

ARTICLE 2: DOWNTOWN HOUSING OVERLAY DISTRICT - Approved at the November 17, 2025 Special Town Meeting and approved by the Attorney General on March 4, 2026

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.

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.

§ 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.

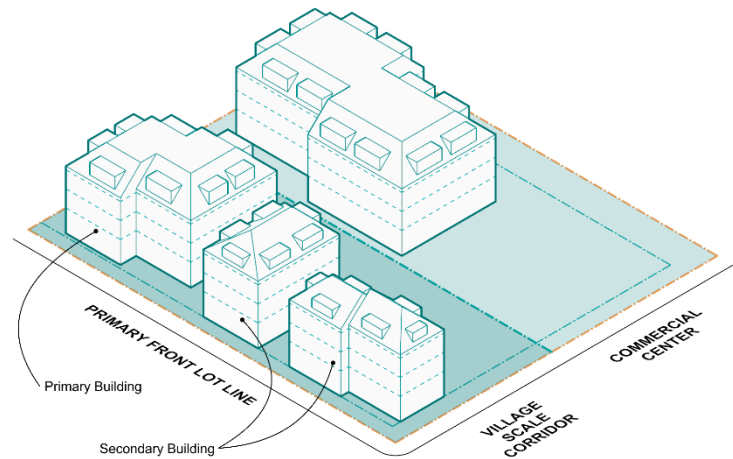
- (1) The Downtown Housing Overlay District (DHOD) is hereby established as an overlay district, superimposed at eligible locations in the Limited Business LB, General Business GB, and Village Center VC Zoning Districts. The DHOD shall include the following subdistricts:
 - (a) Village-Scale Corridor 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.



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

COMMERCIAL CENTER SUBDISTRICT	
Maximum Building Footprint	
8,000 square feet	
Maximum Building Height in Stories	
Stories	3.5
Pitched Roof Peak	54 feet
Roof Form	
Pitched Roof Half-Story Height	18 feet maximum
Facade Articulation	
Facing Front Lot Line	60 feet maximum continuous façade
All Other Facades	60 feet maximum continuous façade
Ground Story Fenestration	
Non-Residential Uses	50% minimum
Residential Uses	15% minimum
Minimum Yard Dimensions	
Front	15 feet minimum
Side	15 feet minimum
Rear	20 feet minimum
Façade Buildout	
Primary Front Lot Line	60%
Secondary Front Lot Line (Corner Lot)	50%
Minimum Separation Between Buildings on a Lot	
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	
Minimum Open Space	
Minimum Open Space: 15%	
Minimum beneficial open space: 5% for lots greater than 30,000 square feet	
Parking Setbacks	
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.

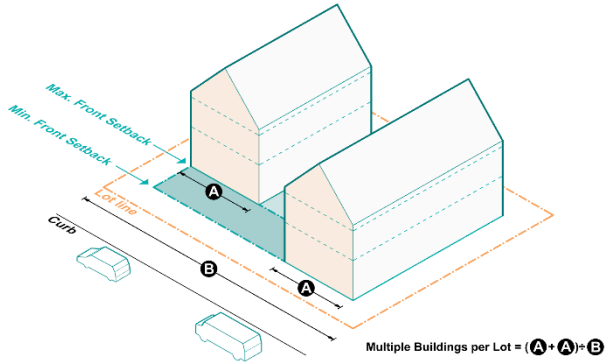


Figure 1. Building Placement

(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

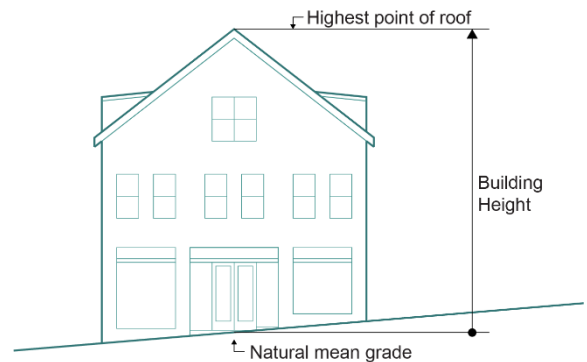


Figure 2. Building Height

(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.

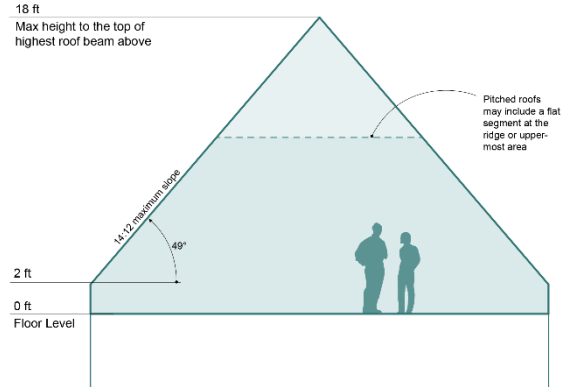


Figure 3. Pitched Roof Half-Story

(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.

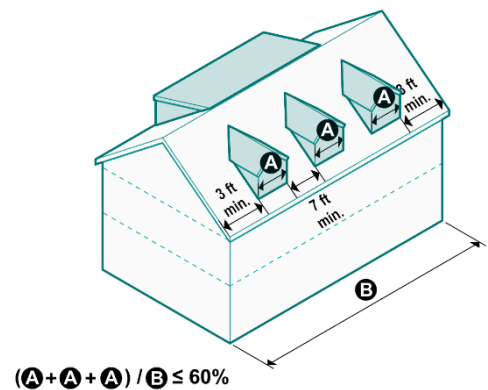


Figure 4. Dormer Windows

(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 facade towards the interior of the building. (Figure 5)



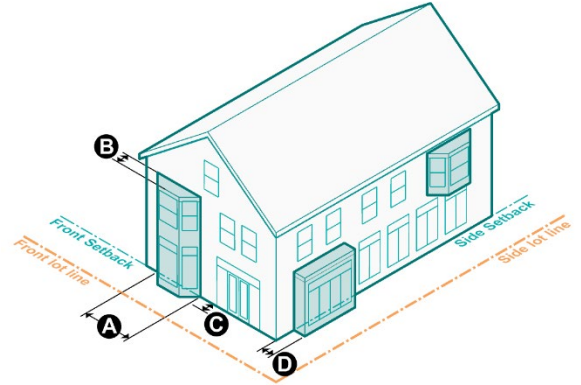
Figure 5. Ground Story Active Uses

(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.

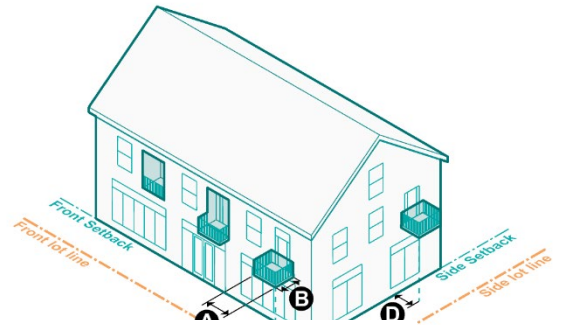
[1] Bay

- [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



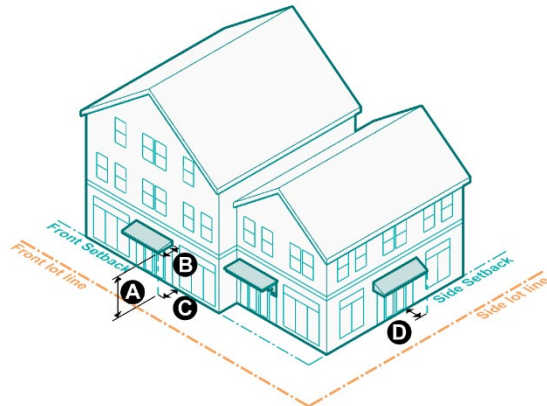
[2] Balcony

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



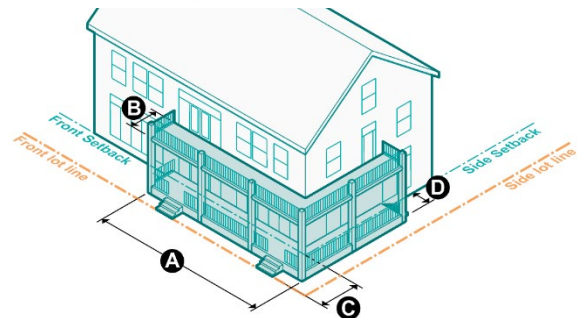
[3] Awning

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

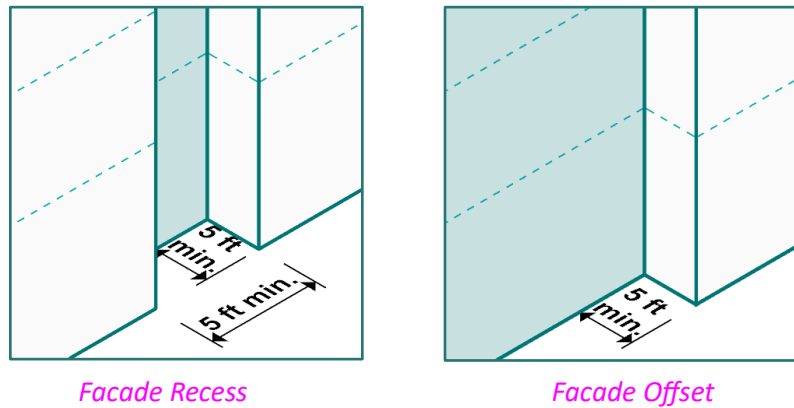
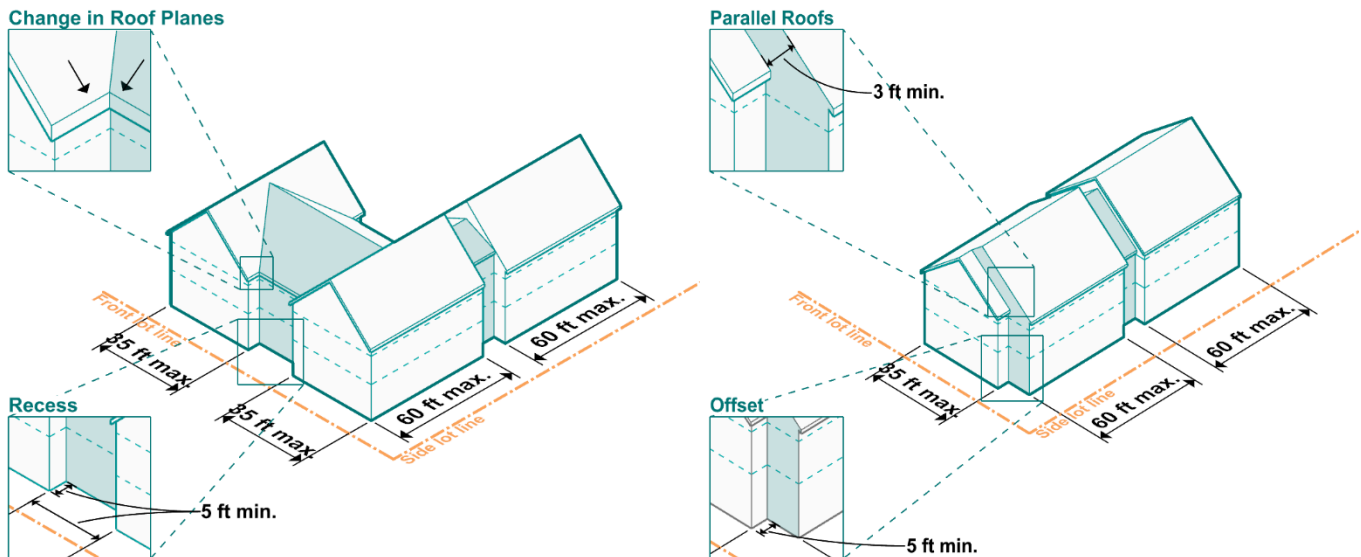


Figure 7. Facade Articulation Example for a Building with Perpendicular Roofs

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


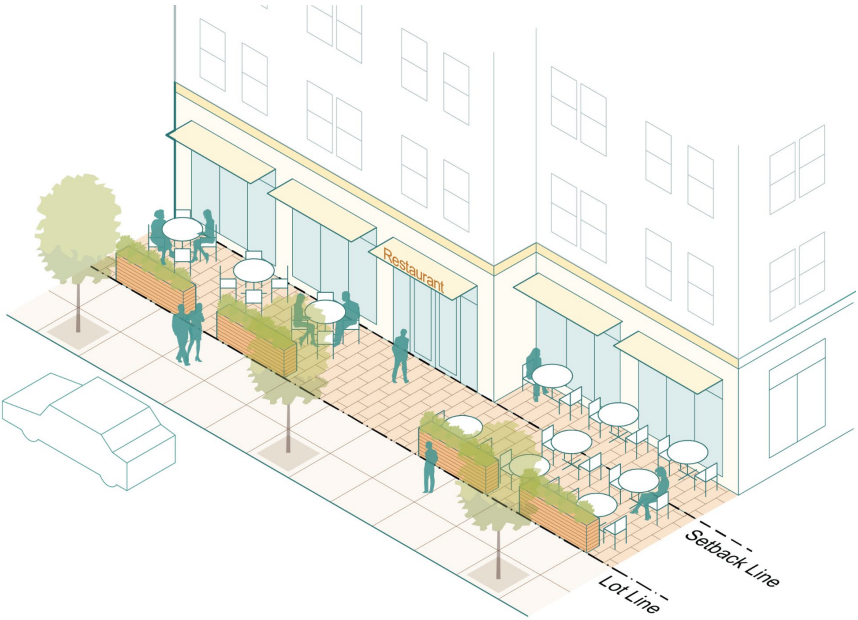
(11) Building Entry

- (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>P = Permitted N = Not Permitted</p>	<p>Active Use</p>	<p>Residential Use</p>
 <p>Entry Plaza 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>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>P</p>	<p>P</p>



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.

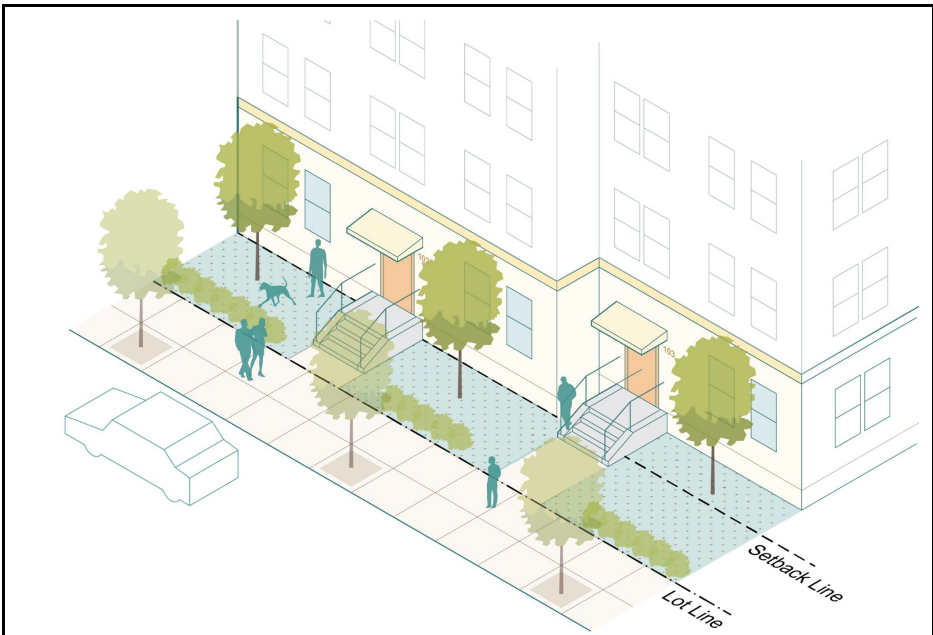


N

P

Dooryard

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

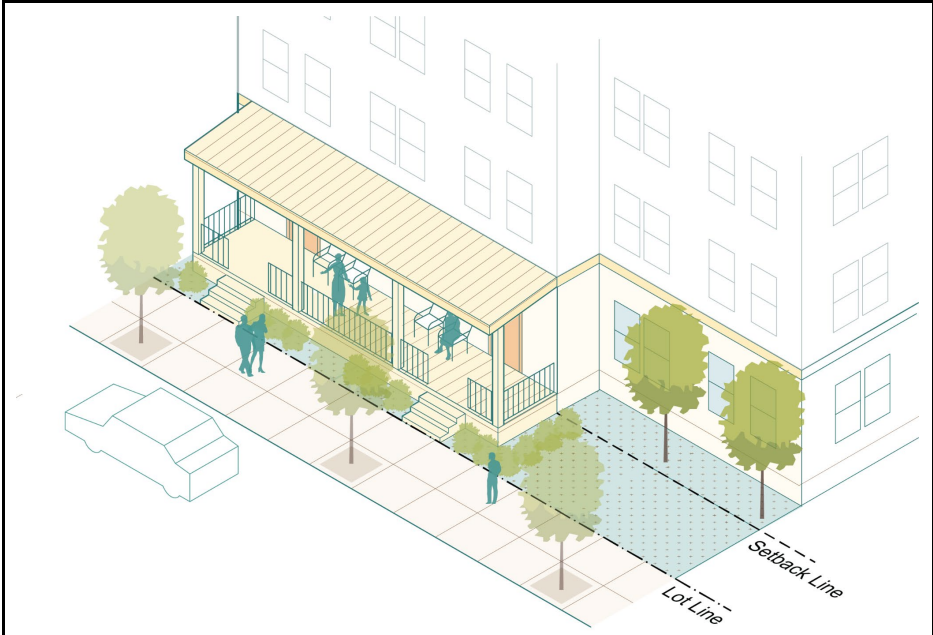


N

P

Stoop

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



N

P

Porch

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.

(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.

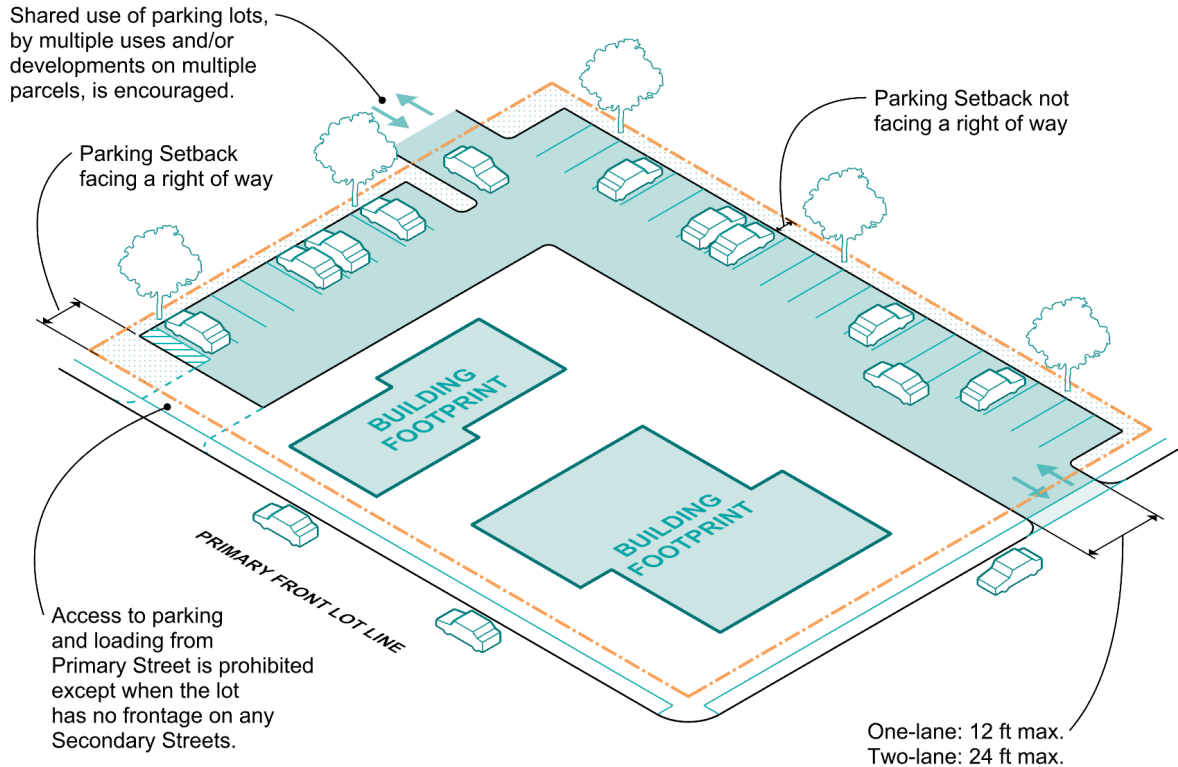
- (a) Roof-mounted mechanical equipment must be screened and setback at least 10 feet from any building wall. See "Screening" in § 164-4.
- (b) Roof-mounted mechanical equipment shall be no greater than 8 feet tall when measured from the floor of the roof.
- (c) Wall-mounted alarm devices, cable boxes, 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

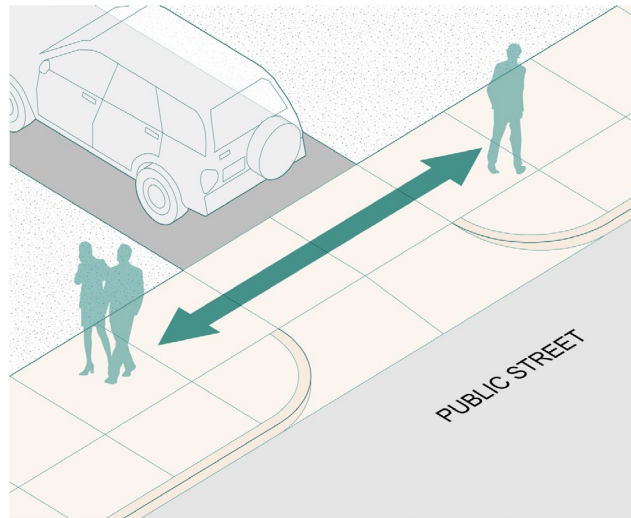
- (a) Vehicular access to parking lots and structures along the primary front lot line is prohibited when vehicular access along another lot line is available.
- (b) Shared use of parking lots, by multiple uses and/or developments on multiple parcels, is encouraged where feasible.
- (c) Where feasible, 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)*

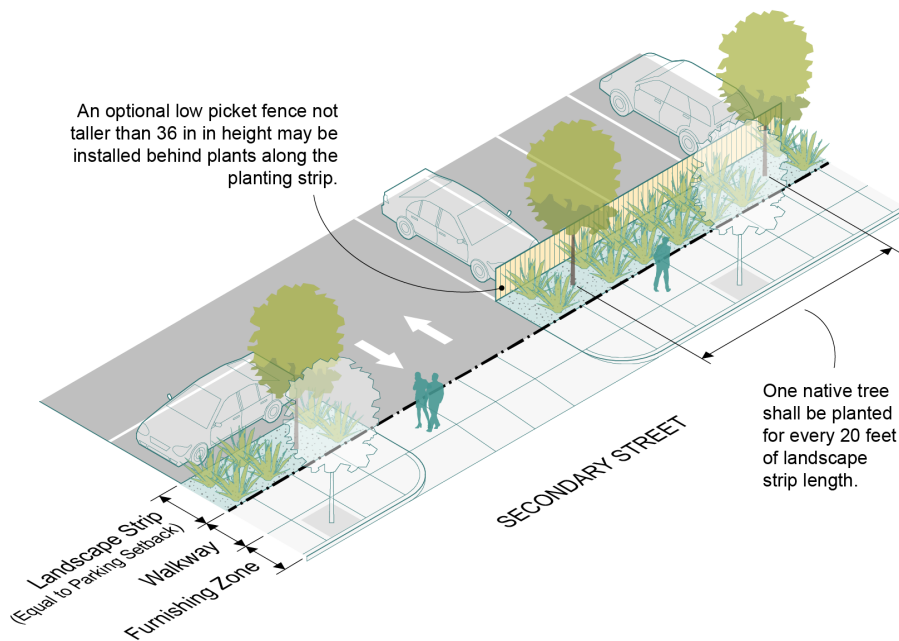
Figure 10. Curb Cuts and Driveways



(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.

Explanation:

This article proposes creating a new, optional zoning overlay district in support of year-round attainable housing in Orleans. The overlay includes the sewered commercial districts between Exit 89 and the Orleans/Eastham rotary.

The purposes of this amendment are to:

- **Boost Housing:** Encourage the production of privately funded affordable and attainable housing for year-round residents and incentivize the creation of varied rental and ownership options for people at various income levels and life stages.
- **Strengthen Downtown:** Reinforce Downtown Orleans as a livable, walkable neighborhood, mitigating traffic congestion by promoting housing near commercial uses, public transit, and bicycle/pedestrian infrastructure.
- **Support Businesses:** Increase the year-round customer base to support existing and future Orleans businesses as well as a stabilized workforce.
- **Protect Water Quality:** Encourage multi-family development in sewered areas to ensure new wastewater flows do not compromise the Town's water quality.

The overlay district is designed to meet community housing goals by encouraging private investment in missing-middle housing. It promotes a balanced approach to development, emphasizing a walkable downtown that reflects local character.

- **Year-Round Requirement:** All new developments must deed-restrict 50% of residential units for year-round occupancy.
- **Attainability/Affordability Requirements:** Developments of 10 or more units must restrict:
 - 10% of units as affordable (up to 80% of Area Median Income, or AMI).
 - An additional 15% of units as attainable (up to 200% of AMI).
- **Modern Design Standards:** The proposal introduces comprehensive standards for building and site development that use a modern, design-based approach.

The district allows mixed-use development and multi-family housing by-right and creates two tiers of development standards:

- **Village-Scale Corridor Subdistrict:** This area lines the historic village center streets and parts of Route 6A, maintaining a pattern of smaller buildings.
 - Standard Height: 2.5 stories.
 - Incentivized Height: A maximum height of 3.5 stories is allowed for developments where *all* units are restricted (10% affordable, 40% attainable, and 50% year-round).
 - This district mandates mixed-use development in the Downtown core, encouraging the evolution of the village center into a vibrant, walkable area.
- **Commercial Center Subdistrict:** This area focuses on allowing compact housing development.
 - Standard Size: 3.5-story buildings with a maximum 8,000 square foot footprint.
 - Incentivized Size: A maximum 10,000 square foot footprint is allowed for developments where *all* units are restricted (10% affordable, 40% attainable, and 50% year-round).

The proposal establishes new, comprehensive standards to regulate development, including:

- **Lot Standards:** Regulate building placement, separation, number of buildings, and open space.
- **Building Standards:** Regulate height, number of stories, façade articulation, fenestration, entry types, and other architectural features. A new definition of building height will be established specifically for this overlay.
- **Site Standards:** Regulate parking, parking placement and design, access, curb cuts, bicycle parking, loading, service areas, and landscape/stormwater management.

The Planning Board has evaluated this proposal to determine if it meets the criteria to be enacted by a simple majority vote. The Board finds that this proposal meets the following criteria set forth in Massachusetts General Law Chapter 40A Section 5:

- (1) Zoning by-law amendment that allows the following as of right: (a) multifamily housing or mixed-use development in an eligible location highly suitable for mixed-use and multi-family development. Downtown Orleans qualifies as an eligible location as it is:
 - (a) an area of concentrated development that represents the existing commercial center of Orleans and of the Lower and Outer Cape Cod region;
 - (b) includes access to public transportation, including regular fixed-route bus service;
 - (c) adequately served by public infrastructure, including municipal sewer and water.
- (2) Zoning by-law amendment that modifies regulations concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, parking and building coverage requirements to allow for additional housing units beyond what would otherwise be permitted under the existing zoning by-law.

The Board concludes the voting threshold for this article should be a majority vote.

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.

(Majority Vote)