

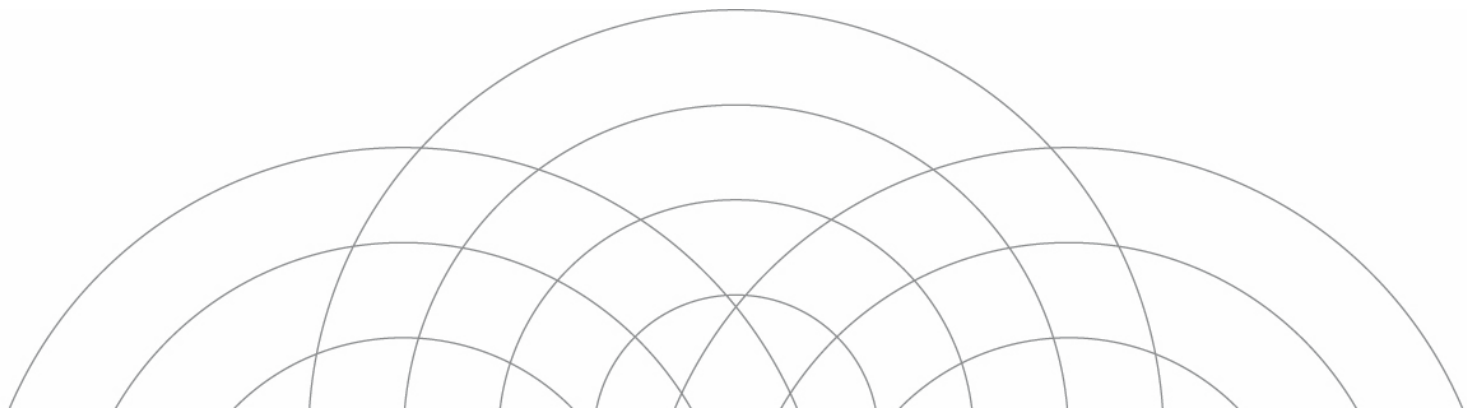
Creative Approaches to Moderate Density

Filling the Missing Middle on Cape Cod

First Public Presentation

Eastham/Orleans

June 19, 2018



Project Introduction: Eastham, Route 6 Corridor Study Area



Paul Lagg

Town Planner, Town of Eastham

WHY IS EASTHAM PARTICIPATING?

- *Part of Town's comprehensive planning approach*
 - *Technical Assistance Panel (TAP), DCPC Zoning, Complete Streets, Affordable Housing)*

- *Consistent with primary planning goals*
 - *Promote Traditional Village Style Development in North Eastham*
 - *Improve Traffic Safety along Route 6*
 - *Support/Improve Local Economy and Community Character*
 - *Improve Affordable Housing Opportunities*

- *Follow-up to DCPC*
 - *Provide tools to put zoning regulations into practice*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Project Introduction: Orleans, Village Center



George Meservey

*Director of Planning & Community Development,
Town of Eastham*

WHY IS ORLEANS PARTICIPATING?

- *Village Center Master Plan*
- *Parking & Traffic Study*
- *Growth Planning for residential development*
- *Sewer Planning – final design authorized*
- *Housing Needs Assessment*
- *Zoning for Apartments*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Project Introduction: Community Resiliency by Design



CAPE COD
COMMISSION

Heather Harper

Chief of Staff, Cape Cod Commission

Sharon Rooney

Chief Planner, Cape Cod Commission



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Outline

- *Introduction to Union Studio*
- *Why are we here?*
- *Demystifying Density and the Missing Middle*
 - *Visual Preferences*
- *Next Steps and Discussion*





Union Studio was founded in 2001 with one overriding goal: to use our skills as architects and urban designers to make a **civic contribution** to communities of all types.



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



*To devote our skills as architects and community designers to the **creation and repair of neighborhoods** and communities of all types.*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



*Which includes the belief that renovating historic structures with care and a **new life** is crucial to maintaining our **architectural and cultural heritage**.*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



And that the **design** of new public places, neighborhoods and buildings must **resonate with the communities they serve** and **enhance our civic life**.



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



Our passion for community design stems from our belief that many **time-tested principles** for creating healthy places **have been largely forgotten** over the past 50 years



*And that through careful application of the principles of healthy neighborhood design, we can provide a **framework for revitalizing our streets and neighborhoods.***



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Some principles of healthy communities

- *Walkable and pedestrian friendly*
- *Mix of housing types that meets the broad needs of the community*
- *Public & private outdoor spaces and amenities*
- *Contextual architectural design and materials*
- *Equitable connection and access to community resources and amenities*



Integrated *mix of uses and types* are the building blocks of complete communities



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

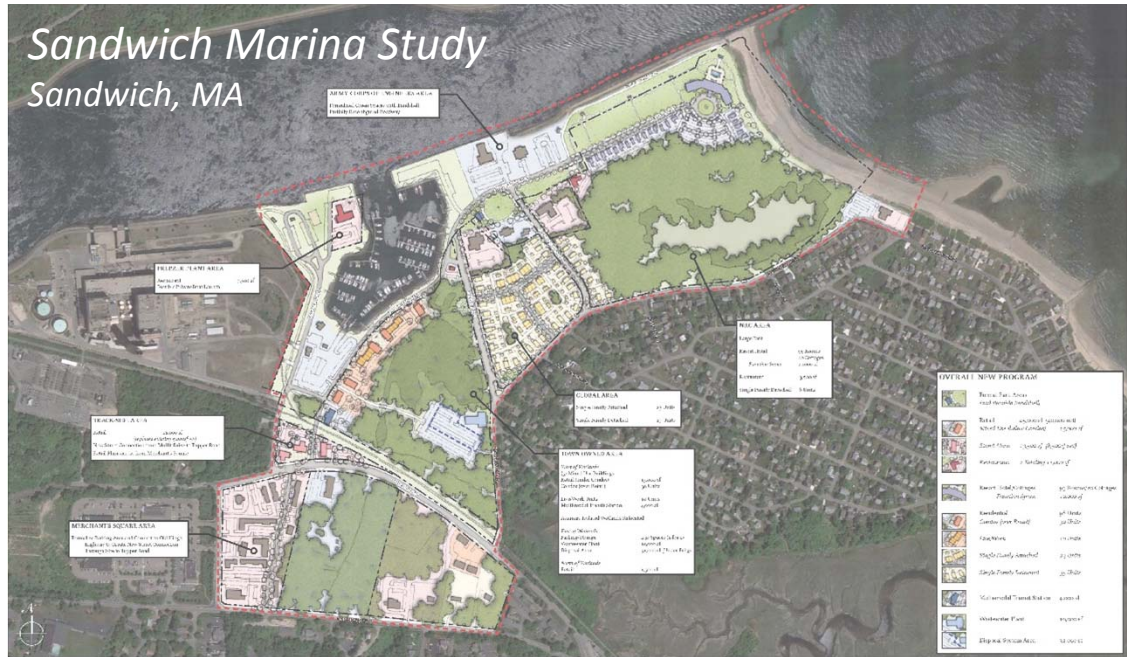


South
Sandwich
Village
Sandwich, MA



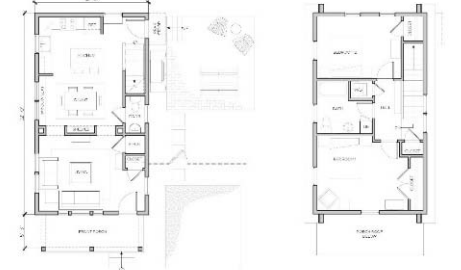
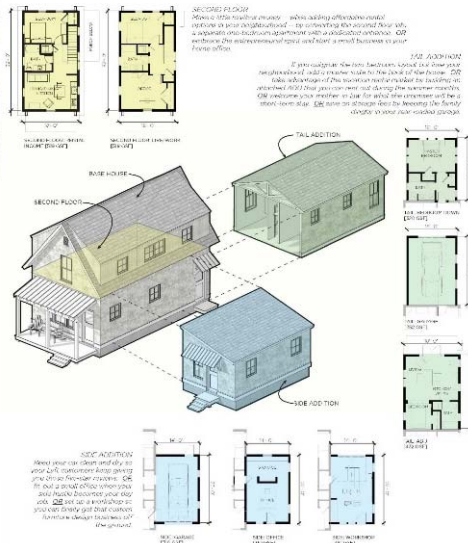
UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Sandwich Marina Study Sandwich, MA



SIDE HUSTLE HOUSE

An affordable home that puts money in the bank
Side Hustle: 1000 - 1500 - 1800 sq. ft. work performed for income supplementary to your primary job
Example: Clean the dentist offices for 1/2 hr as a side hustle.





Heritage Sands
Dennisport, MA



Brewster's Landing
Brewster, MA



Sea Captain's Row
Hyannis, MA



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Why are we here?



Why are we here?



To *begin* community conversations around strategies and techniques for *meeting the increasing demand for housing on cape cod...*

Why are we here?



And to *get input* from all of you on ways to do this that will *enhance and support the character* of your communities (not detract from them)



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Process/Schedule

Review Existing Background Studies

May

Community Engagement and Design Development

First Public Presentations

June 19th and 20th

Online Visual Preference Survey

July - August

*Presentation at **One Cape Summit***

August 17th

Final Conceptual Designs

Second Public Presentations

September

Develop Framework for Form-Based Regulation

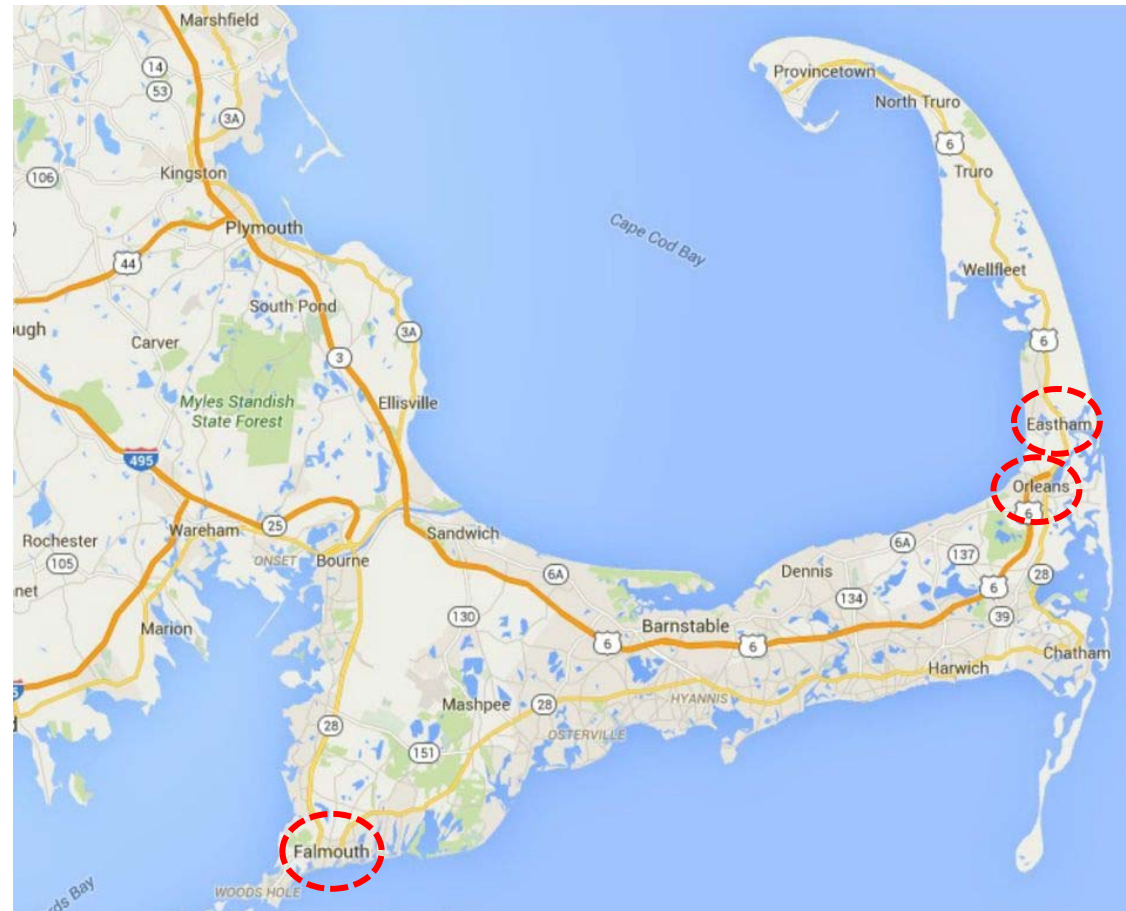
Fall

Additional Communities

Time TBD



Where we are starting

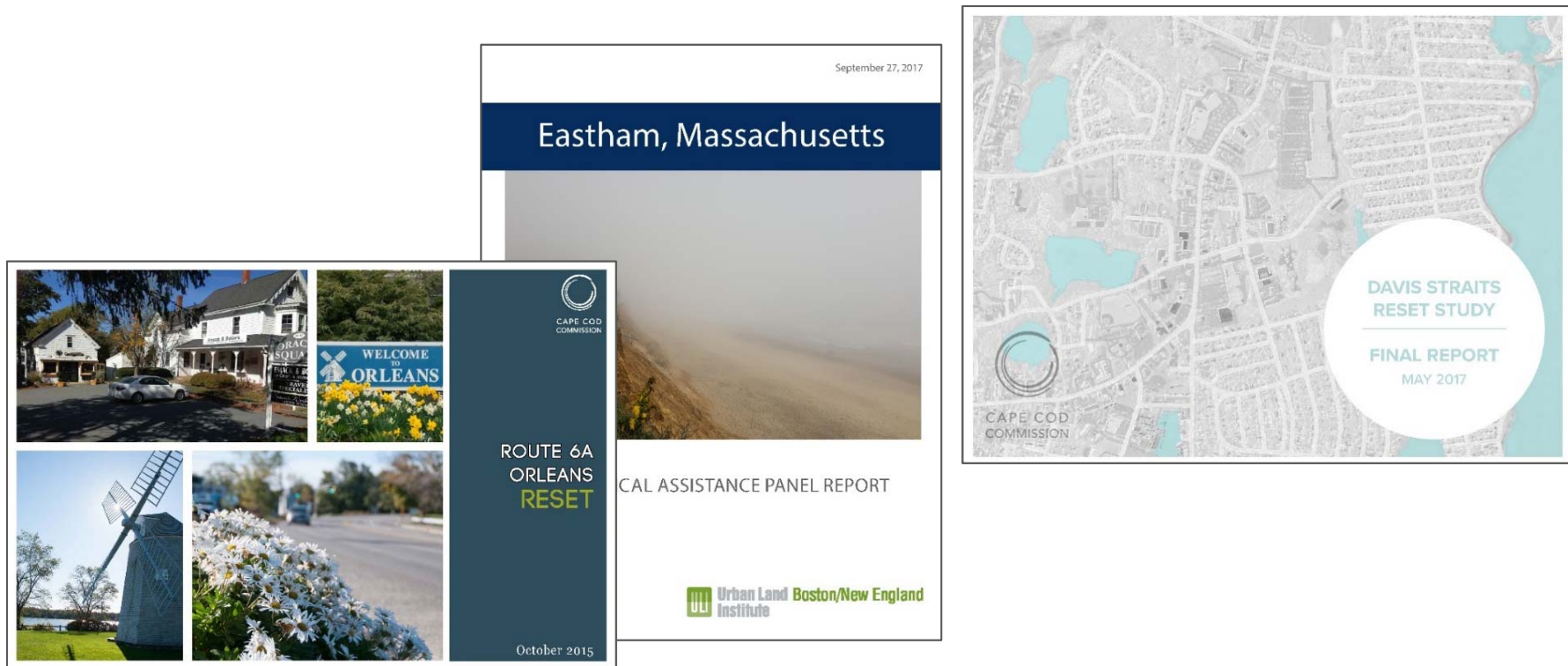


We are *beginning with 3 communities* (hoping to add more) – that have a cross section of conditions found elsewhere on Cape Cod.



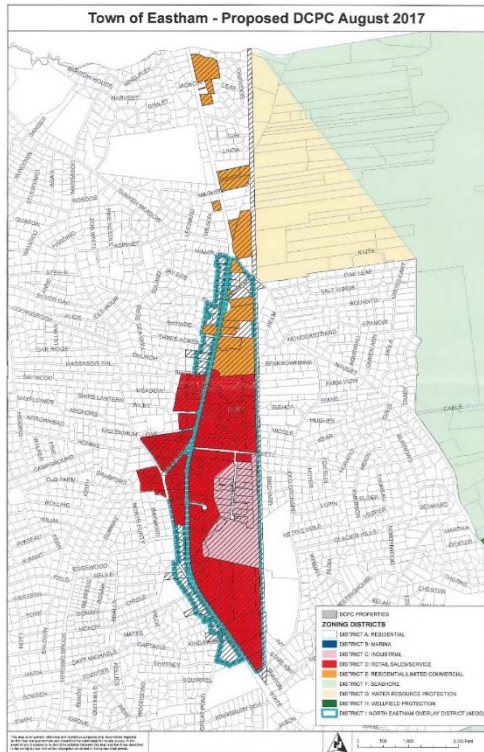
Where we are starting

Each community has recently completed studies that identify areas where new housing types would be appropriate

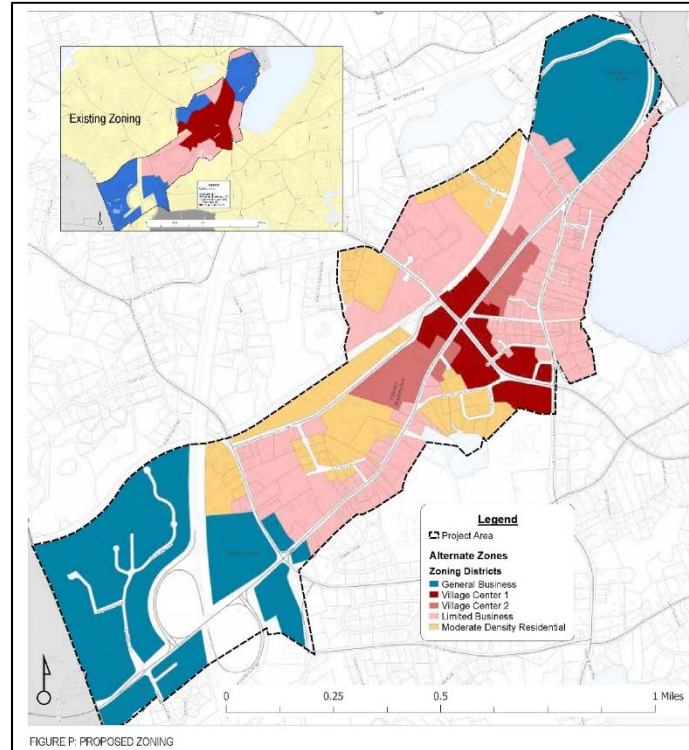


Eastham and Orleans have also adopted *recent zoning changes* that provide new opportunities for *housing and mixed use* development.

Where we are starting



Eastham:
Route 6 / Brackett Rd Area



Orleans:
Village Center



Falmouth:
Davis Straits Area

The study areas focus on the “main street” areas or commercial core of each community – the “**transitional**” areas at the edge of the single family districts...

Where we are starting



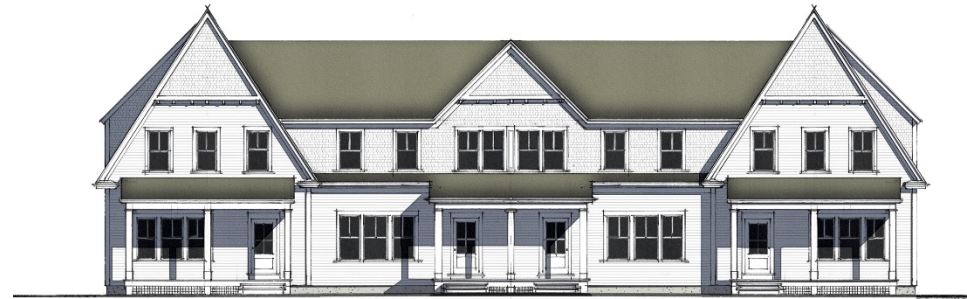
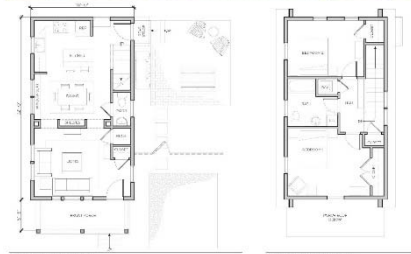
Precisely where “*Transitional Density*” is important to consider as a way to seamlessly knit the community together and avoid jarring transitions in the street character of your communities



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

What do we hope to deliver?

To develop a series of moderate density prototypes – based on local precedent and community input...



...that could be used to address housing challenges in variety of places on the Cape and in each community.



What do we hope to deliver?

Develop the framework (starting point) for **form based regulations** to assist your town boards as they review new development proposals.

JAMESTOWN VISION PATTERN BOOK

THE LOT & THE BLOCK

SITE CONFIGURATION

Outbuildings and parking belong in the third layer of the site. Garages are often placed in such a way to help frame a private outdoor space in the back of the house.

The second layer sets as a 20' buffer to keep parking in the rear of the lot.

Corner lots should be well defined on both sides with building formwork, fencing and landscaping.

The building should address the street & avoid respect existing and/or regulating street setbacks.

The building entry should be located in the first layer such that it is clearly visible from the street. Porches and stoops can help to create a transition zone between the outside and inside worlds.

Landscaping and fencing can help to define the private fringe.

3.1 The three layers suggest the proper zones for the location of the entry, the building, parking and any outbuildings.

3.2 Trees create a separation between the public zone of the sidewalk and the private zone of the front porch.

3.3 A successful corner lot creates a strong frontage along both the primary and secondary streets. Landscaping elements soften the hard edges of the building along the front and side setbacks.

AVOID

3.4 It is important to maintain the rhythm of the street when building on new lots in traditional neighborhoods. Houses that are set too far back and do not align with the other houses on the street disrupt the continuity of the neighborhood.

RESIDENTIAL DESIGN GUIDELINES



10.1 Simple volumes such as dormers, bays and porches can be added to basic house forms to accommodate growing families and uses.

74

BUILDING CONFIGURATION

- Building height shall be measured in number of stories, including ABBs and ground elements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 17 feet in maximum. 2 height shall be measured to the eave or roof deck as specified on Table 6.

BUILDING FUNCTION (see Table 10)

A. Residential	Unlimited use
B. Lodging	Unlimited use
C. Office	Unlimited use
D. Retail	Unlimited use

BUILDING CONFIGURATION (see Table 5)

A. Principal Building	2 stories max. 2 min.
B. Outbuilding	2 stories max.

LOT OCCUPATION

A. Lot max.	18 ft min. 60 ft max.
B. Lot Coverage	70% max.

BUILDING DISPOSITION (see Table 5)

A. Eminent	permitted
B. Sideway	permitted
C. Rearward	permitted
D. Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING

A. Front Setback (F)	6 ft. min. 18 ft. max.
B. Front Setback (O)	6 ft. min. 18 ft. max.
C. Side Setback	5 ft. min.
D. Rear Setback	5 ft. min.*
E. Frontage Building	50% min. of setback

SETBACKS - OUTBUILDING

A. Front Setback	24 ft. min. + 10 ft. setback
B. Side Setback	6 ft. min. or 3 ft.
C. Rear Setback	3 ft. min.

PRIVATE FRONTAGES (see Table 5)

A. Common Lean	not permitted
B. Porch & Fence	permitted
C. Terrace or L.C.	permitted
D. Eave	permitted

SETBACKS - PRINCIPAL BLDG.

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the maximum specified width in the table.

SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

To help guide new development in ways that support the character of your community.

What do we hope to deliver?

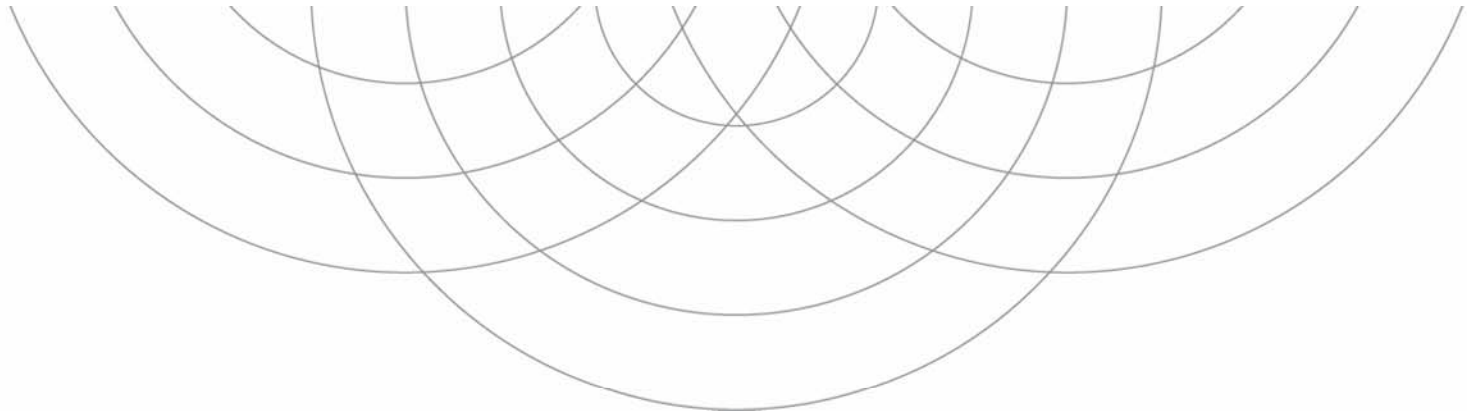
Share our initial findings during the *One Cape Summit* this August



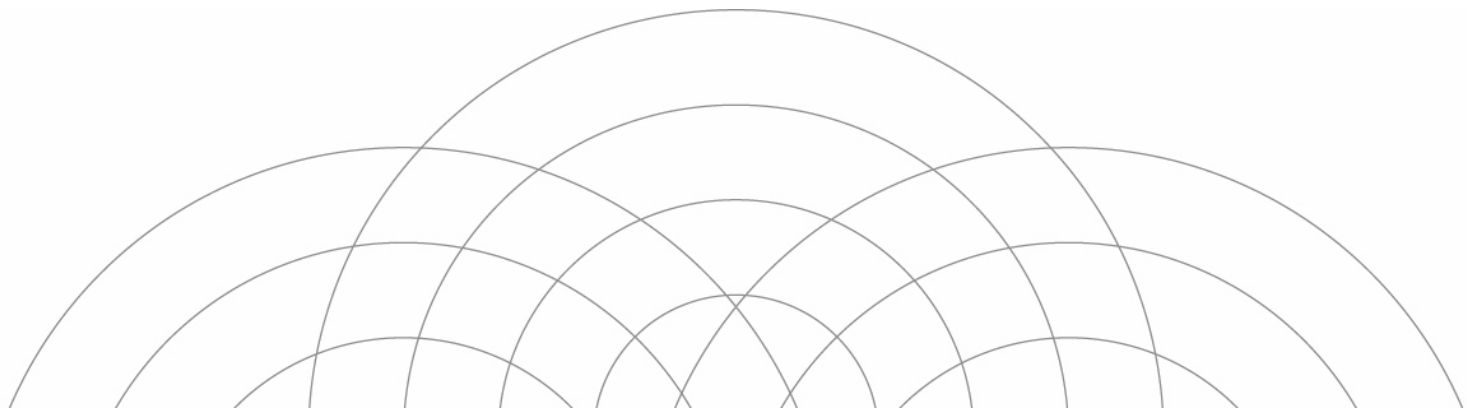
As well as a *final series of public meetings* and workshops in the fall to review specific *recommendations and regulatory goals* for each community.



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



*The Housing Challenge....
on Cape Cod*



REGIONAL HOUSING MARKET ANALYSIS
AND 10-YEAR FORECAST OF HOUSING
SUPPLY AND DEMAND

BARNSTABLE COUNTY, MASSACHUSETTS

JUNE 30TH 2017



Submitted to
Barnstable County
and the
Cape Cod Commission



Prepared by



Burlington Vermont
www.craneassociates.us



*Housing Market Analysis
released earlier this year by
the Cape Cod Commission
highlights a **number of
challenges as it relates to
housing supply and demand
in the next 10 years (and
beyond).***

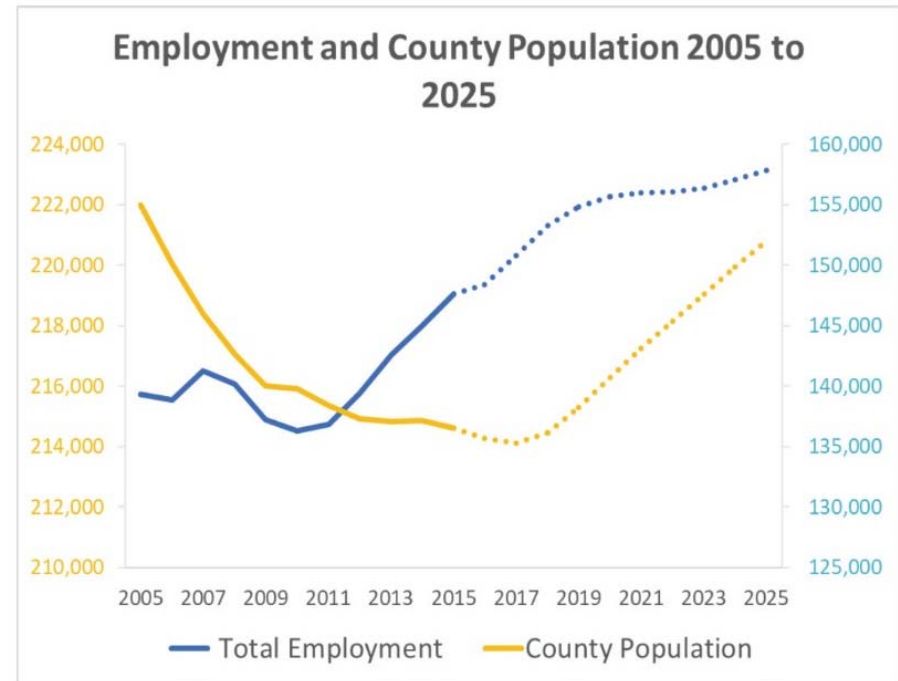
Barnstable County-Estimated Affordable Gap for Owner Units, 2015					
% of Median Household Income	50%	80%	100%	120%	>120%
Income (County Average)	\$36,125	\$57,799	\$72,249	\$86,699	
Affordable Price (County Average)	\$125,043	\$212,438	\$271,473	\$330,618	
Estimated Unit Demand	17,379	12,908	8,477	7,858	32,753
Estimated Unit Supply	3,041	5,322	10,557	12,521	47,934
Affordability Gap in Units (demand minus supply)	14,338	7,586	-2,080	-4,663	
Cumulative Demand	17,379	30,287	38,764	46,622	79,375
Cumulative Supply	3,041	8,363	18,920	31,441	79,375
Cumulative Gap	14,338	21,924	19,844	15,181	
Barnstable County-Estimated Affordable Gap for Renter Units, 2015					
% of Median Household Income	50%	80%	100%	120%	>120%
Income (County Average)	\$16,530	\$26,447	\$33,059	\$39,671	
Affordable Rent (County Average)	\$413	\$661	\$826	\$992	
Estimated Unit Demand	5,232	3,540	1,978	1,646	9,009
Estimated Unit Supply	2,363	1,969	1,807	2,407	12,858
Affordability Gap in Units (demand minus supply)	2,869	1,572	171	-761	
Cumulative Demand	5,232	8,772	10,750	12,396	21,405
Cumulative Supply	2,363	4,332	6,139	8,546	21,405
Cumulative Gap	2,869	4,441	4,611	3,850	

Source: U.S. Census Bureau, American Community Survey; EPR



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

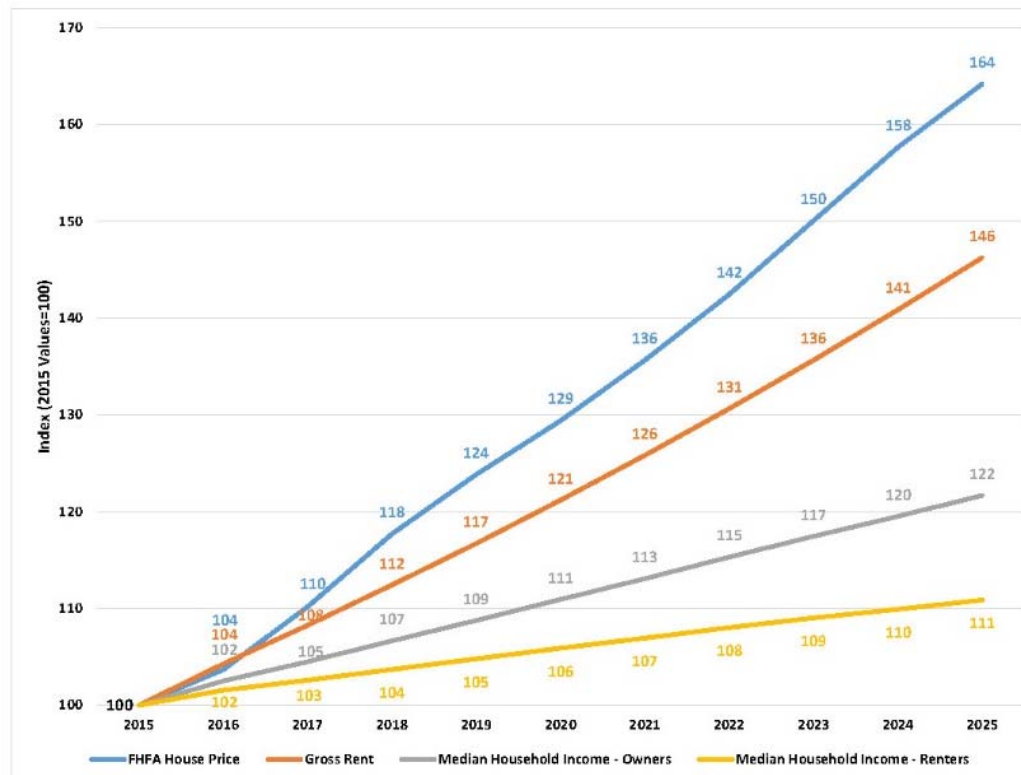
Employment growth is expected to add roughly **6,200 additional residents by 2025.**



Year	Upper Cape	Mid Cape	Lower Cape	Outer Cape
2016	85,703	81,904	34,023	12,646
2020	86,176	83,094	34,217	12,807
2025	87,517	85,325	34,841	13,137

NET POPULATION GROWTH				
Year	Upper Cape	Mid Cape	Lower Cape	Outer Cape
2020	256	1,181	84	151
2025	1,598	3,412	708	481

But limited supply of housing is driving costs up at rates **greater rate** than household **incomes**. Providing limited market rate housing choices for large segments of the working population of Cape Cod



House prices increasing 5.1%/year

Rents increasing 3.9%/year

Owner income increasing 2.0%/year

Renter income increasing 1.0%/year



Existing housing stock AND new construction have been (and continue to be) largely *focused on* delivering stand alone *single family homes*



- *82% of homes on cape cod are single family (Compared to 60% nationally)*
- *Less than 20% rental*
- *Median home size on cape has increased faster than the region and the nation!*

Leaving the Cape very *out of balance* when it comes providing housing options to meet *diverse community needs*



The report concludes with a number of *recommendations* for closing the gap between housing supply and demand, *several of which may be addressed with what we are here to talk about today:*

- Adopt housing targets balanced between all 15 municipalities
- Increase the diversity of *senior housing*
- Increase the *diversity of multi-family housing*
- Accommodate life stages through *better urban design*



So what is all of this beginning to suggest?

REGIONAL HOUSING MARKET ANALYSIS
AND 10-YEAR FORECAST OF HOUSING
SUPPLY AND DEMAND

BARNSTABLE COUNTY, MASSACHUSETTS

JUNE 30TH 2017

Submitted to
Barnstable County
and the
Cape Cod Commission

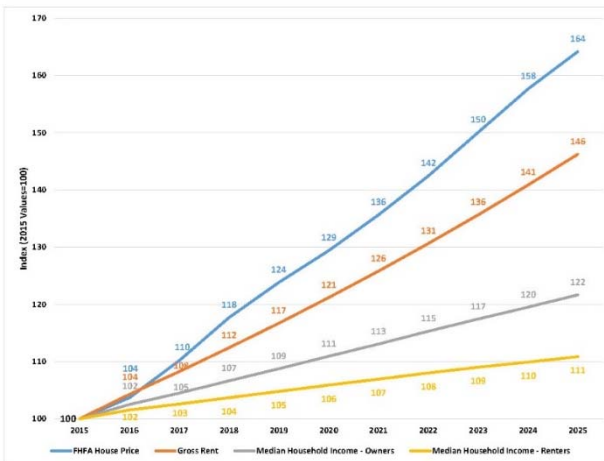
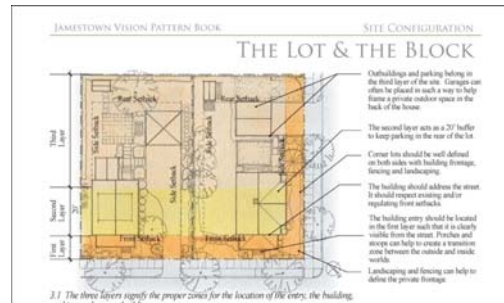
Prepared by
Center Associates, Inc.
ECONOMIC POLICY RESOURCES

Flighting "Yemur"
www.unionstudio.com

CAPE COD
COMMISSION

ROUTE 6A
ORLEANS
RESET

October 2015



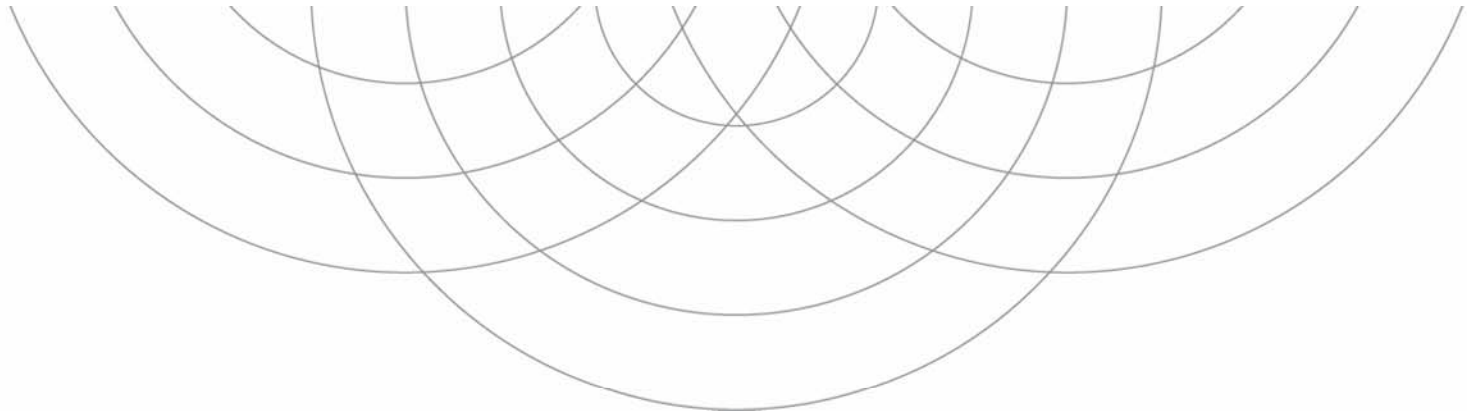
So what is all of this beginning to suggest?



DENSITY!!!

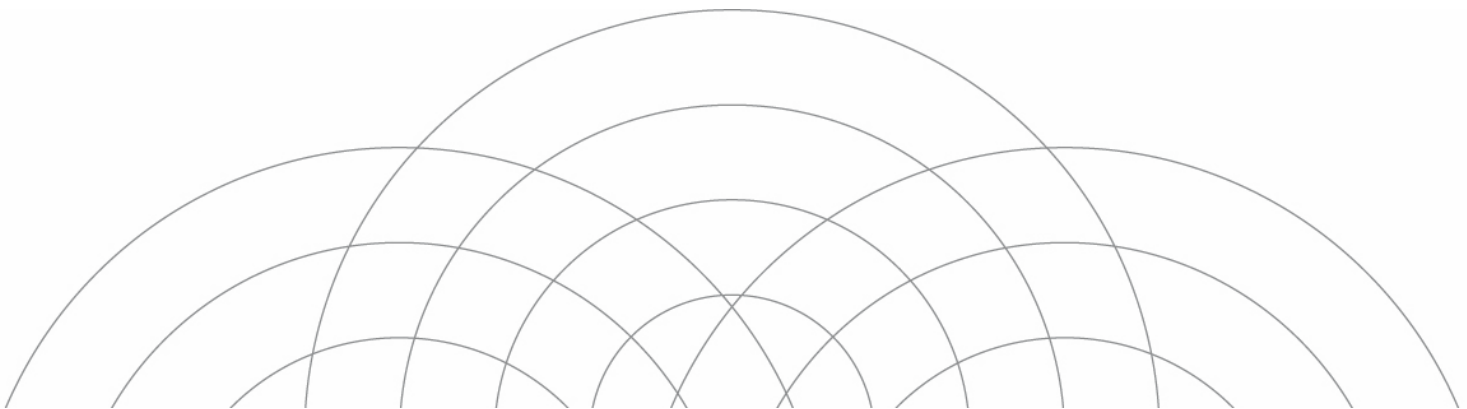


UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



Is all density the same?

*Can we find options for density that feel
“right” for our communities?*



What is density?

When discussing housing, this is typically described in terms of how many *residential units* are included *per acre of land*.



But density can take many forms...



Which one has a higher density?



Which one has a higher density?



Mansion Apartments

West Falmouth Highway, Falmouth

5 units on 0.5 acres =

10 du/ac

Typical Single Family Home

Cape Cod

1 unit on 0.25 - 0.5 acre =

2 - 4 du/ac



Which one has a higher density?



Which one has a higher density?



Bayberry Village

Old Colony Way, Orleans

*42 units on 4 acres =
10 du/ac*

Mansion Apartments

West Falmouth Highway, Falmouth

*5 units on 0.5 acres =
10 du/ac*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Which one has a higher density?



Which one has a higher density?



Beechwood Condos

Route 28, Falmouth

*10 units on 2 acres =
5 du/ac*

Duplex Cluster

Old Dock Road, West Falmouth

*6 units on 0.8 acres =
7.5 du/ac*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Which one has a higher density?



Which one has a higher density?



Stacked Flats

Glenwood Ave & Chancery Lane, Falmouth

9 units on 0.4 acres =

22 du/ac

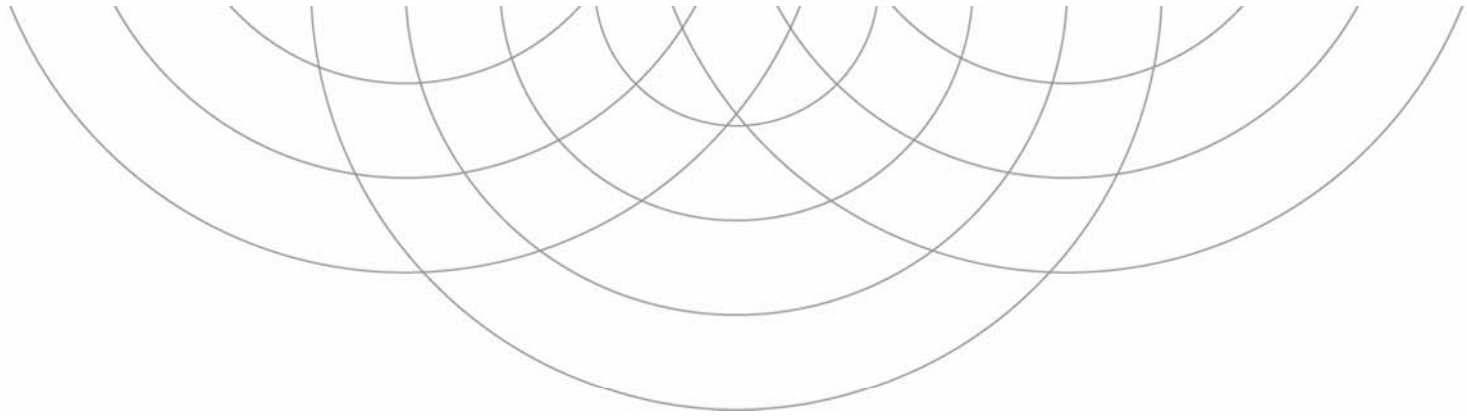
Rock Harbor Village

Old, Orleans

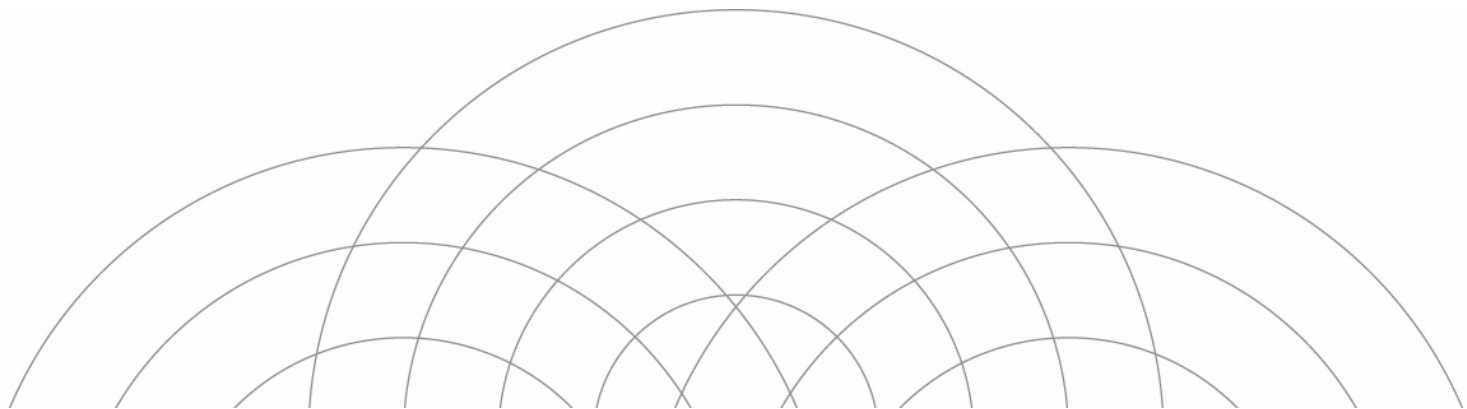
100 units on 6 acres =

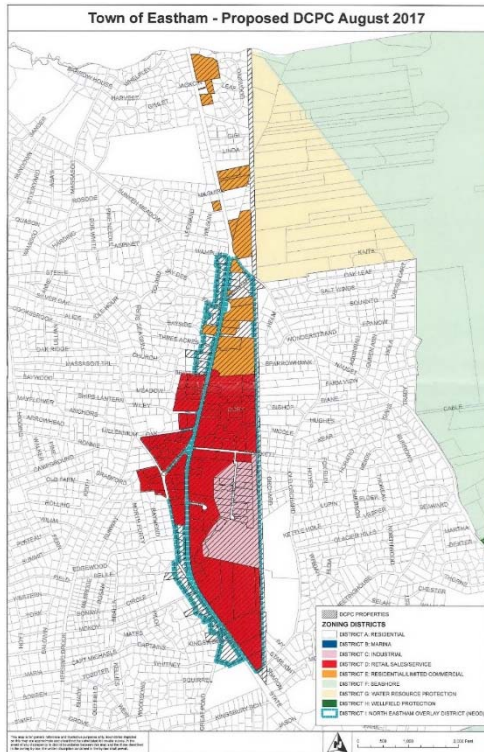
16 du/ac



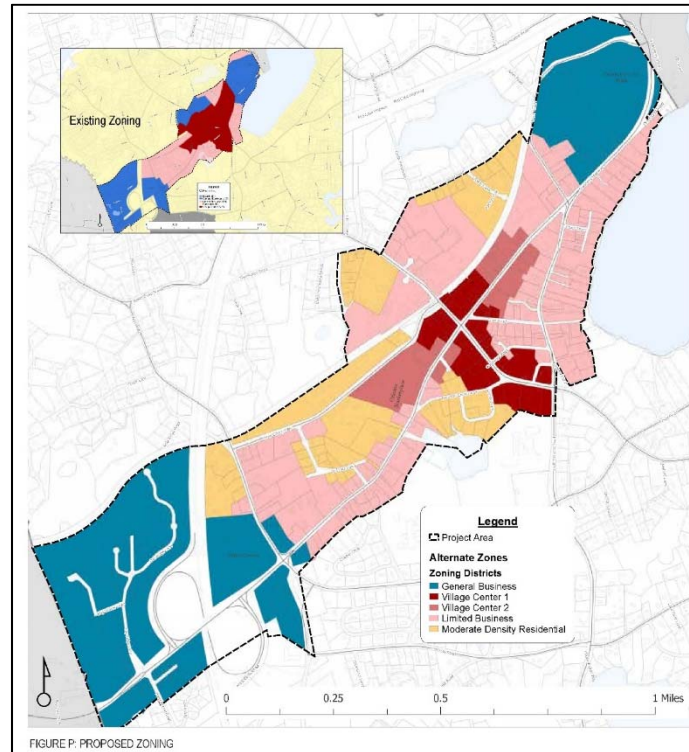


What are some creative approaches to moderate/transitional density?





Eastham:
Route 6 / Brackett Rd Area



Orleans:
Village Center



Falmouth:
Davis Straits Area

These areas focus on the “main street” areas or commercial core of each community – the **“transitional”** areas at the edge of the single family districts...

There are a whole range of building types that have been largely underutilized that scale between single family and the commercial core: what some have called the “Missing Middle”.



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc. 

These housing types were common in pre-1940's walkable neighborhoods



These types provided denser housing options in forms that were able to integrate into the primarily single family residential areas.



MissingMiddle-Housing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc.



Why is the “missing middle” missing?



- Most *zoning ordinances* were written post-WWII and focused on the single family house and apartment complex as the two dominant housing types.
- As a result, *financing* is still largely structured based on those two forms.
- In addition, *local residents tend to resist “new” types of development*, even if those types are rooted in historical patterns.

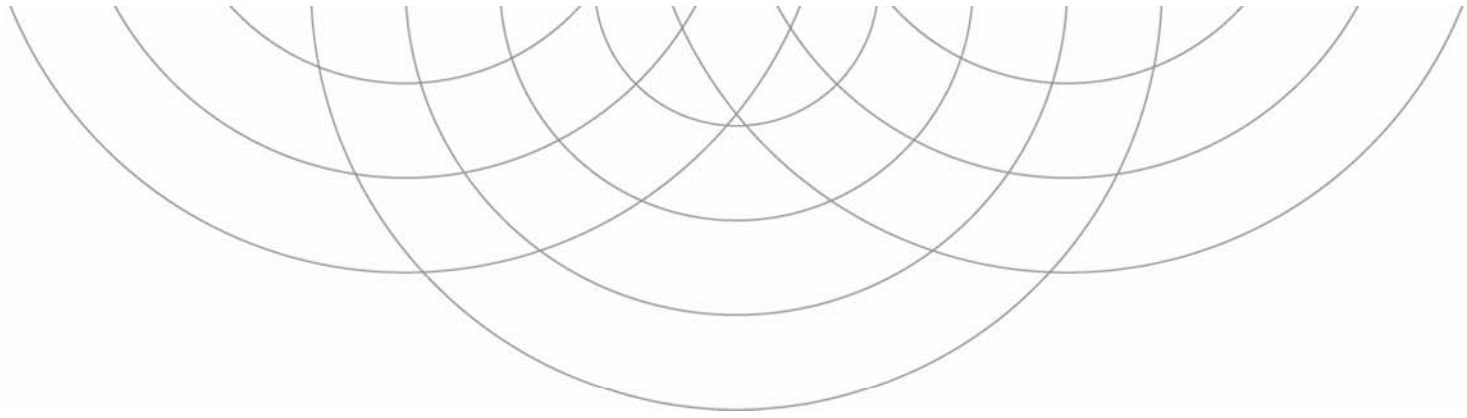


So why is there a renewed interest now?

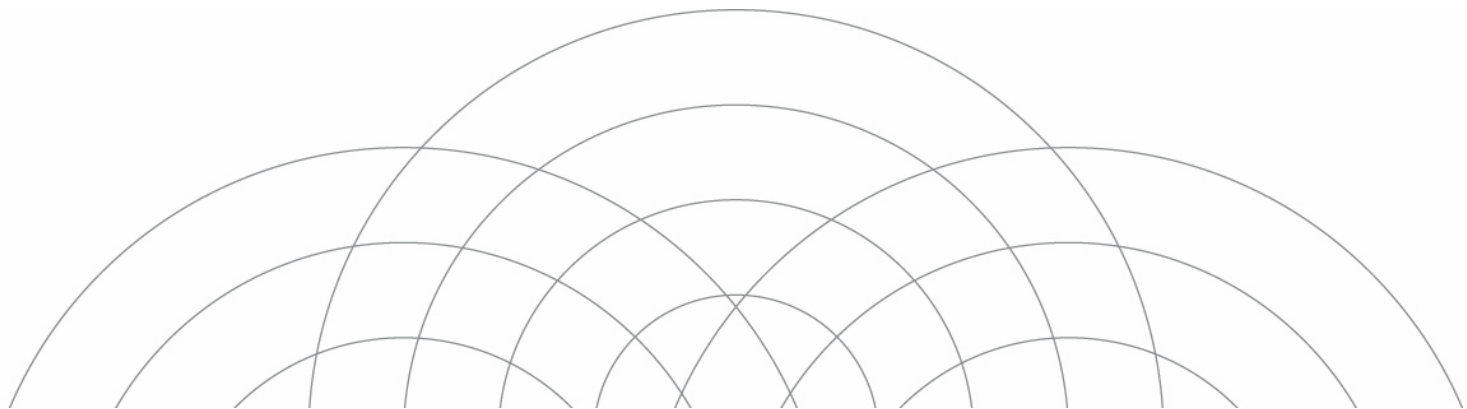
- Empty nesters and young professionals looking for options in *historic cores*
- Looking for new models to help provide *more affordable housing*
- Industry looking for new ways to develop in *smaller increments*
- Demographic shift to *“right-sized”* units and communal living

All of which the *Missing Middle* can help address

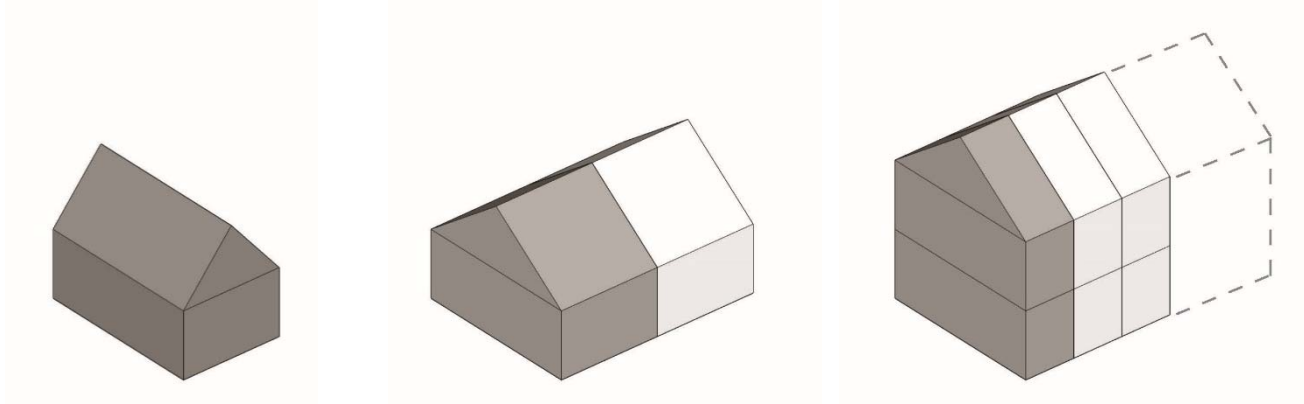




Missing Middle Building Types



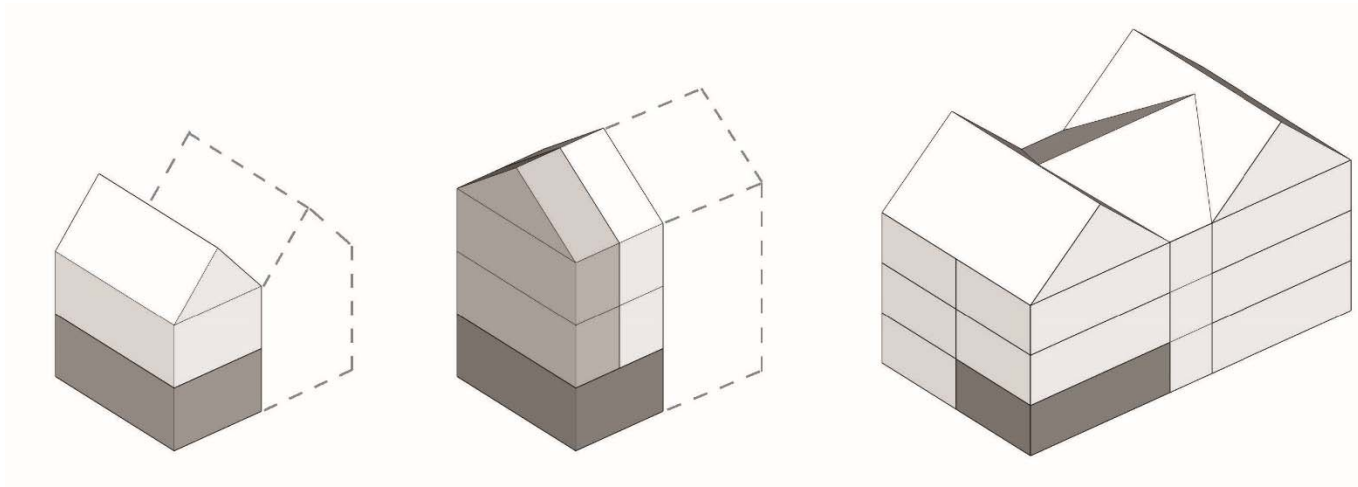
What do we mean by “*building types*”?
Basically a means of categorizing units of a similar scale,
arrangement, and disposition.



Cottage

Duplex

Townhouse



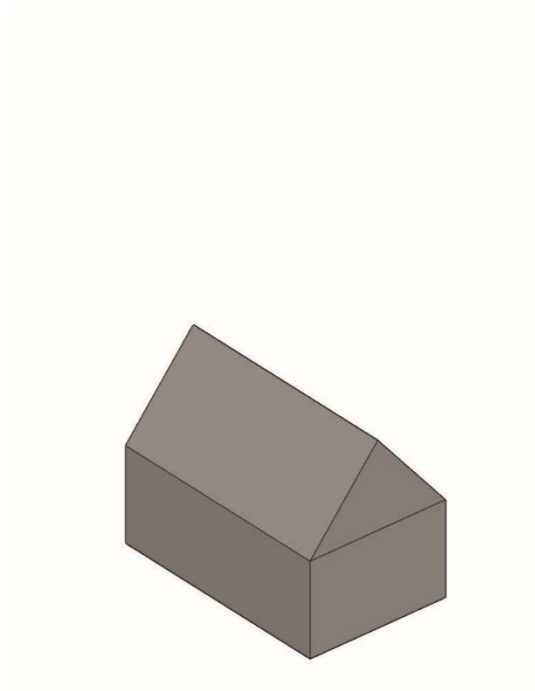
Stacked Flats

Towns over Flats

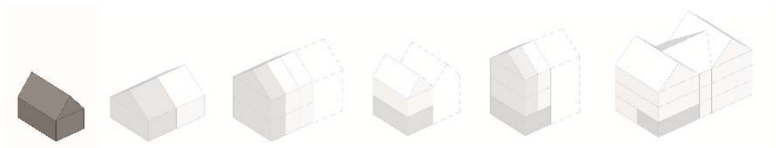
Multiplex



Cottages: Small scale single family detached units



- *Typically 1 – 2 Stories*
- *May be attached, but typically detached*
- *Density achieved by arranging cottages in clusters, or “cottage courts”*
- *8 – 15 dwelling units per acre*



Cottages: Small scale single family detached units

Chases Ocean Grove

Old Wharf Road, Dennisport

55 units on 3.6 acres =

15 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Cottages: Small scale single family detached units

Heritage Sands

Old Wharf Road, Dennisport

*64 units (+ Community Building) on 8 acres =
8 du/ac*



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Cottages: Small scale single family detached units



Riverwalk Concord, MA



Orleans, MA



Cottages on Green, RI



Truro, MA



Dennis, MA



Martha's Vineyard



Duxbury, MA



Providence, RI



Cottages: Small scale single family detached units



Which image feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Cottages: Small scale single family detached units

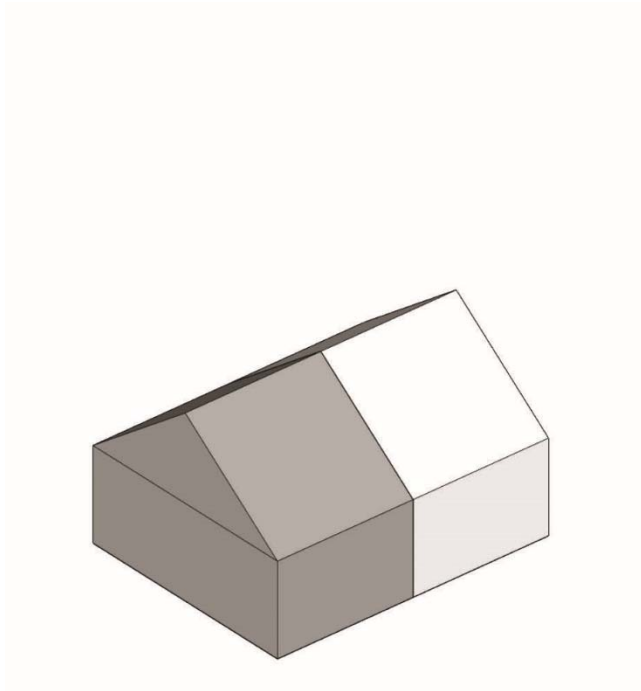


Which image feels more appropriate here?

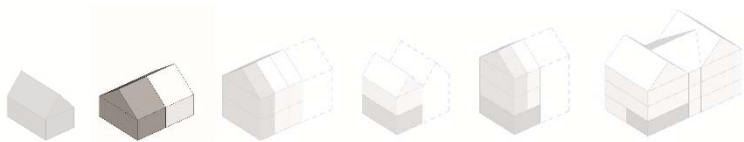


UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Duplexes: Single family semi-detached units



- *Typically 1 – 2 stories*
- *Two single family homes that share a common “party wall”*
- *5 – 10 dwelling units per acre*



Duplexes: Single family semi-detached units

Beechwood Condos

Route 28, Falmouth

10 units on 2 acres =

5 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Duplexes: Single family semi-detached units

Duplex Cluster

Old Dock Road, West Falmouth

6 units on 0.8 acres =

7.5 du/ac



Duplexes: Single family semi-detached units



Bourne, MA



Eastham, MA



Tiverton, RI



Brewster, MA



Sweetbriar, RI



West Falmouth, MA

Duplexes: Single family semi-detached units



Which image feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Duplexes: Single family semi-detached units

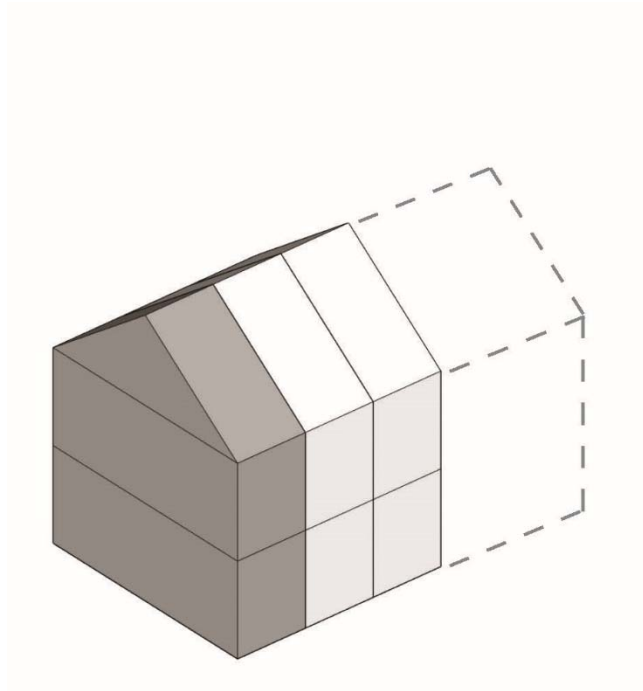


Which image feels more appropriate here?

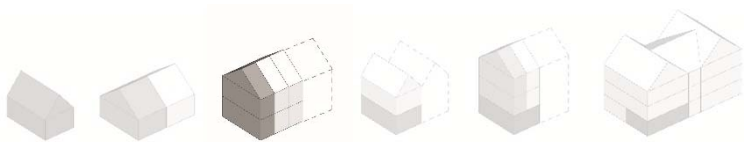


UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Townhouses: Single family attached units



- *Typically 2 – 3 stories*
- *Series of single family homes that share multiple common “party walls”*
- *Can be designed to look like individual units or as a single larger building*
- *6 – 12 dwelling units per acre*



Townhouses: Single family attached units

Anthony Drive

Anthony Drive, Orleans

10 units (+ retail) on 1.6 acres =

6 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Townhouses: Single family attached units

Bayberry Village

Old Colony Way, Orleans

42 units on 4 acres =

10 du/ac



Townhouses: Single family attached units



Providence, RI



Sandywoods Farm, RI



Falmouth, MA



Wellesley, MA



Providence, RI



Townhouses: Single family attached units



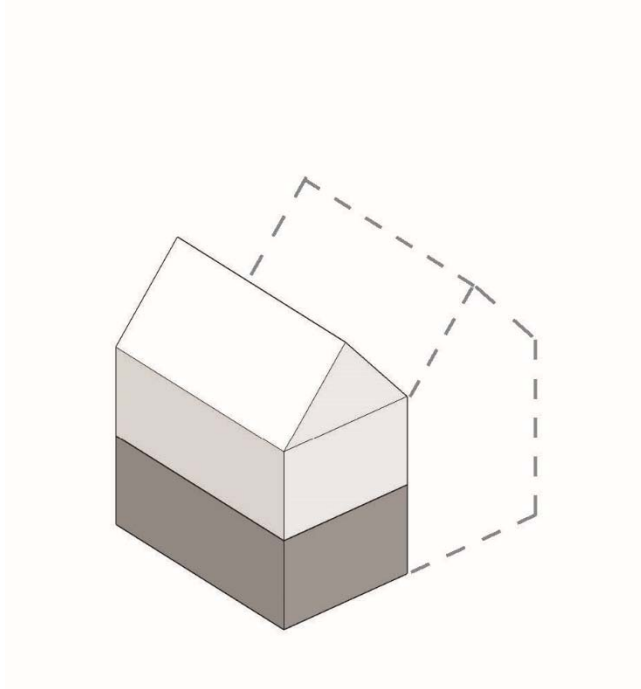
Which image feels more appropriate here?

Townhouses: Single family attached units

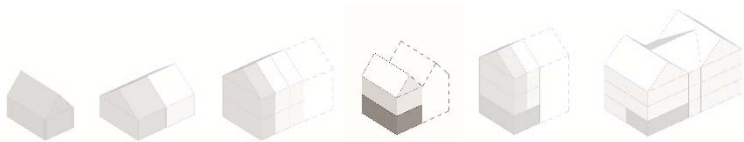


Which image feels more appropriate here?

Stacked Flats: Stacked units, often with independent circulation



- *Typically 2 – 3 stories*
- *Single story flats stacked on one another*
- *May be a stand-alone building or combined*
- *10 – 15 dwelling units per acre*



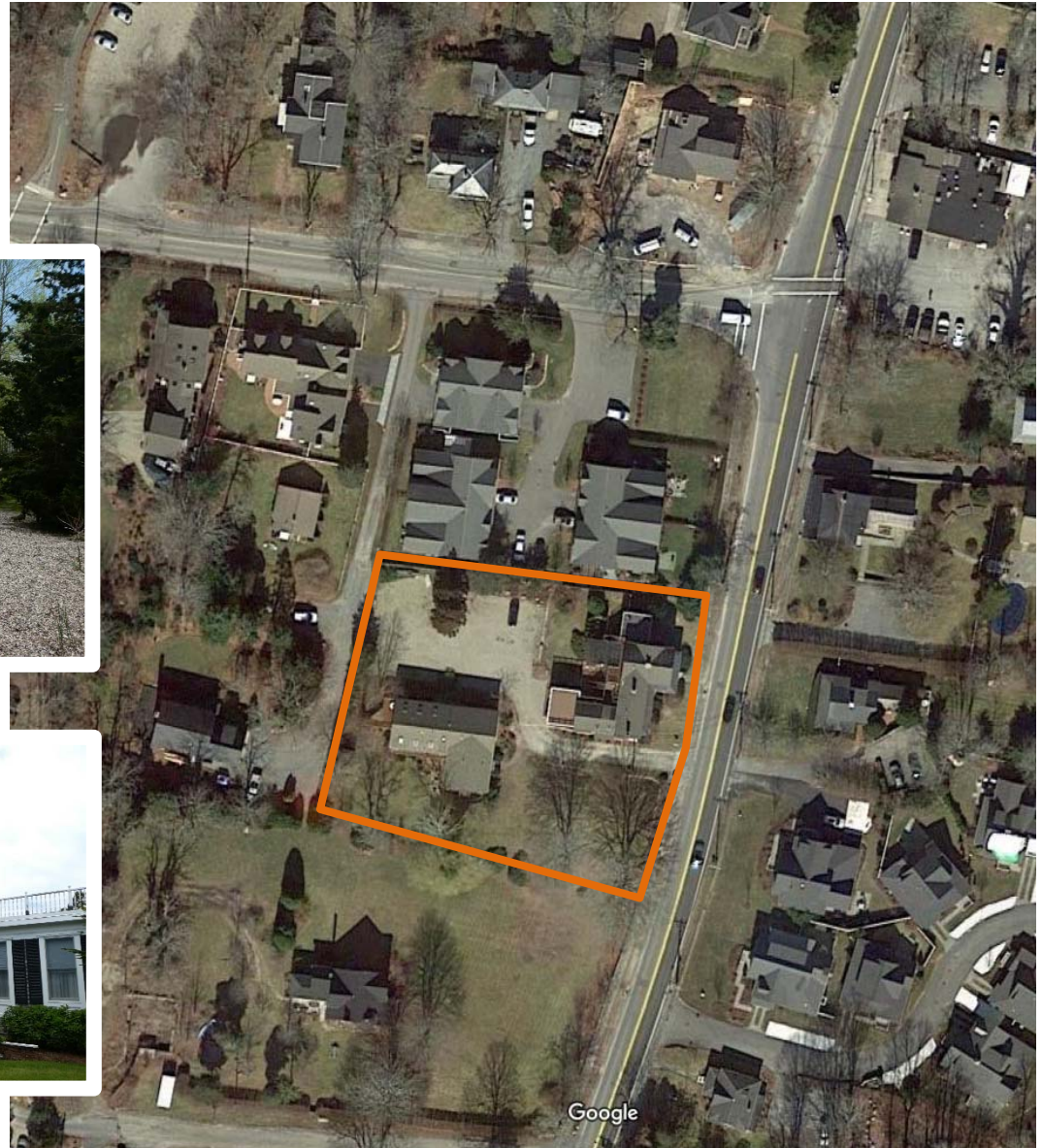
Stacked Flats: Stacked units, often with independent circulation

Captain Hamblin House

West Falmouth Hwy, West Falmouth

9 units on 1 acres =

9 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Stacked Flats: Stacked units, often with independent circulation

Stacked Flats

Glenwood Ave & Chancery Lane, Falmouth

9 units on 0.4 acres =

22 du/ac (15 du/ac if 6 units)



Stacked Flats: Stacked units, often with independent circulation



West Falmouth, MA



Providence, RI



Provincetown, MA



Providence, RI



Provincetown, MA



West Falmouth, MA



Stacked Flats: Stacked units, often with independent circulation



Which image feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Stacked Flats: Stacked units, often with independent circulation

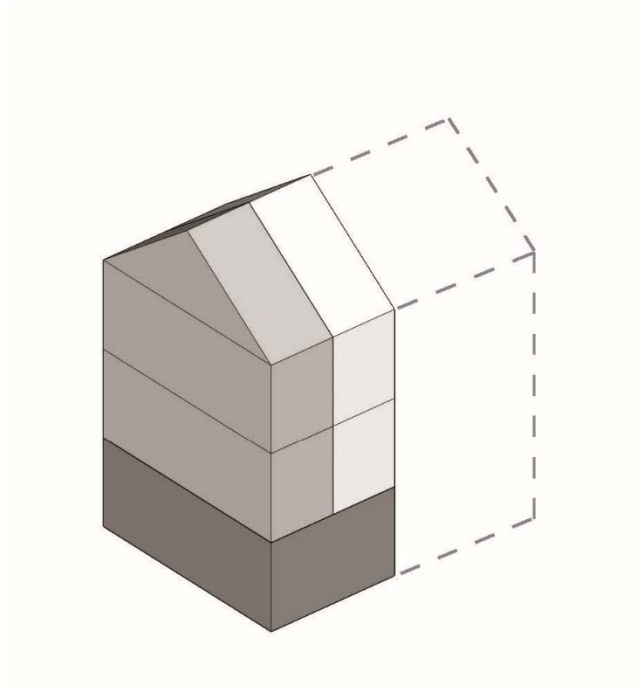


Which image feels more appropriate here?

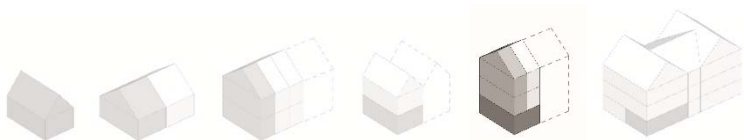


UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Towns over Flats: Multistory units over ground floor flat



- *Typically 3 stories*
- *2 story townhomes over a 1 story flat*
- *Best on corners allowing multiple entries*
- *15 – 20 dwelling units per acre*



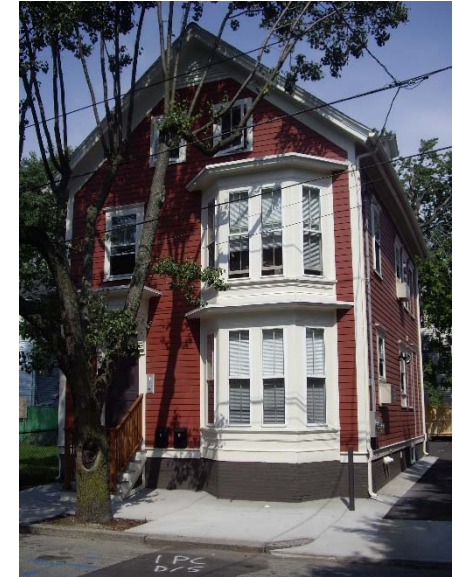
Towns over Flats: Multistory units over ground floor flat



Provincetown, MA



Providence, RI



Providence, RI



Hyannis, MA

Towns over Flats: Multistory units over ground floor flat



Which image feels more appropriate here?

Towns over Flats: Multistory units over ground floor flat

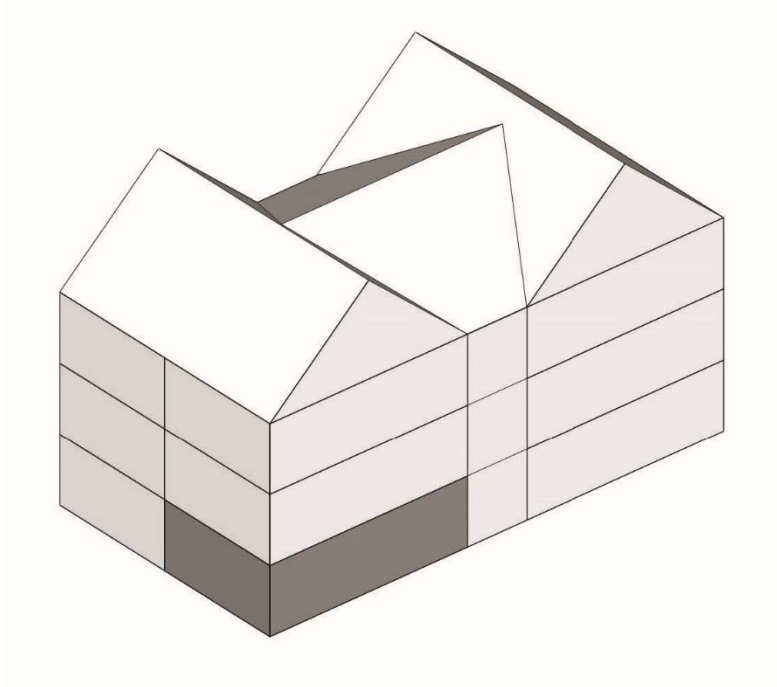


Which image feels more appropriate here?

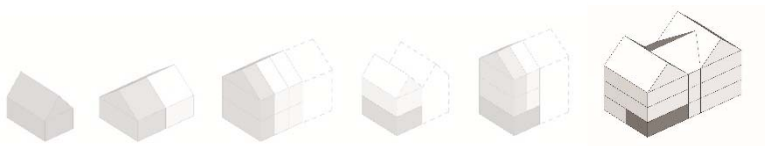


UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Multiplex: Small scale multifamily, typically with shared circulation



- *Typically 2 – 3 stories*
- *Typically 4 – 12 units per building*
- *Series of flats with shared circulation*
- *May be a stand-alone building or combined*
- *15 – 25 dwelling units per acre*



Multiplex: Small scale multifamily, typically with shared circulation

Mansion Apartments

West Falmouth Highway, Falmouth

5 units on 0.5 acres =

10 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Multiplex: Small scale multifamily, typically with shared circulation

Rock Harbor Village

Orleans

100 units on 6 acres =

16 du/ac



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Multiplex: Small scale multifamily, typically with shared circulation



Harwich Port, MA



Bourne, MA



West Falmouth, MA



Bristol, RI



Provincetown, MA



Providence, RI



Multiplex: Small scale multifamily, typically with shared circulation



Which image feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

Multiplex: Small scale multifamily, typically with shared circulation

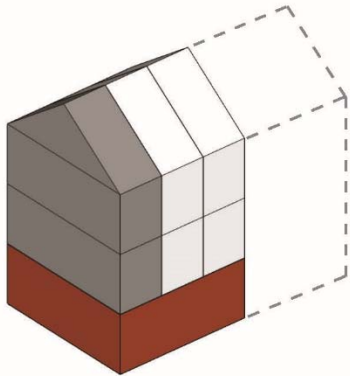


Which image feels more appropriate here?

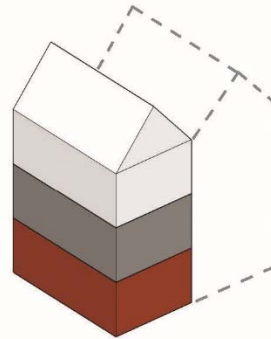


UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

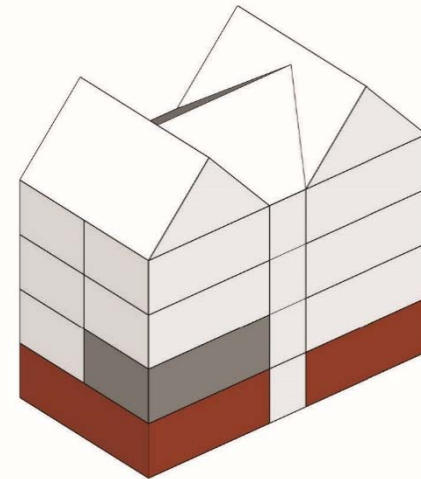
Mixed-Use: Variations that include retail on first floor



*Townhouses
Over Retail*



*Stacked Flats
Over Retail*



*Multiplex
Over Retail*



Mixed-Use: Variations that include retail on first floor



Mixed-Use: Variations that include retail on first floor



Which do you think feels more appropriate here?



UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

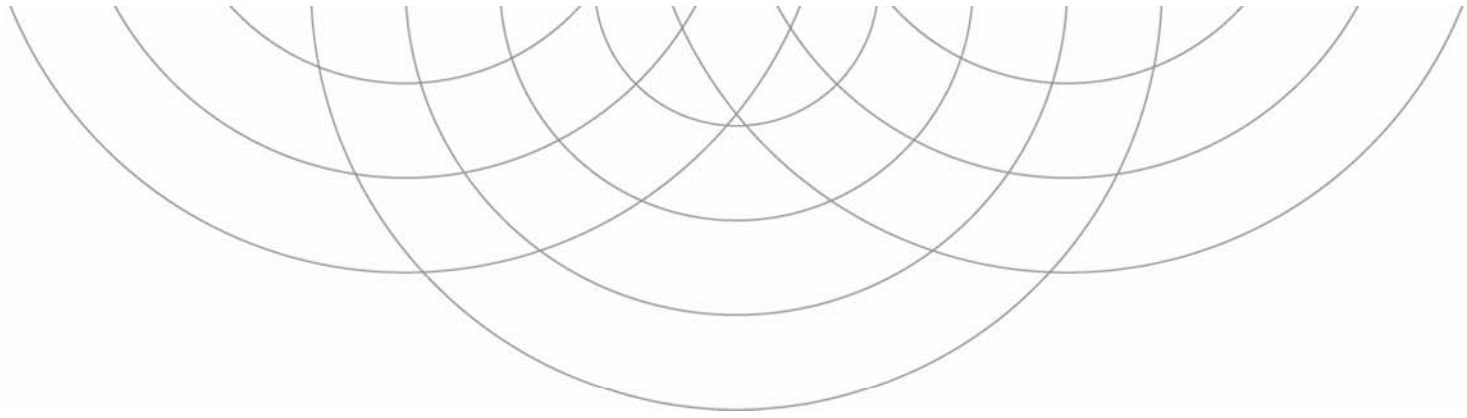
Mixed-Use: Variations that include retail on first floor



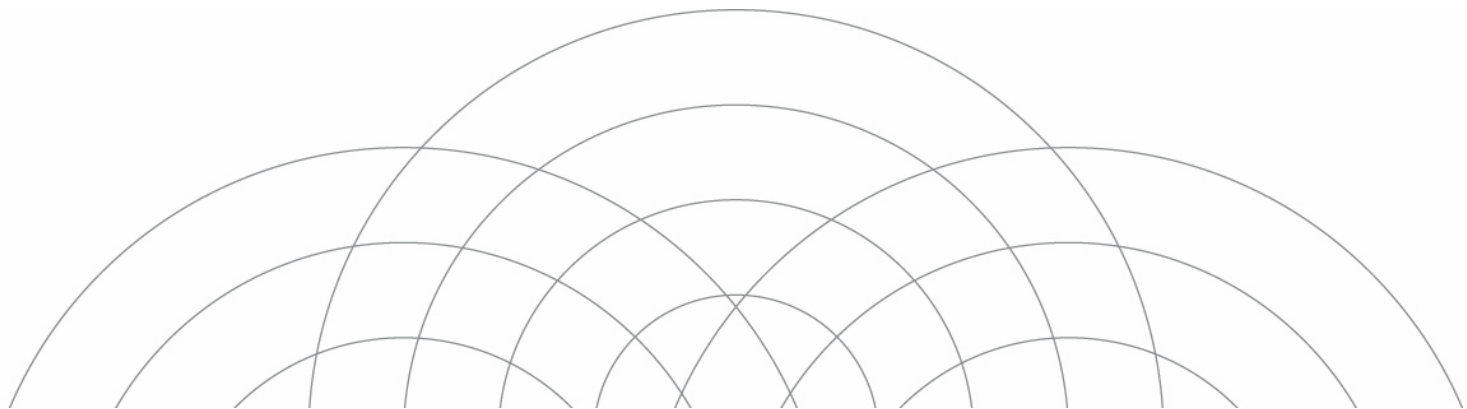
Which image feels more appropriate here?



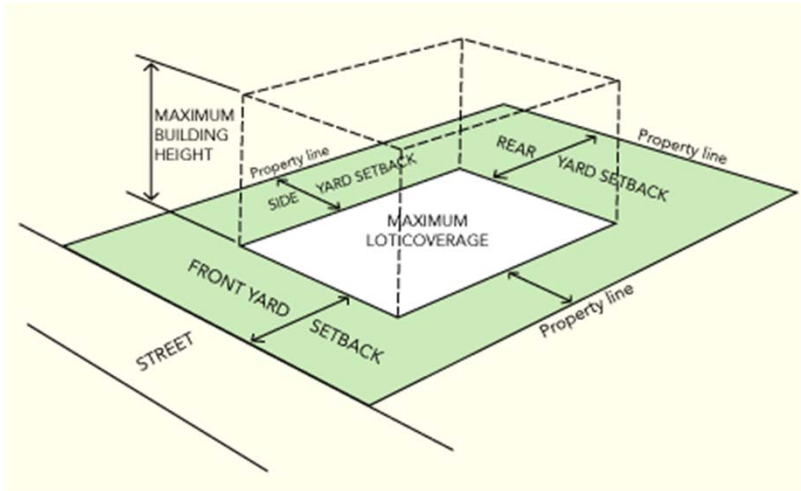
UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN



*Form Based Regulations
to deliver community character*



Form based regulations vs purely metric based regulation



ARTICLE 3. APPLICATION OF DISTRICT REGULATIONS

<http://library2.municode.com/mcco/DocView/11043/1/211/214>

Use	Minimum Lot Size		Building Lot Coverage	Building Height		Minimum Yards				Accessory Buildings	
	Area in square feet	Frontage		Principal	Accessory	Front	Corner	Side	Rear	Side Lot Line	Rear Lot Line
Single-family dwelling	200,000	300	5 percent	35	25	50	40	40	50	20	20
Other permitted uses	200,000	300	5 percent	35	25	50	40	40	50	40	50

RR-80 Zoning District

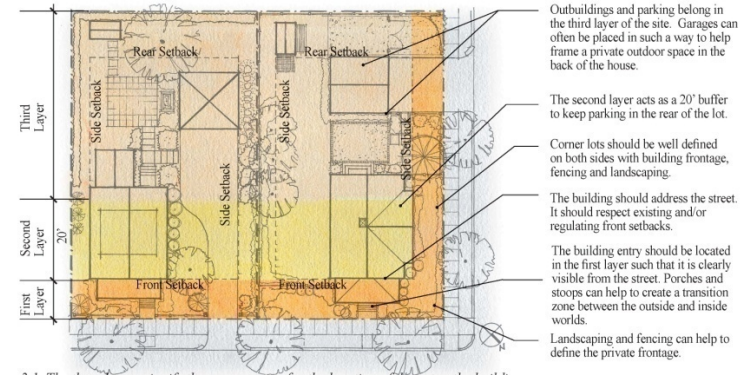
TABLE INSET:

Use	Minimum Lot Size		Building Lot Coverage	Building Height		Minimum Yards				Accessory Buildings	
	Area in square feet	Frontage		Principal	Accessory	Front	Corner	Side	Rear	Side Lot Line	Rear Lot Line
Single-family dwelling	80,000	200	20 percent	35	25	40	40	30	40	20	20
Multifamily dwelling	200,000	300	25 percent	35	25	100	100	100	100	50	50
School, college, religious institution	10 acres	300	25 percent	45	40	100	100	100	100	50	50
Other governmental	200,000	200	25 percent	45	40	50	40	40	50	40	50

JAMESTOWN VISION PATTERN BOOK

SITE CONFIGURATION

THE LOT & THE BLOCK



3.1 The three layers signify the proper zones for the location of the entry, the building, parking and any outbuildings.



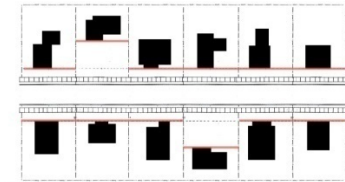
3.2 Trees create a separation between the public zone of the sidewalk and the private zone of the front porch.



3.3 A successful corner lot creates a strong frontage along both the primary and secondary streets. Landscaping elements soften the hard edges of the building along the front and side setbacks.

AVOID

3.4 It is important to maintain the rhythm of the street when building on new lots in traditional neighborhoods. Houses that are set too far back and do not align with the other houses on the street disrupt the continuity of the neighborhood.



RESIDENTIAL DESIGN GUIDELINES



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

Based on a community input and analysis (workshops, visual preference surveys etc.)

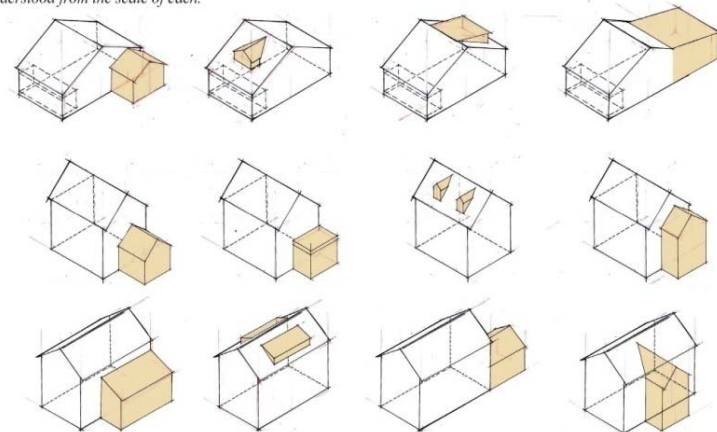
Total number of dwelling units	11.3% (19)	26.2% (44)	31.5% (53)	31.0% (52)	2.82	168
Population growth on an island that has finite borders	8.3% (14)	20.2% (34)	20.8% (35)	50.6% (85)	3.14	168
Water use restrictions	8.9% (15)	18.5% (31)	32.7% (55)	39.9% (67)	3.04	168
Creation of new public/civic space	14.9% (25)	29.2% (49)	34.5% (58)	21.4% (36)	2.63	168
				answered question		168
				skipped question		55

11. Wild card...tell us anything else you think we need to know to help Jamestown.		Response Count
		126
	answered question	126
	skipped question	97

12. Tell us your residential status in Jamestown. (check the one that MOST applies.)			
		Response Percent	Response Count
Year-round resident for more than 10 years		71.3%	117
Year-round resident for 10 years or less		20.7%	34
Summer resident for more than 10 years		6.1%	10
Summer resident for 10 years or less		1.8%	3
		answered question	164
		skipped question	59

13. What is your general location of residence on the island?		Response Count
		164
	answered question	164
	skipped question	59

understood from the scale of each.



1.3 There are various ways to expand and transform an existing home. Additions are most successful when they defer in scale and proportion to the primary form of the original building.

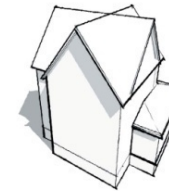
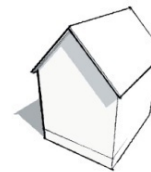
RESIDENTIAL DESIGN GUIDELINES



*Based on a community input and analysis
(understanding and documenting the context)*



Translated into a regulating set of tools that focus on describing what the community wants to FEEL like



10.1 Simple volumes such as dormers, bays and porches can be added to basic house forms to accommodate growing families and uses.

74

BUILDING FUNCTION (see Table 1)	
a Residential use	limited use
b Lodging	limited use
c Office	limited use
d Retail	limited use
BUILDING CONFIGURATION (see Table 1)	
a Principal Building	3 stories max, 2 min
b Outbuilding	2 stories max.
LOT OCCUPATION	
a Lot Width	18 ft. min. 96 ft. max.
b Lot Coverage	70% max.
BUILDING DISPOSITION (see Table 1)	
a Edgeyard	permitted
b Sideyard	permitted
c Rearyard	permitted
d Courtyard	not permitted
SETBACKS - PRINCIPAL BUILDING	
a Front Setback (F)	6 ft. min. 18 ft. max.
b Front Setback (S)	6 ft. min. 18 ft. max.
c Side Setback	0 ft. min.
d Rear Setback	3 ft. min.*
e Frontage Buildout	60% min at setback
SETBACKS - OUTBUILDING	
a Front Setback	24 ft. min. + 50% setback
b Side Setback	0 ft. min. or 3 ft.
c Rear Setback	3 ft. min.
PRIVATE FRONTAGES (see Table 1)	
a Common Lawn	not permitted
b Porch & Fence	permitted
c Terrace or L.C.	permitted
d Revolving	permitted

BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
- Height shall be measured to the eave or roof deck as specified on Table 8.

SETBACKS - PRINCIPAL BLDG.

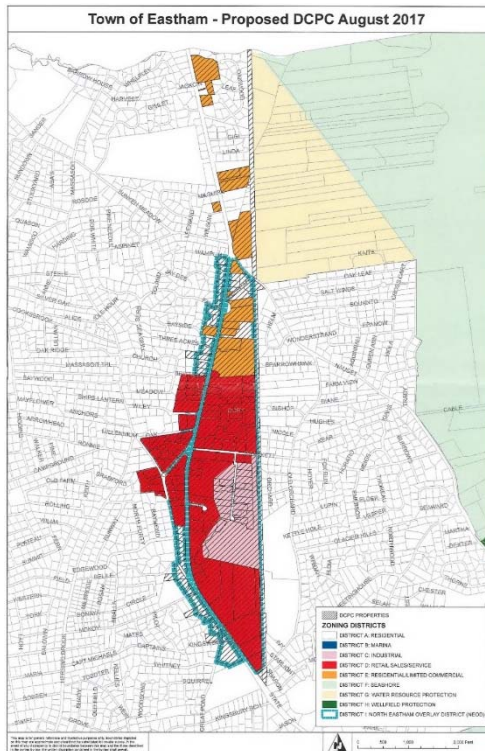
- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING

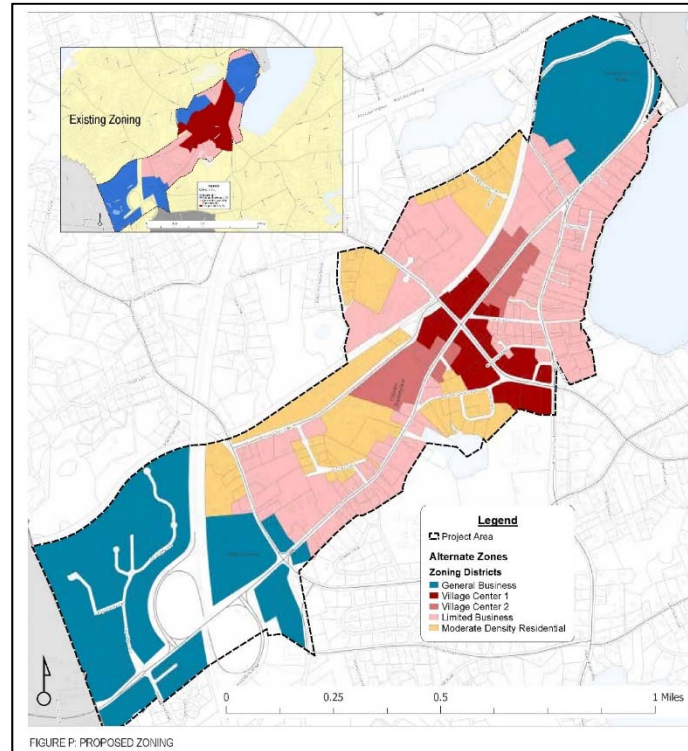
- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

*Which brings us to the ultimate question:
When thinking about how best to incorporate moderate forms of
transitional density in these areas...*



Eastham:
Route 6 / Brackett Rd Area



Orleans:
Village Center



Falmouth:
Davis Straits Area

... could any (or all) of these options fit in your community?



Cottage



Duplex



Townhouse



Stacked Flats



Towns over Flats



Multiplex