



Creative Approaches to Moderate Density
Filling the Missing Middle on Cape Cod

First Public Presentation

Falmouth

June 20, 2018



Project Introduction: Falmouth, Davis Straits Area



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WHY IS FALMOUTH PARTICIPATING?

- *Consistent with Falmouth's Local Comprehensive Plan Goals and Policies*
- *Provide visual tool to engage community in plans for redevelopment resulting in:*
 - *Mixed use development*
 - *Facilitate affordable and multifamily housing opportunities*



*Odd Fellows Hall adaptive re-use:
4 affordable units on .12 acres*



Project Introduction: Community Resiliency by Design



CAPE COD
COMMISSION

Heather Harper

Chief of Staff, Cape Cod Commission

Sharon Rooney

Chief Planner, Cape Cod Commission



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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.



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



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



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



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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



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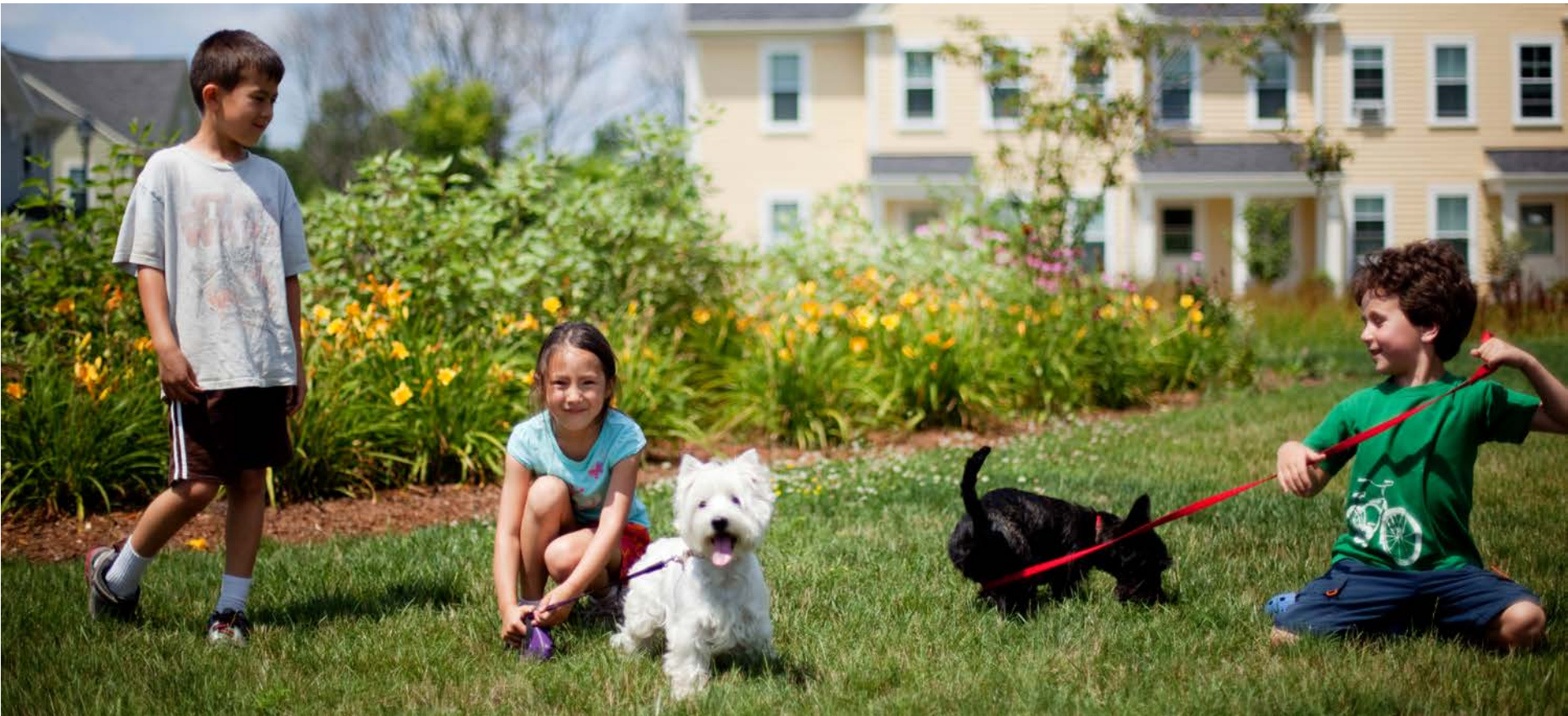
*And that through careful application of the principles of healthy neighborhood design, we can provide a **framework for revitalizing our streets and neighborhoods.***



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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*



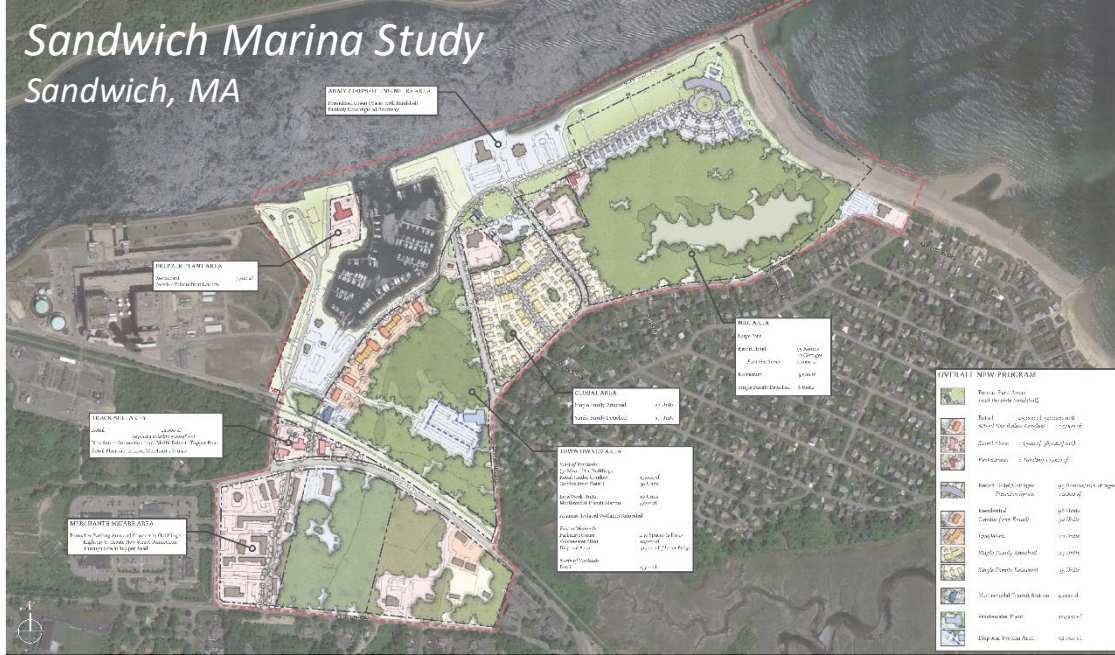
Integrated *mix of uses and types* are the building blocks of complete communities





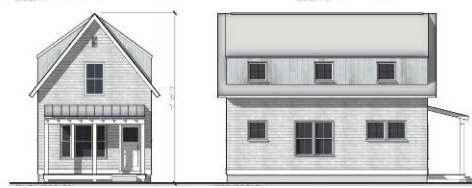
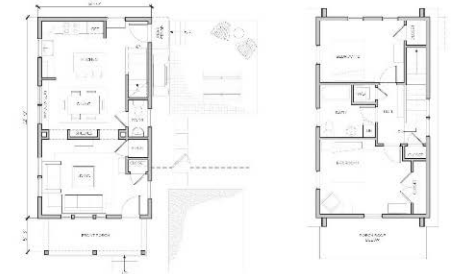
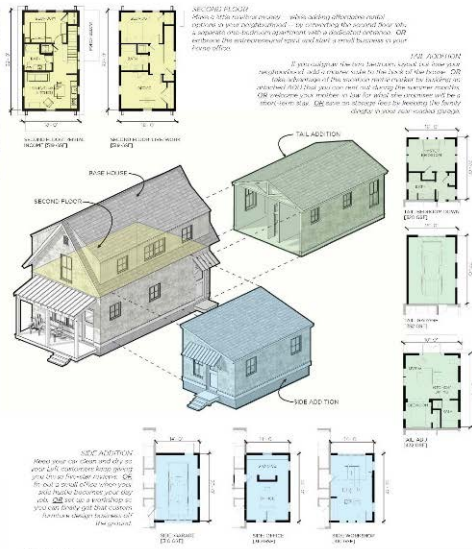
South
Sandwich
Village
Sandwich, MA

Sandwich Marina Study Sandwich, MA



SIDE HUSTLE HOUSE

An affordable home that puts money in the bank
Side Hustle: mean, 1300 - 1600 sq ft, a work performed for income supplementary to the primary job
Example: clean the streets drives for Lyft as a side trade.





*Heritage Sands
Dennisport, MA*



*Brewster's Landing
Brewster, MA*



*Sea Captain's Row
Hyannis, MA*

Why are we here?



[Last night we were there]



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)



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

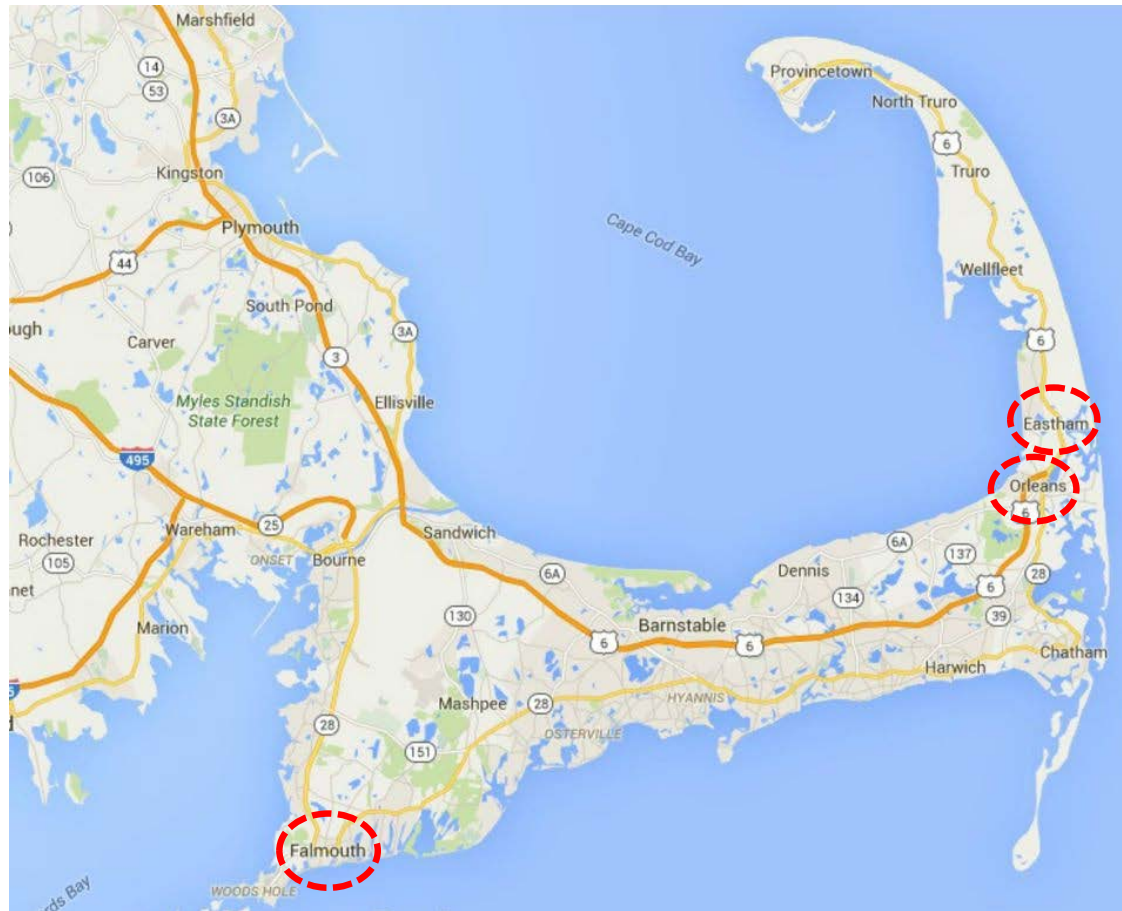
Fall

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.



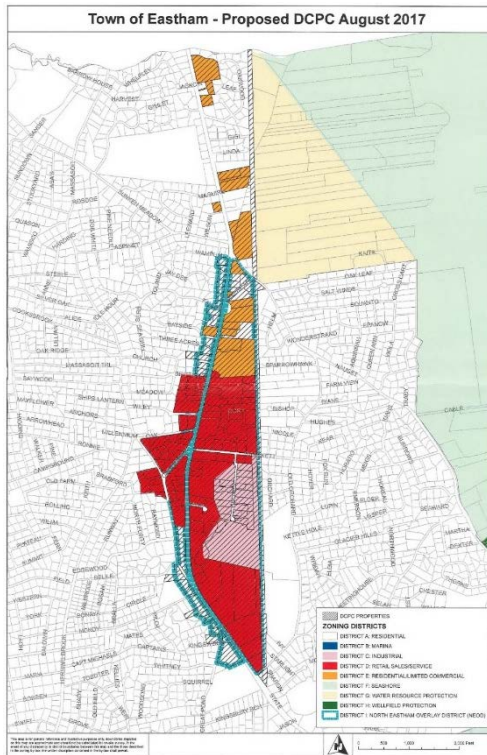
Where we are starting

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



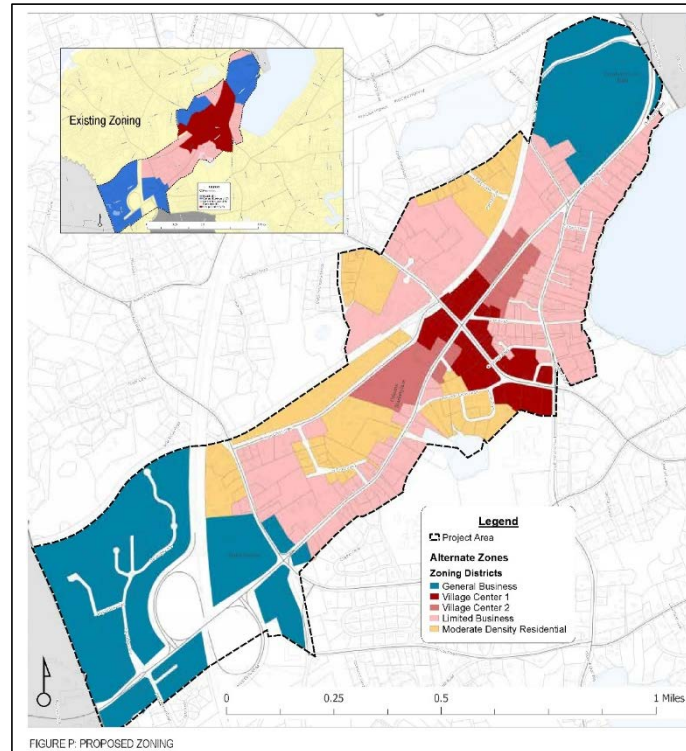
Eastham and Orleans have also adopted *recent zoning changes* that provide new opportunities for *housing and mixed use* development.

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

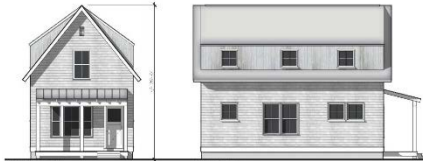
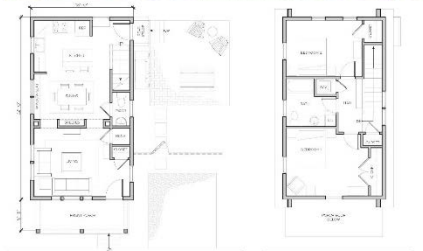


*Precisely where “**Transitional Density**” is important to consider as a way to seamlessly knit the community together and avoid jarring transitions in the street character of your communities*



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.

JAMISTOWN VISION PATTERN BOOK

THE LOT & THE BLOCK

SITE CONFIGURATION

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

The second layer acts as a 27' buffer to keep parking in the rear of the lot.

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

The building should address the street. It should respect existing and/or regulating those setbacks.

The building entry should be located on 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 living space.

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 porch 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 change the continuity of the neighborhood.

RESIDENTIAL DESIGN GUIDELINES



FIG. 7 Simple volumes such as dormers, bays and porches can be added to basic house forms to accommodate growing families and uses.

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BUILDING CONFIGURATION

- Building height shall be measured in number of stories, excluding Attics and unconditioned 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 feet in maximum. 2 height shall be measured to the eave or roof deck as specified on tables.

BUILDING FUNCTION (see Table 10)

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

BUILDING CONFIGURATION (see Table 10)

A. Principal Building	3 stories max. 2 min.
B. Outbuilding	2 stories max.

LOT OCCUPATION (see Table 10)

A. Lot Area	10,000 sq. ft. min.
B. Lot Coverage	70% max.

BUILDING DISPOSITION (see Table 10)

A. Elevation	permitted
B. Sidewalk	permitted
C. Rearyard	permitted
D. Courtyard	not permitted

SETRACKS - PRINCIPAL BUILDING

A. Front Setback (F)	6 ft. min. 10 ft. max.
B. Front Setback (S)	6 ft. min. 10 ft. max.
C. Side Setback	3 ft. min.
D. Rear Setback	3 ft. min.*
E. Frontage Setback	50% min. of setback

SETRACKS - OUTBUILDING

A. Front Setback	20 ft. min. + 50% setback
B. Side Setback	0 ft. min. or 3 ft.
C. Rear Setback	3 ft. min.

PRIVATE FRONTAGES (see Table 10)

A. Common Lawn	not permitted
B. Porch & Fence	permitted
C. Driveway or L.C.	permitted

SETRACKS - 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.

SETRACKS - 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.*





*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).***

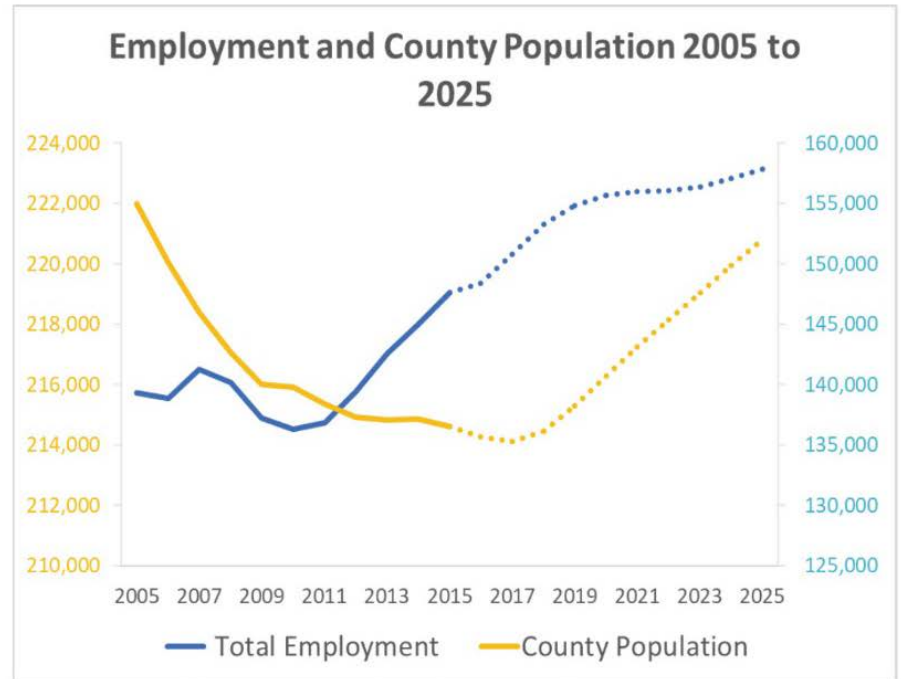
Barnstable County-Estimated Affordable Gap for Owner Units, 2015					
% of Median Household Income	50%	80%	100%	120%	>120%
Income (County Average)	\$36,125	\$57,799	\$72,249	\$86,699	
Affordable Price (County Average)	\$125,043	\$212,438	\$271,473	\$330,618	
Estimated Unit Demand	17,379	12,908	8,477	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



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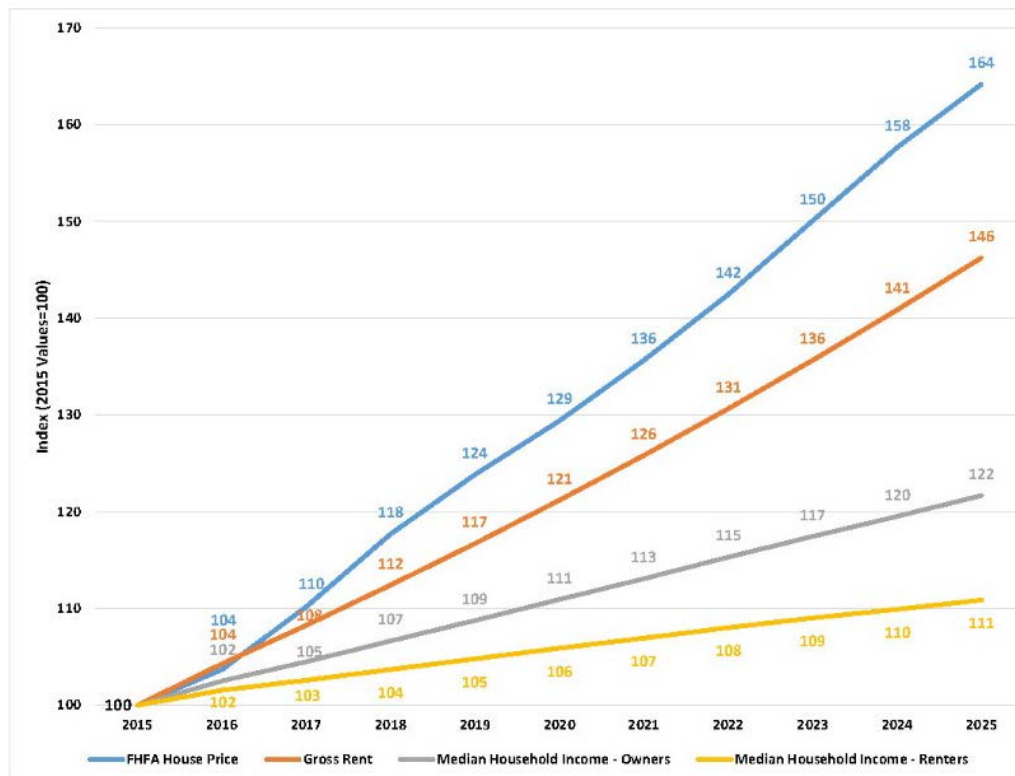
Employment growth is expected to add roughly **6,200 additional residents by 2025**.



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

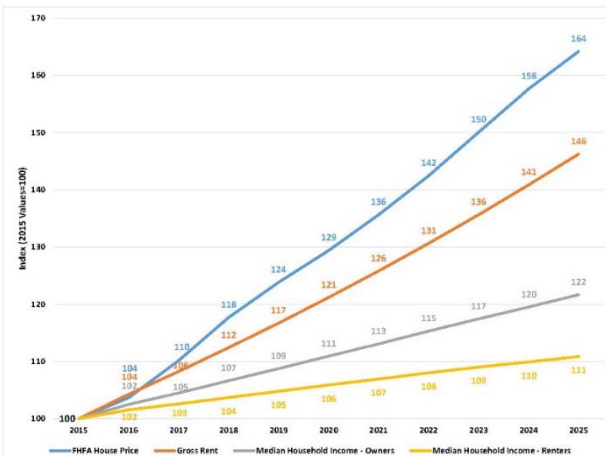
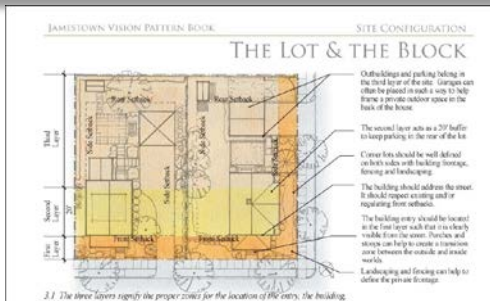
JUNE 30TH 2017



Submitted to
Barnstable County
and the
Cape Cod Commission

Prepared by
Cape Analytics, Inc.
Economic Policy Resources

Burlington, Vermont
www.capeanalytics.com



So what is all of this beginning to suggest?



DENSITY!!!



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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...



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Which one has a higher density?



Which one has a higher density?



Typical Single Family Home

Cape Cod

*1 unit on 0.25 - 0.5 acre =
2 - 4 du/ac*

Mansion Apartments

West Falmouth Highway, Falmouth

*5 units on 0.5 acres =
10 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*



Which one has a higher density?



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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*



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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

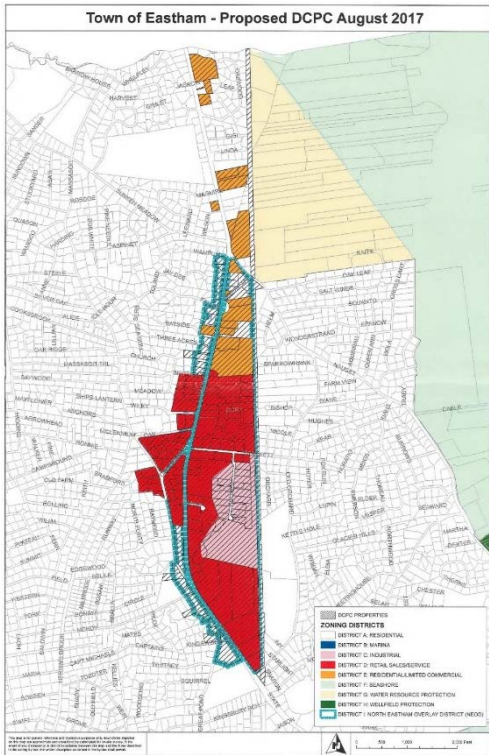
*100 units on 6 acres =
16 du/ac*





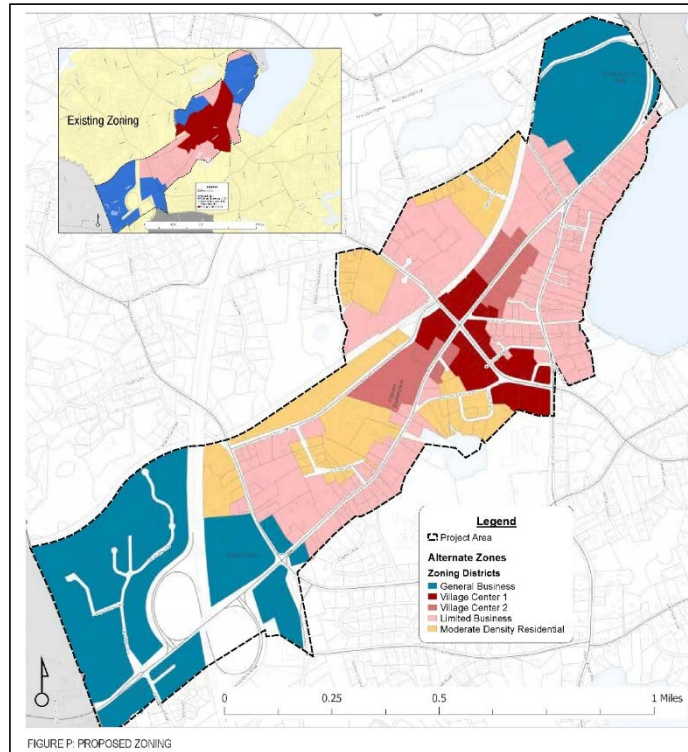
What are some creative approaches to moderate/transitional density?





Eastham:

Route 6 / Brackett Rd Area



Orleans:

Village Center

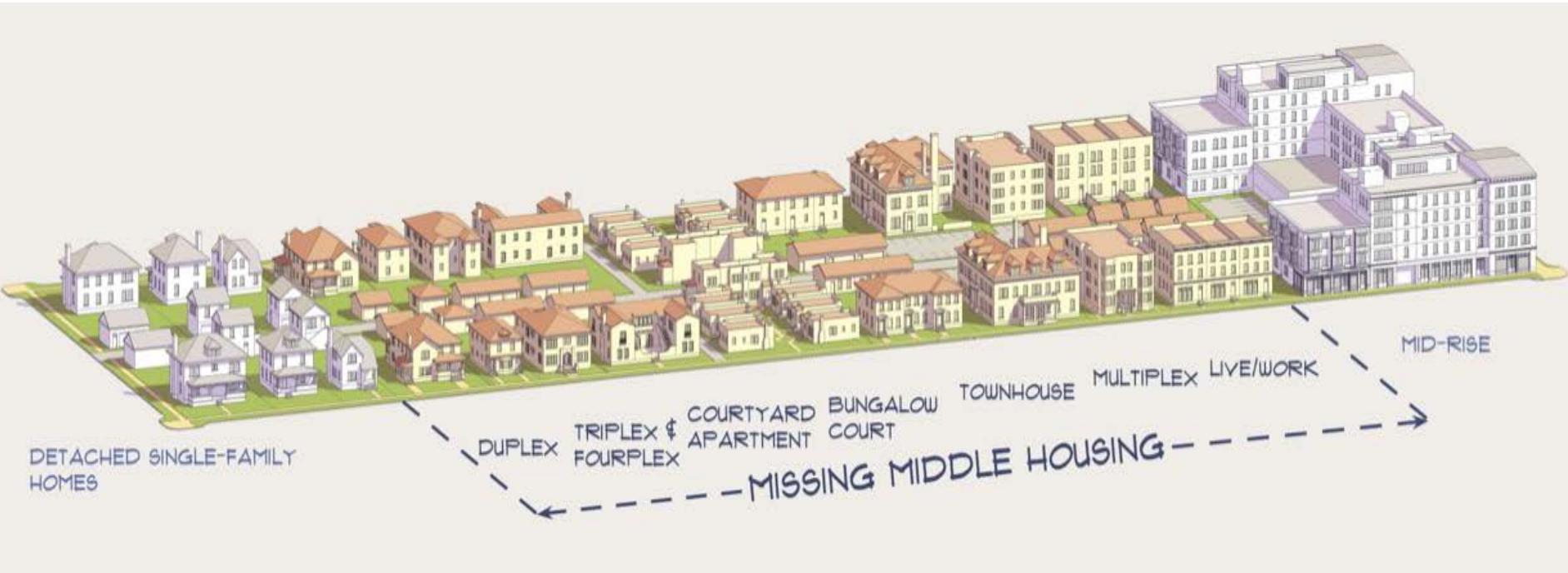


Falmouth:

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”.



Missing-Middle-Housing.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.



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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.

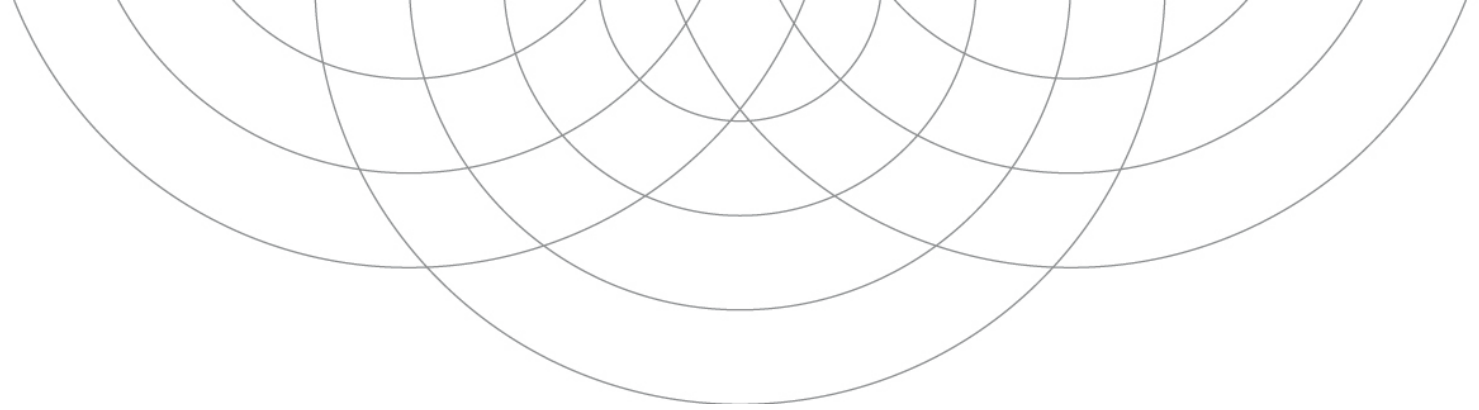


So why is there a renewed interest now?

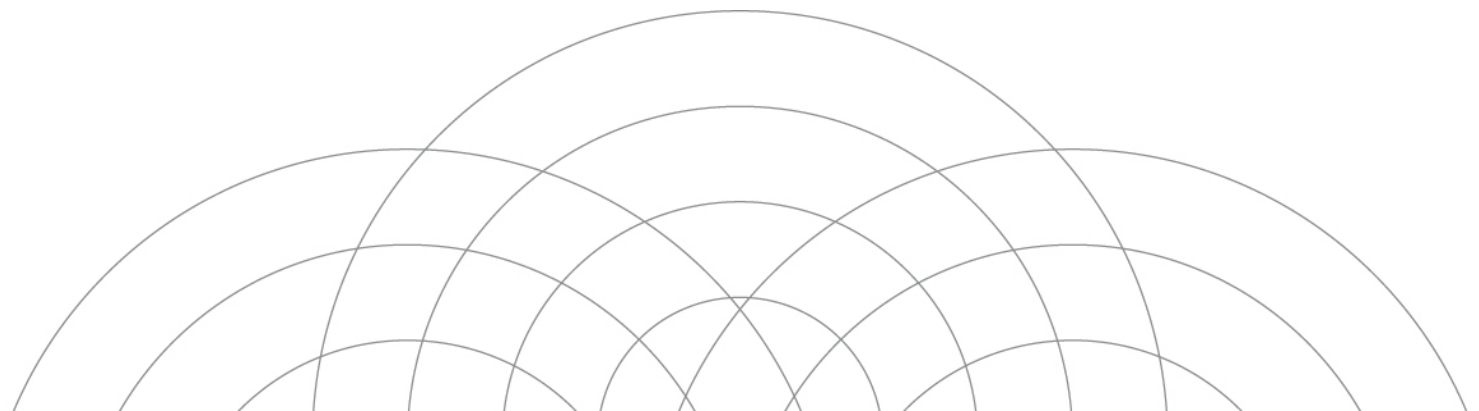
- Empty nesters and young professionals looking for options in *historic cores*
- Looking for new models to help provide *more affordable housing*
- Industry looking for new ways to develop in *smaller increments*
- Demographic shift to *“right-sized”* units and communal living

All of which the *Missing Middle* can help address



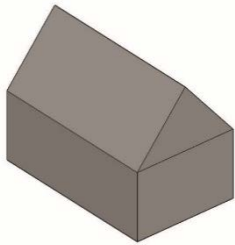


Missing Middle Building Types

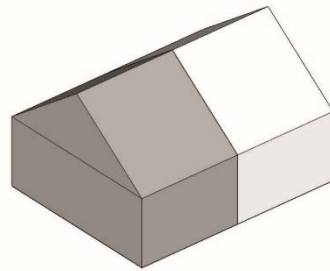


What do we mean by “*building types*”?

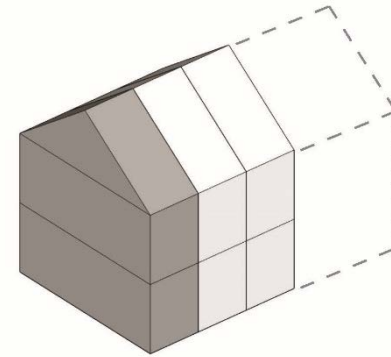
Basically a means of categorizing units of a similar scale, arrangement, and disposition.



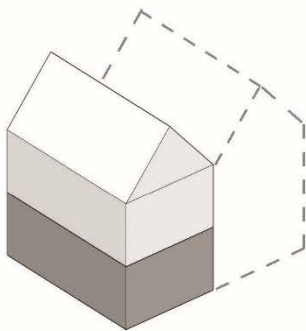
Cottage



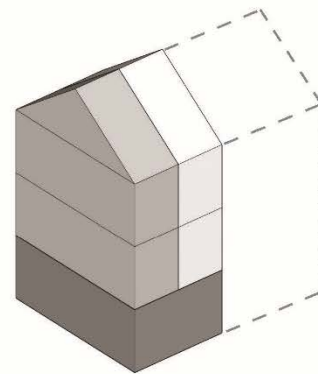
Duplex



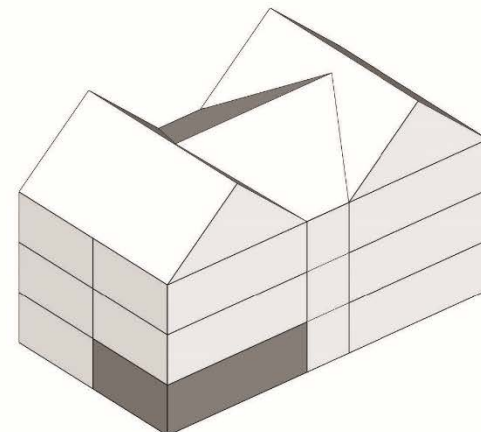
Townhouse



Stacked Flats



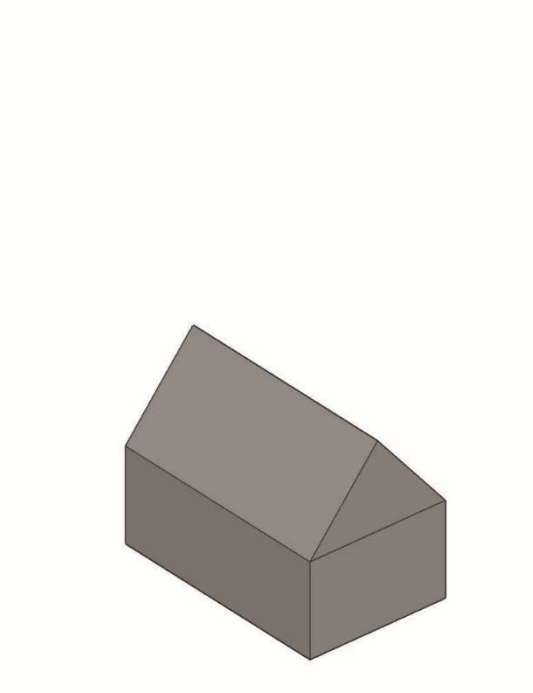
Towns over Flats



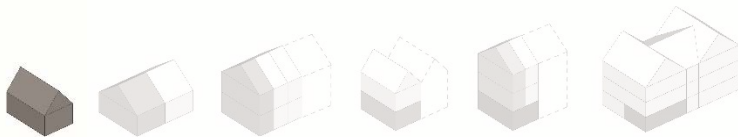
Multiplex



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



Cottages: Small scale single family detached units

Heritage Sands

Old Wharf Road, Dennisport

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



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?



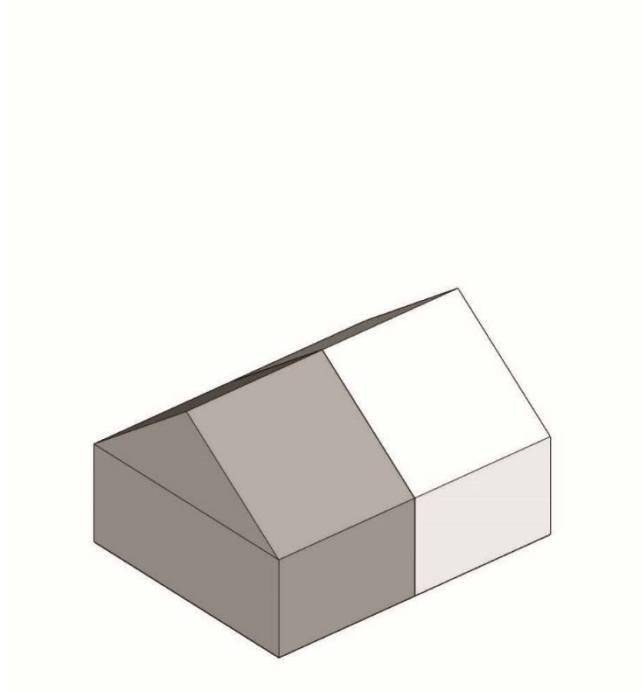
Cottages: Small scale single family detached units



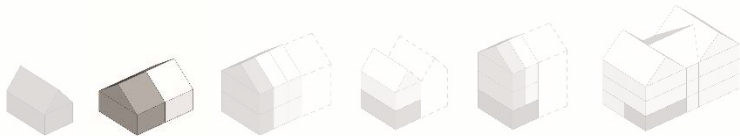
Which image feels more appropriate here?



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



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?



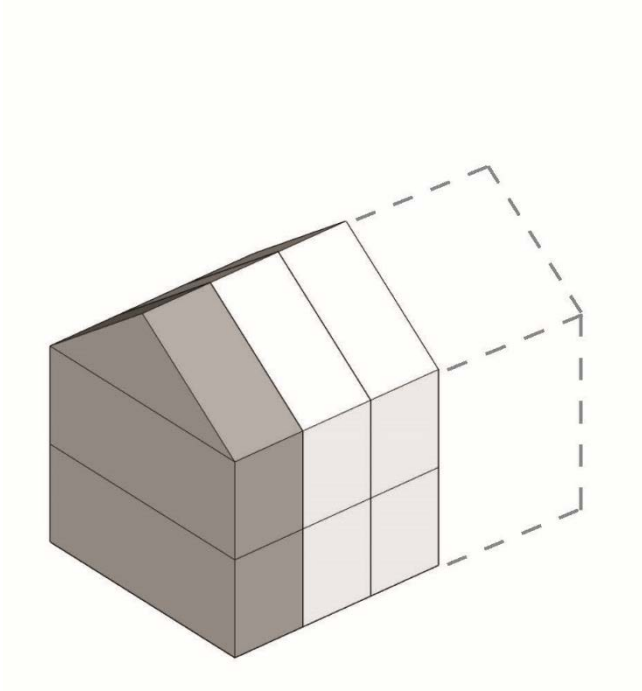
Duplexes: Single family semi-detached units



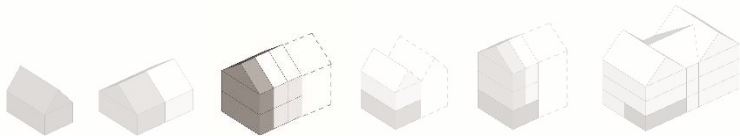
Which image feels more appropriate here?



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



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?



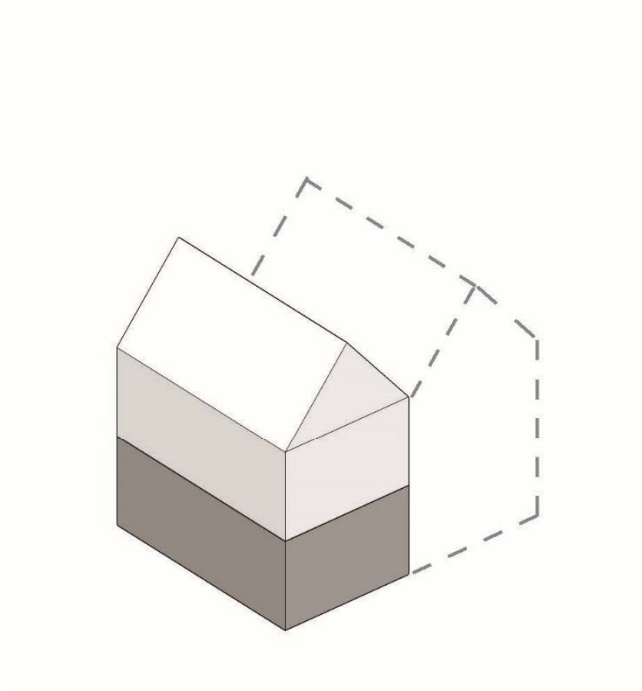
Townhouses: Single family attached units



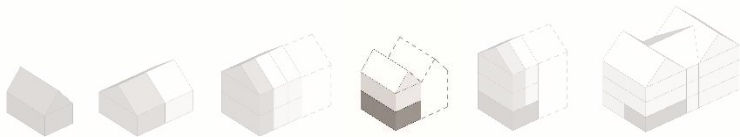
Which image feels more appropriate here?



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*



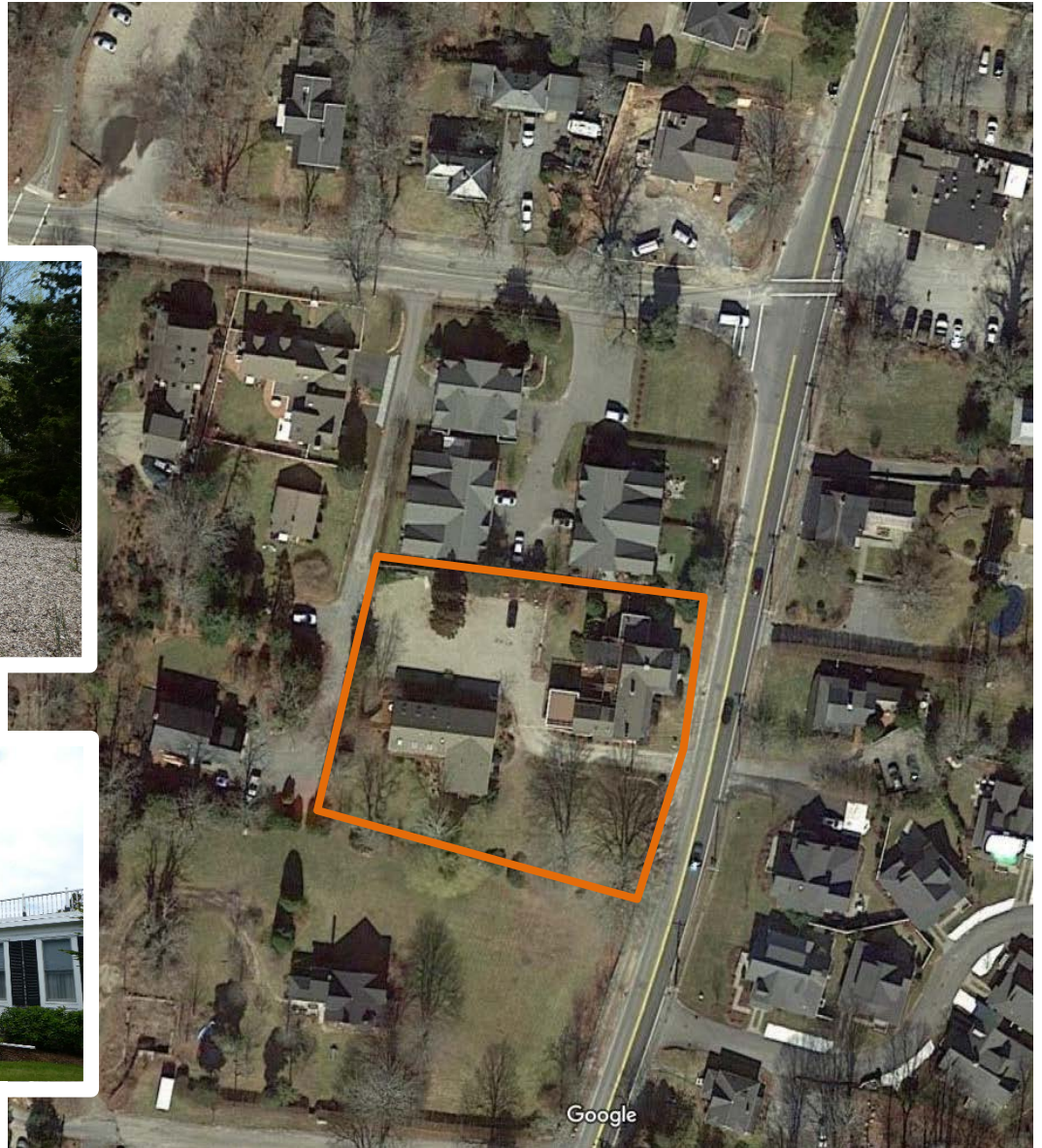
Stacked Flats: Stacked units, often with independent circulation

Captain Hamblin House

West Falmouth Hwy, West Falmouth

9 units on 1 acres =

9 du/ac



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?



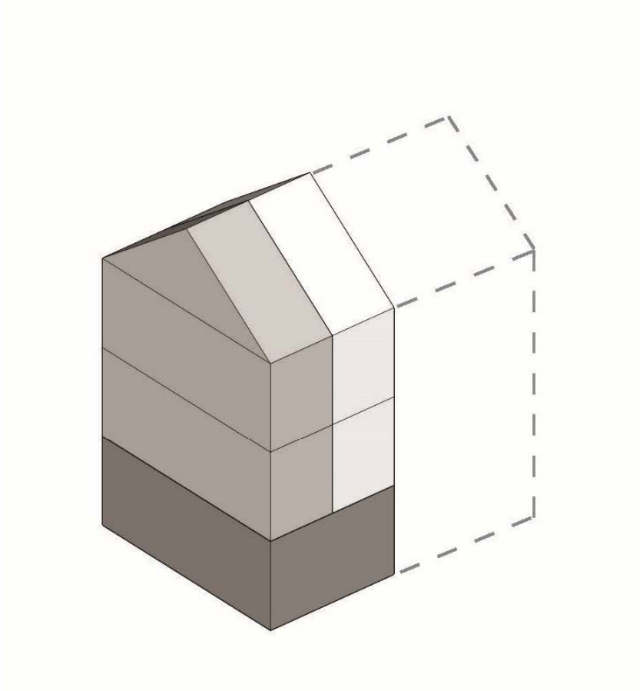
Stacked Flats: Stacked units, often with independent circulation



Which image feels more appropriate here?



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*



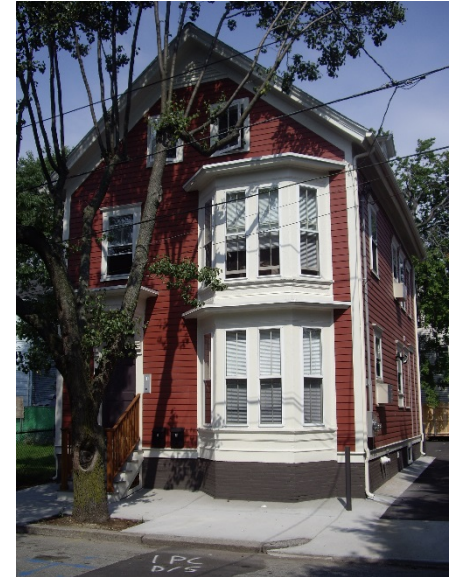
Towns over Flats: Multistory units over ground floor flat



Provincetown, MA



Providence, RI



Providence, RI



Hyannis, MA



Towns over Flats: Multistory units over ground floor flat



Which image feels more appropriate here?



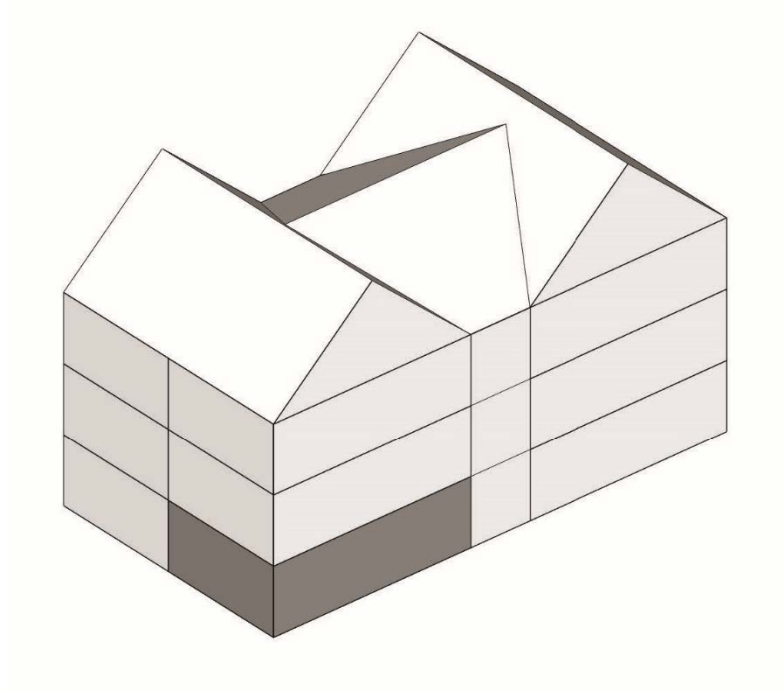
Towns over Flats: Multistory units over ground floor flat



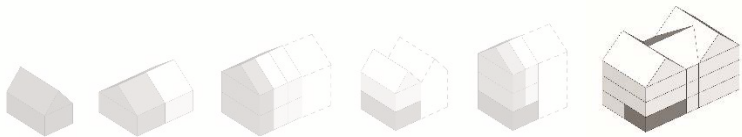
Which image feels more appropriate here?



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



Multiplex: Small scale multifamily, typically with shared circulation

Rock Harbor Village

Orleans

100 units on 6 acres =

16 du/ac



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?



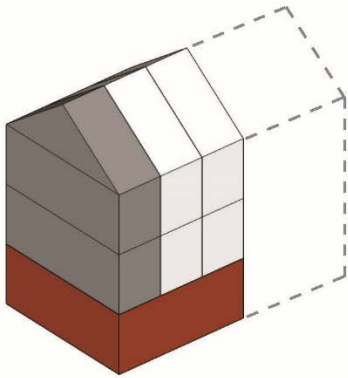
Multiplex: Small scale multifamily, typically with shared circulation



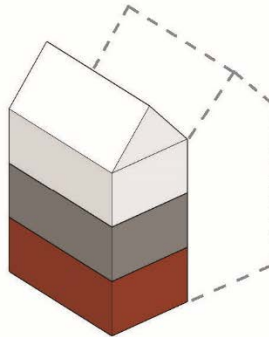
Which image feels more appropriate here?



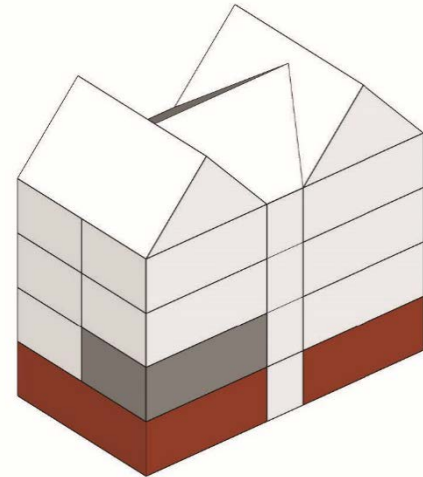
Mixed-Use: Variations that include retail on first floor



*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?



Mixed-Use: Variations that include retail on first floor



Which image feels more appropriate here?

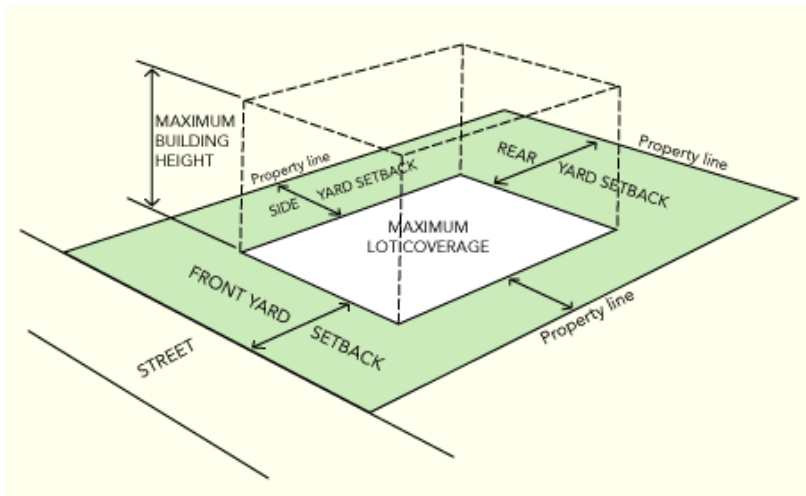




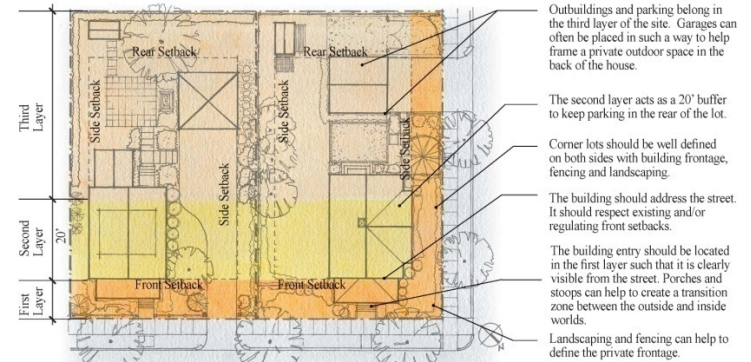
*Form Based Regulations
to deliver community character*



Form based regulations vs purely metric based regulation



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.

ARTICLE 3. APPLICATION OF DISTRICT REGULATIONS

<http://library2.municode.com/mcco/DocView11043/1/211/214>

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



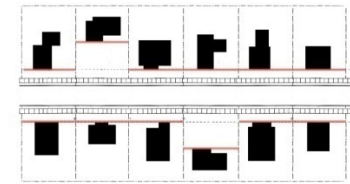
3.2 Trees create a separation between the public zone of the sidewalk and the private zone of the front porch.



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.



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

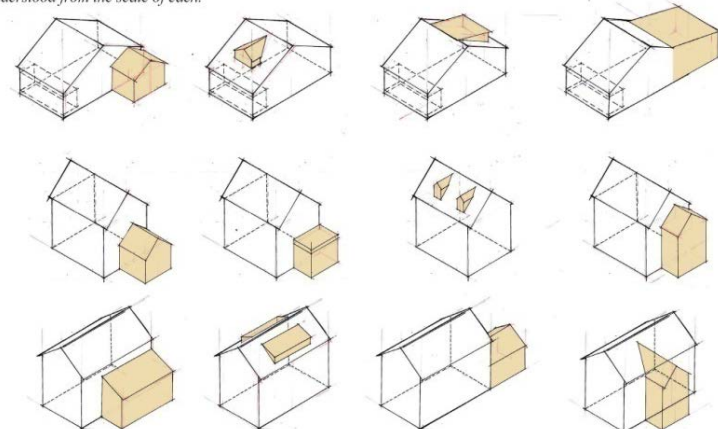
Total number of dwelling units	11.3% (19)	26.2% (44)	31.5% (53)	31.0% (52)	2.82	168
Population growth on an Island that has finite borders	8.3% (14)	20.2% (34)	20.8% (35)	50.6% (85)	3.14	168
Water use restrictions	8.9% (15)	18.5% (31)	32.7% (55)	39.9% (67)	3.04	168
Creation of new public/civic space	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.

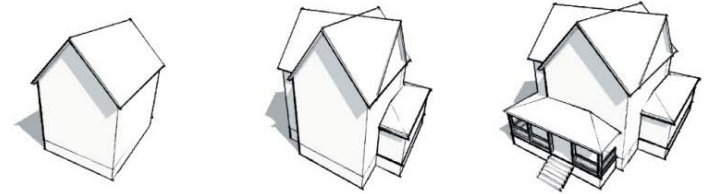
RESIDENTIAL DESIGN GUIDELINES



*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.

T4

BUILDING FUNCTION (see Table 1) & (Table 2)

a. Residential	limited use
b. Lodging	limited use
c. Office	limited use
d. Retail	limited use

BUILDING CONFIGURATION (see Table 3)

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 4)

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. + 10' 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. Patch & Fence	permitted
c. Terrace or L.C.	permitted
d. Front Porch	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 feet with no maximum.
- Height shall be measured to the eave or roof deck as specified on Table 8.

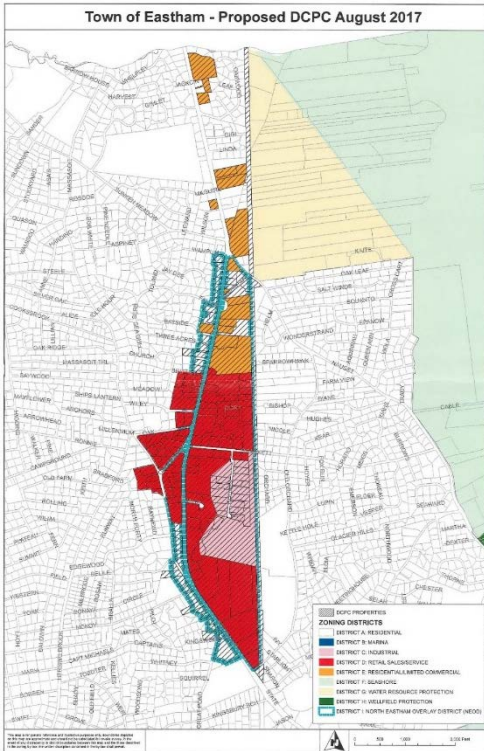
SETBACKS - PRINCIPAL BLDG.

- 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.

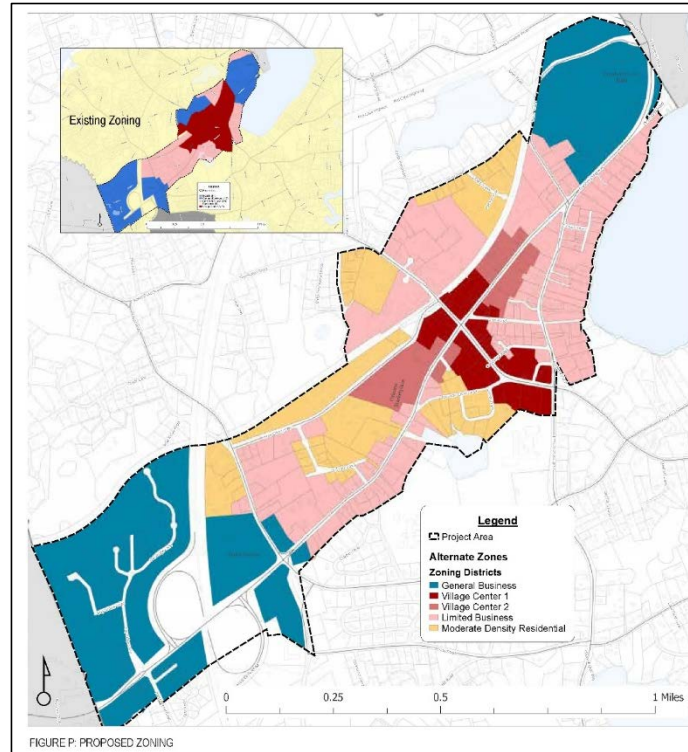
SETBACKS - OUTBUILDING

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

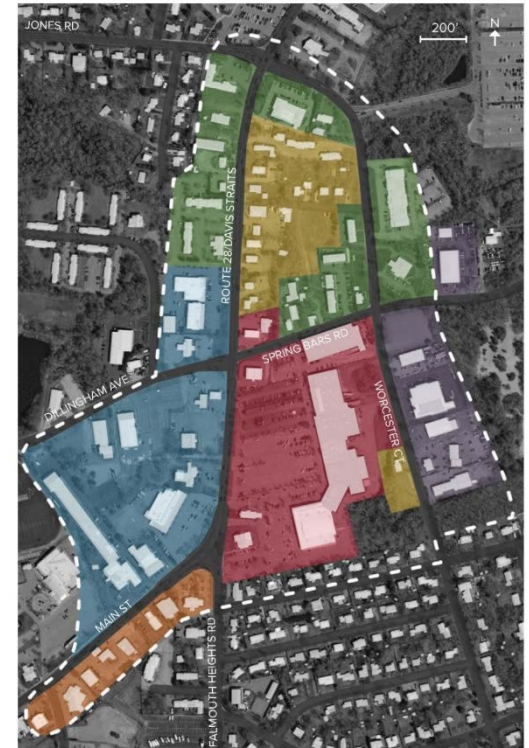
*Which brings us to the ultimate question:
When thinking about how best to incorporate moderate forms of
transitional density in these areas...*



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