

# DRAFT

## Article ## Zoning

~~Strikethrough~~ = Language to be deleted

Underline = Language to be inserted

To see if the Town will vote to amend the Eastham Zoning Bylaw, **SECTION 7.2 SETBACKS** as follows:

### 7.2.5 Detached Accessory Buildings and Structures

Setback requirements for detached accessory buildings and structures used for any purpose, in-ground and above ground pools including surrounding deck/patio areas and paved courts used for recreational purposes in Districts A, B, E, G & H, regardless of when the lot was created, shall be

- ~~a minimum separation of eight (8) feet between all buildings; and~~
- a minimum of twelve (12) feet and at least the maximum height of the accessory structure from the side and rear property lines; and
- thirty (30) from any street or way

### 7.2.6 Perimeter Vegetation

An area not less than six (6) feet in width measured from and perpendicular to the lot line around the perimeter of the lot shall be landscaped with grass, trees, shrubs or other plants. Portions of this area may be paved for pedestrian and vehicular access but at no time shall the pedestrian and/or vehicular access be located within 6 feet of the side property lines.

or take any action relative thereto.

By Eastham Planning Board

Summary:

The amendments are intended to address issues related to neighborhood character and the intensity of use on residential properties to reduce potential nuisance issues and preserve the rural character of the town's residential areas.

BOARD OF SELECTMEN RECOMMENDATION:

FINANCE COMMITTEE RECOMMENDATION:

PLANNING BOARD RECOMMENDATION:

*(2/3 vote required)*