

# Eastham Planning Board Design and Performance Standards Eastham Corridor Special District (ECSD)



Effective May 21, 2025  
Pursuant to Mass. General Laws, Ch. 40A, Sec. 9  
By the Planning Board of the Town of Eastham, Massachusetts

Filed with the Town Clerk May 28, 2025

# Purpose and Intent

The Eastham Planning Board adopted these Design and Performance Standards on in accordance with MGL Chapter 40A to supplement the site plan and special permit development review process as part of the Planning Board Rules and Regulations. These Design and Performance Standards are intended to be used by the Planning Board for all eligible development projects in the Eastham Corridor Special District (ECSD) under the Eastham Zoning Bylaw, Section 3.8. These standards are also intended to be used as best practices for projects that do not require regulatory review and approval.

The Planning Board's intention in adopting the ECSD Design and Performance Standards is to maintain or improve the quality of life for Eastham residents, provide affordable and attainable year-round housing and improve the viability of a commercial and mixed-use village center through context-based design and sustainable development practices. The Design and Performance Standards and review process encompasses a range of topics and elements of site planning and design. This requires the collaboration of multiple disciplines and perspectives such as community planning, urban design, architecture, landscape architecture, civil engineering, and resource management to achieve a meaningful, economically viable, environmentally sustainable, and aesthetically pleasing district.

The purpose of the Design and Performance Standards is to establish the minimum expectations for the quality of design for development in the ECSD. Applicants are encouraged, but not required, to achieve beyond the scope of these standards in each category.

Any development that requires Site Plan or Special Permit approval is required to follow these Design and Performance Standards. Adherence to the standards helps applicants to achieve approval and may streamline the site plan review process.



# Administration

Eastham property owners and developers within the Eastham Corridor Special District (ECSD) are required to use the ECSD Design and Performance Standards as applicable when planning and designing building renovations, redevelopment, or new buildings and site developments on their properties. Any significant change to an existing building or property will likely require site plan review with the Planning Board. Town staff will review preliminary plans and applications for compliance with the Eastham Zoning Bylaws and consistent with these Design Standards prior to submitting a formal application. Once a formal application is submitted, Town staff will review the plans and prepare a report with recommendations for Planning Board consideration.

## Site Plan Approval Categories



### Minor Site Plan Approval:

The Planning Board's designee, without a public hearing, shall issue a written determination for Minor Site Plan approval upon a determination that all the applicable requirements listed in Section 3.0, District I, subsection 3.8.5 ECSD Use Regulations have been satisfied.

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### Major Site Plan Approval

Major Site Plan approval shall be granted upon a favorable vote of a majority of the Planning Board upon a determination that all of the requirements listed in Section 3.0, District I, subsection 3.8.5 ECSD Use ECSD District-Wide Development Standards, have been satisfied and a public hearing shall be required.

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### Site Plan Special Permit Approval

Approval shall be granted only upon a favorable vote of a supermajority of the Planning Board upon a determination that all the requirements listed in Section 3.0, District I, subsection 3.8.5 ECSD Use 3.8.5.4 3.8.5.3.5, ECSD District-Wide Development Standards, have been satisfied following a public hearing.

# Administration

**Amendment:** These Design and Performance Standards or any portion thereof may be amended from time to time by a majority vote of the Planning Board on its own motion, following notice and a public hearing.

**Validity:** In the event of a conflict between these Design and Performance Standards and the provisions of the Massachusetts Zoning Act and/or the Town of Eastham Zoning Bylaw, the provisions of Massachusetts Zoning Act and the Town of Eastham Zoning Bylaw shall apply.

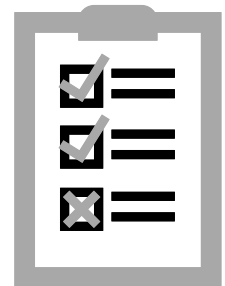
## **Waiver of Strict Compliance with Design and Performance Standards:**

The Planning Board may waive strict compliance with the requirements of these standards when, in the judgment of the Board, such action is in the public interest and not inconsistent with the intent and purpose of the Eastham Zoning Bylaw. In waiving strict compliance, the Board shall require the applicant to provide such alternative conditions as will serve substantially the same objective as the standards waived. Before granting a waiver from strict compliance with these standards, the Board shall request and receive from the applicant sufficient information on which to base its decision.

# Site Plan Review Process

## **Pre-Application Review:**

**Applicants are required to schedule a preliminary meeting with Town staff prior to filing a formal application,** at which time the level of regulatory review and approval may be determined. Such preliminary reviews may help identify general approaches and allow for exploration of potential problems at an early stage. Sketches, which need not be professionally prepared, are intended to initiate the discussion and do not need to show all the information required for a formal site plan application. The applicant shall contact the Town Planner to schedule a preliminary review with Town staff.



## **Formal Application for Development:**

Development review is initiated by the Planning Department upon receipt of a Site Plan or Special Permit Application or building permit. The Planning Department will provide an initial review, according to a Design Standards Checklist. This review determines the areas of focus for discussion between the applicant and the Planning Board. The planning staff will present final written recommendations to the Planning Board.



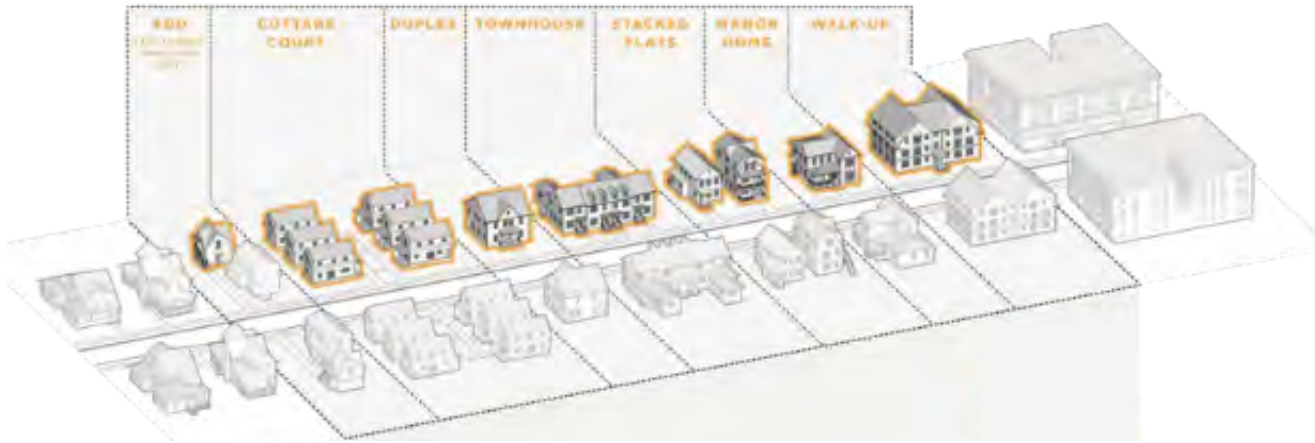
# Building Types and Design

The following guidelines outline the building types and architectural design elements that should be viewed as a baseline for well-designed development in the ECSD. The purpose of the standards is to promote sustainable, functional, and aesthetically pleasing commercial, residential, and industrial development within the ECSD's subdistricts. This section provides guidance to landowners, developers, and businesses proposing development in ECSD subdistricts.

## Design Objectives

1. Enhance the relationship and design of buildings, parking, access, landscape, open spaces, site circulation, and the interface with other buildings and properties.
2. Create a strong relationship with the "public realm" which are the spaces between buildings and within the public right-of-way including sidewalks, open spaces, landscaping, and streetscapes.
3. Ensure opportunities for small to large-scale residential, commercial, light industrial, and mixed-use development through a broad range of building types and mix of uses.
4. Encourage traditional New England architecture with compatible diversity and flexibility while fostering high-quality design.
5. Incorporate the highest sustainable and ecological best practices using advanced green and healthy building technologies and materials.
6. Promote an attractive and pleasant place to work, do business, recreate, eat, shop, learn, be entertained, and visit.
7. Incorporate "**Missing Middle**" Housing: The ECSD district can support a variety of uses and building types including "Missing Middle" housing types which include the range of housing options between the detached single-unit home and the small apartment complex. A critical component of developing a vibrant village center is ensuring that the area has a sustainable residential base to support local businesses and ensure a resilient year-round community. Diversifying the housing stock provides flexibility to developers and affordability to residents.

# Missing Middle Housing Types



## ACCESSORY DWELLING UNIT (ADU)

An Accessory Dwelling Unit is a secondary unit on a shared lot with a primary structure/home.

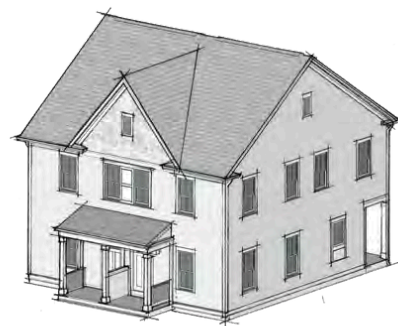
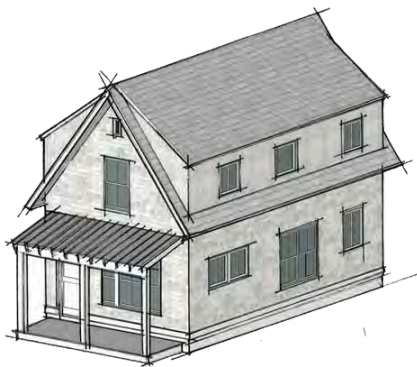
- Typical Size: Usually 1 to 2 stories
- Considerations: Often a converted barn or garage, flat with a separate entry above garage, or cottage building on same lot as another residential structure.



## COTTAGE

Cottages are small-scale, single-family detached units.

- Typical Size: Range from 1 to 2 stories.



## DUPLEX

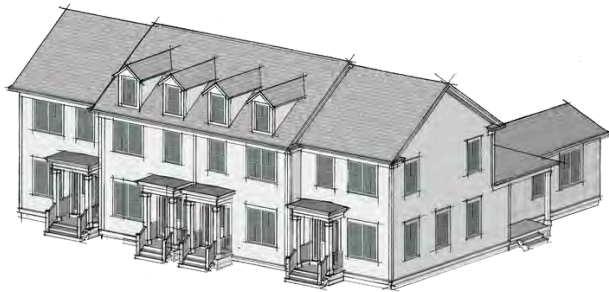
Duplexes are single-family semi-detached units, meaning they share a common “party wall.”

- Typical Size: Usually 1.5 to 2 stories.
- Consideration: Typically designed with individual entries.

## TOWNHOUSE

Townhouses are single-family attached units which are arranged in a series and share multiple common “party walls”.

- Typical Size: Usually 1 to 2 stories
- Site Plan: Usually groups of attached units as part of a larger development
- Considerations: Sometimes 3 stories if garage is on ground floor with living above.



## MULTI-FAMILY WALK UP

Walk-ups are small scale multi-family buildings, which are commonly comprised of a series of flats with shared circulation

- Typical Size: Usually 2 to 3 stories
- Considerations: Typically comprised of studio and 1-bedroom units. Can be comprised of single-room occupancy or micro-units to achieve higher density.



## MANOR HOUSE

A manor house is a small-scale multi-family building that looks like a large home.

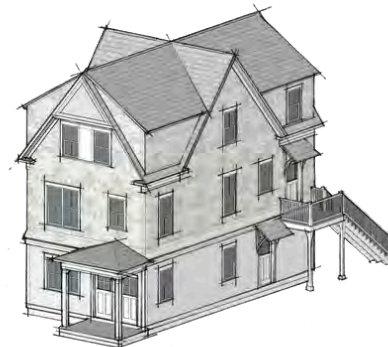
- Typical Size: Usually 1.5 to 3 stories.
- Considerations: Usually a large family home converted to smaller units.



## STACKED FLAT

A stacked flat is a first floor flat with a single story flat or two story townhouse above.

- Typical Size: Usually 2 to 3 stories.
- Alias: Two-family, Three-family, Double decker, Triple decker
- Considerations: May be designed with individual entries or one entry.



# Building Massing

New buildings should be designed to reduce the overall perceived scale and provide simple and evocative forms that reinforce a traditional New England village center and surrounding neighborhoods.

**Break down large building masses:** Separate the building mass into various structures that more closely approximate the size of traditional buildings in the region. Building masses can be grouped around a central courtyard or arranged as a primary building with several attached ells. Along roadways, orient the short axis of the building parallel to the street to maintain a building profile that is more consistent with the region's traditional scale.



*In this Yarmouth office example, the floor plan is divided among multiple connected buildings, creating a more pedestrian-oriented scale. Source: Cape Cod Commission,*

**Vary the wall height:** Provide changes in the building wall height to reduce the overall bulk of the structure and to increase variety along the façades. Portions of the building above 20 feet in height should be roof forms unless the established development pattern in the area includes higher building walls. If a third floor is created, it should be set back or within a roof form to maintain a traditional scale to the building. Designing a second story for a portion of the building is an effective way of varying both the building design and the wall height consistent with traditional development.



*The varied wall heights on this traditional building reduces the visible bulk on a large structure. Source: Cape Cod Commission*

**Bring down the building edges:** Bring the edges of the building down with smaller attached masses such as porches, entrances, or lower additions. The use of arcades (a series of arches supported by columns) that are not physically attached to the building but are stepped forward and essentially function as a frontage building, can be particularly effective in breaking up the apparent massing of a large building. While visually identifying the entrance of a building is essential to any good design, the mass of the entry should generally be subordinate to the primary building mass. For example, the ridge of an entry should be at or below the primary roof height. The design should provide a visual distinction between primary and secondary entrances, which also helps to incorporate asymmetry into the building façade.



*This design uses varied eave lines and ridge heights to reduce the apparent mass of the building. Source: Delphi Construction.*

**Provide transition areas between commercial and residential developments:**

Buildings should step down in scale and size where commercial developments abut residential neighborhoods to avoid jarring transitions in street and neighborhood character.



*This rendering shows larger mixed use buildings located along the main street. The buildings transition to a smaller residential scale with Manor Houses, Townhouses, and Duplexes along the edge adjacent to existing single-family homes. Source: Union Studio*

# Roof Forms

Roof form has a significant impact on the character and style of the architecture. Roof forms should be both authentic to the type of building they are part of and strive to reinforce a sense of New England village character and scale.

**Reinforce New England village character with roof form:** Traditional pitched roofs are crucial for reinforcing a New England sense of community. They should be functional rather than decorative, as they are key to a building's character. Common roof types on the Cape include gable, shed, gambrel, and hip, with gable and shed being most common. Gabled roofs typically have a pitch between 7 and 12 inches of height per 12 inches of length. When pitched roofs are used, sub-masses should be attached at right angles to the main mass, with parallel roof lines or intersecting cross gables. Contemporary interpretations may be acceptable if the building's scale aligns with traditional forms.



*Commercial and mixed-use buildings in Chatham demonstrate a variety of traditional roof pitches appropriate for use in Eastham.  
Source: Cape Cod Commission*

**Vary the roof form:** Vary the height of the roof line at both the roof peak and the eaves to break large roof masses into smaller elements and to vary their relationship to the ground. Incorporate several different roof forms on different parts of a large building, following historical examples. Gable, shed, and hip roofs are compatible with regional styles and can be effectively combined on a single building.

Flat roofs are prohibited in the ECSD except for the Trade Park District. In the ECSD, the interior portion of roof may be flat only for the purpose of providing a level surface area of rooftop mechanical equipment, solar and wind energy equipment. A partial pitched roof is required on the front and side facades of the buildings and the flat portion of the building shall be completely obscured from view at ground level.

# Building Materials

The use of varied traditional and architecturally accurate synthetic materials is essential for preserving the architectural character of the area. The Cape’s villages present a variety of building materials and architectural styles, working within a palette of wood and brick. Using a combination of materials is an effective way of breaking up a large facade.

**Use traditional building materials:** Wood siding materials or alternative materials that replicate the look of traditional materials are most appropriate, especially in prominent locations with heavy pedestrian activity. Weathered shingle and clapboard siding help reinforce traditional Cape Cod aesthetics. Brick and stone may be appropriate in some locations.

The use of PVC, composite, and cement fiber siding products is becoming more common in the industry, alongside traditional materials. When selecting cladding materials, developers, property owners, and builders seeking to build with non-traditional materials should select alternatives that replicate the weather exposure, beveling, and spacing of traditional lap or shake siding.



High quality natural materials such as wood, stone and brick are encouraged. Cedar shakes and clapboards are preferred materials for most residential structures. Cementitious wood fiber for clapboards, shingles/trim on non-historic buildings may be appropriate substitutes in certain situations. Siding materials such as aluminum or vinyl siding are discouraged. The use of faux materials should be avoided and may be prohibited under the ECSD regulations in certain areas.  
Source: Cape Cod Commission

This mixed-use building demonstrates the combination of lap siding and wood panel finished façades, appropriate exterior lighting and signage all of which relate harmoniously and reinforce the traditional character of the area.

**Non-traditional materials** may be used if they accomplish the overall goal of adding interest and depth to the façade. In areas that should receive less attention, such as service areas and unbroken expanses of wall, use less-formal materials and simpler detailing to make those parts of the façade recede into the background. High-intensity, reflective, hollow, or EPS (expanded polystyrene) vinyl siding, and metallic colors and materials are strongly discouraged. The use of T 1-11 plywood sheathing is not recommended.



*This building in Yarmouth uses a mix of traditional materials on the most visible facades and low-reflective siding in neutral tones on the side façade. Source: Cape Cod Commission*



*The Nauset Marine building in Orleans uses traditional materials and incorporates traditionally scaled masses and roof forms to partially screen the larger building to the rear. Source: Cape Cod Commission)*

**Vary the types of materials, textures and colors:** Incorporate different materials, textures and colors on larger building façades to add interest and break the building mass into smaller components. For the Trade Park District: *See guidance on building materials for Industrial and Trade Park sites, page 16.*



*Simple changes in the pattern of the exterior materials and the use of bands of varied materials can create interest in the facades, as shown in these Harwich examples. Source: Cape Cod Commission*

# Building Façades

Building façades should include architectural features and building components that reduce the scale of large building masses, reinforce the building character to reflect traditional New England styles, and provide detail and articulation of the overall building.

**Vary the façade line with setbacks and projections:** New development should incorporate pronounced changes in the wall planes and building mass to reflect the pattern of individual façades in a village streetscape. A varied rhythm of elements, rather than a strict repetition of the same feature, is most effective for breaking down the building mass into smaller components and providing visual interest to a design. Adjacent wall sections should be varied in length, setback, and height. Building façades should be broken into vertical and horizontal parts that reinforce a rhythm and pattern in the architecture. The pattern of windows and doors, and the roof forms should be integrated as a cohesive design.



*Variation in height, orientation, and setbacks creates interest and continue the rhythm of facades along the streetscape, as illustrated in this sketch. Source: Cape Cod Commission.*

**Highlight Architectural Detail:** Additional architectural detail should be used to reinforce the smaller scale village character using roof brackets, porches, covered entries, window and door surrounds, and pediment or parapet detail.



*Traditional single-family dwelling details are used throughout the exterior of this project Source: Union Studio*

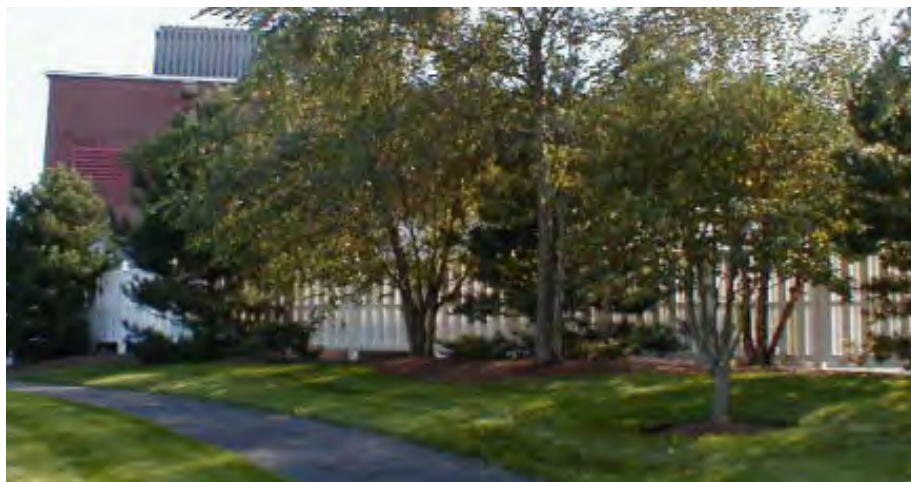
# Mixed Use Sites

Designated areas of the ECSD District where mixed-use development is allowed should include a mix of residential, commercial, and civic uses at a scale appropriate for a traditional New England Village. Mixed-use development can be an important sustainability tool in certain residential and commercial districts by including a mix of housing types and sizes to accommodate households of a broad range of ages, sizes, incomes, and physical abilities. Mixed-use development can also reduce personal vehicle use, promote health, and expand economic opportunities. To promote vibrant commercial districts and dynamic neighborhoods, housing may be appropriate next to or above commercial uses such as shops, restaurants, and offices, forming a “Live, Work, Play” district.

**Coordinate Service, Delivery and Loading Access:** Developers should always investigate shared opportunities for service, delivery and loading areas with adjacent property owners. If separate service, delivery or loading access is needed, it should be clearly distinguished from other points of site access. Functional access that is needed for appropriate site operation should not be combined with other uses but should be coordinated with safe pedestrian routes and crossings on the site. Loading zones/docks should be located so as not to be visible from the primary public way. They should be visually shielded using attractive, high-quality fencing and/or vegetation.



*At Fontaine Medical Center in Harwich, the delivery area (right) is shielded from the public entrance to the building (left) by a narrow but dense screen of trees.  
Source: Cape Cod Commission*



*The combination of plantings and fencing effectively screens this delivery area at a plaza in Mashpee  
Source: Cape Cod Commission*

**Shared Parking:** Shared parking increases development efficiency and reduces impervious surface area while diminishing the overall impact of the automobile. Developers should always investigate shared parking opportunities with adjacent property owners.

**Minimize Site Access Points:** ECSD Development regulations place a limit of one access point to/from Route 6 for the Core Commercial, Transitional Commercial and Limited Commercial sub-districts. New access points (curb cuts) are prohibited in the Office Residential sub-district. Where vehicular access drives cross pedestrian routes, pedestrian crossings should be marked and differentiated with variations in paving materials (for example by using stamped concrete or asphalt). Access driveways that cross a public sidewalk should address pedestrian and cyclist safety and be located so as not to adversely affect traffic.



*A Cottage Court design that minimizes site access points using a shared driveway with consolidated rear parking. This site layout is also appropriate for a mixed-use site Source: Union Studio*



*Share curb cuts, parking areas, and service utilities with adjacent sites wherever possible to enhance safety and to limit impacts on the environment. Source: Cape Cod Commission*

# Industrial and Trade Park Sites

Design industrial and warehouse buildings in context. Industrial and warehouse buildings are typically designed to create large volume spaces with open floor plans to accommodate their manufacturing, assembly, and storage functions and are generally not designed with pedestrian use in mind. Consequently, industrial and warehouse buildings are typically large, have little or no architectural detail, and are built at a scale that is in sharp contrast to the regional development forms of the Cape. Screening and siting as discussed in previous sections are the best solutions for fitting them into the Cape landscape.

**Design a portion of the building with traditional form and materials:** Design a small portion of the facility, such as the office or a small retail/showcase area, using traditional architectural forms and materials. Locate this portion of the facility in the most-visible portion of the site, where it can function as a frontage building that provides a more-traditional façade to the public and partially screens other parts of the facility from view. Alternatively, combine the warehouse with other uses and shield the warehouse behind the other structures on the site. Using traditional wood siding on a visible façade can help it blend more easily into the landscape.



*At this marine-supply retailer in Mashpee, a metal warehouse structure has been attached to the rear of a building with a more traditional form.  
Source: Cape Cod Commission*



*Orienting the narrow façade toward the street, offsetting modular buildings, and maintaining a deep buffer with a meandering driveway can reduce the visual impact of industrial buildings.  
Source: Cape Cod Commission*

**Orient narrow façade to street:** Where feasible, orient the short axis of the building parallel to the street to maintain a profile that is more consistent with the region's traditional scale.

In cases where the building has a modular form, try to create smaller building masses by off-setting adjacent portions of the building to reduce the bulk of the structure.

**Maintain wide buffers:** Establish a wide landscaped buffer between the street and the building and design a meandering entrance drive to limit views into the site.

# Parking Layout and Design

Site access should provide clear routes for all modes of transportation including pedestrians, bicycles, vehicles, and public transportation where available. These multi-modal access networks should connect the site to the public street system, and internal site circulation systems.

**Provide Safe Circulation:** Design internal site circulation with traffic calming features, such as narrow travel lanes to slow vehicular traveling speeds and reinforce a safe and welcoming pedestrian environment. The street and sidewalk network should provide connecting routes between adjacent parcels as appropriate to enhance connectivity within the district.



*Residential development with a well designed pedestrian connectivity throughout the site Source: Union Studio*

**Minimize Site Access:** ECSD Development regulations place a limit of one access point to/from Route 6 for the Core Commercial, Transitional Commercial and Limited Commercial sub-districts. New access points (curb cuts) are prohibited in the Office Residential sub-district. Mark pedestrian crossings with variations in paving materials such as stamped concrete or painted asphalt.



*Consolidated curb cuts minimize site access and provide connectivity between parcels Source: Cape Cod Commission*

**Provide Pedestrian Amenities:** Provide sidewalks or pathways along all internal street frontages and along the perimeter street frontages. Additionally, sidewalks and paths should link street frontages to all building entries.



*A wide landscaped island with sidewalks provide a visual break, a pedestrian refuge, and an opportunity to allow direct recharge of stormwater at this plaza in Sandwich Source: Cape Cod Commission*



*Stamped concrete enhances pedestrian safety Source: Cape Cod Commission*

**Integrate Bicycle Circulation and Connections:** Access, circulation, and safety for cyclists on site including pathways, pavement markings, bicycles racks near outdoor amenity spaces and multifamily buildings, and other bicycle facilities such as the Cape Cod Rail Trail.

**Disperse Parking Areas:** Where possible, parking areas should be distributed on the site, in a central location or in multiple smaller parking areas for larger residential developments. Parking areas should be integrated within the building layout and site amenities to reduce the overall visual impact of parking on the residential community. Parking areas shall be located to the rear and side of buildings and conveniently located near building entrances.

**Reinforce Parking Screening:** When next to a common open space or residential building, parking should be screened from view using native trees, tall shrubs, landscape beds, and/or low fences or walls.

**Parking in Front of Buildings is Prohibited:** For Residential units driveways and garages should be located on secondary building facades and accessed from the rear. Garage doors should be integrated into the design of the secondary façade and consistent with building architecture. New commercial development must locate parking to the side and rear of the building with appropriate screening. Reduction of front parking is often a requirement of Planning Board site plan approval and should always be taken into consideration when planning for changes to an existing developed site.



*Residential cluster development with rear parking access  
Source: Brovitz Planning*



*Multi-family residential development with parking located under the building and garage doors on secondary facade.  
Source: Cape Cod Commission*



*Vegetation of varied heights makes an effective screen in this Hyannis parking lot. Source: Cape Cod Commission*



*Low walls and trees in Harwich Port obscure parking lots from view and define the roadway edge.  
Source: Cape Cod Commission*

# Landscaping

Development should include a hierarchy of landscapes that contributes to the overall site design and integrates landscapes on adjacent properties as applicable. Landscaping should be used to provide privacy, frame views, and reinforce a sense of New England character. Entry landscape should be used to define site access and reinforce a sense of arrival to the community. Landscape should be used to integrate the buildings into the overall site plan, soften building edges, enhance walkways and building entries, and complement common open spaces and community buildings.

## Incorporate sustainable practices into landscaping plans:

Landscape design should reduce irrigation, fertilization, pesticide and maintenance demands to improve biodiversity, and promote a healthy ecosystem with plants that are well-adapted to our climate conditions. An acceptable design would include at least 60% native species. Refer to Cape Cod native plant guides for drought-tolerant, native, and non-invasive plant materials. Integrate landscaped bioswales or bioretention areas into parking areas. Provide diversity in plant material choice and select species that minimize use of irrigation, pesticides, and fertilizer. Provide alternatives to lawn area including native grasses and forbs to reduce mowing and fertilizer application. Where lawn is necessary, favor fescues and other drought tolerant species



*Large Bioretention areas with native species plantings are appropriate alternatives to lawn areas.  
Source: Cape Cod Commission*



*Layers of plantings through pedestrian areas also serve as stormwater management areas.  
Source: Vermont Urban and Community Forestry Program*

**Create visual depth:** Layer plants of various textures, sizes, and colors to soften edges and corners and reduce the scale of buildings in the landscape. Include flowering species for color and interest. Masses of trees and vegetation near buildings reduce the perceived scale of buildings and set them into the landscape.



*This planted vegetated buffer at a commercial plaza in Harwich uses plant materials of different size, species, and textures to give depth to the screen.  
Source: Cape Cod Commission*

**Plant street trees:** Provide trees where possible to enhance the street edge, provide shade, and contribute to a comforting sense of enclosure along the roadway.

- Street trees should be installed between the sidewalk and the curb to provide a refuge for pedestrians from passing traffic.
- Species for roadside planting should be tolerant of difficult growing conditions such as road salt spray and runoff, drought, poor soil, and wind in order to have the best potential for success.
- Trees should generally be a minimum of 3 inches in diameter at the time of planting.
- Where overhead utilities are present, trees with a mature height of less than 30 feet should be selected or set back from the roadway.

*Street trees and landscaping can also be used to screen parking lots from view and define the roadway edge, as shown in this Mashpee example  
Source: Cape Cod Commission*



*Trees can be integrated along parking areas, road ways, and pedestrian paths.  
Source: Downtown Hyannis Unified Design Regulations and Guidelines*

# Lighting

Site and building lighting should enhance safety and aesthetics, focusing on areas like entrances, parking lots, and walkways. Site lighting must be efficient, directing light to the ground and minimizing light spill. Building lighting should highlight architectural features, especially at entrances, using energy-efficient fixtures that complement the overall design while avoiding excessive brightness.

## Site Lighting

Lighting fixtures should be selected to contribute to the overall character and design of the development to accent entry features. Exterior lighting should be minimized outside of normal operating hours.

- Use 'dark sky' lighting with full cut-off fixtures to direct light to the ground.
- Provide a uniform distribution of light without compromising safety and security.
- For pedestrian walkways and plazas, consider using lights in bollards.
- Select lower mounting heights, below tree canopy to avoid creating shadows/dark spots.
- Spacing of light poles in parking areas should be staggered rather than aligned, to maintain a uniform distribution of light.
- Light poles should be located within landscaped islands for safety and aesthetic reasons.
- Light should not spill from a development onto adjacent properties.

## Building Lighting

Building lighting should be used to highlight and emphasize functional and decorative aspects of the building's massing and facades.

- Define a hierarchy of lighting. Entries should be a primary focus of building lighting to reinforce safety, security, and convenience for access to the building.
- Minimize Quantity of Lighting: Illumination levels should be provided at the minimum level required to provide the function desired.
- Attached building or wall pack lighting should be screened by the building's architectural features or contain a 45-degree cutoff shield.
- Lighting fixtures should be consistent with the overall design and sense of place.
- Building lighting shall be energy efficient and designed to be minimized and focused on key components of the building.



*Town of Orleans Design Guidelines*



# Signs

The objective of sign design in the ECSD is to communicate a positive and clear identity, to achieve coordination between the building and development site, and harmonize and reflect the character of its surroundings. Sign design should be appropriate to Eastham’s traditional New England character, emphasize legibility and clarity, focus signage content, and define the hierarchy of signage and purposes. Signage should also be compatible with surrounding properties, and coordinate with building architecture, materials and colors. Signage should also integrate with the surrounding landscape.

**Use the fewest and smallest signs necessary:** A small, simple, well-located sign is generally more effective than an improperly located large sign with excessive information. Sign materials, style and shape should be compatible with surrounding building materials, colors and textures. Sign size and lighting should be modest to keep the focus on the surrounding traditional architecture and other cultural features.

**Wall Signs:** Wall-mounted signs in traditional styles and colors are appropriate. Wall signs that showcase the unique character of a business are also appropriate.

- Individual letters mounted directly on the building are recommended, especially where the building has a sign fascia.
- Individual letters mounted on a visible track or “raceway” are not appropriate.



Wall signs that showcase a business’ unique character.  
Source: <https://www.frontsigns.com/products/outdoor-signs/>



Example of wall sign that is inappropriately mounted on a track and not recommended.

**Projecting Signs:** Projecting signs are encouraged in the district. Projecting signs have been shown to be effective in drawing the attention of pedestrians. Mounting hardware should be attractive and an integral part of the overall design of the sign.



Example of multi-tenant signage, Chatham, MA Source: [www.familytravelmagazine.com/](http://www.familytravelmagazine.com/)



Projecting sign Source: [Fit Small Business.com](http://Fit Small Business.com)

**Freestanding Signs** Freestanding signs are appropriate where business entrances are set back from the street. Low-profile native landscaping around the base of the sign is encouraged. Multiple tenant names on a single sign should be a coordinated set of signs in size, and style, and background color.

**Under Canopy Signs:** Signs hanging under a canopy are encouraged. In a multi-tenant building, hanging signs should be similar in size, style, color, and hardware.

**Monument Signs:** These freestanding signs are the most appropriate for business parks and large-scale commercial office or retail buildings.

The foundational structure should be constructed of masonry materials and the sign board should be integrated into the foundational structure or on top of the foundation.

**A-Frame Signs:** When used, they are encouraged to be made from wood, metal or other quality materials. Chalkboards should be black and incorporate professional lettering.

**Prohibited Types:**

1. Internally illuminated signs, whether on the exterior or interior of a building.
2. Illuminated signage installed in the interior of a building that is visible from any vantage point on the exterior of a building.
3. Signs made of plastic or vinyl.
4. Cabinet or box signs.
5. Flashing, blinking, scrolling, video signs or displays.

**Additional Requirements:**

1. All sign dimensions must comply with zoning bylaw section 12 (Sign Code).
2. Wall signs shall be mounted directly on the sign fascia or by bracket.

Projects requiring Major Site Plan Approval or Site Plan Special Permit are required to bring all signage including sign frames and support structures into compliance with all applicable standards of the ECSD Signage (section 3.8.5.5.11) and Zoning Bylaw Section 12 (Sign Code).



Consistent sign sizes in multi-tenant building  
Source: visitedgartown.org



Monument sign foundational structures should be constructed of masonry materials  
Source: Brovitz Planning LLC



PVC and wood frame, Nantucket, MA



Cabinet/Lightbox - internally illuminated



Flashing, blinking, scrolling, video

# Sustainable Design

The goal of sustainable design applications in the ECSD is to effectively balance environmental, economic, and aesthetic objectives through a range of best practices.

**Low Impact Development / LEED Certification:** All new developments are encouraged to meet certification standards under Leadership in Energy and Environmental Design (LEED).

**Plant New England Native Trees:** Developments should provide ample canopy trees with sufficient spacing for mature growth and specify measures to ensure sufficient space for water penetration and root growth. Per Zoning Bylaw Section 3.8.5.5.7 Landscape Plan and Buffering Standards, landscaping shall integrate with buildings on the lot and with abutting properties. A minimum of 60% of proposed plants shall be species native to Cape Cod and which are appropriate to the site. Transitional Buffer Zones are required in specified ECSD subdistricts in which buildings must be setback and buffered to create a compatible transition with the surrounding neighborhoods.

**Rain Gardens and Permeable Pavers:** Developments should incorporate natural elements to create resilience such as rain gardens. Permeable paving is also recommended to allow rainwater to naturally leach into the ground and replenish groundwater supplies. These sustainable applications reduce flooding and stress on public infrastructure, replenish aquifers, filter out pollutants, and help keep trees healthy.

**Latent and Renewable Energy Sources:** Efficient methods for heating and cooling buildings are critical to reducing a building's carbon footprint. Buildings that use no on-site fossil fuel combustion are strongly encouraged. As applicable, developers should utilize the latent energy of their sites to meet energy.



*Small roof mounted or pole mounted wind turbines harness latent energy on site.*

*Solar panels harness latent energy on site.  
Shade structures reduce solar gain.*



*"Grasscrete" and permeable pavement allow rainwater to naturally leach into the ground and recharge the water table.*

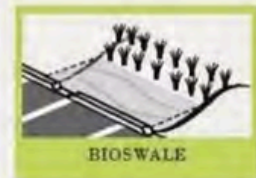


*Stormwater infrastructure and native plantings integrated into the common spaces*

# Green Infrastructure Toolkit

## Bioswales

Bioswales are linear landscape elements designed to convey runoff. Typically bioswales are vegetated and provide water quality treatment. Bioswales designed with pretreatment facilities will perform higher filtering function and will require less maintenance over time.



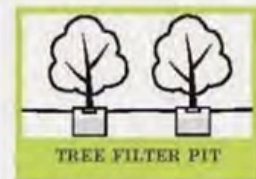
## Bioretention Basins

Bioretention basins are depressions in the landscape designed to collect and filter stormwater. A more highly engineered rain garden, bioretention basins typically have pretreatment forebays, perforated pipe underdrains, and special soils that help filter and enhance infiltration.



## Tree Filter Pits

Tree filter pits use stormwater runoff for irrigation. Primarily a water quality practice, runoff enters the systems from a deep sump inlet structure as a form of pretreatment. Stormwater is stored in the gravel reservoir below ground which allows the tree roots to soak up runoff.



## Stormwater Planters

Raised planters are ideal stormwater solutions for projects with space constraints adjacent to buildings. Roof runoff is diverted via downspouts into above-ground planters where microbes in the soil and around plant roots help to filter runoff before overflow into the storm system.



## Porous Pavement

A range of free-draining alternatives to typical impervious bituminous pavement and concrete are available, such as pervious concrete, porous asphalt, pervious pavers, and structured grass. Proper design of the system base and review of the existing subbase for infiltration capacity is required.



## Revert Pavement to Green Space

Often the simplest and most cost-effective green infrastructure retrofit, "grey to green" interventions replace extraaneous pavement with planted landscape, including tree planting if possible.



## Constructed Wetlands

Constructed wetlands mimic natural wetland function. Systems are designed for water at all times, either in saturated soil or as standing water. They are often designed with engineered soils and can include small islands and pools. Typically they are constructed as part of larger projects or systems.



# Historical Design

When historic structures exist and are to be retained, a development should integrate the structure within the design and layout of the development plan.

**Integrate Historic Structures:** Existing historic structures should be integrated into any new development plan. New buildings and additions should complement and reflect the structure and style of any existing older structures. Historic structures should be considered for adaptive reuse, preservation, sensitive rehabilitation, or restoration as may be appropriate to the historic structure and nature of its reuse.

**Emphasize Compatible Development:** The reuse of the existing historic structure should be compatible with the ability of the structure to accommodate residential and commercial uses. New construction or additions should also be compatible with the architectural style of the historic structure.

**Create Authenticity to Current Time:** New construction or additions should be authentic to the current time in which they are built. Reuse of existing historic structures should follow the U.S. Secretary of the Interior's Standards for Rehabilitation as appropriate.



*This building on Main Street in Hyannis demonstrates how historic structures can be redeveloped with current commercial and mixed use needs and new additions can incorporate designs complimentary to historic structures. New dormers that mimic the original design allows for additional habitable area within the existing historic footprint Source: Union Studio.*

# Outdoor Amenity Spaces

Outdoor Amenity Spaces (OAS) include three types: (1) Civic Space (CS)—publicly owned parks, civic buildings, and recreation areas open to all; (2) Publicly Oriented Private Spaces (POPS)—privately owned gathering areas generally open to residents, patrons, and the public; and (3) Private Open Space (PS)—areas tied to individual or multi-family residences, not open to the public. Site design should support connectivity between natural open spaces for people and wildlife, and OAS distribution should align with current and future public facilities.

**Incorporate site context in the design of public spaces:** Reinforce and integrate new public spaces into the existing public realm. Consider adjacent building entrances, unique forms, and landscape features. Buildings facing public spaces should be pedestrian-friendly, with ground-floor entrances, windows, and active uses. Where blank walls or garages face public spaces, incorporate art or design elements to activate the space.

**Celebrate and incorporate community identity:** Where appropriate, consider special signage or branding that reflects the historic, cultural or natural character of the community. Provide opportunities for interpretation of unique community features such as historic, artistic, or environmental elements.

**Integrate public art into the design of parks and public spaces:** Incorporate art into elements like paving, light poles, water features, furnishings, signage, or surrounding landscape and architecture. Artwork should be created by an artist who involves the community in the design process.

**Support and prioritize local art and artists:** Consider interactive design solutions to enhance the relationship between people and elements of the natural and built environment. Reuse or renovate existing cultural features where feasible in or adjacent public spaces.



Source: Maple Street Studio

**Make public spaces inviting:** Frame public spaces and pathways with landscape, trees and/or light fixtures to define the spaces and create edges to establish a transition from space to space. Public spaces should integrate the natural and built environments to create accessible year-round community spaces, such as pocket parks, walking paths, playgrounds, commons, and public gardens.



Source: Dodson & Flinker



Source: Town Planning and Urban Design Collaborative

**Minimum requirements for Outdoor Amenity Spaces.** Requirements are specified in Zoning Bylaw Section 3.8.5.6.1, Figure 3.4 (Building Placement, Separation, Coverage, and Buffers). These requirements may be met by using the outdoor amenity space types listed below. These amenity types may be used in combination as appropriate to the site. Other Outdoor Amenity Space types not listed in this document may be approved at the discretion of the Planning Board.

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

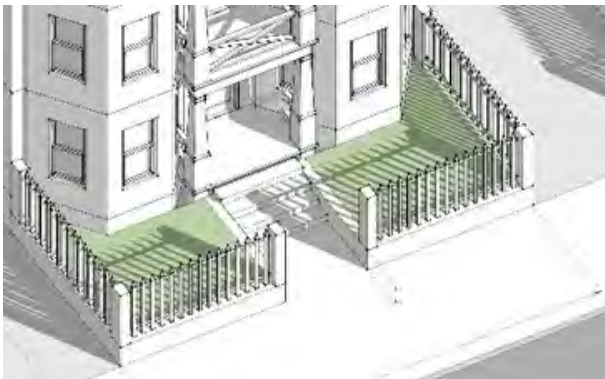
### Private Yard and Garden (PS)



Description: A private open space associated with multi-family or non-residential buildings intended solely for private use by residents or tenants..

Design Standards: Where applicable, a walkway shall be provided between the public sidewalk and the primary building entrance.

### Dooryard (PS)

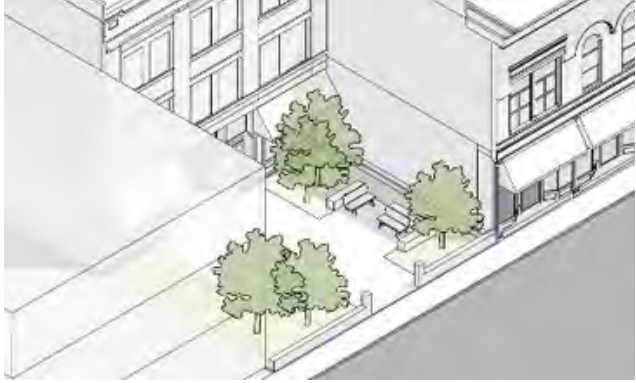


Description: A private open space where the building façade is aligned close to the Street R.O.W. Line and defined by a low wall, decorative fence or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. This type is commonly associated with ground-floor residential use.

Design Standards: The dooryard shall be slightly raised, sunken, or at-grade, and shall be planted or landscaped. A paved walkway from the sidewalk to the front door is required.

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

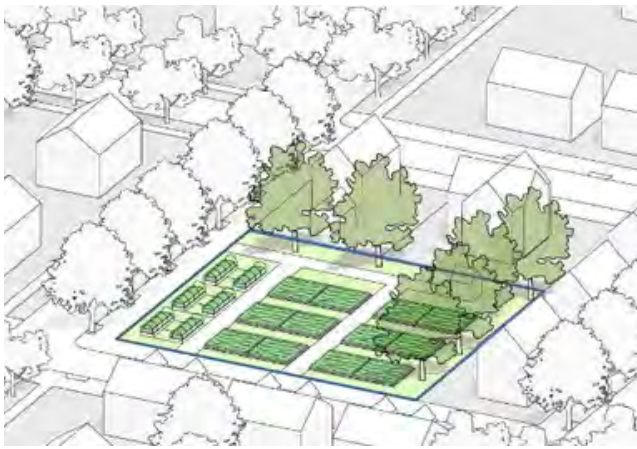
### Forecourt (POPS, PS)



Description: A private open space where a portion of the façade is aligned close to or at the Street R.O.W. Line, and the central portion of the façade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The forecourt shall be planted or paved to join with the public sidewalk.

Design Standards: Forecourts shall be a minimum width and depth of 12 feet; a maximum ratio of building height to forecourt width of 2:1; and enclosed by walls on 3 sides. Larger dooryards shall include planting that reduce the heat island effect.

### Community Garden (CS, POPS, PS)



**Description:** An open space designed as individual garden plots available to residents for horticultural purposes, including individual plots and shared storage facilities.. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood or pocket park, or Development Site.

**Design Standards:** Community gardens shall be a minimum of 5,000 S.F.; 90% permeable surfaces; and 1 New England native tree per 500 SF, on average.

### Courtyard (POPS, PS)



**Description:** A courtyard (or court) is an enclosed open space that is open to the sky. They are often surrounded by a building or framed by buildings on at least 2 sides. Courtyards may include a variety of passive recreational activities, community gardens, and other amenities for community gatherings.

**Design Standards:** Courtyards shall be a minimum of 3,000 S.F. in area, 40 feet in width, fronted with buildings on at least 2 sides, and enhanced with native New England trees and plantings.

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

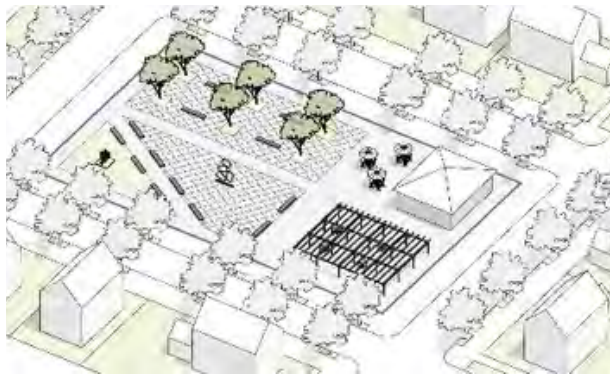
### Common or Green (CS, POPS)



Description: A common or green is a free-standing site with streets on all sides and landscape consisting of lawns, paths, and trees. This open space type is for active and passive recreation, such as picnicking, informal sports, or community events, and gathering purposes.

Design Standards: Commons should be a minimum of 10,000 S.F.; 85% permeable surfaces; and 1 native New England tree per 2,000 SF, on average. Pathways must meet ADA and US Forest Services accessibility standards.

### Plaza or Square (CS, POPS)



Description: An open space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes.

Design Standards: Squares shall be a minimum of 5,000 S.F.; 50% permeable surfaces; 1 native New England tree per 2,000 SF, on average; and include public seating.

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

### Pocket Park or Playground (CS, POPS, PS)



**Description:** An open space type designed for passive recreation consisting of vegetation, a place to sit outdoors, and playground equipment.

**Design Standards:** Pocket Parks shall be a minimum of 800 S.F.; 80% permeable surfaces; and a minimum of 1 native New England tree per 200 SF, on average; and include seating and recreational equipment. Playgrounds shall be enclosed with fencing for safety.

### Athletic Field or Ball Court (CS, POPS)



**Description:** A publicly accessible open space designed and equipped for active recreation and organized sports. Playing fields and courts may include grass, clay, dirt, stone dust, concrete, asphalt, ice or other pervious or impervious materials to support various sporting organizations and events.

**Design Standards:** Size of Space: 7,500 S.F. Min.; 5 Acres Max.; Furnishing: Seating: 1 Seat per 275 S.F. Min.; Landscape: Landscaped Area: 20%.

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

### Neighborhood Park (CS, POPS)



Description: An open space designed for active and passive recreation with features and facilities that support the community or immediate neighborhood. Parks can include other Outdoor Amenity Spaces such as community gardens, recreation fields and courts, trails and pathway, swimming pools and water features, and other facilities intended for public events, gatherings, and organized activities.

Design Standards: Neighborhood Parks shall be a minimum of 8,000 S.F.; 80% permeable surfaces; and 1 native New England tree per 350 SF, on average. Herbicides and pesticides are not allowed to be used in public spaces. Pathways must meet ADA and US Forest Services accessibility standards.

# OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

## Streetside Plaza and Terrace (POPS)



Description: An open space type designed for passive recreation, civic purposes, displays, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or the nexus of major circulation routes.

Design Standards: Streetside terraces shall be a minimum of 2,000 S.F.; 50% permeable surfaces; 1 native New England tree per 2,000 SF, on average; and include public seating.

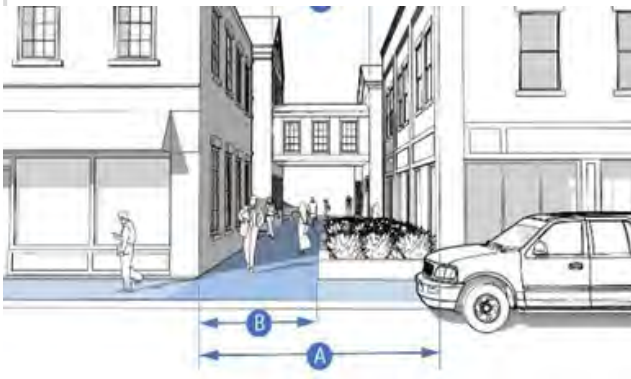
## Sidewalk Dining Terrace



Description: An open space where the building façade is setback from the Street R.O. W. Line and the space between is occupied by a hardscape intended for use as an extension of the public sidewalk and outdoor amenity space such as for outdoor seating or displays. The space may also allow for public circulation along the façade and can be used to provide at-grade access or a grade change along a Street R.O.W. Line.

## OUTDOOR AMENITY SPACE TYPES AND DESIGN STANDARDS

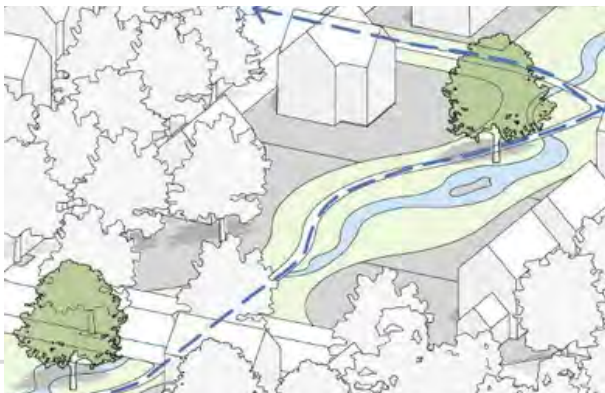
### Pedestrian Passage (CS, POPS)



**Description:** A paved or brick pedestrian connector between buildings. Pedestrian Passages provide direct connections between parking areas, buildings, streets, and sidewalks. Pedestrian Passages may be covered by a roof, trellis, and may be lined by shopfronts.

**Design Standards:** The minimum width shall be 10 feet (A) with 5 feet of throughway for pedestrians (B); hard surface such as asphalt, concrete, or paver stones is required; lighting is required; landscaping is recommended.

### Pathway (CS)



**Description:** A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A pathway may be spatially defined by segment and include access to pedestrians, bicyclists, and other designated modes of non-motorized transportation. Pathways may provide access and connections between natural areas, neighborhoods, villages, public facilities, and other points of interest.

**Design Standards:** Pathways must meet ADA and US Forest Services accessibility standards.

# Performance Standards

Applicants seeking regulatory approvals for projects within the ECSD shall demonstrate compliance with all applicable performance standards. The Planning Board and Town staff shall utilize these performance standards as applicable, as part of the review procedures for Minor Site Plan Approval, Major Site Plan Approval and Site Plan Special Permit Approval under Eastham Zoning Bylaw Section 3.8.6 ECSD Review Procedures.

Nothing contained in this section shall be construed to restrict the use of land or structures for religious or educational activities per M.G.L. Chapter 40A, Section 3 “The Dover Amendment”. In cases where the Use Regulations indicate the use of real property for religious or educational purposes is not permitted or requires a special permit and the land is owned or leased by the Commonwealth of Massachusetts, a religious sect or denomination, or by a non-profit educational corporation, that use shall be permitted by-right by verdict of the Zoning Enforcement Officer.

## **Residential Uses**

### **Townhouse (Single-Family Attached Building)**

- Townhouse buildings may be located on a common or separate lot. Where common lots exist, the side and rear setbacks shall conform to the building separation requirements under Zoning Bylaw Section 3.8.5.6.4.5.

### **Duplex**

- The two (2) residential units within a duplex building may be side-by-side and both oriented toward the front lot line.
- Dwelling units may be stacked vertically or attached front to back.
- On corner lots, one residential unit may be oriented toward each front lot line resulting in units that are back-to-side in orientation.

### **Triplex Building (3 Single-Family Attached Building)**

- Dwelling units may be stacked vertically, attached side to side, or front to back.
- Triplexes may be located on a common or separate lot. Where common lots exist, the side and rear setback shall conform to the building separation requirements under Zoning Bylaw Section 3.8.5.6.4.5.

### **Multifamily Building**

- Where there is a setback between the buildings and a public street line, there shall be an accessible and usable open space (such as a forecourt or plaza) with appropriate landscaping, streetscaping and furnishings.
- Parking can be integrated within the building footprint either at grade or below grade. Tandem parking can be provided for individual residential units.

Multifamily buildings may be located on common or separate lots. Where a common lot exists, the required side and rear setbacks shall conform to the building separation requirements under Zoning Bylaw Section 3.8.5.6.4.5.

### **Mixed-Use Building**

- Mixed-use buildings shall comply with the use requirements of Zoning Bylaw Section 3.8.5.4 Front Lot Buildings and Back Lot Buildings. See Zoning Bylaw Figure 3.1.
- Residential units in the upper floors of a mixed-use frontage building shall be year-round or seasonal workforce rental housing units per Zoning Bylaw Section 3.8.5.5.
- Parking may be integrated within the building footprint either at grade or below grade; Tandem parking may be provided for individual residential units.
- Attached buildings may be located on separate lots. Where common lots exist, the side and rear setbacks shall be multiplied by two to create appropriate spacing between primary buildings.
- Mixed-use multi-story buildings with ground floor non-residential uses must have one principal entrance for each non-residential space in addition to one entrance for upper-story residential uses.

### **Cottage Court**

- Cottage court developments comprising multiple buildings may be allowed on a single lot or separate lots.
- Cottages shall be sited to surround a central common and provide shared outdoor amenity space for the residents.
- Courts shall be a minimum of 2,000 square feet of common open space per residential unit. A minimum of 4 residential units and a maximum of 16 residential units may be located on a given court. Multiple courts are permitted.
- Parking may be located within a common surface parking lot with or without garages; or parking can be located behind the cottage and accessed by a rear access way.
- Parking shall be located to the rear of the cottage or in a common parking area.

### **Assisted Living Residence, Independent Living Facility, Nursing Home, Convalescent Facility:**

- Design of the facility shall provide an attractive walkable environment; an efficient access for emergency vehicles; visibility, adequate lighting, and quality signage at the principal entrance; convenient resident drop-off area; usable outdoor amenity spaces; and communal indoor seating areas with a direct line of sight to the outdoors.

## **Lodging Uses**

### **Hotel or Motel, Inn, Hostel, Bed & Breakfast:**

- The scale, scope and intensity of the proposed lodging use including the location and visibility of the principal entrances, guest drop-off areas, and outdoor amenity spaces for guests, shall not detrimentally impact the capacity of the street and sidewalk network providing access to the site.
- Pedestrian, bicycle, and vehicular circulation patterns must be safe and efficient.

## **Retail Uses**

**Review Criteria All Retail Uses:** In its discretion to approve or deny a site plan permit authorizing a retail use, the Town may consider the following:

- Location of driveways, entrances, and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
- Capacity of the local street and sidewalk network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the surrounding area.
- Building methods or techniques for noise mitigation to limit noise for other users of the building and abutting property owners.
- Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
- Compatibility with the intensity of activity associated with the surrounding land uses.

## **Commercial Service and Office Uses**

**General Review Criteria for all Commercial and Office Uses:**

- Parking can be integrated within the building footprint either at grade or below grade.

**Animal Services including Animal Clinic or Hospital, Pet Grooming, Pet Training and Care, Commercial Kennel, and Veterinarian**

- Sufficient noise mitigation for other users in the building and appropriate buffering and screening of abutting properties as necessary.
- Operational procedures for cleaning the interior and exterior of the site and trash storage and removal.

**Self-Storage Facility**

- Mitigation of any negative lighting, noise, or aesthetic impacts that might result from required security measures and restrictions on visibility into the building's interior at ground level.
- Adequate fencing and screening with landscape materials.
- Provide a hazardous materials mitigation plan for a perimeter spill catch basin, and additional prevention applications as needed to address other potential hazardous, flammable, or dangerous materials within the facility.

## Commercial Service and Office Uses

### Eating and Drinking Establishments

#### Performance Criteria for All Eating and Drinking Establishments

In its discretion to approve or deny a site plan permit authorizing an eating or drinking establishment, the Town shall consider the following:

- Compatibility with the level of activity associated with establishment and the surrounding properties.
- Noise impact and mitigation including efforts to limit impact on surrounding properties.
- Location of designated outdoor smoking areas.
- Location of trash and recycling storage and the procedure for pickup.
- Conformity with the applicable sections of Zoning Bylaw Section 5.3 *Accessory Outdoor Dining Areas*.

#### Formula-Based Businesses

- The existing concentrations of formula-based businesses within the district.
- The availability of other similar formula-based businesses and the maintenance of a diverse blend of businesses within the district.
- All formula based businesses must comply with the applicable sections of the ECSD development standards included in Section 3.8.5.5.1 dimensional tables Figure 3.3 “Building Footprint, Height and Articulation Standards, Figure 3.4 Building Placement Separation Coverage and Buffers and Section 3.8.5.5.4 Building Design Standards.
- The proposed use’s contribution to the nationwide trend of standardized eating & drinking establishment offerings that detracts from the uniqueness of ECSD subdistricts and neighborhoods.
- Consideration as to whether the eating & drinking establishment chain is national, regional, or limited to Cape Cod.
- The existing non-residential vacancy rates within the surrounding area.
- Consideration of the opportunity to modify the name, exterior and interior, and menus of the franchise.

#### Micro-Brewery, Distillery, Cidery, or Winery:

- Compatibility with the level of activity associated with establishment and the surrounding properties.
- Location of trash and recycling storage and the procedure for pickup.
- Methods to limit noise and odor impacts on site and surrounding properties.
- Accessory uses within the building should not exceed 40% of the floor area occupied by the principal structure or use or more than 50% of the lot area occupied by the principal structure or use.
- Location of designated outdoor smoking areas.

## **Agricultural Uses**

### **Performance Criteria for All Agricultural Uses**

- Farming is subject to all applicable rules and regulations established by the Health Department and the Mass. Department of Agriculture.
- Agricultural production may be conducted outdoors, in a greenhouse, as an adaptive reuse of existing buildings, in containers such as vertical farming, in water enclosures, and on the roof of a structure.
- Hoofed farm animals are not permitted.
- Sales are subject to compliance with local, state, and federal regulations.

## **Auto-Oriented Uses**

### **Performance Standards for All Motor Vehicle Sales, Services, and Rental**

- Auto display and sales within the primary buildings shall be facing the public street and service and repair facilities shall be located to the rear.
- Parking of display vehicles within the Building Frontage Zone is prohibited.
- A paved pedestrian walkway of five (5) feet minimum shall be installed connecting the public sidewalk to the primary building.
- Parking lots shall be screened from the view of adjacent properties.

### **Fueling Stations with or without Convenience Store (Including Commercial EV Charging Station Facilities)**

- A maximum of 8 gas pumps are allowed and must be located behind the convenience store and shall have at least two access points
- Gas station canopies and pumps shall be located to the rear of the building and screened from public and private ways. Canopies shall be designed as an integral part of the store architecture.
- Parking shall be located to the side and rear of the building.

# **Industrial and Creative Enterprise Uses**

## **Performance Criteria for All Arts & Creative Enterprise**

In its discretion to approve or deny a site plan permit authorizing a commercial art and creative enterprise, the Town may consider the following criteria:

- Sound transmission co-efficient to prevent the transmission of sounds from equipment or repetitive tasks.
- Ventilation and air handling techniques to ensure the safety and health of residents, visitors, and neighbors.
- The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare, or other objectionable effects.

## **Performance Criteria for All Civic, Recreational and Institutional Uses**

In its discretion to approve or deny a site plan permit authorizing a Civic Use, the Town may consider the following:

- Location of driveways entrances and access points in relation to the safety of pedestrians, bicyclists, and motor vehicles.
- Capacity of the local streets and sidewalk network providing access to the site and impact on pedestrian, bicycle, and vehicular traffic and circulation patterns in the surrounding subdistricts.
- Compatibility with the level of activity associated with the surrounding properties.
- Impact and mitigation of the production of offensive noise and light.
- Location of loading, trash and recycling storage, and the procedure for drop-off and pickup.
- All outdoor lighting should be extinguished when outdoor facilities are not in use, or by 10:00 p.m. on Sundays through Thursdays, and by 11:00 p.m. on Fridays and Saturdays, whichever is earlier.

## **Club or Lodge (Nonprofit)**

- A nonprofit club or lodge should be managed by an association with elected officers and directors, pursuant to a charter or bylaws, that generally exclude the general public from its premises, and which holds property for the common benefit of its members.
- A nonprofit club or lodge should generally be open to members only but may be open to occasional guests of members.
- A nonprofit club or lodge may serve meals and/ or alcohol on the premises for members and their guests.
- A nonprofit club or lodge may use one central gathering area for rental for events or community activities, including the service of meals or alcohol, but such rentals and activities should not exceed 80 events per year.
- Events must end by 1:00 AM Friday, Saturday, and Sunday nights and 12:00 AM Monday through Thursday nights.

Marijuana Related Uses. See Section 17.0 of the Zoning Bylaw.

# Accessory Uses

## **Residential Community Building**

- An accessory building within a residential development for recreational, social, educational or cultural activities that are shared by the residents and guests.
- Detached Accessory Residential Community Buildings that contain residential units shall adhere to Building Dimensional Standards in ECSD Regulations Figure 3.3 and 3.4.
- Detached Accessory Residential Community Buildings that do not contain any housing units are subject to the following requirements:
  - The maximum height of the building shall be 1.5 stories and 30 ft. with a pitched roof.
  - The maximum footprint of the building shall be 5,000 square feet.
  - The Planning Board may allow by special permit an increase in the footprint of the building not to exceed the maximum footprint allowed under the zoning bylaw for the district in which the building is located.

## **Accessory Residential Parking**

- Off-street accessory residential parking facilities are allowed provided that said parking facilities are on a lot within 150 feet of the building they are intended to serve and that said parking facilities shall be used only by the occupants of the building and by persons visiting or doing business with said occupants.

## **Home Based Businesses**

- See Home Businesses/Home Occupation requirements in Section 2.12 of the Zoning Bylaw for additional requirements. Home Based Businesses located within the ECSD are subject to the following additional standards:
- Home occupations must be operated by the occupant of dwelling unit on the lot.
- Products produced on-site must be grown, fabricated, or assembled by hand.
- Home occupations must be operated within a completely enclosed principal or accessory building owned and occupied by the resident of the property where the home occupation is located.
- The production of offensive noise, vibration, glare, odors, parking/loading demands, traffic, or other negative impacts that unreasonably interfere with any person's reasonable expectation of quiet enjoyment is prohibited.
- No display of products may be visible from the right-of-way of any public thoroughfare.
- Shipping and delivery are restricted to parcels and small freight carriers.
- No more than one off-street parking space is permitted for the home occupation.
- Home occupations conducted in an accessory structure are limited in size by lot size, height, setback, and coverage standards in the underlying zoning district.

### **Home-Based Businesses with Employees**

Businesses incidental to the principal residential use of premises may be engaged in an accessory use by the owner of that dwelling upon the issuance of a special permit provided, however, that all the following conditions shall be satisfied:

- The occupation or profession shall be executed wholly within the principal building, or within a building or other structure accessory thereto, which has been in existence for at least 5 years.
- Not more than 30% of the combined floor area of the primary residence and any qualified accessory structures shall be used in the home occupation.
- Only one home occupation may be conducted on the premises.
- The home occupation may serve clients, customers, or the like on the premises, if the Planning Board determines that the surrounding neighborhood will not be detrimentally affected.
- Not more than one (1) person not a member of the household shall be employed on the premises in the home occupation.
- An unlighted sign of not more than 3 square feet in area may be permitted. The visibility of exterior storage of materials and other exterior indications of the home occupation, or other variation from the residential character of the premises, shall be minimized through screening and other appropriate devices.
- Parking generated by the home occupation shall be accommodated off-street, other than in a required front yard, and such parking shall not occupy more than 30% of lot area.
- The use or storage of hazardous materials in quantities greater than associated with normal household use shall be subject to design requirements to protect against discharge to the environment.

### **Off-Site Accessory Parking Facility**

Motor vehicle parking that supports a principal commercial use on a separate lot shall be subject to the following site plan review criteria:

- Off-site accessory parking shall be located within 600 feet of the principal use for employees and 300 feet for customers.
- The location of driveways shall be visible and safe and accommodate pedestrians, bicyclists, and motor vehicles.
- Adequate directional signage between the commercial use and the accessory parking lot shall be provided. Signage must be in compliance with all applicable standards of the ECSD Signage (section 3.8.5.5.11) and Zoning Bylaw Section 12 (Sign Code).