To be allowed without necessity of a Special Permit, a use must meet all of the following:

(a) Be functionally dependent upon water body access, for example, a marina or aquaculture, or be unequivocally oriented to and substantially benefitting from water body access or visibility, such as a motel or restaurant designed to take advantage of waterfront views.

Provide opportunity for pedestrian access to the water side of any buildings.

Cover less than 10% of the lot area with buildings.

Place no building, parking area or disposal facility within 100 feet of mean high water unless functionally dependent upon the closer proximity.

(2) All other uses require a Special Permit from the Zoning Board of Appeals. Such permit shall be granted only if the Zoning Board of Appeals makes the following determinations:

(a) The proposal takes good advantage of the unique qualities of that location, including proximity to a water body.

Pedestrian access to the water and water visibility are reasonably provided for, unless precluded by safety or similar concerns arising from the nature of the use.

Shoreline ecology is carefully protected through location of proposed alterations and any compensatory or mitigating measures proposed.

Every reasonable effort has been made to provide for visibility of the shoreline and water from public ways and nearby developed properties and to avoid visual dominance by man-made features as viewed from the water body or opposite shorelines.

C. Design regulations.

(1) Storm drainage. All surface runoff from parking and service areas shall be collected and either recharged or have its impurities removed through oil skimmers, suspended solids settlement or other necessary means before discharge to surface waters.

(2) Visibility. Shoreline visibility shall be promoted through orientation of the long dimension of any building or group of buildings so as to approximately parallel potential sight lines to the shoreline from public ways and by maintaining as a view corridor at least 1/3 of the width of the lot measured perpendicular to those sight lines.

### **§ 164-3.17. Floodplain District F.**

The Floodplain District is herein established, effective November 28, 1985, as an overlay district. The underlying permitted uses are allowed, provided that they meet the additional requirements of § 164-3.17, as well as those of the Massachusetts State Building Code dealing with construction in floodplains and coastal high hazards. The following requirements apply in the Floodplain District:

A. Purpose. The purposes of the Floodplain District are to:

- Ensure public safety through reducing the threats to life and personal injury;
  - Eliminate new hazards to emergency response officials;
  - Prevent the occurrence of public emergencies resulting from water quality contamination, and pollution due to flooding;
  - Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding;
  - Eliminate costs associated with the response and cleanup of flooding conditions;
  - Reduce damage to public and private property resulting from flooding waters.
- B. Floodplain District Boundaries. The Floodplain District includes all special flood hazard areas within the Town of Orleans designated as Zone A, AE, AH, AO or VE on the Barnstable County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The exact boundaries of the District shall be defined by the 1% chance base flood elevations shown on the FIRM and further defined by the Barnstable County Flood Insurance Study (FIS) report, effective date July 16, 2014.

The map panels of the Barnstable County FIRM that are wholly or partially within the Town of Orleans are panel numbers 250001C0417I, 250001C0419I, 250001C0429I, 250001C0436I, 250001C0437I, 250001C0438I, 250001C0439I, 250001C0441I, 250001C0443I, 250001C0607I, 250001C0626I, 250001C0627I and 250001C0631I, effective date July 16, 2014.

The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Department, Conservation Commission and the Building Department.

- C. Floodplain District Definitions.

The terms below only apply to the Floodplain District:

**DEVELOPMENT** — Any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [44 CFR Part 59].

**FLOODWAY** — The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202].

**FUNCTIONALLY DEPENDENT USE** — A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [44 CFR Part 59] Also [Referenced Standard ASCE 24-14]

**HIGHEST ADJACENT GRADE** — The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [44 CFR Part 59].

**HISTORIC STRUCTURE** — Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

- (3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

- (a) By an approved state program as determined by the Secretary of the Interior; or

Directly by the Secretary of the Interior in states without approved programs. [44 CFR Part 59]

**NEW CONSTRUCTION** — Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. New construction includes work determined to be substantial improvement. [Referenced Standard ASCE 24-14]

**RECREATIONAL VEHICLE** — A vehicle which is:

- Built on a single chassis;
- 400 square feet or less when measured at the largest horizontal projection;
- Designed to be self-propelled or permanently towable by a light duty truck; and
- Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. [44 CFR Part 59]

**REGULATORY FLOODWAY** — See "floodway."

**SPECIAL FLOOD HAZARD AREA** — The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

**START OF CONSTRUCTION** — The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns.

Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

**STRUCTURE** — For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [44 CFR Part 59]

**SUBSTANTIAL REPAIR OF A FOUNDATION** — When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC].

VARIANCE — A grant of relief by a community from the terms of a floodplain management regulation. [44 CFR Part 59]

VIOLATION — The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in § 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided. [44 CFR Part 59]

D. Base Flood Elevation Data.

- (1) Base flood elevation data are required for subdivision or other developments greater than 50 lots or 5 acres, whichever is the lesser, within unnumbered A zones.
- (2) In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- (3) In Zones A1-30 and AE, along watercourses that have a regulatory floodway designated on the Town's FIRM encroachments are prohibited in the regulatory floodway which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

E. Notification of watercourse alteration. The Town shall notify the following of any alteration or relocation of a watercourse:

- Adjacent communities
- NFIP State Coordinator  
Massachusetts Department of Conservation and Recreation  
251 Causeway Street, Suite 600-700  
Boston, MA 02114-2104
- NFIP Program Specialist  
99 High Street, 6th Floor  
Boston, MA 02110

F. Requirement to submit new technical data. If the Town acquires data that changes the base flood elevation in the FEMA mapped special flood hazard areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

- FEMA Region I Risk Analysis Branch Chief 99 High St., 6th floor, Boston, MA 02110
- And copy of notification to:
- Massachusetts NFIP State Coordinator
  - MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

G. Variances to local Zoning Bylaws related to community compliance with the National Flood Insurance Program (NFIP).

- (1) A variance from these floodplain bylaws must meet the requirements set out by State law, and may only be granted if: 1) Good and sufficient cause and exceptional non-financial hardship exist; 2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and 3) the variance is the minimum action necessary to afford relief.

(2) Variances to building code requirements.

- (a) Variances to floodplain development regulations shall only be issued upon: (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

A written justification for the variance will be maintained in the Town's building permit files, delineating the technical reason for the variance, and stating that the variance is the minimum necessary (considering the flood hazard) to afford relief. The Town/City shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that: (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

(3) Such notification shall be maintained with the record of all variance actions for the referenced development in the floodplain overlay district.

- H. Permits are required for all proposed development in the Floodplain Overlay District. The Town of Orleans requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.
- I. Ensure that all necessary permits are obtained. The Town's permit review process includes the requirement that the applicant obtain all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired.
- J. Reference to existing regulations. The Floodplain District is established as an overlay to all other districts. All development in the district, including structural and non-structural activities, whether permitted by right or by Special Permit must be in compliance with MGL c.131, § 40 of the and with the following:
- Section of the Massachusetts State Building Code which addresses floodplain and coastal high hazard areas (currently 780 CMR);
  - Wetlands Protection Regulations, Department of Environmental Protection (DEP) (currently 310 CMR 10.00);
  - Inland Wetlands Restrictions, DEP (currently 310 CMR 13.00);
  - Coastal Wetlands Restriction, DEP (currently 310 CMR 12.00);
  - Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP (currently 310 CMR 15, Title 5);

Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

K. Other use regulations.

- (1) Man-made alteration of sand dunes within Zone VE which would increase potential flood damage is prohibited.
  - (2) All subdivision proposals shall be reviewed to ensure that: a) such proposals minimize flood damage; b) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and c) adequate drainage is provided to reduce exposure to flood hazards.
- L. Unnumbered A Zones. In A Zones, in the absence of FEMA BFE data and floodway data, the Building Department will obtain, review and reasonably utilize base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.
- M. Zone VE.
- (1) No building shall be erected within areas designated as coastal high hazard areas (Zone VE), since these areas are extremely hazardous due to high velocity waters from tidal surges and hurricane wave wash.
  - (2) All new construction within the VE Zones shall be located landward of the reach of mean high tide.
  - (3) The use of fill for structural support of buildings within the V Zone is prohibited
- N. AO and AH zones drainage requirements. Within Zones AO and AH on the FIRM, adequate drainage paths must be provided around structures on slopes, to guide floodwaters around and away from proposed structures.
- O. Recreational vehicles. In A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway ready.
- P. Abrogation and greater restriction section. The floodplain management regulations found in this Floodplain Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances or codes.
- Q. Disclaimer of liability. The degree of flood protection required by this bylaw [ordinance] is considered reasonable but does not imply total flood protection.
- R. Designation of community floodplain administrator. The Town of Orleans hereby designates the position of Building Commissioner to be the official floodplain administrator for the Town.

**§ 164-3.18. Residential Affordable Housing District RAH.**

The Residential Affordable Housing District is hereby established as an overlay district. The District shall be located as shown on a map on file with the Town Clerk dated April 1, 1998.

The purpose of the RAH District is to provide affordable housing for the inhabitants of the Town of Orleans. It is an overlay district which preserves the underlying zoning of the area covered by the RAH District and is intended to permit all uses currently permitted in the underlying zone subject to the applicable area height and bulk regulations for that district.

- A. Permitted Uses. The following uses are permitted in the RAH District:



- (1) Affordable detached single family residential dwellings subject to the special bulk regulations contained herein. For the purpose of this section the term "affordable" shall mean dwellings sold or leased by a nonprofit corporation, a governmental agency, and/or a limited dividend corporation which meets the requirements of MGL c. 40B, provided the principal purpose of said entity is to provide housing to eligible tenants and/or buyers.
- (2) Any other use currently allowed in the underlying district subject to the applicable lot, yard and bulk requirements.

B. Schedule of lot, yard and bulk Requirements for Affordable Housing.

The following shall be the lot, yard and bulk requirements for Affordable Housing in the RAH District.<sup>1</sup>

RAH District	Minimum Lot Size (square feet) <sup>1</sup>	Minimum Frontage (feet)	Minimum Yard Dimensions (feet)			Maximum Building Height (feet)
			Front	Side	Rear	
	17,000 <sup>2,3</sup>	70 <sup>4</sup>	20	20	20	30

NOTES:

<sup>1</sup>Unless specifically provided for in the RAH District, all applicable lot, yard, and bulk requirements provided for in this bylaw for the underlying Residential District shall apply.

<sup>2</sup>The maximum number of lots created in the RAH District shall not exceed 12.

<sup>3</sup>Lot area may be reduced to 10,000 square feet upon the approval by the Planning Board of an Open Space Residential Development under § 164-7.14. Provided however, the total number of lots in any such Open Space Residential Development shall not exceed 12.

<sup>4</sup>Lots may be created having a frontage of 30 feet of arc frontage on a dead-end turnaround.

**ARTICLE IV. Use Regulations**

**§ 164-4.1. General Requirements; Uses Enumerated.**

- A. No building, structure or land shall be used for any purpose or in any manner other than as permitted as set forth in the Schedule of Use Regulations, § 164-4.2, and in accordance with the following notation:
  - (1) P: Use permitted.
  - (2) O: Use prohibited.
  - (3) A: Use allowed under Special Permit by the Zoning Board of Appeals as provided in § 164-11.4.
- B. Permitted uses and uses allowed under Special Permit shall be in conformity with all dimensional requirements, off-street parking requirements and any other pertinent requirements of this chapter.
- C. Where an activity might be classified under more than one of the following uses, the more-specific classification shall determine permissibility; if equally specific, the more-restrictive shall govern.

**§ 164-4.2. Schedule of Use Regulations.**

- A. The following shall be the Schedule of Use Regulations.

<b>AGRICULTURAL</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Agricultural, horticultural, floricultural, aquaculture use, storage of fishing gear and uses customarily necessary thereto except piggeries on parcels of less than 5 acres.	P	P	P	P	P	P	P	P	P
Cultivation, propagation, storage and sorting buildings in connection with the operation of cranberry bogs	P	P	P	P	P	P	P	P	O
Roadside stand for display and sale of natural products, 100 square feet in area or larger	O	P	P	P	P	O	O	O	O
<b>INSTITUTIONAL</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Burial grounds operated by a non- profit organization established for the sole purpose of maintaining a cemetery <sup>8</sup>	P	O	O	O	O	O	O	O	O
Educational or municipal uses <sup>7</sup>	P	P	P	P	P	P	P	P	P
Hospitals, sanatoriums or convalescent homes	O	P	P	P	O	O	O	O	O
Private clubs, except a club operated for profit or the chief activity of which is a service customarily carried on as a business, not providing sleeping accommodations for its members or their guests	O	O	P	P	O	O	O	O	O
Religious use <sup>7</sup>	P	P	P	P	P	P	P	P	P
<b>RESIDENTIAL</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Apartments, 3 to 6 units, subject to the conditions of § 164-7.10.B, C, E, and G	O	P	P	P	P	O	O	O	O
Apartments, 7 or more units, subject to the conditions of § 164-7.10	O	A	A	A	A	O	O	O	O
Boys' and girls' camps	O	O	O	O	O	O	A	O	O
Commercial structures with dwelling units, subject to § 164-7.11	O	P	P	P	P	P	O	O	P
Congregate housing (See § 164-7.13)	A	A	A	A	A	A	O	O	A
Detached 1- or 2-family dwelling	P	p <sup>1</sup>	P	P	P	O	O	O	p <sup>1</sup>
Lodging house	O	A	A	A	A	O	O	O	O
Open Space Residential Development	P	O	O	O	O	O	O	O	O
The renting or leasing of not more than 2 rooms, nor to more than 4 persons, by a family resident in a dwelling unit	P	P	P	P	P	O	O	O	P
<b>COMMERCIAL</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Amusement Park	O	O	O	O	O	O	O	O	O
Art gallery	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Bakery	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O

Bank	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Barber	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Beauty salon and beauty parlors	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Bicycle repair and sales	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Book store	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Building, sale, rental, charter, storage and repair of boats	O	O	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	P <sup>1</sup>
Cobbler	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Contractor Yard	O	O	A	A	O	p <sup>4</sup>	O	O	O
Crafting and sale of handmade gifts	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Dog Kennels or veterinary hospitals	O	O	O	O	O	p <sup>4</sup>	O	O	O
Drive-in, drive-through or similar pickup stations	O	O	A	A	O	O	O	O	O
Drug store	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Fabric yarn and art store	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Filling Station or garage	O	O	O	p <sup>4</sup>	O	p <sup>4</sup>	O	O	O
Florist shop	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Fruit and vegetable stand	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
General store (food and conveniences)	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Gift Shops, antique shops	O	p <sup>2</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	O	O	O	O
Health club, fitness center	O	p <sup>2</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	O	O	O
Hotel, Motels and motor inns subject to the conditions of § 164-7.3	O	O	p <sup>4</sup>	p <sup>4</sup>	A	O	O	O	O
Liquor store	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Marinas	A	p <sup>4</sup>	A	p <sup>4</sup>	O	p <sup>4</sup>	O	O	p <sup>4</sup>
Marijuana couriers	O	O	P	P	O	P	O	O	O
Marijuana cultivator, up to 5,000 s.f. <sup>10</sup>	O	O	A	A	O	A	O	O	O
Marijuana cultivator, more than 5,000 s.f. <sup>10</sup>	O	O	A	A	O	A	O	O	O
Craft marijuana cooperative	O	O	A	A	O	A	O	O	O
Marijuana product manufacturer	O	O	A	A	O	A	O	O	O
Marijuana retailer	O	O	A	A	O	A	O	O	O
Marijuana transporter	O	O	A	A	O	A	O	O	O
Marijuana research facility	O	O	A	A	A	A	O	O	O
Marijuana testing laboratory	O	O	A	A	A	A	O	O	O
Marijuana microbusiness	O	O	A	A	O	A	O	O	O
Medical Marijuana Facility	O	O	O	A	O	O	O	O	O
Miniature Golf Course	O	O	O	O	O	O	O	O	O
Mobile Food Establishment	O	P	P	P	P	O	O	O	P
Museum	O	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	O	O	O
New and Used Motor Vehicle Sales	O	O	O	O	O	p <sup>4</sup>	O	O	O
Newspaper or job printing	O	O	O	p <sup>4</sup>	A	p <sup>4</sup>	O	O	O
Offices	O	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	O	O	O
Photo store	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Place of assembly	O	O	O	p <sup>4</sup>	A	p <sup>4</sup>	O	O	O
Places of Amusement other than amusement park or miniature golf course	O	O	O	A	A	A	O	O	O

Post office	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Restaurant, fast food	O	O	O	O	O	O	O	O	O
Restaurant, formula-based	O	O	A	A	O	A	O	O	O
Restaurants with entertainment and sale or dispensation of alcoholic beverages	O	O	A	p <sup>4</sup>	p <sup>4</sup>	O	O	O	O
Restaurant without entertainment	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Restaurants without alcoholic beverages	O	O	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	p <sup>1</sup>
Retail Business	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
Retail sale of fishing bait, fish and shellfish	O	A <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	p <sup>1</sup>
Retail sale of marine fishing and boating supplies	O	A <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	p <sup>1</sup>
Sale of agricultural, landscaping supplies (as a primary use)	O	O	A	p <sup>4</sup>	O	p <sup>4</sup>	O	O	O
Service or public utility	O	O	A	p <sup>4</sup>	O	p <sup>4</sup>	O	O	O
The retail sale of agricultural, farming, gardening and landscaping needs and supplies, processing of trees, stumps and brush	O	O	A	p <sup>4</sup>	O	p <sup>4</sup>	O	O	O
TV repair	O	p <sup>2</sup>	A	p <sup>4</sup>	p <sup>4</sup>	A <sup>2</sup>	O	O	O
<b>WHOLESALE AND STORAGE</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Sale of fishing bait, fish and shellfish	O	O	O	O	O	A	O	O	P
Wholesale Business	O	O	O	O	O	P	O	O	O
<b>INDUSTRY AND MANUFACTURING</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Light Industry or manufacturing	O	O	O	A	A	P	O	O	O
<b>OTHER USES</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Amateur Radio Tower	P	P	P	P	P	P	P	P	P
Commercial and non-commercial Wind Energy Facilities	A	A	A	A	O	A	A	A	A
Communication Appurtenance (excluding towers and monopoles)	O	A	A	P	A	P	O	O	O
Communication Buildings	O	O	A	P	A	P	O	O	O
Communication Monopole	O	O	O	A	O	P	O	O	O
Communication Towers	O	O	O	O	O	A	O	O	O
<b>ACCESSORY USE</b>	<b>R</b>	<b>RB</b>	<b>LB</b>	<b>GB</b>	<b>VC</b>	<b>I</b>	<b>CD<sup>6</sup></b>	<b>SC</b>	<b>MB</b>
Accessory dwelling (See § 164-7.12)	P	P	P	P	P	P	O	O	P
Accessory scientific use (see § 164-7.8)	A	A	A	A	A	A	A	A	A
Building for the raising, boarding or breeding of dogs or livestock by principal occupant of agricultural premises	A	P	A	O	O	O	O	O	O
Garage, barn and boathouse for the principal occupant of residential premises	P	P	P	A	A	O	O	O	P
Guest House	P	p <sup>4</sup>	P	O	O	O	O	O	p <sup>4</sup>
Roadside stand, for products raised on the premises, less than 100 square feet in area	P	P	P	P	P	P	P	P	P
Shed or other building to house maintenance equipment and supplies for apartment complex	O	A	A	A	A	O	O	O	O
Storage Trailers	O	O	O	O	O	p <sup>9</sup>	O	O	O

The use of a room or rooms in a dwelling, the use of premises or buildings thereon by resident occupants for a recognized profession and for customary home occupations as defined in § 164-2.1	A	P	P	O	O	O	O	O	P
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NOTES:

- (1) Intending that the retail business be incidental to and directly related to permitted use.
- (2) Total retail business floor area, exclusive of storage and office space, shall be limited to 1,500 square feet per business. No parking within the front and side yard setbacks is permitted.
- (3) Must conform to minimum lot size currently in force in the Residential District. Any lot which existed prior to March 9, 1971 which contains 15,000 sq. ft. but less than the current minimum area may be used for a single-family dwelling but not for a two-family dwelling or a guest house, or any lot which existed prior to August 2, 1973 containing at least 20,000 sq. ft. but less than the current minimum area may be used for a single-family dwelling but not for a two-family dwelling or a guest house.
- (4) Except "A" if creating more than 2,500 square feet of gross floor area in commercial use whether through new construction, addition, or change of use. Such Special Permits are subject to § 164-7.17 and § 164-7.6 as applicable. The calculation of the total gross floor area in commercial use shall include all existing and proposed floor area.
- (5) Certain uses may require a Special Permit under § 164-3.14.A(7).
- (6) See § 164-4.4 for dimensional, parking, and other requirements for educational, municipal and religious uses.
- (7) Said use shall be conducted in accordance with the requirements of the Board of Health imposed pursuant to MGL c.114, § 34, and may be carried on only in that portion of the Residence District R designated "d" on the existing zoning map which area is more specifically shown on a plan of land entitled "Topographic Plan of Land located in Orleans, MA prepared for Orleans Cemetery Association Scale 1" = 50', December 7, 1992 Revised February 24, 1993, a copy of which is on file in the Office of the Board of Health, Orleans Town Hall.
- (8) See § 164-7.4 for storage trailer requirements.
- (9) Area limitation refers to canopy as defined in 935 CMR 500.02.

**§ 164-4.3. Prohibited Uses.**

- A. Salvage yards, junkyards and all open-air storage of junk, waste products and salvage materials are expressly prohibited in the town unless owned and/or operated by the town, to include only the town disposal area.
- B. The open-air storage of more than 1 unregistered motor vehicle is prohibited, except on premises used as a new or used car sales and service business or auto body and motor vehicle repair shop, provided that said storage shall not be deemed by the Building Commissioner to be in conflict with the other provisions of this section.
- C. The parking of more than 1 school or other type of bus on a lot is prohibited in the town except in the General Business and Industrial Districts or upon school premises or during permitted functions.
- D. Onshore commercial facilities to service or support or accommodate offshore exploration or drilling for fossil fuels, including oil and gas storage tanks, pipelines, warehouses or dockside heliports, airports, airstrips and

all air-support facilities whose purpose or intention or principal business is to accommodate or service or support the onshore use of the Town of Orleans for offshore exploration, drilling and transportation of fossil fuels, including but not limited to oil and gas, are prohibited.

- E. Adult bookstores or adult motion picture theatres or adult cabaret, as defined in § 164-2.1 are prohibited except that such establishments are permitted under Special Permit from the Zoning Board of Appeals in the Industrial District. Within the Industrial District, any such establishment shall be at least 300 feet from a residential zoning district.
- F. Filling Stations and/or fuel pumps, as an accessory use and/or incidental to any other use, when used for retail purposes, are prohibited in all zoning districts.

**§ 164-4.4. Exceptions.**

This Bylaw shall not prohibit, regulate or restrict the use of land or structures for religious purposes or for educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation except to the extent allowed by MGL c.40A, §3, which provides that such land or structures may be subject to reasonable regulations concerning the bulk and height of structures, determining yard sizes, lot area, setbacks, open space, parking and building coverage.

In addition to, and in furtherance of, the purposes of this Bylaw as stated in § 164-1.2, it is the purpose of this Bylaw:

- to recognize the special considerations accorded institutional activities, including without limitation educational, religious, and municipal uses of land;
- to provide a framework for allowing institutional activities to locate in the various districts of the Town, while protecting certain environmentally sensitive areas from being unduly burdened by institutional activities and maintaining in districts generally buildings of similar scale in order that the character of the Town and its neighborhoods be maintained and that lower-density residential uses in particular not be adversely affected by structures for institutional uses;
- and further, while cognizant of institutional considerations with respect to architecture and of institutional needs for larger structures in some instances than would be necessary for other uses, to be mindful of the need for public security from fire, floods, and other hazards;
- to accommodate growth of institutional activities while recognizing the special requirements of institutional activities, such as parking, and that as the character of institutional activities may change over time, so will the special requirements of institutional activities;
- to facilitate the adequate provision of parking and open space and other public amenities for all inhabitants of Orleans;
- to clarify the provisions of this Bylaw with respect to institutional activities and the application of certain dimensional, parking, and other requirements to institutional uses as such requirements existed on the date of the adoption of this provision and as they may be modified by the adoption of this provision and hereafter;
- and to ensure the uniform regulation of the classes of buildings, structures, and land in Orleans. Accordingly, this Bylaw so regulates such buildings, structures and land as provided herein, including, without limitation, pursuant to the provisions of § 164-4.4.

- A. Dimensional and Other Requirements for Educational, Municipal, and Religious Uses. Minimum lot size,



	(square feet)	Minimum Frontage (feet)	Front	Side	Rear	Height (feet)	Maximum Building Coverage	Maximum Lot Coverage	Maximum Floor Area Ratio	Maximum Lot Shape Number
<b>R</b>	40,000	150 <sup>1,2</sup>	25	25	25	30	15% <sup>4</sup>	-	-	22
<b>RB</b>	-	100 <sup>1,3</sup>	25	25	25	30	15%	75%	-	-
<b>MB</b>	-	100 <sup>3</sup>	25	25	25	30	15%	75%	40%	-
<b>LB</b>	-	-	25	10	10	30	-	75%	40%	-
<b>GB</b>	-	-	25	10	10	30	-	75%	40%	-
<b>VC</b>	-	-	see 164-3.11.A		10	30 <sup>6</sup>	-	-	100%	-
<b>I</b>	30,000	100	25	10 <sup>5</sup>	10 <sup>5</sup>	30	-	75%	-	-

**NOTES:**

<sup>1</sup> See also § 164-5.3.G.

<sup>2</sup> Unless granted a Special Permit by the Zoning Board of Appeals for buildings in existence at the time of the passage of this amendment, i.e., March 1973.

<sup>3</sup> See also § 164-3.7.A(1) and § 164-3.8.A(1).

<sup>4</sup> The building coverage in a Residential District shall not exceed 15% of the buildable upland. However, building coverage in a Residential District shall not exceed 4,000 square feet without the issuance of a Special Permit under the provisions of § 164-11.4. In no event shall the Zoning Board of Appeals be authorized to grant a Special Permit which would result in building coverage which exceeds 15% of the buildable upland.

<sup>5</sup> See § 164-3.12.A(1) for additional setback requirements.

<sup>6</sup> See § 164-3.11.C(3) for alternative building height provisions.

- B. Building separation. Any building intended for human habitation, except in licensed boys' or girls' camps, shall be separated from any other such building on the same lot by a distance equal to the required side yard unless connected with a solid roofed structure with a permanent floor to create usable space fit for occupancy or access between the two buildings.
- C. In all zoning districts, all construction, with the exception of water-dependent facilities, such as piers, docks, floats, boathouses, structures used in conjunction with fishing and shellfishing and structures used for agricultural purposes, shall be set back a minimum distance equal to 1½ times the building height from any coastal bank, coastal beach, coastal dune, salt marsh, inland pond, lake or inland bank bordering on any pond or lake. "Building height," for the purpose of this section, shall be the vertical distance from the preexisting natural grade at the foundation on the side of a building facing the coastal bank, coastal beach, coastal dune, salt marsh, inland pond, lake or inland bank bordering on any pond or lake, as defined herein, to the highest point of the building(s). Notwithstanding anything contained in this section, no building shall be required to be set back more than 50 feet from any coastal bank, coastal beach, coastal dune, salt marsh, inland pond, lake or inland bank bordering on any pond or lake. The terms "coastal bank," "coastal beach," "coastal dune," "salt marsh," "inland bank," "pond" or "lake," as used in this section, shall be defined as in the Massachusetts Wetlands Protection Act, MGL c. 131, § 40, and the regulations issued thereunder, 310 CMR 10.

**§ 164-5.3. Modifications.**

- A. Corner lots. A corner lot shall maintain front yard requirements for each street frontage, and at least one of the remaining yards shall be a rear yard.
- B. Appurtenant open space. No yard or other open space required for a building by this chapter shall, during the existence of such building, be occupied by or counted as open space for another building.
- C. Projections. The projection of steps eaves, chimneys, cornices, bay windows, and other building elements into any required yard shall be allowed. In no event shall the projection of steps and stoops exceed 30 square feet in area nor shall it be covered by a structure.



- D. Visual corner clearance. In any district, no structure, fence, planting or off-street parking [except a transparent fence in which the solid area is not more than 5% of the total area] shall be maintained between horizontal parallel planes 2½ feet and 8 feet above street level within the triangular area prescribed by 2 street lines and a straight line connecting points on such lines 15 feet distant from the point of intersection.
- E. Location of accessory buildings. No accessory building shall be located within a required front yard, nor in a Residence, Rural Business or Marine Business District shall any accessory building be located closer to any principal building or any lot line than a distance equal to the height of such accessory building. No fence or other structure enclosing animals, except house pets, shall be within 50 feet of any lot line. Generators, heating/ventilation/air conditioning units, pool pumps and filtration systems and the like shall be no closer to any lot line than 10 feet.
- F. Location of recreational facilities. Ground-level tennis courts, other paved game surfaces and unenclosed ground-level swimming pools shall be no closer to any lot line than 10 feet. Elevated court games and elevated or enclosed swimming pools shall be considered accessory buildings.
- G. Lots may be created having a frontage of 50 feet of arc frontage on a dead-end turnaround, provided that the lot in every other respect meets the requirements of § 164-5.2 and is at least 120 feet wide at the building line. The "building line," for the purposes of this subsection, shall be defined as follows: a line which measures at least 120 feet between the side lot lines measured perpendicular to mid-lot road frontage radial.
- H. Panhandle Lots. The Planning Board may waive the lot frontage requirements for up to 2 lots on a subdivision plan of land located in the Residence District R. Each lot shall be served by a separate access area, although the Planning Board may require the use of common driveways. These access areas must be approved by the Planning Board and clearly shown on the plan. The access area shall not be used in determining minimum lot area. Each such lot must meet the following requirements:
  - (1) The lot shall be capable of containing a circle with diameter equal to the frontage normally required in that district.
  - (2) Panhandle frontage shall be at least thirty feet.
  - (3) The width of the lot, at any point between the street line and the proposed building setback line, shall be no less than 20 feet.

#### **§ 164-5.4. Minimum Lot Size Conditions.**

The minimum required area of a lot, when used for building purposes, shall not be less than the minimum required by this chapter for the district in which it is located. Said lot shall not be interpreted to include any area below mean water level on freshwater and below mean high water on tidal water or within the limits of any defined way, nor shall less than 40,000 square feet consist of contiguous upland (see § 164-2.1), exclusive of marsh, bog, swamp and wetland, except as provided for in § 164-6.2.

### **ARTICLE VI. Nonconforming Structures, Uses, and Lots**

#### **§ 164-6.1. Nonconforming Structures and Uses**

Legally preexisting, nonconforming structures or uses may be continued, in accordance with MGL c. 40A, § 6, subject to the following:

- A. Alteration, Reconstruction (which shall include raze and replacement), Extension or Structural Change (collectively "alteration") to Nonconforming Single- or Two-Family Residential Structures. Nonconforming

single- or two-family residential structures may be altered, reconstructed, extended or structurally changed provided that such alteration does not increase the nonconforming nature of such structure.

(1) In the following circumstances alteration to a nonconforming single- or two-family residential structure shall not be considered an increase in the nonconforming nature of the structure and shall be allowed as of right:

(a) Alteration to a structure which complies with all current setbacks, yard, lot coverage and building height requirements but is located on a lot with insufficient area, where the alteration will also comply with all of said current requirements.

Alteration to a structure which complies with all current setbacks, yard, lot coverage and building height requirements but is located on a lot with insufficient frontage, where the alteration will also comply with all of said current requirements.

Alteration to a structure which encroaches upon one or more required yard or setback areas, where the alteration will comply with all current setback, yard, lot coverage and building height requirements; the provisions of this subsection shall apply regardless of whether the lot complies with current area and frontage requirements.

(2) Alteration to a nonconforming single- or two-family residential structure that increases the nonconforming nature of the structure, including those alterations which increase or intensify a pre-existing nonconformity, but not including those alterations which result in the creation of a new nonconformity, may be allowed on Special Permit from the Zoning Board of Appeals provided the Zoning Board of Appeals finds that any such alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. Any alteration which results in the creation of a new nonconformity shall require a variance.

B. Alteration, Reconstruction, Extension or Structural Change (collectively "alteration") to Nonconforming Structures Other than Single- and Two-Family Structures. Other nonconforming structures may be altered, reconstructed, extended or structurally changed on Special Permit from the Zoning Board of Appeals if the Zoning Board of Appeals finds that such alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use. The alteration of a nonconforming structure in such manner as to create a new dimensional nonconformity or to intensify an existing dimensional nonconformity, shall require the Special Permit finding and the issuance of a variance by the Zoning Board of Appeals.

C. Restoration. A nonconforming structure or use may be reconstructed or reinstated if destroyed by fire or other casualty if reconstructed or reinstated within a period of 2 years from the date of the catastrophe, or else such reconstruction must comply with this chapter.

D. Abandonment. A nonconforming use or structure which has been abandoned or otherwise discontinued for a period of 2 years shall not be reestablished, and any future use of the premises shall conform to this chapter.

E. Reversion. Once changed to be conforming, no structure or use shall be permitted to revert to a nonconforming structure or use.

#### **§ 164-6.2. Nonconforming Lots**

A. Exempted lots. A lot or parcel of land in a Residential District having an area, frontage, width or depth less than that required by this section may be developed for single residential use, provided that such lot or parcel complies with the specific exemptions of MGL c. 40A, § 6.

- B. One single-family dwelling may be erected on any lot, regardless of a common ownership with that of adjoining land located in the same Residential District, which, at the time this subsection was adopted, March 9, 1971, contained at least 15,000 square feet and had a minimum frontage of 100 feet or has 50 feet of frontage on a cul-de-sac and the proposed structure is to be located on such lot so as to conform to the minimum requirements for such structures in effect at the time of the building.
- C. One single-family dwelling may be erected, enlarged, or maintained on any lot, regardless of a common ownership with that of adjoining land located in the same residential district, which existed on August 2, 1973 or which was shown on a preliminary plan prior to that date and which was further shown on a definitive plan which was subsequently filed and approved by the Planning Board, and contained at least 20,000 square feet and had a minimum frontage of 120 feet or has 50 feet of arc frontage on a cul-de-sac and is 120 feet wide at the building line and the existing structure(s) or the proposed structure is located on such lot so as to conform with the minimum requirements of front, side and rear yard setbacks and to all other requirements for such structures in effect at the time of building.
- D. Such nonconforming lots exempted under subsections A, B, and C may be increased in size or shape or their land area recombined without losing this exemption, so long as the change does not increase the actual or potential number of lots.
- E. One single-family dwelling may be erected on any lot, regardless of a common ownership with that of adjoining land located in the same Residential District, which, at the time this subsection was adopted, May 6, 1982, contained at least 40,000 square feet and had a minimum frontage of 150 square feet or 50 feet of arc frontage on a dead-end turnaround and is 120 feet wide at the building line or was an approved panhandle lot under § 164-5.3.H and contained at least 20,000 square feet of buildable upland and the proposed structure is to be located on such lot so as to conform to minimum requirements for such structures in effect at the time of the building
- F. One single-family dwelling may be erected on any lot in a Residential District which, at the time this subsection was adopted, May 7, 1984, contained at least 40,000 square feet, of which a minimum of 30,000 square feet shall be of contiguous upland, as set forth in § 164-5.1, General requirements.
- G. Commercial Lots. A lot or parcel of land in the Industrial District which existed at the time this amendment was adopted may be developed for commercial use provided the structure is located on the lot so as to conform with the minimum setbacks in effect at the time of construction.
- H. One single-family dwelling may be erected on any lot pre-existing the passage of § 164-5.3H which had less than the required frontage and was shown on an approved subdivision plan.
- I. Isolated lots and subdivisions. Under MGL c. 40A, § 6, lots not held in common ownership with any adjoining land are generally not subject to subsequent amendments in dimensional requirements, and land shown on subdivisions or other plans endorsed by the Planning Board is exempted from subsequent zoning amendments in certain respects for a limited period of time. (See MGL c. 40A, § 6.) Those exemptions are extended to other lots for single-family dwellings as specified in § 164-6.2.B.
- J. Up to 2 dwellings may be erected on any lot located in the General Business, Limited Business, or Village Center District, which lot is connected to public sewer services, regardless of common ownership with that of adjoining land located in the same district, and further provided that such lot existed on January 1, 2023.

## **ARTICLE VII. Special Use Regulations**

### **§ 164-7.1. Soil Removal and Filling.**

- A. No topsoil, gravel, loam or stone in the town may be removed to be transported outside the Town of Orleans except, from an established pit, stockpile or surplus, unless authorized by a Special Permit from the Zoning Board of Appeals.
- B. No topsoil, subsoil, gravel, loam, sand, stone or other earth in the town may be removed to be transported either outside the town or from place to place within the Town of Orleans, nor may any land be filled, unless the entire area of such removal or filling shall be graded and replanted with soil-improving plants, with a permanent cover crop or by reforestation so that any scars resulting from such removal shall not remain unplanted for a period of longer than 6 months, with the exception of the town disposal area.

Any fill material added to land within the Town must be clean, and free of hazardous materials. The filling must be completed within 6 months of commencement, and any new filling of land on the same parcel shall not be commenced for a period of 2 years from the time of completion of the original filling activity.

- C. Removal or filling of topsoil, gravel, loam, sand, or stone which exceeds 2,000 cubic yards in volume shall require the granting of a Special Permit from the Zoning Board of Appeals. In reviewing a Special Permit application, the Board shall require the following:
  - (1) A professionally prepared, stamped plan shall be submitted showing existing and proposed topography, elevation of seasonal high groundwater, quantities of material to be removed or filled, proposed drainage, and a replanting plan. A schedule of proposed activities must be provided.
  - (2) No excavation may be closer than 10 feet to the seasonal high groundwater table.
  - (3) No Special Permit shall be issued for more than 3 years.
  - (4) Proposed methods to control noise and dust. Hours of operation shall be limited to between 7:00 a.m. and 5:00 p.m.
  - (5) Filling with debris, stumps, or hazardous materials is prohibited.

**§ 164-7.2. Tidewater Marshland Areas.**

The removing, filling, dredging, excavating, obstructing or otherwise altering of tidewater marshland areas or inland wetland areas and areas of exposed groundwater table in the town shall be prohibited unless authorized by a Special Permit from the Zoning Board of Appeals. The Board shall establish such rules, regulations and standards consistent with state or federal law as may be necessary to establish the basis upon which permits shall be granted under authority of this section.

**§ 164-7.3. Motels.**

The following provisions shall apply to the design and use of hotels, motels or motor inns wherever provided for in this chapter and wherever the words "motel" or "motels" appear, it shall apply equally to hotels, inns, motels and other accommodations for tourists and guests.

- A. For each lot upon which a motel is to be erected, there shall be a minimum frontage of 200 feet and a minimum of 3,000 square feet of contiguous buildable upland lot area for each of the first 10 motel units. For each motel unit in excess of 10 motel units, there shall be provided an additional 2,000 square feet of contiguous buildable upland lot area.
- B. No motel or addition to a motel shall be erected or placed on a lot which will result in the covering by all buildings of more than 25% of the lot.
- C. For each lot upon which a motel is erected, there shall be provided a front yard or setback distance of not less than 50 feet, a side yard on each side of not less than 25 feet and a rear yard of not less than 25 feet.

No other uses are permitted in these yard areas except that of a driveway in the front or side yard, provided that said driveway is not within 5 feet of the property side line. All yard areas shall be appropriately landscaped and adequately maintained.

- D. A site plan for each proposed motel shall be submitted to the Building Commissioner with the request for a building permit. Said site plan shall show, among other things, all existing and proposed buildings, structures, parking spaces, driveway openings, driveways, service areas and other open uses, all facilities for sewage, refuse and other waste disposal and for surface water drainage and all landscape features, such as fences, walls, planting areas and walks, on the lot. Three copies of the site plan shall be filed with the Building Commissioner, one of which shall be forwarded forthwith to the Architectural Review Committee for its review and recommendations. In reviewing a site plan, the Architectural Review Committee and the Building Commissioner shall consider, among other things, the following:
- (1) Protection of adjoining premises and the general neighborhood from any detrimental use of the lot.
  - (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements.
  - (3) Adequacy of the methods of disposal for sewage, refuse and other wastes and of the methods of drainage and surface water.
  - (4) Provision for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the lot.
  - (5) Adequacy of all other municipal facilities relative to fire and police protection, education, recreation and other municipal services.

**§ 164-7.4. Tents, Trailers and Mobile Camping Units.**

- A. No person shall park, store or occupy a tent or trailer for living or business purposes except in a garage or other accessory building or in the rear half of a lot owned or occupied by the owner of the tent or trailer, if placed so as to conform to the yard requirements for main buildings in the same district, but its use for living and/or business purposes is prohibited, unless temporary occupancy for a period not exceeding 6 months in any 1 calendar year is permitted by the Select Board in connection with the construction of a permanent home.
- B. Trailers used for the purpose of storing goods, materials, equipment and the like or warehousing are prohibited unless the use is incidental to the construction of a permanent home or business. A temporary permit may be issued by the Building Commissioner for a period not to exceed 6 months with one 6-month renewal allowed.
- C. Notwithstanding the above, trailers may be used for storage on a lot in the Industrial Zoning District, provided the following conditions are met:
- (1) Trailers may not be occupied.
  - (2) Trailers must be screened from all street frontages by landscaping, fencing or other means.
  - (3) A trailer must be set back from side and rear property lines a distance equal to its height. It shall not obstruct egress, parking or access to dumpsters on the premise.
  - (4) Trailers may not contain hazardous materials unless approved by the Orleans Fire Chief, and shall be posted on the door if required.
  - (5) Trailers shall not have electricity, heating, or refrigeration.

All trailers must comply with this subsection by May 12, 2016.

#### **§164-7.5. Drive-Throughs**

- A. Drive-in, drive-through, and similar pickup stations servicing motorized vehicles are prohibited in the Village Center District, and are allowed in other business districts in the LB, GB, and CC Districts by Special Permit from the Zoning Board of Appeals under the following conditions:

The drive-through is ancillary to the main walk-in use;

The drive-through does not impede pedestrian safety or convenience;

The drive-through does not front on or face the public street; and

The overall proposal is approved by the Architectural Review Committee.

#### **§164-7.6. Formula-Based Restaurants.**

- A. The purpose and intent of regulating formula-based restaurants is to address the negative impact on the town's historical and cultural relevance, unique Cape Cod rural character, and overall attractiveness as a small town, locally-oriented tourist destination. These uses are therefore regulated in order to maintain Orleans' distinct community and natural experiences.

- B. The proposed use of any building, structure, or premises for a formula-based restaurant shall require a Special Permit from the Zoning Board of Appeals. In addition to the Special Permit Criteria in § 164-11.4, the following additional criteria shall be required:

- (1) Approval of the formula-based restaurant will not alter the character of the zoning district in a way that detracts from its uniqueness;
- (2) Approval of the formula-based restaurant will contribute to a diverse blend of businesses in the zoning district;
- (3) Approval of the formula-based restaurant will complement those businesses already in the zoning district and help promote and foster the local economic base as a whole.
- (4) The formula-based restaurant will be compatible with existing surrounding uses and has been designed and will be operated in a non-obtrusive manner to preserve the community's character, and the proposed intensity of use on the site is appropriate given the uses permitted on the site and on adjoining sites.
- (5) No drive-through windows shall be permitted.
- (6) Approval of the formula-based restaurant will minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned.

#### **§ 164-7.7. Mobile Food Establishments.**

- A. Purpose. To encourage employment and small business growth by providing a broad range of food choices to the public.
- B. Requirements. Mobile Food Establishments must obtain all required permits, licenses and approvals from the Board of Health, Select Board, Building Department, Police Department, Fire Department, and any other required approvals.

#### **§ 164-7.8. Accessory Scientific Uses.**

Uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, may be permitted upon the issuance of a Special Permit by the Zoning Board of Appeals, provided that the Board finds that the proposed accessory use does not substantially derogate from the public good.

**§ 164-7.9. Cottage Colonies.**

An existing nonconforming cottage colony may not be converted to single-family dwelling use under separate ownership unless the lot upon which each dwelling is located complies with the minimum requirements for single-family dwellings in the zoning district in which the land is located, and such nonconforming cottage colony may not be converted to a single-family use under condominium-type or cooperative ownership unless the lot meets the minimum zoning requirements for single-family dwellings in the zoning district in which the land is located.

**§ 164-7.10. Apartment Development.**

A. Applicability. Apartments may be developed only in districts as provided in § 164-4.2. A Special Permit for apartments shall be granted only in accordance with subsections B through F of this section and only upon the specific findings being made by the Zoning Board of Appeals:

- (1) By virtue of its sponsorship, financing, or design, the development will serve an important unmet housing need of the community. Any housing that is deed restricted for individuals or families that earn 80% or less of the Area Median Income (AMI) for Barnstable County shall be so restricted for a minimum of 30 years;
- (2) The development will not adversely affect business operation on the subject property within the zoning district;
- (3) The development will provide for adequate traffic circulation on and off-site, including pedestrian safety and convenience;
- (4) The development is designed to result in an appropriately lighted neighborhood, and meet the requirements of Chapter 122, Outdoor Lighting;
- (5) The development has complied with §§ 164-10.1 and 164-10.2 with, respectively, the Architectural and the Site Plan Review Committees reporting to the Zoning Board of Appeals. Building design shall provide for variation in building height between large buildings and other buildings on the same lot, or adjacent lots;
- (6) The development is consistent with the Orleans Comprehensive Plan;
- (7) The development meets all requirements of a Special Permit under § 164-11.4; and
- (8) A copy of any Special Permit application under this section shall be filed with the Planning Board when the application is filed with the Town Clerk, and the Planning Board shall review it and make recommendations to the Zoning Board of Appeals within 45 days of the filing date. The Zoning Board of Appeals shall consider any such recommendation in its review of the project.

B. Dimensional Requirements.

- (1) Lot Area and Density.
  - (a) Lot Area. Minimum lot area for apartment development shall be as follows:  
RB District: 60,000 square feet of contiguous buildable upland

LB, GB Districts: 0 square feet of contiguous buildable upland

VC District: 0 square feet of contiguous buildable upland

Residential Density in dwelling units per acre of contiguous buildable upland:

RB District: 3 dwelling units per acre

LB and GB Districts: 8 dwelling units per acre

VC District: 10 dwelling units per acre

In mixed residential and commercial developments in the GB and LB Districts, ½ of the total lot area that is covered by the commercial building plus the parking area required to support the commercial use, shall be subtracted from the lot area for the purposes of calculating allowed density of residential units. Any required parking that is located under or within project buildings shall increase the lot area available for calculating unit density by reducing the parking lot area required to support the commercial use. (In calculating required parking, each space shall be equal to 300 square feet of area).

(2) Additional Units for Meeting Community Goals

In addition to the density allowed herein, projects with the following components that support community goals shall be allowed additional dwelling units as follows:

(a) For each 1-bedroom dwelling unit: 1 additional 1-bedroom dwelling unit;

For each Affordable Housing Unit<sup>1</sup>: 1 additional dwelling unit; and

For each 1,500 square feet of preserved Significant Building<sup>2</sup>: 1 additional dwelling unit.

The above additional units may be permitted, up to a total project density of 14 dwelling units per acre of contiguous buildable upland in the VC District, and 12 dwelling units per acre of contiguous buildable upland in the GB and LB Districts.

<sup>1</sup> as defined in § 164-2.1.

<sup>2</sup> as defined in Chapter 106, Demolition of Historic Structures, of the Orleans Town Code.

(3) Affordable Housing Requirement

In order to further Town goals and meet the need for affordable housing, any apartment development with 10 or more dwelling units shall include 1 Affordable Housing Unit, as defined in § 164-2.1, for each 10 units of housing. Any fraction of a required Affordable Housing Unit shall be rounded up to the nearest whole unit.

C. Other Dimensional Requirements.

The applicable district frontage and yard requirements shall be observed. With third floor housing, the building height provisions of § 164-3.11.C(3) may be utilized in the Village Center, General Business and Limited Business Districts for apartment development. In such instances the mean height measured between the bottom of the eave and the highest point of the ridge on a pitched roof shall not exceed 35 feet.

D. Design Requirements.

No structure shall contain more than 15 dwelling units, except that in the Village Center District, up to 20 dwelling units in a single structure may be allowed. No dwelling unit shall have its lowest floor below grade at any point within its entire perimeter.



E. Nitrogen Discharge Limits.

No Special Permit shall be granted by the Zoning Board of Appeals for apartment or other multi-family housing development when the density exceeds 2 units per acre of buildable upland area unless the Board of Health certifies that the septic system can achieve an effluent nitrogen concentration of 19 milligrams per liter (mg/l) or less, as measured at the point of discharge.

F. Master Plan Special Permit.

The Zoning Board of Appeals may grant a Special Permit for phased apartment development on one or more adjacent parcels in a coordinated fashion. Review of these proposals shall conform to the requirements for a Special Permit (§ 164-11.4), Site Plan Review (§ 164-10.1), and Architectural Review (§ 164-10.2) as applicable. Additionally, the following procedures and standards shall apply:

(1) The Master Plan Special Permit review shall run concurrently with all Special Permits required for the proposal. The other Special Permits required may include, but are not limited to, Special Permits for parking reduction (§ 164-8.1.B(3)), uses allowed through Special Permit (§ 164-4.2), an increase in the number of units per structure (§ 164-7.10.D), and exemptions for sidewalks (§ 164-3.11.D(2)). The approval of a Master Plan Special Permit shall include all applicable Special Permits by reference and shall be administered in accordance with subsections 2-4 below.

(2) After the initial Master Plan Special Permit is final, subsequent phases of development shall only require Site Plan approval (§ 164-10.1) if the Building Commissioner determines that the phase is consistent with the terms of the Special Permit, and that no major changes are proposed. For the purposes of this section, a major change is defined as:

(a) An increase in the number of residential units such that it would exceed the number of residential units originally approved.

A decrease of more than 10% of the aggregate amount of parking that was originally approved.

A change that would eliminate elements of the original proposal needed in order to earn incentive housing units under § 164-7.10.B(2) (Additional Units for Meeting Community Goals).

If the Building Commissioner determines that the phase being reviewed qualifies as a major change, a modification to the original Master Plan Special Permit from the Zoning Board of Appeals pursuant to § 164-11.4 shall be required for the approval of the change.

(3) Any Master Plan Special Permit granted under this section shall be subject to the expiration provisions of § 164-11.4 Special Permits.

(4) For the purposes of coordinating development across multiple parcels, the Zoning Board of Appeals may treat adjacent properties as a single property for measuring setbacks and other dimensional standards. Proposed buildings, travel lanes, parking areas, and other site features may cross interior property lines or be sited closer to those lot lines than what would otherwise be allowable. The Zoning Board of Appeals shall require that these adjacent parcels be in common ownership as a condition of the Master Plan Special Permit.

G. Tenure of Rental Units. Units that are rented shall be rented for periods of not less than 30 days.

**§ 164-7.11. Dwellings in Commercial Structures or Accessory to Commercial Uses.**

Up to 4 dwellings in commercial structures or accessory to commercial uses may be permitted on a lot either within the commercial structure or in a separate structure on the same lot where allowed under § 164-4.2, subject to the following conditions:

A. General Requirements.

- (1) A site plan shall be submitted and reviewed as provided in § 164-10.1.
- (2) Architectural Review Committee approval is required, as provided in § 164-10.2.
- (3) Prior to occupancy of any dwelling unit in a commercial structure, screening as required in the RB, MB, LB, GB and I District regulations and as required under Site Plan approval must be installed along side and rear lot lines, except in the Village Center District.
- (4) At least 30% of the floor area on the parcel shall be used for commercial purposes.
- (5) First floor units fronting on streets shall be reserved for commercial uses.

**§ 164-7.12. Accessory Dwellings.**

Accessory dwellings shall be permitted subject to the following provisions:

- A. The accessory dwelling shall contain no more than 1,200 square feet of floor area.
- B. The Board of Health must have documented to the Building Commissioner that sewage disposal will be satisfactorily provided for in accordance with the provisions of Title 5 and local Board of Health regulations, including provisions for an appropriate reserve area on the site.
- C. No minimum lot size is required.
- D. The dwellings if leased shall be for periods of not less than 90 days.

**§ 164-7.13. Congregate Housing.**

- A. Lot area requirements. Minimum lot area per congregate housing unit shall be the same as required for any dwelling unit at that location, except that lot area per congregate housing unit need not exceed the average lot area per dwelling unit for legally existing dwellings located within 500 feet of the proposed premises.
- B. Structure size limitation. No structure shall contain more than 2 congregate housing units, except that up to 6 congregate housing units may be authorized in a single congregate dwelling if the gross floor area of the proposed structure is not more than 50% larger than that of the largest structure within 500 feet of the one proposed. Congregate dwellings located in the Residence District shall be limited to 1 congregate housing unit unless residency is restricted to persons 55 years of age or older.
- C. Locational limitation. No congregate dwelling shall be located within 1,500 feet of 2 or more other congregated dwellings authorized under these provisions.

**§ 164-7.14. Open Space Residential Development.**

- A. Objectives. The objectives of the Open Space Residential Development bylaw are to preserve in perpetuity open space which provides views and scenery which enhance property values and increase the town's attractiveness to vacationers and year-round residents, as well as providing wildlife habitat; and to allow greater opportunities for development harmonious with a site's existing topography and natural features.
- B. Applicability. In accordance with the procedures set forth herein, the Planning Board may approve an Open Space Residential Development on any parcel of land containing a minimum of 120,000 square feet of buildable upland.
- C. Procedure. Open Space Residential Developments may be permitted upon review and approval of the Planning Board pursuant to the applicable provisions of MGL c. 41, §§ 81K to 81GG, inclusive, and in accordance with the Town of Orleans Rules and Regulations Governing the Subdivision of Land. The

Planning Board shall require the submittal of a plan showing the subdivision of the property in both clustered and conventional fashion.

D. Design Standards for Open Space Residential Developments.

- (1) Housing Type. Only detached, single-family dwellings shall be allowed.
- (2) Lot Area. Each lot shall contain a minimum of 20,000 square feet of buildable upland and 50 feet of frontage, except that 150 feet of frontage shall be required for lots fronting on preexisting streets.
- (3) Setbacks. Minimum building setbacks shall be 25 feet from front, side and rear lot lines, except that the front setbacks from preexisting streets shall be 50 feet.
- (4) Improvements. Access, drainage, utilities and road grading shall meet functional standards equivalent to those of the Orleans Subdivision Rules and Regulations of December 1987, except that road pavement width may be reduced to 16 feet where the Planning Board finds this will be in the best interest of the town, i.e. to reduce the impact of runoff on wetlands. In such cases, the Planning Board shall make written findings of the reason waivers were granted. All other applicable sections of the Orleans Zoning Bylaw and Subdivision Rules and Regulations shall apply.
- (5) Density. The number of dwelling units on the parcel shall not exceed the maximum that would be built under ordinary residential zoning using a conventional subdivision, as demonstrated on a Preliminary subdivision plan submitted by the applicant.
- (6) Designated Open Space. Land set aside as open space shall consist of buildable upland equal or greater than 35% of the parcel's buildable upland. This area shall be set aside to be maintained as open space in perpetuity and shall not include land set aside for roads and/or parking uses. Walking trails with pervious surfaces are encouraged. When these are proposed, width and type of surface shall be shown on plans submitted to the Planning Board.

Open space shall be planned as contiguous areas wherever possible, including buffers around wetlands or boundaries of the parcel. Designated open space shall be conveyed to:

- (a) The Town, if accepted by it for park or open space use and any such acceptance is approved by the Select Board;
- (b) A nonprofit corporation, the principal purpose of which is the conservation of open space; or
- (c) A corporation or trust owned or to be owned by the owners of lots or residential units within the development.

- [1] If a corporation or trust owned by the owners of lots or residential units is utilized, ownership thereof shall pass with the conveyance of the lots or units.

In cases where the designated open space is not conveyed to the town, a restriction enforceable by the town shall be recorded providing that such land be kept in an open or natural state and not be built upon for residential use or developed for accessory uses such as parking or roadways. In these cases, a management plan shall be submitted describing how the existing woods, fields, meadows or other natural areas shall be maintained in accordance with good conservation practices.

The management plan shall include an agreement empowering the town to perform maintenance of the common open space in the event of failure to comply with the maintenance program. This agreement shall provide that if the town is required to

perform any maintenance, the owners of lots or units within the Open Space Residential Development shall pay any costs and that cost shall constitute a lien upon their properties until said cost has been paid.

- (7) All dwellings and accessory buildings erected under the provisions of this section shall conform to all other provisions of this bylaw not addressed in this section.

**§ 164-7.15. Commercial and Non-Commercial Wind Energy Facilities.**

- A. Purpose. The purpose of this bylaw is to minimize the adverse impacts of wind turbines on the character of neighborhoods, property values, scenic, historic, environmental resources of the Town; and to protect health and safety while allowing wind energy technologies to be utilized.
- B. Applicability. Any application to erect a structure that utilizes energy from the wind shall comply with this section.
- C. Requirements.
  - (1) No Wind facility shall be erected, constructed or installed without approval under § 164-10.1, Site Plan Review and the issuance of a Special Permit from the Zoning Board of Appeals.
  - (2) Minimum lot area. Wind facilities shall be located on a parcel of land that contains at least 5 acres of land, of which at least 4 acres must be buildable upland.
  - (3) Height. The height of any wind turbine as measured from average grade shall be less than 300 feet and have a minimum blade clearance from the ground immediately below each wind turbine of 30 feet. A waiver from this provision may be granted if the Zoning Board of Appeals makes a finding that the additional height is necessary for adequate operation of the wind facility.
  - (4) Height calculation. For purposes of calculating the overall height of a wind turbine, the total height shall be measured from average grade to the uppermost extension of any blade or the maximum height reached by any part of the wind turbine.
  - (5) Setbacks from adjacent parcels. A minimum setback for each wind turbine shall be maintained equal to the overall engineer designed fall zone plus 100 feet, or 300 feet, whichever is greater, from all boundaries of the site on which the wind facility is located.
  - (6) Fencing. Shall be provided to control access to the site of the wind turbine and related structures.
  - (7) Signs. There shall be no signs except a sign identifying the wind facility, the owner and operator and an emergency telephone number; no-trespassing signs; and any signs required to warn of danger. All signs shall comply with the requirements of the Zoning Bylaw.
  - (8) Noise. Except during short-term events such as high windstorms or utility outages, noise from the proposed wind turbine shall not exceed 60 dBA as measured from the nearest property line. This standard can be achieved through a 600 foot setback from any property line or must be otherwise demonstrated by the applicant through scientific analysis to the satisfaction of the Zoning Board of Appeals.
  - (9) Removal. The owner shall remove any wind facility that's use has been abandoned or discontinued for 12 months. If removal is required, all wind turbines and appurtenant structures shall also be removed and the wind facility site shall be re-vegetated. The Zoning Board of Appeals may require that an escrow account be established and annual deposits made to ensure adequate funds are available for removal.

(10) Communications. A wind turbine may be used as a communication structure, subject to the requirements of § 164-7.18 herein.

D. Non-Commercial Wind Facilities. When issuing a Special Permit for a non-commercial wind facility, the Zoning Board of Appeals may waive any of the requirements of subsection C herein, provided the Board finds that the criteria for issuance of a Special Permit as set forth in § 164-7.18 are met.

**§ 164-7.16. Open-Air Art Businesses.**

No person shall operate a commercial open-air or sidewalk art business, including painting, sketching, silhouetting or molding of likenesses or objects of any material, within 15 feet of the side line of a public street or sidewalk except in a Business District on Special Permit by the Zoning Board of Appeals.

**§ 164-7.17. Commercial Regulations.**

Commercial uses requiring Special Permits under § 164-4.2, if consistent with this section in all other respects, shall be authorized only if the Zoning Board of Appeals determines that the proposal's benefits to the town or vicinity will outweigh any adverse effects, after consideration of the following:

A. Locations are best if:

- (1) The proposal will be located near uses which are similar to the proposed use, or, if not, the nearby uses will be ones likely to benefit from rather than be damaged by having the proposed activity nearby.
- (2) They are not more sensitive to environmental stress from erosion, siltation, groundwater or surface water contaminants or habitat disturbance than are most similarly zoned locations.

B. Activity type and mix are best if:

- (1) The proposed activity will contribute to the diversity of services available in the town.
- (2) The proposed activity will provide service to the town's year-round residents and will strengthen off-season employment opportunities.
- (3) The proposal will add relatively little to summer traffic congestion in relation to its size, considering the location, the number of single-purpose trips likely to be attracted and any special access provisions committed, e.g. bike-storage facilities, employee ride sharing.
- (4) The proposal poses no environmental hazard because of use or storage of explosive, flammable, toxic or radioactive materials.
- (5) The proposal will not result in air pollution or excessive noise.

C. Site design is best if:

- (1) Scenic views from public ways and other developed properties are considerately treated in the design of the site.
- (2) Topographic change is minimized.
- (3) Unnecessary removal of existing trees or other important natural features is avoided.
- (4) Pedestrian movement within the site and to other places is well provided for.
- (5) Vehicular movement within the site is safe and convenient and arranged so as not to disturb abutting properties.

- (6) Visibility of parking and service areas from public streets is minimized through facility location and the use of topography and vegetation.
- (7) Potential disturbances such as noise, glare and odors are effectively confined to the premises through buffering or other means.

D. Facility design is best if:

- (1) Scenic views from public ways and other developed properties are considerately treated in the design of buildings.
- (2) Primary exterior materials match the appearance of materials commonly found on existing buildings within the town (not to be construed by the Zoning Board of Appeals as authority to regulate or restrict materials regulated by the State Building Code).
- (3) Domestic scale is produced in the building's design through massing devices such as breaks in wall and roof planes and through the design of architectural features.

**§ 164-7.18. Communication Structures, Buildings and Appurtenances**

A. Purpose. The purpose of this Bylaw is to minimize adverse impacts of communication structures, towers, monopoles, buildings and appurtenances on adjacent properties and residential neighborhoods; to limit the number and height of such facilities to only what is essential; to protect, to the maximum extent practicable, the rural character and aesthetic qualities of the Town of Orleans, the property values of the community and the health and safety of citizens.

B. Exemptions.

The following uses and activities are specifically exempt from this bylaw.

- (1) Antennas used by a federally licensed amateur radio operator for that sole purpose.
- (2) Communication appurtenances for governmental uses.
- (3) Television antennas - see § 164-2.1 definition of Building Height.

C. Requirements.

- (1) No Communication tower, monopole, building, or appurtenance shall be erected, constructed, or installed without first submitting a plan to the Site Plan Review Committee as described in § 164-10.1.
- (2) Setbacks. Any supporting structure for a communication tower or monopole, such as a guy wire, shall be set back a minimum of 25 feet from any property line.
  - (a) Setbacks for communication towers and monopoles shall be equal to the engineered design fall zone of the structure plus 50 feet to any property line where the structure is located.
  - (b) Communication towers and monopoles shall provide a minimum setback equal to the height of the structure plus 100 feet from any residential zoning district.
  - (c) The setbacks for a communication building shall comply with the setback requirements of the underlying zoning district unless otherwise regulated by § 164-5.3.E.
- (3) Safety. Communication structures, buildings and appurtenances shall be installed, maintained and operated in accordance with applicable federal, state, local codes, standards and regulations and shall be designed to withstand sustained winds and gusts of a Category 5 hurricane.

- (4) Removal. Communication structures, buildings or appurtenances that have not been operated for 4 consecutive months shall be removed by the owner within 6 months of the cessation of the originally permitted use.
- (5) Fencing. Fencing shall be provided to control access to the site of the communication structure (except guy wires) and buildings. Fencing is not required for antennas or other appurtenances mounted on a pre-existing structure.
- (6) Lighting. Communication structures and appurtenances shall be lighted only if required by the Federal Aeronautics Administration (FAA). Communication buildings and the site may be lighted for safety and security reasons. All lighting shall be shielded to prevent undue impact on the surrounding neighborhood.
- (7) Signs. There shall be no signs except a sign identifying the facility, the owner and operator, and an emergency telephone number; no-trespassing sign; and any signs required to warn of danger. All signs shall comply with the requirements of the Zoning Bylaw.
- (8) Visual. The installation of communication structures, building and appurtenances shall be designed to minimize visual impact; the maximum amount of natural vegetation shall be preserved; details of construction and finish shall blend with the surroundings; additional vegetation screening shall be employed where practical and particularly to screen abutting residential properties. All communications buildings require the approval of the Architectural Review Committee as described in § 164-10.2.

(9) Height.

The following are maximum height restrictions for all communication structures and appurtenances.

- (a) Communication Towers: 150 feet.
- (b) Communication Monopole: 75 feet in the General Business zone, 150 feet in the Industrial zoning district.
- (c) Communication Appurtenance: 10 feet above the existing structure.

[1] The height of communications structures, including antennas, microwave dishes, wiring or other devices attached thereto, shall be determined by measuring from the elevation of the naturally existing grade at the foundation of the structure to the highest point of the structure.

Proposed communications structures and appurtenances that are higher than the maximum heights listed above can only be authorized by a Special Permit issued by the Zoning Board of Appeals.

- (10) Regional Criteria. Siting shall be consistent with regional siting criteria established by the Cape Cod Commission.
- (11) Siting Standards.
  - (a) Communication structures and appurtenances shall, if feasible, be located on pre-existing structures, provided such installation shall preserve the character of the structure and painted or designed in such a way that its visibility is minimized to the maximum extent feasible.
  - (b) If there are no feasible pre-existing structures, then communication monopoles or towers,

buildings and appurtenances shall, if feasible, be located on public land.

- (c) To the extent feasible, all service providers shall co-locate on communication structures. Communication structures shall be designed to structurally accommodate the maximum number of foreseeable users (within a 10-year period) if technically practicable.

- D. Procedures. Prior to applying for a Special Permit or building permit for the construction of a communications structure, building, or appurtenance, the applicant must receive the approval of the Site Plan Review Committee as described in § 164-10.1.

In addition to the information required in § 164-10.1 the applicant shall also provide the following to the Site Plan Review Committee and, if a Special Permit is required, to the Zoning Board of Appeals:

- (1) A statement of the services to be supported by the proposed communication structure, building or appurtenance;
- (2) A description of the special design features utilized to minimize the visual and noise impacts of the proposed communication structure, building and appurtenances;
- (3) A certification that the applicant has complied with all federal and state requirements to provide the proposed service;
- (4) A description of efforts to co-locate on existing and proposed structures, or consolidate telecommunications antennas of public and private services onto the proposed facility;
- (5) A landscape plan showing the proposed site before and after development including topography and screening proposed to minimize adverse visual impacts to abutting properties;
- (6) If a communications tower or monopole is proposed, prior to the meeting with the Site Plan Review Committee, the applicant shall arrange to fly a brightly colored 3-foot diameter balloon at the site that is at the maximum height of the proposed installation. The date and location of the flight shall be advertised at least 14 days, but not more than 21 days, before the flight in a newspaper with a general circulation in the Town of Orleans. The applicant shall provide written notification to the Site Plan Review Committee, at least 10 days in advance, of the time and date of the flight.
- (7) Following completion of the site plan review process the applicant should proceed with applying for a Special Permit, if required, as described in § 164-10.1 or a building permit.

#### **§ 164-7.19. Amateur Radio Towers.**

- A. Purpose. The purpose of this bylaw is to provide for the minimum practicable regulation necessary to protect the health, safety, and aesthetics of the Town of Orleans from potential negative impacts resulting from the installation and use of amateur radio towers.

- B. Requirements.

- (1) Setbacks. Any supporting structure for an amateur radio tower, such as a guy wire, shall be set back a minimum of 25 feet from any property line. Any amateur radio tower shall be setback a distance equal to the engineered fall zone for the tower from any property line.
- (2) Safety. Amateur radio towers shall be installed, maintained, and operated in accordance with applicable federal, state, and local codes, standards and regulations.
- (3) Access Control. Fencing, an anti-climbing device, or other form of access control determined by the building commissioner to be adequate to protect public safety shall be provided.



- (4) Lighting. Amateur radio towers shall be lighted only if required by the Federal Aviation Administration (FAA).
- (5) Aesthetics. Amateur radio towers shall be designed and installed to minimize visual impact; the maximum amount of natural vegetation shall be preserved; the design and finish of the tower shall be made to blend with the surroundings to the greatest extent practicable.
- (6) Height. The height of an amateur radio tower shall not exceed that which is necessary to effectively accommodate amateur radio communications. Amateur radio towers exceeding 35 feet in height shall require a Special Permit granted by the Zoning Board of Appeals subject to §164-11.4.

**§ 164-7.20. Medical Marijuana Facilities.**

A. Purposes.

- (1) To provide for the establishment of Medical Marijuana Facilities in appropriate places and under strict conditions in accordance with the Humanitarian Medical Use of Marijuana Act, MGL c. 94C, App. § 1-1, et seq. and the Department of Public Health Regulations promulgated thereunder, 105 CMR 725.000 et seq.
- (2) To minimize the adverse impacts of Medical Marijuana Facilities on adjacent properties, residential neighborhoods, schools, and other places where children congregate, local historic districts, and other land uses potentially incompatible with said Facilities.
- (3) To regulate the siting, design, placement, security, safety, monitoring, modification, and removal of Medical Marijuana Facilities.

B. Applicability.

- (1) The commercial cultivation [unless it meets the requirements for an agricultural exemption under MGL c.40A, §3], production, processing, assembly, packaging, retail or wholesale sale, trade, distribution or dispensing of marijuana for medical use is prohibited unless permitted as a Medical Marijuana Facility under this section.
- (2) No Medical Marijuana Facility shall be established except in compliance with the provisions of this section.
- (3) Nothing in this Bylaw shall be construed to supersede federal and state laws governing the sale and distribution of narcotic drugs.
- (4) Medical Marijuana Facilities, other than agricultural operations meeting exemption standards under MGL c.40A, §3, may be allowed by Special Permit from the Zoning Board of Appeals in accordance with § 164-4.2, Schedule of Use Regulations.

C. General Requirements for Medical Marijuana Facilities.

- (1) All non-exempt Medical Marijuana Facilities shall be contained within a building or structure.
- (2) A Medical Marijuana Facility shall not be located in buildings that contain any medical doctor offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana.
- (3) The hours of operation of a Medical Marijuana Facility shall be set by the Zoning Board of Appeals, but in no event shall said Facility be open and/or operating between the hours of 8:00 PM and 8:00 AM.

- (4) No Medical Marijuana Facility shall be located within 500 feet of any lot with a school, or day care facility or other site where children commonly congregate as defined in 105 CMR 725.110(A)(14).
- (5) No smoking, burning or consumption of any product containing marijuana or marijuana-related products shall be permitted on the premises of a Medical Marijuana Facility.
- (6) No Medical Marijuana Facility shall be located inside a building containing residential units.
- (7) A Medical Marijuana Facility shall provide the Zoning Board of Appeals with the names, phone numbers and email addresses of all management staff and key holders to whom one can provide notice if there are operating problems associated with the establishment.
- (8) Special Permits shall remain exclusively with the applicant, who shall be the owner or lessee of the premises described in the application. The Special Permit shall terminate automatically on the date the applicant alienates that title or leasehold interest in the premises.
- (9) Special Permits shall be valid for a period of 3 years from the date of the decision. It shall be renewed for successive 3-year periods provided that a written request for renewal is made to the Zoning Board of Appeals not less than 3 months prior to the expiration of the then-existing 3-year period.

Publication of notice of said request shall be made in the same manner as would be required for an original application for a Special Permit. Said notice shall state that the renewal request will be granted unless, prior to the expiration of the then-existing permit, a written objection to the renewal, stating reasons, is received by the Zoning Board of Appeals. In the event of such an objection, a hearing on the renewal shall be held and shall proceed in a manner identical to the course of proceedings in connection with an original permit application.

The Special Permit shall remain in effect until the conclusion of the public hearing and decision of the Zoning Board of Appeals either granting or denying the Special Permit renewal. In granting the renewal, the Zoning Board of Appeals may impose additional conditions, including, without limiting the foregoing, time limits to correct violations, hours of operation and additional screening, upon which a specific lapse of time without correction or compliance shall result in a revocation of the permit.

#### D. Special Permit Requirements.

- (1) A Medical Marijuana Facility shall only be allowed by Special Permit from the Zoning Board of Appeals in accordance with MGL c. 40A, § 9, and § 164-11.4 of this bylaw, subject to the following statements, regulations, requirements, conditions and limitations.
- (2) A Special Permit application for a Medical Marijuana Facility shall include the following:
  - (a) the name and address of each owner of the facility;
  - (b) copies of all required licenses and permits issued to the applicant by the Commonwealth of Massachusetts and any of its agencies for the Facility;
  - (c) evidence of the Applicant's right to use the site of the Facility for the Facility, such as a deed, or lease;
  - (d) if the Applicant is a business organization, a statement under oath disclosing all of its owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of the owners of such entities until the

disclosure contains the names of individuals;

- (e) Proposed security measures for the Medical Marijuana Facility, including lighting, fencing, gates and alarms, surveillance cameras, etc., to ensure the safety of persons and to protect the premises from theft. Vehicular access to all sides of the building for security shall be provided.

E. Mandatory Findings.

- (1) The Zoning Board of Appeals shall not issue a Special Permit for a Medical Marijuana Facility unless it finds that:
  - (a) the Facility is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest, as defined in MGL c. 40A, § 11;
  - (b) the Facility demonstrates that it will meet all the permitting requirements; and
  - (c) the applicant has satisfied all of the General and Special Permit Requirements of this section and § 164-11.4.
- (2) The Board shall require the applicant to post a bond at the time of construction to cover costs for the removal of the Medical Marijuana Facility in the event the Town must remove the facility. The value of the bond shall be developed based upon the applicant providing the Zoning Board of Appeals with 3 written bids. An incentive factor of 1.5 shall be applied to all bonds to ensure compliance and adequate funds for the town to remove the Facility at prevailing wages.

F. Abandonment and Discontinuance of Use. A Medical Marijuana Facility shall be required to remove all material, plants equipment and other paraphernalia:

- (1) prior to surrendering its state issued licenses or permits; or
- (2) within 6 months of ceasing operations; whichever comes first.

**§ 164-7.21. Marijuana Establishments.**

A. Purposes.

- (1) To provide for the placement of marijuana establishments in appropriate places and under strict conditions in accordance with MGL c. 94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed, and the Cannabis Control Commission regulations promulgated thereunder, 935 CMR 500.000.
- (2) To minimize the adverse effects of marijuana establishments on adjacent properties, residential neighborhoods, schools and other places where children congregate, and other land uses potentially incompatible with said establishments.
- (3) To regulate the siting, design, placement, security, safety, monitoring, modification, and removal of marijuana establishments.

B. Applicability.

- (1) No ME shall be established except in compliance with the provisions of this section.
- (2) Pursuant to MGL c. 94G, §3(a)(2), the number of Marijuana Retailers shall be limited to 2 establishments in Orleans, each required to be an unrelated, licensed entity.
- (3) Nothing in this bylaw shall be construed to supersede federal and state laws governing the sale and

distribution of narcotic drugs.

C. General requirements for marijuana establishments.

- (1) A ME shall be contained within a building or structure, except open-air marijuana cultivator which may be allowed in accordance with § 164-4.2, Schedule of Use Regulations.

Marijuana plants, products, and paraphernalia shall not be clearly visible to a person from the exterior of a ME.

- (2) No ME shall be located within 500 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12. Distance shall be measured in a straight line from the nearest point of the property line in question to the nearest point of the property line where the ME is or will be located.
- (3) The hours of operation of a Marijuana Retailer shall not exceed the Alcoholic Beverages Control Commission (ABCC) maximum hours of operation for liquor licenses not to be drunk on premises pursuant to MGL c.138, §15, but may be limited by conditions of the Special Permit.
- (4) No smoking, burning or consumption of any product containing marijuana or marijuana-related products shall be permitted on the premises of a ME.
- (5) A ME shall provide the Zoning Board of Appeals with the names, phone numbers and email addresses of all management staff and key holders to whom one can provide notice if there are operating problems associated with the establishment. The applicant shall also provide a statement from the Orleans Police Department verifying completion of background checks by the Cannabis Control Commission.
- (6) Special Permits shall remain exclusively with the applicant, who shall be the owner or lessee of the premises described in the application. The Special Permit shall terminate automatically on the date the applicant alienates that title or leasehold interest in the premises.
- (7) Special Permits shall be valid for a period of 3 years from the date of the decision. A Special Permit shall be renewed for successive 3-year periods provided that a written request for renewal is made to the Zoning Board of Appeals not less than 3 months prior to the expiration of the then-existing 3-year period.

Publication of notice of said request shall be made in the same manner as would be required for an original application for a Special Permit. Said notice shall state that the renewal request will be granted unless, prior to the expiration of the then-existing permit, a written objection to the renewal, stating reasons, is received by the Zoning Board of Appeals. In the event of such an objection, a hearing on the renewal shall be held and shall proceed in a manner identical to the course of proceedings in connection with an original permit application.

The Special Permit shall remain in effect until the conclusion of the public hearing and decision of the Zoning Board of Appeals either granting or denying the Special Permit renewal, including the outcome of any appeal under MGL c. 40A, § 17. In granting the renewal, the Zoning Board of Appeals may impose additional conditions, including, without limiting the foregoing, time limits to correct violations and hours of operation, upon which a specific lapse of time without correction or compliance shall result in a denial of the renewal.

D. Special Permit Requirements.

- (1) A ME shall only be allowed by Special Permit from the Zoning Board of Appeals in accordance with

MGL c. 40A, § 9, and § 164-11.4 of this bylaw, subject to the following statements, regulations, requirements, conditions and limitations.

(2) A Special Permit application for a ME shall include the following:

(a) The name and address of each owner of the ME;

Copies of all required licenses and permits issued to the applicant by the Commonwealth of Massachusetts and any of its agencies for the marijuana establishment;

Evidence of the applicant's right to use the site of the ME for the ME use, such as a deed, or lease;

If the applicant is a business organization, a statement under oath disclosing all of its owners, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the applicant must disclose the identity of the owners of each such entity until the disclosure contains the names and addresses of individuals;

Proposed security measures for the ME, including lighting, fencing, gates and alarms, surveillance cameras, etc., to ensure safety and security from theft or fire. Such measures shall be sent by the applicant to the Police and Fire Chiefs for review and comment.

E. Mandatory findings.

(1) The Zoning Board of Appeals shall not issue a Special Permit for a ME unless it finds that:

(a) The facility is designed to address any environmental, visual, noise, odor, traffic or economic impacts on abutters and other "parties in interest," as defined in MGL c. 40A, § 11;

(b) The facility demonstrates that it has met all the permitting requirements; and

(c) The applicant has satisfied all of the general and special permit requirements of this section and § 164-11.4.

F. Severability. The invalidity of any section or provision of this section shall not invalidate any other section or provision thereof.

## **ARTICLE VII. Parking and Loading Regulations**

### **§ 164-8.1. Off-Street Parking Regulations.**

A. General Provisions.

(1) Off-street parking space shall be provided as specified in this chapter and shall be furnished with necessary passageways and driveways. All such space shall be deemed to be required space on the lot on which it is situated and shall not be encroached upon or reduced in any manner. All parking areas, passageways and driveways, except when provided in connection with one-family residences, shall be surfaced with a dustless, durable, all-weather pavement clearly marked for car spaces and shall be adequately drained, all subject to the approval of the Building Commissioner. An area of 300 square feet of appropriate dimensions for the parking of an automobile, including maneuvering area and aisles, shall be considered as 1 off-street parking space. Designated parking spaces shall not be less than 10 feet in width. Except in the VC District, in no case shall a driveway, maneuvering area, aisle or parking space, except a loading or service area, be closer than 10 feet to a building in any business district. Said 10-foot setback area is to be used only for green area and pedestrian walkways, raised or lowered or otherwise protected. Landscaping consisting of attractive trees,

shrubs, plants and grass lawns shall be required and planted in accordance with the site plans. Special buffer planting shall be provided along the side and rear property lines so as to provide protection to adjacent properties when such lot lines abut residential districts or uses.

- (2) None of the off-street parking facilities that are required in this chapter shall be required for any existing building or use unless said building or use shall be enlarged, in which case the provisions of this chapter shall apply only to the enlarged portion of the building or use. Authorization by the Select Board, acting on the advice of the Highway Surveyor, is required for all curb cuts. A site plan shall be filed with the building permit application where off-street parking facilities are required or permitted under the provisions of this chapter in connection with the use or uses for which application is being made.
- (3) No off-street parking area, loading area or driveway, except those serving one- or two-family residences, shall be located closer than 10 feet to any lot or street line, except as provided below. Such 10-foot setback shall be considered a green area. These buffer areas may be crossed by appropriate driveways and walkways as shown on the site plan. However, driveways crossing said buffer areas shall cross at right angles only. In addition, the requirement for setback may be waived by the Building Commissioner in consultation with the Planning Board for the purpose of establishing common parking areas for 2 or more businesses or other reasons, provided that an equivalent buffer area is provided and designated elsewhere on the site plan.
- (4) The collective provision of off-street parking area by 2 or more buildings or uses located on adjacent lots is permitted, provided that the total of such facilities shall not be less than the sum required of the various buildings or uses computed separately, and further provided that the land upon which the collective facilities are located is owned or leased by 1 or more of the collective users. In the VC District, parking requirements may be satisfied through paying an annual access fee to the town in lieu of providing some or all of the required on-site parking spaces. The access fee per space shall equal \$500, indexed to the United States Cost of Living Index subsequent to 1985. No permit for construction or occupancy shall be approved if relying on access fees to satisfy parking requirements, and no access fees shall be charged on previously permitted premises unless town appropriations and authorizations for acquisition and/or construction of off-street parking exceed the total of access fees charged or scheduled to be charged, summing both fees and appropriations and authorizations from fiscal year 1986 to the time in question.

**B. Number of Spaces.**

- (1) Performance requirement. Off-street parking must be provided to service the net increase in parking demand created by new construction, additions or change of use. Buildings, structures and land uses in existence on May 4, 1981, are not subject to these requirements so long as they are not enlarged or changed to increase their parking needs. A site plan shall be filed with any permit or Special Permit application involving or requiring parking, identifying individual spaces, access lanes and egress.

Notwithstanding anything contained herein to the contrary any addition or alteration or change in use of an existing building, structure or use of land which is in compliance with this chapter, that results in an increase in required off-street parking of less than 6 spaces, shall not be required to provide those spaces. If an increase of 6 or more spaces is required, all of the spaces must be provided.

New Construction for the purposes of paragraph B(1) shall include alterations of existing buildings or structures, or the construction of any new building or structure, and the establishment of the use thereof.

- (2) The standards below must be met for new construction and for any increase in parking demand created by additions, alterations, or changes of use if the proposed additions or changes of use would require an increase of 6 or more parking places.

Existing parking places may be used to fulfill parking requirements for new construction, additions, alterations, or changes of use only if those spaces are in excess of the number required for the existing building's use according to current parking requirements and regardless of requirements in effect at the time those spaces were created.

For mixed uses, the requirements for each use are added together, e.g. for a motel and a restaurant on the same premises, the parking requirement for rooms and the parking requirement for the restaurant are added together.

- (3) Shared Parking.

The required number of spaces may be reduced below these standards upon determination that special circumstances, such as shared use of a parking lot by activities having different peak demand times, render a lesser provision adequate for all parking needs. Such written determination may be made by the Building Commissioner for up to 20% reduction of the required number of parking spaces. The Planning Board shall consult with and advise the Building Commissioner if it is requested.

Parking space reduction of greater than 20% shall require a Special Permit from the Zoning Board of Appeals, pursuant to § 164-11.4.

**§ 164-8.2. Minimum Parking Requirements.**

- A. When the computation of required parking or loading spaces results in the requirement of a fractional space, any fraction of one-half or more shall require 1 space.
- B. Table of Minimum Parking Requirements.

<b>Residential</b>	
<b>Type of Use</b>	<b>Required Number of Spaces</b>
Dwelling unit	1 space per dwelling unit
Accessory dwellings, Bed and breakfast	The required number of spaces will be determined by the Building Commissioner or Zoning Board of Appeals
Guest house	1 space per bedroom
Congregate housing	1 space per bedroom

<b>BUSINESS, COMMERCIAL AND INDUSTRIAL</b>	
<b>Type of Use</b>	<b>Required Number of Spaces</b>
Hotel, motel guest unit	1 space per sleeping room
Nursing home	1 space per 4 beds
Professional and business offices, including banks, insurance and real estate	1 space per each 300 square feet of gross floor area

Commercial and retail service establishments	1 space per each 250 square feet of gross floor area
Medical/dental office/clinic	3.5 spaces per examining room
Restaurant, Tavern	1 space for every 4 seats, 1 additional space for every 2 employees on the largest shift
Funeral Parlors	Parking spaces adequate to accommodate all normal demand shall be provided as determined by the Building Commissioner after consultation with the Planning Board
Automobile or boat retail and service establishment, and other retail and service establishments involving extensive display areas, either indoor or outdoor, in relation to customer traffic	1 space per 800 square feet of gross floor area. In the case of outdoor display areas, 1 space for each 1,000 square feet of lot area
Warehouse or storage facility	1 space per 3,000 square feet of gross floor area and/or 1 space for each person employed on the largest shift, whichever is more
Manufacturing or industrial establishment	1 space for each person employed on the largest shift.
Indoor place of assembly with seating including theaters, auditoriums, assembly halls, arenas and convention centers	1 space for every 4 seats
Indoor place of assembly without seats, including libraries, museums, art galleries, convention centers, recreation and membership clubs, skating rinks or other places of amusement	1 space per each 300 square feet of gross floor area or parking spaces to accommodate normal demand as determined by the Building Commissioner following consultation with the Planning Board
Day care, nursery school	1 space per 2 employees and 1 space per 6 students
Bowling alley or tennis court	1.5 spaces per lane, 2 spaces per court
Marina	Parking spaces adequate to accommodate all normal demand of occupants, employees, members, customers, clients and visitors to the premises shall be provided as determined by the Building Commissioner after consultation with the Planning Board
Laundromat	1 space per 2 machines
Kennels, veterinary establishments; All other commercial or industrial uses not listed	Parking spaces adequate to accommodate all normal demand of occupants, employees, members, customers, clients and visitors to the premises shall be provided as determined by the Building Commissioner after consultation with the Planning Board

<b>GOVERNMENT, INSTITUTIONAL AND PUBLIC SERVICES USES</b>	
<b>Type of Use</b>	<b>Required Number of Spaces</b>
Indoor place of assembly with seating including theaters, auditoriums, assembly	1 space for every 4 seats



hall, churches, arenas and convention centers	
Indoor place of assembly without seats, including libraries, museums, art galleries, government buildings, recreation and community centers, membership clubs, skating rinks and other places of amusement	1 space per each 300 square feet of gross floor area or parking spaces to accommodate normal demand as determined by the Building Commissioner following consultation with the Planning Board
Day care, nursery school	1 space per 2 employees
Elementary and Junior High School	1 space for each teacher and employee, and additional spaces for the gymnasium or the auditorium, whichever has the larger capacity
High School	1 space for each teacher and employee, plus 1 space per 4 students, including spaces for the gymnasium or the auditorium, whichever has the larger capacity
Hospital	1.5 spaces per bed at design capacity

**§ 164-8.3. Parking Area, Design, and Location.**

- A. Location. Required parking shall be located either on the same lot as the activity it serves or located on other lots within 500 feet of the lot upon which the activity is located, provided said off-premises lot(s) is not located in the Residence District R.
- B. Surface. All required parking areas, except those serving single-family or two-family residences, shall be dustless, durable, with an all-weather surface and with drainage provided for, designed to prevent dust, erosion, water accumulation or unsightly conditions. In parking areas with 10 or more spaces, individual spaces shall be marked by painted lines, individual wheel stops or other means.
- C. Backing. Parking areas shall be designed and located so that their use does not involve vehicles backing onto or off of a public way.
- D. Egress. There shall be not more than 2 driveway openings onto any street from any single premises unless each opening center line is separated from the center line of all other driveways serving 20 or more parking spaces, whether on or off the premises, by 200 feet, measured at the street line. No such opening shall exceed 30 feet in width at the street line unless necessity of greater width is demonstrated by the applicant and the opening is designed consistent with Massachusetts Department of Public Works regulations. No driveway side line shall be located within 50 feet of the street line of an intersecting way. All driveways serving 5 or more parking spaces shall be constructed with a minimum edge radius of 5 feet on both sides. All driveways serving 40 or more parking spaces must have not less than 250 feet of visibility in each travel lane entering a state-numbered or -maintained highway and not less than 150 feet of visibility on other streets. Authorization by the Select Board, acting on advice of the Highway Surveyor and Chief of Police, is required for all curb cuts. Said authorization shall take into consideration the safety hazard, if any, caused by the curb cut.
- E. Parking lot plantings. Parking lots containing 10 or more parking spaces shall have at least 1 tree per 8 parking spaces, such trees to be located either within the lot or within 5 feet of it. Such trees shall be at least 2 inches in trunk diameter, with no less than 40 square feet of unpaved soil or permeable surface area per tree. At least 5% of the interior of any parking lot having 25 or more spaces shall be maintained with landscaping, including trees, in plots of at least 4 feet in width. Trees and soil plots shall be so located as to provide visual relief and sun and wind interruption within the parking area and to assure safe patterns of internal

circulation.

- F. Bicycle racks. For parking areas of 20 or more spaces, bicycle racks facilitating locking shall be provided to accommodate 1 bicycle per 20 parking spaces required or fraction thereof.
- G. Control of Runoff from Commercial and Multifamily Parking Lots.

On all lots proposed for other than one- or two-family residential use, stormwater runoff shall be directed in such a way as to recharge the groundwater beneath the lot and in such a manner as not to increase the flow of runoff into, wetlands as defined by MGL Ch. 131, § 40. Since in a given storm event the first inch of rainfall, known as the "first flush," contains approximately 90% of all contaminants, this portion of runoff shall be contained on the lot.

To demonstrate these capabilities, the applicant shall show proposed catch basins or other drainage facilities sufficient to contain runoff from a 25-year storm flowing over man-made areas on the lot, on plans submitted to the Building Commissioner or Plan Evaluation Board. The applicant shall also submit drainage calculations for the site for a 25-year storm prepared by a registered professional engineer. Plans shall show how contaminants likely to reach groundwater, such as hydrocarbons, may be removed by currently available methods.

#### **§ 164-8.4. Loading Requirements.**

- A. Performance requirement. Adequate off-street loading facilities and space must be provided to service all regular needs created by new construction, whether through additions or change of use. Facilities shall be so sized and arranged that no vehicles need regularly back onto or off of a public way or be parked on a public way while loading, unloading or waiting to do so.
- B. Application requirements. Prior to the issuance of a permit for construction of a new structure, addition to or alteration of an existing structure or change of use, the Building Commissioner may require that the applicant submit information concerning the adequacy of existing or proposed loading facilities on the parcel. Such information may include a plan of the loading area showing its size and its relationship to buildings, parking areas and public ways, documentation of the types of goods and/or persons being loaded and unloaded from vehicles, the expected types of vehicles to be serviced at the loading area and the expected normal hours of operation. The Building Commissioner shall use such information to determine whether or not the requirements of Subsection E(1) are met.

### **ARTICLE IX. Sign Regulations**

#### **§ 164-9.1. Purpose.**

It is the purpose of this section to regulate the size, location, and appearance of signs within the Town of Orleans in order to facilitate the smooth and safe flow of traffic within the Town while preserving the essential character of the neighborhoods in which signs are located.

#### **§ 164-9.2. Sign Permits.**

- A. No sign shall be erected or altered without a permit granted by the Building Commissioner, except as otherwise provided herein. All signs, other than temporary signs, shall be subject to review and approval by the Architectural Review Committee under § 164-10.2.C.
- B. All applications for sign permits shall include a sketch or photograph of the proposed sign showing size, colors, and materials used, and a site plan for the associated property showing the height and proposed location of the sign as well as locations of buildings, driveways, street lines, and pavement edges, as well as the location of any trees or shrubbery which might interfere with traffic visibility.

- C. The following signs may be erected without a permit granted by the Building Commissioner, provided that they conform in all respects to height setback, and other restrictions as set forth elsewhere in this By-law:
- (1) One permanent sign not to exceed 4 square feet in area identifying the principal occupant of a dwelling in a residential or other zone.
  - (2) One temporary sign not to exceed 6 square feet in area advertising property for sale, rent, or lease, or no more than 5 open house signs. Such sign shall be removed within 10 days of transfer of title or signing of lease or rental agreement.
  - (3) Permanent signs not exceeding 4 square feet in area whose purpose is solely for direction of traffic, such as "Enter", "Exit", "Parking" and the like and which contain no advertising information.
  - (4) Accessory signs such as "Open", "Closed", "Sale", and the like not exceeding 3 square feet in area which are attached to signs for which permits have been issued. One flag of a similar nature is permitted for each street facing side of the business, up to 6 square feet in area.
  - (5) Signs within the confining walls of a building or window signs.
  - (6) Legal notices, or informational signs erected or required by government bodies.
  - (7) Church, school, municipal, historical, and ladder type signs for residential property owners' group listings.
  - (8) One contractor sign for the general contractor or contractor who takes out a building permit to work on property, not to exceed 4 square feet in area. Such signs shall be removed promptly upon completion of the contracted services, or within 1 year of date of permit, whichever comes first.
- D. Temporary Sign Permits. Upon at least 24 hours notice, the Building Commissioner may issue, permits for the erection of signs advertising yard or garage sales, special events, and the like. Not more than 5 such signs shall be permitted per event. Such signs shall conform to the bylaw in all other respects and shall be removed within 24 hours after the end of the event. Such signs shall meet the dimensional requirement set forth in § 164-9.10, but shall not exceed 6 square feet in sign area.
- E. Fees. Fees may be charged for the issuance of a sign permit in accordance with a schedule determined by the Select Board.

**§ 164-9.3. Signs for Customary or Self-Employed Home Occupation.**

One sign not to exceed 6 square feet in area shall be permitted for a customary self-employed or home occupation in any zone for which a Special Permit or Variance has been granted by the Zoning Board of Appeals, subject to any restrictions as to lighting, etc., imposed by the Zoning Board of Appeals, provided that such sign conforms in all other respects to the provisions of this section.

**§ 164-9.4. Projecting Signs.**

- A. Projecting signs of up to 3 square feet in area are permitted to project over walkways and shall maintain a clearance height of 8 feet below the bottom of the sign. No sign shall project over any lot line or any way intended for vehicular traffic.
- B. No sign affixed to any building shall project more than 4 feet in any direction beyond the exterior walls of such building. Such signs shall meet the dimensional requirement set forth in § 164-9.10.

**§ 164-9.5. Banner Signs.**

- A. Banner signs are permitted in all business districts for not more than 4 calendar days in any one calendar

month. There is a limit of 1 and a temporary sign permit is required, which permit shall not be for longer than 4 months. All banner signs are subject to § 164-9.10.

B. Notwithstanding anything else contained in Article IX to the contrary, banners advertising Town sponsored events or any other events which the Select Board determine after due consideration provide significant public benefit, may be placed at a location across Main Street and or Eldredge Park Way provided that any such banner and its location is approved by the Select Board or, if designated by the Select Board, the Town Manager. In the event multiple requests are made for common time period the Select Board or the Town Manager, as the case may be, may give preference in scheduling and location to Town sponsored events. Banner(s) shall be no more than 20 feet in length and 2 feet in height and shall be strung in such a manner so the bottom of the banner is 15 feet off the road surface. Any such banner shall be temporary in nature and removed as soon as practicable after the event to which it refers has ended. The Select Board is hereby authorized to promulgate rules and regulations as they deem necessary to carry out the provisions of this paragraph.

C. Eldredge Park Sponsorship Banner Signs

Notwithstanding anything in this section to the contrary, banner signs may be displayed at the Town-owned property shown as Parcel 1 on the Town Assessor's Map 41 and known as Eldredge Park, by non-profit organizations having a license or use agreement with the Town for the use of Eldredge Park, subject to the following conditions:

- (1) Banner signs shall be limited to signs recognizing sponsors of the non-profit organization;
- (2) Issuance of a sign permit from the Building Commissioner;
- (3) The approval of the Park Commissioners;
- (4) Banner signs may be displayed for up to 90 days and must be removed promptly after the permitted time period;
- (5) Banners may only be placed on approved locations on the dugouts or fence;
- (6) Placement and removal of the banner shall be done by the licensed non-profit organization;
- (7) All banners must be kept in good repair; and
- (8) Subject to any rules and regulations of the Park Commissioners and the Park Commissioners are authorized to promulgate rules and regulations as they deem necessary to carry out the provisions of this section.

The Town is the owner of Eldredge Park located on the corner of Eldredge Parkway and South Orleans Road (Route 28) in Orleans, MA.

#### **§ 164-9.6. A-Frame & Sandwich Board Signs.**

One A-frame, sandwich board, or other temporary sign is allowed per business not to exceed 6 square feet in area, which may advertise the principal use without being considered one of the 3 signs allowed per business. Such signs shall not be fixed to the ground and must be removed daily. Such signs may not be installed within the layout of a public road without approval of the Orleans Select Board, or its designee, nor within 2 feet of the travelled surface of any road.

#### **§ 164-9.7. Ladder Signs.**

On any lot on which 3 or more businesses are located, all freestanding signs shall be of the ladder type, and no business shall be permitted a freestanding sign other than a sign located on the ladder. In cases where businesses are not readily visible from the street, 1 additional sign may be allowed by Special Permit.

**§ 164-9.8. Window Signs.**

Window signs for an identified business shall not obscure more than 25% of the surface area of the windows on any one side of the building or portion of a side of a building occupied by the business. Temporary window signs exceeding this amount of area may be displayed for up to 24 consecutive days, 2 times per year.

Window signs shall be measured according to the definition of sign area in § 164-2.1. The surface area of a window shall include the gross area within the exterior frame of the window. Window signs shall not be included in the total number of signs allowed per business and shall not be limited in number. No fee or permit shall be required.

**§ 164-9.9. Prohibited Signs.**

The following types of signs shall be prohibited:

- A. Any sign which employs intermittent or flashing lights, whirling or similar moving devices, or which emits any loud sounds.
- B. Any internally illuminated sign.
- C. Off-premise signs. Off premise signs shall be prohibited except:
  - (1) Subdivision identification signs at entrance to subdivisions; or
  - (2) Signs allowed in public display areas as designated by the Select Board; or
  - (3) Signs advertising yard or garage sales, open house, special events, and the like. Such temporary off-premises signs may not be installed within a public road layout without approval of the Select Board or its designee, nor within 2 feet of the travelled way of a road.
- D. Billboards.
- E. Signs attached to trees or utility poles.
- F. Temporary signs except as described in § 164-9.2.D or § 164-9.2.C(2)
- G. Inflatable signs.
- H. Sandwich board or A-frame type signs that exceed 6 square feet in area.

**§ 164-9.10. Size, Height, Setback and Other Restrictions.**

- A. Size and Location.

- (1) Signs shall be governed as to size and location according to the following table:

Setback from Property Line (feet)	Maximum Height for Freestanding Sign (feet)	Maximum Sign Area (feet)*
1 - 3	3	6
3 - 10	6	15
10 - 25	10	32

Over 25	12	60
<p>NOTES:</p> <p>*Area for signs on ladder signs shall be computed individually without regard for open space between signs, and maximum aggregate sign area shall be as set forth above, except that the maximum aggregate area for ladder signs specified in § 164-9.7 above may be increased up to ½ by Special Permit from the Zoning Board of Appeals.</p>		

(2) No sign shall be located closer than 10 feet to any side lot line except on the panhandle portion of panhandle lots.

- B. Waiver of Setback Requirement. In cases where the distance from the pavement edge to the property line exceeds 10 feet, the setback requirement may be waived on recommendation of the Planning Board and Traffic Study Committee, and setbacks may be computed from the pavement edge instead of the property line. In no case shall any sign be located closer than 1 foot from any property line.
- C. Number of Signs: No business shall have more than 3 signs other than accessory signs not requiring permits as described elsewhere in this Bylaw. No residence shall have more than 1 sign.

**§ 164-9.11. Erection Time, Inspection and Removal of Sign Violations, and Preexisting Signs.**

- A. A sign permit shall become void for any sign which is not erected within 6 months of date of issuance of such permit.
- B. All signs for which permits are required shall be subject to inspection to check conformance to site plan and Bylaw restrictions. Requests for inspection shall be made to the Building Commissioner within 10 days of erection of any sign requiring a permit.
- C. A sign that is determined by the Building Commissioner to be in violation of this section shall be removed or modified within 10 business days of such determination.
- D. Preexisting, nonconforming signs. Permanent signs that do not conform to this section, lawfully erected before enactment of this section, or permanent signs not yet erected but for which permits have been granted prior to enactment of this section may be erected and/or maintained, provided that such erection shall take place within 90 days of enactment of this section.
- E. Sign permits shall be deemed to be associated with the use, service or activity with which the sign is associated and shall become void 30 days after such use, service or activity ceases. Signs whose permits have become void under this provision shall be removed promptly by the end of this 30-day period. Signs for uses, services or activities of a seasonal nature that are removed during the off-season may be re-erected, and their permits remain in effect, provided that a period of 1 year has not elapsed since removal of the sign.
- F. Alterations to a preexisting, nonconforming sign shall require the sign to come into compliance with all of the requirements herein. For the purpose of this section, alterations shall consist of changes in any way including change in structure, location, design or lettering.

**§ 164-9.12. Lighting of Signs.**

Lighted signs shall conform with the Outdoor Lighting Bylaw, Chapter 122 of the Orleans General Code.

**ARTICLE X. Site Plan and Architectural Review**

**§ 164-10.1. Site Plan Review.**

- A. Purpose. The purpose of site plan review is to provide a forum to familiarize project applicants with applicable Town requirements and to ensure the design and layout of certain developments permitted as a matter of right or by Special Permit will constitute suitable development and will not be detrimental to the neighborhood or the environment. The Site Plan Review Committee is also intended to provide an inexpensive forum to familiarize the applicants with the requirements that pertain to a project.
- B. Applicability.
- (1) The provisions of this section shall not apply to any construction, reconstruction, alteration or extension to single- or two-family residential dwellings and permitted accessory structures thereto, nor to subdivisions or divisions of land.
  - (2) The provisions of this section shall apply to:
    - (a) Any project that requires a Special Permit.
    - (b) Any new construction and any addition or alteration to existing structures which expands the gross floor area 1,000 square feet or more.
    - (c) Any activity that will alter parking, if there is a total of 20 or more existing spaces or 10 proposed spaces or alters egress therefor.
    - (d) Any activity that would affect drainage, utilities, lighting or sewage disposal requirements.
    - (e) Any change of use of an existing structure or land, except for a change of use of a structure to a single- or two-family dwelling or any use accessory thereto.
  - (3) Applicants with prospective projects that would otherwise be exempt from these provisions may apply for an Informal Site Plan Review to assist them in their planning.
- C. Procedures
- (1) Applications. Applications for meeting with the Site Plan Review Committee are available at the Planning and Building Departments. Appointments with the Site Plan Review Committee can be scheduled at the Planning Department.
  - (2) Rules And Regulations. The Site Plan Review Committee may, following a properly advertised public hearing, adopt and from time to time amend regulations for the administration of this section, including establishing a schedule of fees sufficient to defray the costs of technical services and other expenses of the Committee. Copies of the Committee's regulations will be available at the Town Clerk's Office.
  - (3) Informal Review. Any applicant may request an informal review of a proposed project. The purpose of informal review is to provide an applicant with information early in the project planning process as to what approvals will be needed from local or state boards, committees or agencies. It is intended to save the applicant time and money by providing information in one location pertinent to the local permitting process.
    - (a) Submission Requirements for Informal Review. The applicant shall submit the following documents at least 5 business days prior to meeting with the Site Plan Review Committee:
      - [1] completed application form
      - [2] plot plan (copy of Assessor's Map is acceptable)

- [3] sketch of proposed development showing buildings, improvements, parking and other features which may be of assistance to the Committee in understanding the proposal.
  - (b) Informal Review Meeting. The Site Plan Review Committee shall give the applicant information and feedback on the feasibility and applicable regulations for the proposed project at the Informal Review meeting. The feedback shall include written comments prepared by each participating committee member.
  - (c) Waiver of Formal Review. The Site Plan Review Committee may, after review and comment from each committee member, waive the Formal Review required by § 164-10.1.C(4)., if they find that the project's impacts do not require Formal Review or the informal plan submitted meets the requirements for Formal Review.
- (4) Formal Review.
- (a) Unless a waiver is granted under § 164-10.1.C(3)(c), Informal Review, the Committee shall require an applicant to proceed with the Formal Review for projects meeting the thresholds set forth in § 164-10.1.B(2)(a-e).
  - (b) Submission Requirements for Formal Review. The applicant shall submit the following documents at least 5 business days prior to meeting with the Site Plan Review Committee:
    - [1] completed application form
    - [2] site plan prepared by a professional engineer or a licensed land surveyor which shall include 1 or more appropriately scaled maps or drawings of the property clearly and accurately indicating such elements of the following information as are pertinent to the development activity proposed:
      - boundaries of lot
      - adjacent streets
      - existing and proposed structures, fences, and walls
      - existing and proposed topography at 2-foot contour intervals
      - walkways, driveways, parking areas, loading and service areas, parking space dimensions, screening
      - proposed landscaping showing the size, type, and location of plantings
      - on-site wells, water lines and all other underground utilities
      - sewage disposal systems
      - dumpster
      - existing and proposed stormwater drainage system
      - wetlands/resource areas as defined by local conservation commission regulations
      - architectural plans with elevations of buildings
      - proposed erosion control measures
      - drawings of proposed signs
      - location and type of proposed outdoor lighting.
    - [3] The committee may waive certain site plan requirements if the applicant presents sufficient evidence that the requirements are not applicable or necessary for their



application.

- (c) Prior to the scheduled meeting date, the Planning Department shall distribute copies of the Site Plan to the members of the Site Plan Review Committee and to such other Town agencies or departments as he/she deems necessary to properly review the project.
- (d) Site Plans shall be reviewed by the appropriate committee member(s) for consistency with zoning and other applicable regulations and standards including the criteria set forth in subsection D herein.
- (e) Within 30 calendar days of receiving a Site Plan, the Site Plan Review Committee shall render a decision to approve, approve with conditions or disapprove the Site Plan. The Committee shall notify the applicant in writing of any approval, conditional approval or disapproval, stating the reasons therefor. The Committee may disapprove a site plan if the applicant fails to submit the required documents.
- (f) Any decision on a Site Plan under this section may be appealed to the Zoning Board of Appeals by any party having standing, including town officers and boards, as provided in MGL c.40A, § 8.
- (g) Approval of a Site Plan shall expire 1 year after the date of approval unless, in the case of construction, a Special Permit or building permit has been applied for within said 1 year period and ultimately issues; or in the case of change of use, the new use has commenced within said 1 year period, or, if required, a Special Permit has been applied for within said 1 year period and ultimately issues. The Site Plan Review Committee may grant such extensions of time as it deems necessary to carry any site plan into effect; the Committee shall notify the Building Commissioner of any such extension of time and the date on which it shall expire.
- (h) Performance Guarantee. Prior to issuance of a certificate of occupancy, or certification of compliance with zoning in accordance with § 164-11.2.B, all work associated with an approved site plan, including installation of all required improvements, facilities, and structures must be completed as per the approved site plan. The Building Commissioner and the Director of Planning and Community Development, jointly, may issue a certification that work has been completed in accordance with the approved site plan. The Site Plan Review Committee may authorize the granting of an occupancy permit prior to the completion of work associated with the approved site plan if the completion of such work is secured by the posting of a bond, sufficient in the opinion of the Site Plan Review Committee, to secure completion of the required improvements. The Site Plan Review Committee shall specify the time within which such improvements shall be completed. After such time, if the required improvements have not been completed, the Site Plan Review Committee may cause work to be done to complete the improvements. Following full or partial completion of the required improvements, the bond may be either fully or partially released by the Site Plan Review Committee.

D. Review Criteria.

- (1) Site development shall provide for access to each structure for fire service equipment and shall provide for stormwater drainage on site without erosion or ponding.
- (2) A reasonable effort shall be made to conserve and protect natural features that are of some lasting benefit to the site, its environs, and the community at large.
- (3) The placement of buildings, structures, fences, lighting, and fixtures on each site shall not interfere

with traffic circulation, pedestrian use, safety, and appropriate use of adjacent properties. The development shall be planned to safely accommodate bicycle and pedestrian access within the site.

- (4) Every reasonable effort shall be made to place buildings, structures, fences, lighting, and fixtures on each site in such a manner to provide for visibility of the shoreline and water from public ways or adjacent developed properties.
- (5) Stormwater drainage shall be contained on the development site, away from wetland resources and designed to handle calculated flows from a 25-year storm. See § 164-8.3G.
- (6) Existing trees of 6-inch caliper at chest level shall be incorporated into landscape areas when their retention will not prevent the provision of the required minimum number of parking spaces without the need for other relief. See § 164-8.3.D.
- (7) New driveways shall oppose existing ones where offsets of 100 feet cannot be attained. See § 164-8.3.D.
- (8) No more than 1 curb cut at the major street frontage shall be permitted unless the total number of parking spaces on the site does or will exceed 50 spaces and no other access is proposed. See district site standards.
- (9) Parking areas shall be screened from the street and adjacent properties used or zoned for residential use. Screening shall be installed in the manner described in the district site standards.
- (10) Sight distance at site driveways shall be in accordance with § 164-8.3.D.
- (11) Parking Interconnections. Parking areas of 20 or more spaces shall provide, or provide future planned accommodations for, interconnections, where feasible, to adjacent parking areas. As a result the total number of parking spaces required for the proposed project can be reduced by 10%.

E. Site Plan Review Committee. The Site Plan Review Committee shall consist of the following officials or their designees:

- (1) Building Commissioner
- (2) Director of Planning and Community Development
- (3) Health Agent
- (4) Conservation Administrator
- (5) Highway/Disposal Area Manager
- (6) Water Superintendent
- (7) Fire Chief
- (8) Such other officials as may be determined by the Site Plan Review Committee to be necessary to review the proposed project, including but not limited to the Traffic Study Committee and the Old Kings Highway District Committee.

F. Approved Site Plan/When Required.

- (1) No building permit, Special Permit, or occupancy permit shall be issued for any activity or use within the scope of § 164-10.1.B(2) herein unless a Site Plan Review has been approved therefor or the deadline for action has expired.

- (a) For all construction activities that result in a land disturbance of greater than or equal to 1 acre or that are part of a larger common plan of development that would disturb 1 or more acres, the site plan review shall include a pre-construction review of the stormwater management site design which shall include a description of planned operations at the construction site, planned best management practices (BMPs) to be used during the construction phase, planned BMPs to be used to manage runoff volume and water quality after development, and shall include an evaluation of the opportunity to use low impact design and green infrastructure practices.
- (2) No activity within the scope of § 164-10.1.B(2) herein shall be carried out without an approved site plan therefor. Any work done in deviation from an approved site plan shall be a violation of this Bylaw, unless such deviation is approved in writing by the Building Commissioner as being of no significant detriment to the achievement of the purposes set forth in § 164-10.1.A herein.

### **§ 164-10.2. Architectural Review.**

Whereas the Town of Orleans contains a number of buildings from the eighteenth and nineteenth centuries which reflect its unique past as a rural coastal community and nineteenth century commercial center, and whereas the architectural styles of these eras and its later twentieth century Colonial-revival brick buildings give the town its distinct character of a desirable community for summer visitors and year-round residents alike, the following Architectural Review process is intended to promote the continuation of attractive building and landscaping styles, with good blending of the old and the new.

- A. Purpose. The purpose of this bylaw is to preserve and enhance the town's cultural, economic and historic resources by providing for a detailed review of the appearance of structures and sites which may affect these resources. The intent of the review process is to:
  - (1) Prevent new construction or alterations that are incompatible with older, existing building styles or that are of inferior quality or appearance;
  - (2) Promote conservation of buildings and groups of buildings that have aesthetic or historic significance;
  - (3) Enhance the social and economic viability of the town by preserving property values and promoting visual attractiveness; and
  - (4) Encourage flexibility and variety in future development.
- B. Architectural Review Committee. An Architectural Review Committee is hereby created and shall consist of 5 members appointed by the Select Board, preferably including at least 2 members with professional or educational backgrounds in design or architecture, 2 members with professional or educational backgrounds in historic preservation or with an appreciation for local history, and 1 additional member. Two associate members shall be appointed to act as alternates in case of the absence of regular members. After initial appointments with staggered terms, future appointments shall be for 3 years.
- C. Applicability. The review process described in this § 164-10.2, shall apply to all building permit and Special Permit applications, including those for alterations, renovations, additions, demolitions and relocations, except those for new or existing one- and two-family dwellings intended for continued residential use, buildings or structures accessory to them, any building permit or Special Permit application involving property in the Industrial District or the Old Kings Highway Regional Historic District, or any interior alteration not visible from the exterior of a building. Changes which affect the appearance of a building whether or not

such work requires a building permit, including but not limited to changes in the color, design or character of exterior building materials, windows or doors, light fixtures, signs and appurtenant elements shall be subject to review as provided in the sections on Preliminary and Final Plan Review below.

#### D. Procedure.

- (1) Preliminary Review. The Architectural Review Committee shall provide Preliminary Review of proposed buildings or alterations at their regular meetings within 30 days of receipt of an application. A brief description of the proposed construction or improvements shall be included on the application which shall be available in the Building Department. Plans or sketches are required.  
  
Signs, new or modified, decks, accessory structures such as fences, flagpoles and trellises, and installation of siding or roofing, door and window replacements, and work which does not require a building permit are generally subject only to Preliminary Review. A Plan Review Report will be forwarded to the Building Department. In all other cases, Preliminary Review will be optional, but available at the request of the applicant for exchange of information and ideas before plans for Final Review are submitted.
- (2) Application for Final Plan Review. Application for plan approval under Final Plan Review shall be made by submitting an application and sufficient copies of the site plan and other required materials as described below to the Building Department or Committee Recording Secretary. Applications shall be available in the Building Department. Notice of the time, date, and place of review and the location of proposals scheduled for Final Plan Review shall be published in a local newspaper not less than 6 days prior to the date of the review.
- (3) Drawings and Materials for Final Plan Review.
  - (a) Site Plan. Site plans shall include boundaries and dimensions of the lot; parking areas, driveways, walkways and loading areas; existing and proposed structures; information relating to the intensity and extent of proposed lighting; a landscaping plan showing location of trees 6" or greater in diameter to be removed or retained, and type and location of other existing or proposed plantings; existing or proposed benches, footpaths or other pedestrian amenities; and principal dimensions of signs.
  - (b) Architectural Elevations. Building facades, building height, roof pitch, fenestration, doors, floor to floor height shall be shown at a minimum of 1/8" = 1' 0" scale.
  - (c) Photographs. Polaroid or other photographs of the site and abutting properties shall be required.
  - (d) Samples. Samples of exterior building materials including color shall be part of the application.
  - (e) Historical Information. Information on year built, historical significance, if any, and historic use shall be included in materials for review.
- (4) Final Plan Review Report and Recommendations. Within 60 days of their receipt of the application for Final Plan Review, the Architectural Review Committee shall review applications and forward a Final Plan Review Report containing its description and recommendations to the Building Commissioner. This deadline may be extended at the request of the applicant. The Final Plan Review Report shall be based on consideration of the design criteria in subsection E below and shall state in all cases the Committee's decision to approve, approve with modifications, or disapprove of the plan and shall contain specific written findings relating to compliance with the design criteria.

The committee may disapprove a proposal if it fails to meet the design criteria in subsection E and there is a resultant negative visual impact on the town. In the case of disapproval, the committee shall state clearly how the proposal fails to comply and describe the resultant negative impact. A copy of this report shall be hand delivered or mailed by certified mail to the applicant no later than the day it is forwarded to the Building Commissioner. If the proposal requires a variance or Special Permit, the Building Commissioner shall immediately transmit the Architectural Review Committee's report to the Special Permit Granting Authority.

- (5) Issuance of Building or Special Permits. Neither the Building Commissioner nor the Special Permit Granting Authority shall issue a building permit or Special Permit for construction subject to these requirements unless the Architectural Review Committee has approved the plans, the deadline for action has expired, or an appeal of this bylaw or an Exemption from Final Plan Review has been granted. In the event of Architectural Review Committee disapproval of a proposal, the Building Commissioner shall not issue a building permit nor shall the Special Permit Granting Authority issue a Special Permit.
- (6) Appeals. Any decision by the Architectural Review Committee under this section may be appealed to the Zoning Board of Appeals by any party having standing, including town officials and boards, as provided under MGL c.40A, § 8.

E. Design Criteria. The following criteria shall be used as a guide for the Architectural Review Committee when reviewing applications. No project shall be approved unless the Architectural Review Committee finds that it meets the overall intent of the design criteria described in this bylaw.

- (1) Character. The proposal shall complement the existing Cape Cod community character that is illustrated by the variety of architectural styles set throughout Orleans. Contemporary or nontraditional designs should not be discouraged if they can be shown to be compatible with the surrounding environment.
- (2) Distinguishing Features. Original stylistic features or examples of skilled craftsmanship of historic or aesthetic significance on a building shall be preserved and maintained or replaced with similar elements where possible and where desirable.
- (3) Architectural Details. The architectural details, including signs and use of building materials, should be harmonious with the building's overall architectural style and preserve and enhance the character of the surrounding area.
- (4) Scale. The proposal demonstrates balanced proportions in relation to height and width, roof shape and pitch, and windows and doors. Scale should be compatible with other structures in the surrounding area.
- (5) Massing and Bulk. There should be an overall relationship between the building size & scale and the lot that is compatible with surrounding properties. Nearby structures built in proportion to one another are desirable.
- (6) Setback. The proposed building front maintains or builds a street front where possible to reinforce the character of the area wherever possible and desirable.
- (7) Height. There should be a relationship between the height of the proposed structure and that of adjacent properties that is compatible within the surrounding area.
- (8) Building Materials. The exterior siding, roof, windows, doors, and trim should be compatible with

desirable and traditional materials used in the community. The use of innovative building materials shall not be discouraged by this criteria provided they are compatible with traditional Cape Cod style.

- (9) Roof. The shapes and angles of roofs should be compatible with surrounding roof shapes and pitches to maintain a visual balance.
- (10) Fenestration. The patterns of windows and doors should maintain a balance that conveys a sense of function and scale to the structure.
- (11) Color. Building exteriors, including signs, should have colors consistent with traditional Cape Cod designs and complement the function of the elements and their locations.
- (12) Signs. All aspects of signs including but not limited to shape, size, font style, color, design and construction, are subject to the design criteria listed in this bylaw. For buildings containing more than 1 business, continuity in sign design is desirable (see Article IX).
- (13) Lighting. Light shall be contained on site through adequate shielding and downward direction. All outdoor lighting shall comply with Chapter 122 of the Orleans Town Code.
- (14) Landscaping. Grade changes, plantings, fencing, and other aspects of landscaping, should complement the existing area landscaping as well as integrate buildings with their environment and provide amenities for pedestrians. Plantings on the street-facing side of buildings, window boxes and planters are desirable. Benches or other seating arrangements, distinctive treatment of walkways, and links with other buildings for pedestrians are encouraged. Plants that are native to Cape Cod and provide habitat value are preferred.

## **ARTICLE XI. Administration**

### **§ 164-11.1. Enforcement; Violations and Penalties.**

- A. This chapter shall be enforced by the Building Commissioner, with the Planning Board acting in an advisory capacity.
- B. Any person, firm or corporation violating any section or provision of this chapter shall be fined not more than \$100 for each offense. Each day that such offense continues shall constitute a separate offense pursuant to MGL c. 40, §21D.

### **§ 164-11.2 Permits.**

- A. Building permit. No building permit shall be issued until the plans for construction or alteration of a building or structure, as proposed, shall comply in all respects with the provisions of this chapter or with a decision rendered by the Zoning Board of Appeals. Any application for such a permit shall be accompanied by a plan, accurately drawn, showing the actual shape and dimensions of the lot to be built upon, the exact location and size of all buildings or structures already on the lot, the location of new buildings to be constructed, together with the lines within which all buildings and structures are to be erected, the existing and intended uses of each building or structure and such other information as may be necessary to provide for the execution and enforcement of this chapter.
- B. Land may not be substantially altered or changed in use without certification by the Building Commissioner that such action is in compliance with then-applicable zoning or without review by him regarding whether all necessary permits have been received from those governmental agencies from which approval is required by federal, state or local law. Responsibility for obtaining permits and certification shall be that of the owner of the premises.

- C. Professional inspection. Construction on projects under a single building permit involving either 1 or more structures, other than one- and two-family dwellings, each containing 35,000 cubic feet of volume or more or involving 50 or more dwelling units, irrespective of type, shall be done with the inspection of a registered professional engineer or architect retained by the developer. Such engineer or architect shall periodically, if requested by the Building Commissioner, attest that all work being done under his supervision is being done in accordance with the plans as approved for a building permit, in accordance with any Zoning Board of Appeals stipulations and in accordance with all applicable town and state codes and regulations. Discrepancies from the above, noted by such engineer or architect, shall be reported forthwith to the Building Commissioner.
- D. Occupancy permits. No certificate of use and occupancy, as required by Section 120.0 of the State Building Code, shall be issued until all requirements of this chapter and of permits issued under it have been satisfied, including site improvements. A temporary certificate of occupancy may be issued as provided in Section 120.0.

**§ 164-11.3. Zoning Board of Appeals.**

- A. Establishment. The Zoning Board of Appeals shall consist of 5 members and 3 associate members, who shall be appointed by the Select Board and shall act in all matters under this chapter in the manner prescribed by Chapters 40A, 40B and 41 of the General Laws.
- B. Powers. The Zoning Board of Appeals shall have and exercise all the powers granted to it by MGL Chapters 40A, 40B and 41 and by this chapter. The Board's powers are as follows:
  - (1) Special Permits. To hear and decide applications for Special Permits upon which the Board is empowered to act under this chapter, in accordance with § 164-11.4.
  - (2) Variances. To hear and decide appeals or petitions for variances from the terms of this chapter, including variances for use, with respect to particular land or structures. Such variances shall be granted only in cases where the Board finds all of the following:
    - (a) A literal enforcement of the provisions of this chapter would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.  
  
The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located.  
  
Desirable relief may be granted without either substantial detriment to the public good, or nullifying or substantially derogating from the intent or purpose of this chapter.
  - (3) Appeals. Other appeals will also be heard and decided by the Zoning Board of Appeals when taken by the following:
    - (a) Any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of MGL c. 40A.
    - (b) The Cape Cod Commission.
    - (c) Any person if aggrieved by any order or decision of the Building Commissioner or other administrative official, in violation of any provision of MGL c. 40A or this chapter.
- C. Public hearings. The Zoning Board of Appeals shall hold public hearings in accordance with the provisions of MGL Chapters 40A, 40B and 41 on all appeals and petitions brought before it.

- D. Repetitive petitions. Repetitive petitions for Special Permits, appeals and petitions for variances and applications to the Zoning Board of Appeals shall be limited as provided in MGL c. 40A, § 16.
- E. Procedures. The Zoning Board of Appeals shall establish rules and regulations consistent with the provisions of this chapter and with the provisions of MGL c. 40A or other applicable provisions of the General Laws and shall file a copy thereof with the Town Clerk.

**§ 164-11.4. Special Permits.**

- A. Special Permit Granting Authority. Unless specifically designated otherwise, the Zoning Board of Appeals shall act as the Special Permit Granting Authority.
- B. Public hearing. Special Permits shall only be issued following public hearings held within 65 days after filing with the Special Permit Granting Authority and application, a copy of which shall forthwith be given to the Town Clerk by the applicant.
- C. Criteria. Special Permits may be granted when it has been found that the use involved will not be detrimental to the established or future character of the neighborhood and the town and when it has been found that the use involved will be in harmony with the general purpose and intent of the chapter and shall include consideration of each of the following:
- Adequacy of the site, in terms of size, for the proposed use.
  - Suitability of the site for the proposed use.
  - Impact on traffic flow and safety.
  - Impact on neighborhood visual character, including views and vistas.
  - Adequacy of the method of sewage disposal, source of water and drainage.
  - Adequacy of utilities and other public services.
  - Noise and litter.
  - Impact on groundwater quality and recharge volume and the water quality of coastal and fresh surface water bodies.
- D. Conditions. Special Permits may be granted with such reasonable conditions, safeguards or limitations on time or use as the Special Permit Granting Authority may deem necessary to serve the purposes of this chapter.
- E. Expiration. Special Permits shall lapse if a substantial use thereof or construction has not begun, except for good cause, within 24 months of Special Permit approval, plus such time as required to pursue or await the determination of an appeal.

**§ 164-11.5. Amendments.**

This chapter may from time to time be changed by amendment, addition or repeals by the Town Meeting in the manner provided in MGL c. 40A, § 5, and any amendments therein.

**§ 164-11.6. Severability.**

The invalidity of any section or provision of this chapter shall not invalidate any other section or provision hereof.