

**TOWN OF EASTHAM – ZONING BY-LAWS<sup>1</sup>**  
**REVISIONS THROUGH MAY 1, 2017**

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<sup>1</sup> Entire Zoning By-law revised and accepted at Special Town Meeting, April 19, 1988, Article 1

## SECTION I - PURPOSE

The purpose of this By-law is to promote the health, safety and general welfare of the inhabitants of the Town of Eastham, by dividing the Town into districts with a view towards conserving the best qualities of the Town as they now exist.

## SECTION II - ZONING DISTRICTS

A. The Town of Eastham is hereby divided into the following zoning districts:

**DISTRICT A** – A residential area of one (1) and two (2) family dwellings.

**DISTRICT B** – An area for marina-related uses to accommodate the boating and fishing needs of the town residents and guests.

**DISTRICT C** – An area to serve the industrial needs of the community.

**DISTRICT D** – A retail sales and/or service area.

**DISTRICT E** – An area of limited commercial development that is compatible with the residential character of the neighborhood.

**SEASHORE DISTRICT F** – An area of one (1) family dwellings located within the boundaries of the Cape Cod National Seashore Park to further the preservation and development of the Cape Cod National Seashore in accordance with the purposes of the Act of Congress of August 7, 1961 (75 Stat. 284, 291); to prohibit commercial and industrial uses therein, to preserve and increase the amenities of the Town; and to conserve natural conditions, wildlife and open spaces for the education, recreation and general welfare of the public.

**WATER RESOURCES PROTECTION DISTRICT G<sup>2</sup>** – An open space area or residential area of one or two family dwellings; the Water Resource Protection District is designed to protect the public health by preventing contamination of the ground and surface water resources providing a portion of the potential public water supply for the Town of Eastham.

**WELLFIELD PROTECTION DISTRICT H<sup>3</sup>** – An open space area designed to protect the public health by preventing the contamination of the ground and surface water resources in a test wellfield area demonstrated to be capable of providing a portion of the potential public water supply for the Town of Eastham.

**NORTH EASTHAM OVERLAY DISTRICT I<sup>4</sup>** – An area overlying Districts A, C and D and a portion of District E, available for optional village-style mixed-use development, and

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<sup>2</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

<sup>3</sup> Accepted at Annual Town Meeting, May 3, 1989 Article 49

<sup>4</sup> Accepted at Annual Town Meeting, May 5, 2014 Article 22

as shown on the map entitled "Overlay District Vision Study" dated February 20, 2014 rev. March 5, 2014.

**GROUNDWATER PROTECTION OVERLAY DISTRICT J<sup>5</sup>** – The Groundwater Protection District is an overlay district superimposed on the zoning districts. This overlay district shall apply to all new construction, reconstruction, or expansion of existing buildings and new or expanded uses. Applicable activities and uses in a portion of one of the underlying zoning districts that fall within the Groundwater Protection District must additionally comply with the requirements of this bylaw. Uses prohibited in the underlying zoning districts shall not be permitted in the Groundwater Protection District.

All shown on a map entitled "ZONING MAP OF THE TOWN OF EASTHAM, MASSACHUSETTS dated July 24, 2001" which is on file with the Town Clerk and which has been duly adopted as the official zoning map for the Town.

#### B. DISTRICT BOUNDARIES

1. Zoning Boundary Lines: Zoning districts shall extend to the full territorial limits of the Town of Eastham and shall extend into adjoining water bodies and include the lands thereunder.
2. The district boundaries shall be as shown on the Zoning Map. The scale of the map and the figures entered thereon are to serve as guides.
3. Where the boundary line divides any lot existing at the time such line is adopted, which has street frontage in the less restricted area, a use authorized on the less restricted portion of such lot may be extended into the more restricted portion for a distance of not more than thirty (30) feet.
4. Where a street divides two (2) zoning districts, the districts shall be deemed to abut each other.

### SECTION III - DEFINITIONS

For the purpose of this By-Law the following terms shall have the following meanings:

**ADULT USES<sup>6</sup>** – Any of the following uses, as defined in MGL Chapter 40A, Section 9A: Adult Bookstore, Adult Motion Picture Theater, Adult Paraphernalia Store, Adult Video Store, and Establishments Which Display Live Nudity.

**ALTERATION<sup>7</sup>** – As applied to a building or structure, means any modification, extension, reconstruction, renovation or rearrangements in the structural parts (horizontally or vertically) or in the exit facilities, or the moving from one location or position to another.<sup>8</sup>

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<sup>5</sup> Accepted at Annual Town Meeting, May 2, 2016 Article 16

<sup>6</sup> Accepted at Annual Town Meeting June 29, 1999, Article 23

<sup>7</sup> Accepted at Annual Town Meeting, May 2, 1994, Article 20

<sup>8</sup> Accepted at Special Town Meeting, July 24, 2001, Article 9

AMUSEMENT – Any type of indoor or outdoor amusement requiring the review and/or the issuance of a license by the Board of Selectmen, or sporting activities regardless of whether or not admission is charged.

AMUSEMENT, INDOOR – Any cinema, theater, auditorium, indoor sports area, health club, bowling alley, or any other commercial entertainment or recreation carried on indoors.

AMUSEMENT, OUTDOOR – A drive-in theater, golf driving range or facility other than a regulation golf course of not less than nine (9) holes or any other commercial entertainment or recreation carried on in whole or in part outdoors. Outdoor amusement shall not include a swimming pool, private or public, where no charge is made or where such is operated in connection with a hotel, motel, camp or club.

AMUSEMENT PARK – A premise or any part thereof used to provide one or more mechanical devices, rides, games or other like attractions to the public for hire or compensation of any kind, whether for fee or by admission or in connection with another service for which a fee is charged.

ANIMAL HOSPITAL – A building used primarily for the medical and surgical care of animals. Said building may include related facilities such as a laboratory and crematorium.

APARTMENT – A part of a building consisting of a room, suite, or collection of rooms intended, designed or used as a residence, separate from other residences on the same property.

APARTMENT, MIXED-USE ACCESSORY<sup>9</sup> – A second dwelling unit located in a single-family residence, as allowed by special permit from the Planning Board, and subject to the requirements of Section VII ACCESSORY USES.

APARTMENT BUILDING<sup>10</sup> – A building containing three (3) or more apartments with kitchen facilities, under a common roof, each independent of the other, which conforms to the setback requirements of the District in which it is located.

AREA, NET SITE – The total area within the property lines excluding external streets, wetlands and areas committed by easements for other uses.

ASSISTED LIVING RESIDENCE (ALR)<sup>11</sup> – A use allowed by special permit, consisting of a facility defined and certified under 651 CMR 12.02 et seq., which may be located on the same lot or abutting lots in common ownership with an Independent Living Facility, and which provides shelter and services to persons 55 years of age and older and other residents with disabilities requiring Personal Care Services, whether conducted for profit or not for profit, consistent with an approved Concept Plan and as authorized by a special permit based on the Concept Plan, if authorized by special permit, need not comply with the use restrictions or dimensional requirements generally applicable in the underlying zoning district(s), provided the facility meets all of the following criteria:

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<sup>9</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>10</sup> Accepted at Special Town Meeting, October 21, 1996, Article 12

<sup>11</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

- (a) provides room and board to residents in need of support with one or more activities of daily life; and
- (b) provides, directly by its employees or through arrangements with another organization which the entity may or may not control or own, Personal Care Services as defined in for three or more adults who are not related by consanguinity or affinity to their care provider; and
- (c) collects payments or third party reimbursements from or on behalf of Residents to pay for the provision of assistance with the Activities of Daily Living, or arranges for the same.

**ATHLETIC CLUB** – A town, state, federally or privately owned facility or facilities used for the purposes of indoor or outdoor recreation for any public or private group. Principal facilities shall be a swimming pool or pools and/or tennis courts or similar courts. Accessory facilities generally associated with a swimming pool (s) and/or tennis court (s) are to be included in this definition.

**BASEMENT** – That portion of a building which is partly below and partly above grade, and having at least one-half (½) its height above grade.

**BED AND BREAKFAST** – A one-family, owner-occupied business located in a dwelling in which no more than two (2) bedrooms are offered for rent for the primary purpose of furnishing overnight lodging, and a morning meal to the overnight guests only.

**BEST MANAGEMENT PRACTICES (BMPs)<sup>12</sup>** – A Structural, nonstructural, or managerial technique recognized to be the most effective and practical means to prevent and reduce nonpoint source pollutants. BMPs should be compatible with the appropriate use of the resource to which they are applied, and should be cost effective.

**BOATHOUSE, PRIVATE** – A facility for private individual use and not for hire for the storage of boats and related marine equipment.

**BOATHOUSE, PUBLIC** – A facility for the construction, repair, storage, rental, or servicing of boats for hire or compensation, and for the sale of boats or marine equipment.

**BUILDABLE UPLAND** – Land which is not swamp, pond, bog, dry bog, fresh or salt marsh, areas of exposed groundwater, stream, and/or which is not subject to flooding from high tides.

**BUILDING** – A structure forming a shelter for persons, animals, property or an activity and having a roof. Where appropriate in the context, the word “building” shall include the principal and accessory buildings.

**BUILDING, ACCESSORY<sup>13</sup>** – A supplemental building, the use of which is incidental to that of the main or principal building, and which is located on the same lot therewith.

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<sup>12</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 37

<sup>13</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 25

**BUILDING, DETACHED** – A building designed or intended for one or more purposes, not connected to any other building on the same lot.

**BUILDING, FRONT LINE OF** – The line of that face of the building nearest the public or private way. This face shall include sun parlors, enclosed projections from the main body of the building, covered porches whether enclosed or unenclosed, decks, but not including uncovered steps.

**BUILDING HEIGHT**<sup>14</sup> – The vertical distance, not to exceed thirty (30) feet, between the highest point of the roof and the average elevation of the naturally existing mean grade (the measurements taken at the corners of the structure) prior to any excavation, leveling, grading, or filling at the building foundation, exclusive of chimneys, air shafts, ventilators, vents, lightning rods not exceeding twelve (12) inches in height, or similar items which may be of the height required for proper operation or use. Building height applies to all buildings and/or structures. The building shall remain in compliance with the height requirement after final grading.

**BUILDING PERMIT** – A document of authorization to construct, repair, alter, demolish, enlarge or change any building and/or structure.

**BUILDING, PRINCIPAL** – A building in which is conducted the main or principal use of the lot on which said building is situated.

**BULK STORAGE, OPEN** – Exposed outside storage of sand, lumber, coal or other bulk materials or supplies.

**BULK STORAGE, TANKS** – Exposed outside storage tanks, silos or similar structures for the storage of oil, gas, fuels or other liquids or materials, with the exception of those located upon a farm and employed for farm purposes.

**BUSINESS BAND RADIO ANTENNAS**<sup>15</sup> – An antenna used for radio communications for licensed business radios.

**BUSINESS OFFICE** – A building or part thereof devoted to the administration of a business or commercial enterprise which involves clerical, accounting and other administrative procedures but which excludes the receipt, processing and sale of merchandise; or a building or part thereof devoted to the professional office of a physician, lawyer, engineer, architect, real estate or insurance agent, or business activities of licensed professionals.

**BUSINESS, PERSONAL SERVICE** – Any building or part thereof used for the purpose of rendering a service upon the premise to the public where the sale of a product is not involved.

**BUSINESS, SERVICE** – Any building or part thereof used for or from which the sale, installation, repair and servicing, or the sale and/or installation, of component parts, of home appliances and installation is conducted. Service business shall include, plumbing and electrical

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<sup>14</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 23

<sup>15</sup> Accepted at Special Town Meeting, October 21, 1996, Article 16

shops, radio and television sales and repair, service contractors, and supply yards or outdoor storage relative to the conduct of these businesses. It shall not include the sale or service of motor vehicles, trucks or boats.

CABIN – An existing<sup>16</sup> structure containing not less than 150 square feet of floor area, nor more than 499 square feet of floor area, exclusive of porches, sundecks, patios, raised terraces or similar items, and containing sleeping, living and toilet facilities but not including any kitchen or cooking facilities.

CAMP – An area of land consisting of at least four (4) acres, exclusive of wetlands, upon which is located, or upon which it is intended to locate, the facilities required to operate upon a seasonal basis the continuing supervised recreational, health, educational religious or athletic program, or a combination thereof.

CAMPER – A small, portable vehicle used for living purposes whether standing on wheels, attached to a mobile body or on rigid supports.

CAMP GROUND – A parcel of land used or intended to be used, let or rented for occupancy by or of tents or moveable or temporary overnight dwelling facilities of any kind, exclusive of camps as defined by this section.

CATERING KITCHEN<sup>17</sup> – An establishment wherein the principal use or accessory use to a retail use involved preparation of food and/or beverages for groups by advance order for transport and consumption off premises.

CELLAR – That portion of a building which is partly or completely below grade, having at least one-half (½) of its height below grade.

CLUB or LODGE– The premises or buildings of a nonprofit organization primarily servicing members and their guests for recreational, athletic or civic purposes, but not including any vending stands, merchandising or commercial activities except as required generally for the membership and purposes of such club. This shall not include clubs or organizations whose chief activity is a service customarily carried on as a business.

COMMON DRIVEWAY<sup>18</sup> – A form of access to the building site of a lot and to any occupied building on a lot, which is not itself a street but extends from a street and provides common vehicular access to more than one lot. For the purposes of calculating lot coverage, the common driveway's impervious surfaces shall be equally allocated among the lots served and/or benefited by the common driveway in proportion to the sizes of the lots.

COMMUNICATIONS TOWER<sup>19</sup> – a guyed monopole, or self supported tower, constructed as a free standing structure or in association with a building, or other permanent structure or

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<sup>16</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 41

<sup>17</sup> Accepted at Special Town Meeting, July 24, 2001, Article 4

<sup>18</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>19</sup> Accepted at Special Town Meeting, October 21, 1996, Article 14

equipment, containing one or more antennas intended for transmitting or receiving television, AM/FM radio, digital, microwave, cellular, telephone, or similar forms of electronic communication.

CONCEPT PLAN<sup>20</sup> – A plan submitted preliminary to a special permit application, which describes in detail the site and proposed mixed uses, including a site plan showing site improvements, and identifying traffic and environmental impacts and their mitigation, projected future division of the site, if any, the submission of which to the Planning Board is required to initiate the Mixed-Use Development permitting process.

CONDOMINIUM – The land, the building or buildings, all other improvements and structures thereon, and all easements, rights and appurtenances belonging thereto, which have been submitted to the provisions of M.G.L. c. 183A.

CONDOMINIUM UNIT – A part of a condominium including one (1) or more rooms, with appurtenant areas such as balconies, terraces and storage lockers, if any are stipulated in the condominium master deed as being owned by the unit owner, occupying one (1) or more floors or a part or parts thereof, including the enclosed space therein, intended for any type of use, and with a direct exit to a street or way or to a common area leading to a street or way.

CONTRACTOR'S YARD – Premises used by a building contractor or subcontractor principally for storage of equipment and supplies, fabrication of subassemblies or parking of wheeled equipment.

CONVENIENCE STORE – A retail establishment accessory to a principal use offering for sale prepackaged food products, fresh produce, household items, newspapers, tobacco products, lottery items, or sundries, for use and/or consumption off premises.<sup>21</sup>

COTTAGE – An existing<sup>22</sup> structure containing not less than 500 square feet of floor area on at east one (1) floor, exclusive of sundecks, patios, and raised terraces, and containing at least one (1) floor, exclusive of sundecks, patios, and raised terraces, and containing at least one (1) bedroom, a living room, a kitchen, a bath or toilet room or any reasonable similar combination of rooms, designed for temporary, transient, seasonal living.

COTTAGE COLONY – A group of two (2) or more detached cottages located on the same lot, each cottage containing one (1) dwelling unit only, designed for temporary transient seasonal living.

COVERAGE – The percentage of the lot area covered by the area of a building or buildings and/or structures.

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<sup>20</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>21</sup> Accepted at Annual Town Meeting, June 29, 1999, Article 26

<sup>22</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 42



CUPOLA<sup>23</sup> – A traditional decorative (non-functional) structure on top of a roof which shall be no more than three (3) feet wide, three (3) feet deep, and no more than four (4) feet tall, measured from and extending above the roof ridge line are exempt from the building height limit.

DEMOLITION<sup>24</sup> – The act or process of wrecking, destroying or removing, temporarily or permanently, 50% or more of any existing structure.

DWELLING – A building containing living quarters for one (1) family, having not less than 500 square feet of floor area on at least one floor, exclusive of porches, sundecks, patios, raised terraces or similar items, and containing a kitchen, a bathroom containing a toilet, a lavatory, a tub and/or shower, a living room, and a bedroom or any reasonably similar combination of rooms.<sup>25</sup>

DWELLING, DUPLEX – A building containing living quarters for not more than two (2) families, having not less than 1,000 square feet of floor area under a common or connected series of roofs and containing in each dwelling all the requirements for a one family dwelling.

FAMILY – An individual or two (2) or more persons related by blood or marriage, or a group of not more than four (4) persons not so related, living together as a single housekeeping unit.

FARM, COMMERCIAL – Any parcel of land containing at least five (5) acres of land which is used for gain in the raising of agricultural products, livestock, poultry and dairy products. It includes necessary farm structures within the prescribed limits and the storage of equipment used. It excludes the raising of fur-bearing animals, hogs, livery and dog kennels.

FARM STAND<sup>26</sup> – A structure from which 100% of the products displayed and offered for sale are produced upon the premises or are legally gathered from the sea or seashore.

FARMERS PORCH<sup>27</sup> – Covered deck which on the front elevation is no greater than 10 feet in depth and one-story high.

FILLING STATION – Any area of land, including structures thereon, that is primarily used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying or otherwise cleaning or servicing such motor vehicles. Such use shall not include body work or the painting of vehicles or other than minor repair work.

FITNESS CENTER – see ATHLETIC CLUB

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<sup>23</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 24

<sup>24</sup> Accepted at Annual Town Meeting, May 4, 1992, Article 39

<sup>25</sup> Accepted at Annual Town Meeting May 1, 2006, Article 26

<sup>26</sup> Accepted at Special Town Meeting, October 21, 1996, Article 12

<sup>27</sup> Accepted at Annual Town Meeting May 5, 2003, Article 23

FLOOR AREA, HABITABLE – The sum of the gross horizontal area of the floors of a dwelling used or intended to be used for living, sleeping, cooking or eating purposes, excluding cellar, attic and basement floor area not devoted to residential use.<sup>28</sup>

FLOOR AREA OF A BUILDING -- The sum of the gross horizontal area of the several floors of a building, excluding cellar and basement floor areas not devoted to residential use, and excluding the area of roofed porches and roofed terraces. All dimensions shall be measured between exterior faces of walls.<sup>29</sup>

FLOOR AREA RATIO – The ratio of the total gross floor area of a building or buildings on one (1) lot to the total area of the lot.

FULLY SHIELDED LIGHT FIXTURE<sup>30</sup> – A light fixture closed at the top with shielding so that the lower edge of the shield is at or below the centerline of the light source or lamp to minimize the light rays emitted above the horizontal plan

FUNERAL HOME – A dwelling or other structure used by a professional licensed mortician for burial preparation and funeral services.

GARAGE, PRIVATE – A building designed for the storage of motor vehicles.

GARAGE, PUBLIC – Any building which is not a private garage and which is used for the servicing and repair of automobiles and trucks, and the retail sale of fuels for motor vehicles.

GIFT-CRAFT SHOP / ART GALLERY – A building or portion thereof used for the inside display and retail sale of crafts, art work, sculpture and items primarily designed as gifts and keepsakes as distinguished from the retail sale of food, clothing, hardware, furniture and items more commonly associated with or essential to the maintenance of home, person and property.

GLARE<sup>31</sup> – Light emitted from a lamp with intensity great enough to produce a reduction in a typical viewer's ability to see.

GRADE<sup>32</sup> – The plane of the average of all finished ground level adjoining the building or structure for a distance of six feet from all exterior walls.

GROSS FLOOR AREA<sup>33</sup> – The sum of all floor areas within a building or structure, measured from the perimeter of the outside walls of the building under consideration, without deduction for hallways, stairs, closets, thickness of walls, columns, or other features. It shall include all areas capable of being used for human occupancy, including all basement floor areas, mezzanine and attic space and enclosed porches.

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<sup>28</sup> Accepted at Annual Town Meeting, May 1, 2006, Article 26

<sup>29</sup> Accepted at Annual Town Meeting May 1, 2006, Article 26

<sup>30</sup> Accepted at Annual Town Meeting May 3, 2010 Article 4

<sup>31</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 4

<sup>32</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>33</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

GUEST HOUSE, PRIVATE – A detached or semi-detached building located upon the same lot with one family dwelling containing not more than 250 square feet and not containing cooking facilities, the use of said building being limited to the entertainment of relatives and friends without fee or other costs.

HAZARDOUS OR TOXIC MATERIAL/WASTE – see TOXIC OR HAZARDOUS MATERIAL/WASTE.<sup>34</sup>

HEIGHT<sup>35</sup> – The height of a wind turbine measured from the natural grade to the tip of the rotor blade at its highest point, or blade-tip height.

HEIGHT, BUILDING<sup>36</sup> – The vertical distance from the grade plane to the highest point of a gable, hip or gambrel roof and the highest point of the coping of a flat roof, but excluding chimneys, cupolas, flagpoles or other similar and customary appurtenances.

HOME OCCUPATION<sup>37</sup> – An occupation or profession which is conducted in a residential zone and which:

- A. Is carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit, and
- B. Is carried on by member of the family residing in the dwelling unit for residential purposes, and
- C. Is secondary to the use of the dwelling unit for residential purposes, and
- D. Conforms to the following additional conditions:
  1. No more than one (1) non-family member shall be employed in the home occupation.
  2. The floor area used by the home occupation shall not exceed thirty percent (30%) of the total livable floor area of the principal building;
  3. There shall be no exterior display, no exterior sign, except as permitted under the Sign Code, no exterior indication of the home occupation or variation from the residential character of the principal building;
  4. No offensive noise (as defined in the Eastham Noise By-Law), offense due to hours of operation, vibration, smoke, dust, gas, odors, heat or glare beyond a reasonable judgment shall be produced;
  5. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises;
  6. No outside storage of materials and equipment shall be permitted unless concealed from view of neighbors and street by a concealing fence enclosing said materials and equipment;
  7. All parking shall be off-street, and long term parking (more than six (6) hours) shall be limited to two (2) vehicles, excluding the resident's vehicle (s);

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<sup>34</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

<sup>35</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 38

<sup>36</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>37</sup> Accepted at Annual Town Meeting, May 7, 1990, Article 62

8. Any merchandise offered for retail sale must be manufactured or assembled on the premises;
9. The occupation of repairing gas, gasoline or diesel engines is specifically excluded; and
10. The physical presence of non-family member employees or the public shall be limited to the hours between 7:30 AM and 10:00 PM.
11. Except by Special Permit, there shall be no food preparation on premises.<sup>38</sup>

HOTEL – see INN

IMPERVIOUS SURFACE<sup>39</sup> – Any surface which does not allow precipitation to percolate through that surface towards the groundwater.

INDEPENDENT LIVING RESIDENCE (ILR)<sup>40</sup> – A use allowed by special permit, consisting of one or more multi-family condominium or apartment buildings containing dwelling units restricted to occupancy by residents 55 years of age or older, which may be located on the same lot or abutting lots in common ownership on which an Assisted Living.

INDUSTRY, HEAVY – The production, assembly, processing, finishing or manufacture of any object or material which results in or would result in noise, dust, odor, vibration, gases, or any objectionable feature that can or could be detected at any time off the premises upon which located.

INDUSTRY, LIGHT – Fabrication, assembly, processing, finishing work or packaging in such a manner that noise, dust, odor, vibration, or similar objectionable features are confined to the premises and are in no way objectionable to abutting property.

INN – A building, together with its accessory buildings, used or arranged or designed to be used to provide living accommodations including sleeping quarters, and meals which are prepared and served from a central kitchen/dining facility operated under a victualler license. The definition here given shall also include that for a hotel.

JUNK – Any article or material or collection thereof which is worn out, cast off or discarded and which is ready for destruction or has been collected or stored for salvage or conversion. Any article or material which, unaltered or unchanged and without further reconditioning can be used for its original purpose as readily as when new, shall not be considered as junk.

JUNK YARD – The use of any area of any lot, outside a building, for the storage, keeping, resale or abandonment of junk, or scrap or discarded materials, or the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

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<sup>38</sup> Accepted at Special Town Meeting October 21, 1996, Article 12

<sup>39</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

<sup>40</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

LAMP<sup>41</sup> – A bulb, which is a component of a light fixture. It consists of an outer glass envelope and a metal base enclosing a filament or arc tube and electrodes.

LIGHT FIXTURE<sup>42</sup> – A lighting device that may be secured to a wall, ceiling, pole, or post and is used to hold one or more lamps. Lighting fixtures are designed to distribute the light, to position and protect the lamp(s), and to connect the lamp(s) to the electrical power supply.

LIGHT TRESPASS<sup>43</sup> – The shining of direct light produced by a light fixture onto an abutting lot, parcel, or street.

LINE, STREET – The dividing line between the street right of way and the lot.

LODGE BUILDING – A structure occupied by a non-profit social or civic organization.

LOT – A closed plot of land having a definite area and perimeter.<sup>44</sup>

LOT AREA – The horizontal area of a lot exclusive of any area under water, or within a road layout.

LOT AREA REQUIREMENTS<sup>45</sup> – The calculation of the minimum lot area shall include only contiguous upland and shall exclude all wetland or land under any stream, creek, or other water body, therefore such upland area shall contain the minimum required area for buildable lots in the district.

LOT LINES – The lines bounding a lot as defined herein.

MIXED-USE DEVELOPMENT<sup>46</sup> – A use allowed by special permit, consisting of retail, office, municipal, service establishments and residential uses, in some combination, consistent with an approved Concept Plan, which may be located on a single lot or a parcel formed from combined lots, and which, if authorized by special permit, need not comply with the use restrictions or dimensional requirements generally applicable in the underlying zoning district(s).

MOTEL – A structure containing not more than 4000 square feet on one floor, exclusive of porches, sundecks, patios, raised terraces or similar items, divided into units containing living, sleeping and toilet facilities only. No individual kitchen or cooking facilities in units shall be permitted.

Structures shall be one story in height except where the terrain will allow the rear wall to be two stories in height. Rear wall is defined as the wall farthest from the road or roads off which the

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<sup>41</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 4

<sup>42</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 4

<sup>43</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 4

<sup>44</sup> Accepted at Annual Town Meeting, May 1, 2006, Article 26

<sup>45</sup> Accepted at Special Town Meeting, October 21, 1996, Article 12

<sup>46</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

structure is located and parallel to said road or roads.

When more than one motel structure is erected on one lot, each structure shall be not less than fifty (50) feet from any other structure on the lot. No structure shall be erected nearer than fifty (50) feet from the lot side lines nor nearer than twenty-five (25) feet from the lot rear line.

**MOTOR VEHICLE SALES** – A premises used for the display and for the sale of new or used motor vehicles, as that term is defined under the Massachusetts General Laws.

**MUNICIPAL WIND FACILITY**<sup>47</sup> – Any wind facility on Town-owned property.

**NON-CONFORMING USE** – A building, structure, or land lawfully occupied by a use that did not conform to the by-laws of the district in which it is situated at the time of the adoption of applicable Zoning By-Laws and of any amendments thereto.

**NURSERY SCHOOL** – A school designed to provide daytime care or instruction for two (2) or more children from two (2) to six (6) years of age, inclusive, and operated on a regular basis.

**NURSING or CONVALESCENT HOME** – Any state licensed dwelling or building with sleeping rooms where persons are housed or lodged and furnished with meals and nursing care for hire.

**OCCUPANCY PERMIT** – A permit issued by the Building Inspector authorizing the occupancy and the use of the land and/or structures and buildings.

**OCEAN BEACH**<sup>48</sup> – a municipal facility designed to provide access to the ocean for swimming, sunbathing, fishing, surfing, windsurfing and walking, including stairs, landings, parking areas and other associated structures necessary for operation.

**OFFICE, MEDICAL OR DENTAL**<sup>49</sup> – A building or portion thereof the primary use of which is the provision of health-care services to patients or clients on an outpatient basis and by appointment only. The sale of merchandise is allowed only as an accessory use.

**ON-SITE WIND FACILITY**<sup>50</sup> – A wind project, which is located at a commercial, industrial, agricultural, institutional, or public facility that will consume more than 50% of the electricity generated by the project on-site.

**OPEN SPACE**<sup>51</sup> – An unoccupied space, open to the sky, free of all structures, parking, pavement and other impervious surfaces; consisting of lands used for agricultural or forest uses; and any land area that would, if preserved and continued in its present use:

1. Conserve and enhance natural or scenic resources;

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<sup>47</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 4

<sup>48</sup> Accepted at Annual Town Meeting, May 5, 2003, Article 27

<sup>49</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>50</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 38

<sup>51</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 28

2. Protect air or streams or water supply;
3. Promote conservation of soils, wetlands, beaches or tidal marshes, and
4. Enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations or sanctuaries or other open space.

OUTSIDE DISPLAY<sup>52</sup> – Placement or maintenance of goods or other items, including display racks and similar accessories, exterior to a building housing a commercial use on the same site, for the purpose of advertising or displaying the sale of goods or services within the building.

PAN HANDLE LOT<sup>53</sup> – A pan handle lot is a closed plot of land having a definite area and perimeter connected to a way by a strip of land no less than 40 feet in width for its entire length and having less than fifty (50) feet of frontage.

PARKING, PRIVATE – Space for parking accessory to principal use, not to include parking for fee or parking of more than one (1) commercial vehicle except on farms.

PARKING, PUBLIC – An area used for the purpose of parking vehicles, whether or not a fee is required.

PARKING SPACE – The area required for parking one (1) automobile.

PASSIVE RECREATION<sup>54</sup> – Forms of recreation such as nature study, walking, hiking, and horseback riding; and fishing and hunting as permitted by law.

PERSONAL CARE SERVICE<sup>55</sup> – Within an ALR, assistance to residents with Activities of Daily Living, as defined and provided in 651 CMR 12.02 et seq.

PERSONAL SERVICES ESTABLISHMENT<sup>56</sup> – A commercial establishment engaged in the provision of frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, barbershop, beauty shop, dry cleaner, tailor, or other similar services, but shall not include a public laundry where clothing is laundered on-site.

PET KENNEL – A building, structure or area used for the boarding, grooming, and breeding of domestic animals.

PET STORE – A building or structure used for the sale of domestic pets and related supplies.

PORCH, OPEN DECK – A porch that has no walls or windows other than that of the main building to which it is attached.

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<sup>52</sup> Amendment accepted at Annual Town Meeting, May 6, 2013, Article 30

<sup>53</sup> Accepted at Special Town Meeting October 21, 1996, Article 26

<sup>54</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 49

<sup>55</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>56</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

PROCESS WASTEWATER<sup>57</sup> – Includes all wastewaters other than sanitary wastewater.

PUBLISHING AND PRINTING ESTABLISHMENT<sup>58</sup> – A commercial facility for the publishing and printing of information as a retail service use, not including bulk publishing or printing of paper documents on-site, but may include the sale of ancillary goods typically used in the publishing and printing of information.

QUARRY, SAND PIT, GRAVEL PIT, TOP SOIL STRIPPING – An area of land or part thereof used for the purpose of extracting stone, sand, gravel or top soil.

RAIN GARDEN<sup>59</sup> – A bowl-shaped landscape area designed to absorb stormwater runoff from impervious surfaces. It cleanses water of pollutants by filtering water through soil and plants.

RATED NAMEPLATE CAPACITY<sup>60</sup> – The maximum rated output of electric power production equipment. This output is typically specified by the manufacturer with a “nameplate” on the equipment.

RECEPTORS<sup>61</sup> – Special selected points at which measurements will be taken for required analysis submissions under this by-law.

RECHARGE AREA<sup>62</sup> – The area, encompassing land and water surface, through which precipitation enters the groundwater body and from which groundwater flows naturally or is drawn by pumping into a water supply well.

RECREATIONAL FACILITY<sup>63</sup> – An establishment engaged in the provision of public recreational services, including bowling and billiards, but not including miniature golf and video arcades.

REMOVAL OF BUILDING – Removal by demolition or relocation, either in whole or in part.

REPAIR SERVICES, NON-AUTOMOTIVE<sup>64</sup> – Repair and servicing of appliances, computers, electronic equipment, tools and other small machinery common to homes and businesses, not to include any appliances, tools or small machinery that are powered by hydrocarbon fuel.

RESEARCH AND DEVELOPMENT FACILITY<sup>65</sup> – A business that engages in non-biological research and development of innovative ideas, services and technology, such as development of computer software, information systems, communication systems, transportation, multi-media

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<sup>57</sup> Accepted at Annual Town Meeting May 3, 1989, Article 48

<sup>58</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>59</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>60</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 38

<sup>61</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 38

<sup>62</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

<sup>63</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>64</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>65</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22



and video technology and development and construction of prototypes associated with such services and products.

**RESORT AND CONFERENCE CENTER** – A structure or series of structures, divided into separate units, the purpose of which is to provide living, sleeping and toilet facilities; conference, seminar, or meeting facilities and/or recreation or entertainment services and facilities, including but not limited to golfing, tennis, dining, or other amenities intended to solicit the use of the property as a resort or conference center.

**RESTAURANT**<sup>66</sup> – An establishment where food and drink are prepared, served and consumed primarily within the principal building or at outside seating on a deck or patio. Food may be prepared for consumption off the premises provided such take-out service is accessory to the restaurant use. This definition, with its provision for accessory take-out service, shall not be construed to allow any “Restaurant, Drive In” or “Restaurant, Fast Food” as defined in this section.

**RESTAURANT, DRIVE-IN**<sup>67</sup> – Premises where meals and/or other items of nourishment and/or refreshments are offered for sale, and where any portion of these are consumed or intended to be consumed in the open, off-premises, or within cars parked upon the premises.

**RESTAURANT, FAST FOOD**<sup>68</sup> – An establishment for the sale of on-or-off premises prepared food or drink packaged for takeout, whether for consumption on the premises or not, unless such sales are wholly incidental to a conventional restaurant or other use defined in this section, and including establishments providing in-car service or window service or service at two (2) or more take-away stations within the town.

**RETAIL SALES**<sup>69</sup> – Any business, excluding restaurants, drive-in restaurants and fast food restaurants, engaged in the selling of goods or merchandise to the general public and rendering services incidental to the sale of such goods.

**RETAIL SERVICES**<sup>70</sup> – Any business providing services including but not limited to hair stylists, barber shops, banks, funeral homes and offices where the sale of goods is secondary and incidental to the services provided.

**RIDING ACADEMY** – Any business where horses and/or ponies are kept for riding, driving or stabling for compensation, or incidental to the operation of any club, association or similar establishment.

**ROADSIDE STAND** – A structure from which 100% of the products displayed and offered for sale are produced upon the premises or are legally gathered from the sea or seashore.

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<sup>66</sup> Accepted at Special Town Meeting, July 24, 2001, Article 1

<sup>67</sup> Accepted at Annual Town Meeting, July 24, 2001, Article 3

<sup>68</sup> Accepted at Annual Town Meeting July 24, 2001, Article 3

<sup>69</sup> Accepted at Special Town Meeting October 21, 1996, Article 12

<sup>70</sup> Accepted at Special Town Meeting, October 21, 1996, Article 13

SANITARY SEWAGE – see SANITARY WASTEWATER.<sup>71</sup>

SANITARY WASTEWATER<sup>72</sup> – Any water carrying putrescible waste resulting from the discharge of water closets (toilets), laundry tubs, washing machines, sinks, showers, dishwashers, or any other source.

SEASONAL – This term shall refer to a period of time commencing each calendar year on the first day of April and terminating the last day of November of each calendar year.

SERVICE TRADE<sup>73</sup> – An occupation or business which provides service to customers primarily in or on the customers' homes or premises, including but not limited to such trades as carpentry, masonry, plumbing and heating, electrical installation and repair; well drilling, and lawn maintenance. Such service trades may be operated out of the provider's residence subject to the following restrictions:

- A. The business is secondary to the use of the dwelling unit for residential purposes;
- B. No more than two (2) employees may report to the provider's residence;
- C. No outdoor storage of service-related materials or equipment is permitted on the provider's premises unless concealed from view of neighbors and street by a concealing fence enclosing said materials and equipment;
- D. No more than two (2) motor vehicles (as that term is defined by the Massachusetts General Laws, Chapter 90, Section 1, but containing no more than six (6) wheels) which are used in the service trade may be kept on the provider's premises;
- E. Deliveries may be made to the provider's premises no more frequently than an average of five (5) times a week;
- F. There shall be no exterior sign or other display except as permitted under the Sign Code for a residential district, and no exterior indication of the service trade which detracts from or is in conflict with the residential character of the principal building and area;
- G. The buildings or premises occupied shall not be rendered objectionable or detrimental to the residential character of the neighborhood due to the exterior appearance, emission of odor, gas smoke, dust, noise, electrical disturbances, or in any other way. In the case of electrical disturbances, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.
- H. The floor area used shall not exceed thirty percent (30%) of the total livable floor space in the principal building; and
- I. All parking shall be off-street, and long term parking (more than six (6) hours) shall be limited to two (2) vehicles, excluding the resident's vehicles.

SEWAGE – see SANITARY WASTEWATER.<sup>74</sup>

SITE COVERAGE<sup>75</sup> – The sum of the gross horizontal area of the floors of a dwelling including the square footage of any permanently roofed accessory structures such as sheds, garages, screen

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<sup>71</sup> Accepted at Annual Town Meeting May 3, 1989, Article 48

<sup>72</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

<sup>73</sup> Accepted at Annual Town Meeting, May 7, 1990, Article 63

<sup>74</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

<sup>75</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 27

porches and covered decks but excluding unfinished attic areas, unfinished basement areas, and farmer's porches.

**SITE COVERAGE RATIO**<sup>76</sup> – The ratio of the total gross area of Site Coverage on one lot to the gross area of the lot.

**SPECIAL PERMIT GRANTING AUTHORITY** – Shall be the Board of Appeals or another authorized board as allowed under Chapter 808 of the Acts of 1975, Massachusetts General Laws, as amended.

**STABLE, PRIVATE** – A building in which animals are kept for private use and not for hire, remuneration, or sale.

**STABLE, PUBLIC** – A building in which two (2) or more horses and/or ponies are kept for remuneration, breeding, raising or for hire or sale.

**STORY** – That portion of building contained between any floor and the floor or roof above it.

**STREET GRADE** – The officially established grade of the center line of the street on which a lot fronts. If there is no officially established grade, the existing average grade between lot lines shall be taken as the street grade.

**STRUCTURE/BUILDING** – Anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground.

**STUDIO, PRIVATE**; also **ARTIST STUDIO** – a building or part of a building generally limited to a one (1) room working space so designed as to accommodate an occupation relative to production of various forms of art, such as painting, sculpture, photography. Such a unit may be included within “home occupation” as defined in this By-Law only when such unit clearly meets ALL requirements of the “home occupation” definition.

**SWIMMING POOL** – Any body of water or receptacle for water, enclosed or unenclosed, having a depth at any point greater than two (2) feet, used or intended to be used for swimming or bathing, and constructed, installed or maintained in or above ground. Any such pool shall conform to applicable state requirements.

**TEMPORARY STRUCTURE/BUILDING** – One to be used for less than six (6) months.

**TENNIS COURT** – An area used or intended to be used for tennis and tennis related activities, and constructed, installed or maintained on or above the ground. A tennis court shall be considered a structure for the purposes of this By-Law.

**TOWNHOUSE**<sup>77</sup> – A single dwelling unit which is not located above or below another dwelling unit and whose side walls are separated from other dwelling units by a fire wall or party walls.

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<sup>76</sup> Accepted at Special Town Meeting, July 24, 2001, Article 14

<sup>77</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

Each unit in the row shall have a dedicated ground level entrance and front and rear yards, and may be held in separate ownership.

TOXIC OR HAZARDOUS MATERIAL/WASTE<sup>78</sup> – Any substance presently or subsequently designated by any federal, state or local agency or mixture of such physical, chemical, or infectious characteristics as to post a significant or actual potential hazard to water supplies if such substance or mixture were discharged into lands or waters of this Town. Toxic or hazardous materials include but are not limited to, organic chemicals, petroleum products, heavy metals, radioactive substances, infectious substances, acids, alkalies, pesticides, herbicides, fungicides, rodenticides, paints, varnishes, solvents, thinners, substances listed in the Regulations, 310 CMR 30.131-136, or substances which have one or more of the characteristics listed below:

1. Ignitable – easily catches fire, flash point less than 140 degrees Fahrenheit;
2. Corrosive – very acidic or alkaline, pH less than 2 or greater than 12.5;
3. Reactive – explosive, produces toxic gases when mixed with water or acid;
4. Toxic – poisonous, may injure or kill.

Wastes generated by, but not limited to the following activities are presumed to be toxic or hazardous, unless and except to the extent that anyone engaging in such activity can demonstrate to the contrary to the satisfaction of the Eastham Board of Health:

1. Airplane, boat and motor vehicle service and repair;
2. Chemical and bacteriological laboratory;
3. Cabinet making;
4. Dry cleaning, Laundromat;
5. Electronic circuit assembly;
6. Metal plating, finishing and polishing;
7. Motor and machinery service and assembly;
8. Painting, furniture stripping;
9. Pesticide, herbicide, fungicide, rodenticide and/or nitrate fertilizer application;
10. Photograph processing;
11. Printing;
12. Wood finishing or refinishing.

TRAILER HOME/MOBILE HOME – A unit which at any time was a portable or mobile vehicle and was designed to be portable and used for living purposes whether standing on wheels or at a later date transferred to rigid supports.

TRAILER PARK – A tract of land occupied by or designed or intended for the occupancy of trailer homes or any similar vehicle.

TRANSPORT TERMINAL – Yard or structure for the storage and/or servicing of two (2) or more commercial vehicles and the storage of materials in transit.

USE – The specific purpose for which land or a structure or building is designed, arranged, intended, or for which it is or may be occupied or maintained. The term “permitted use” or its equivalent shall not be deemed to include any non-conforming use.

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<sup>78</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

UTILITY SCALE WIND FACILITY<sup>79</sup> – A commercial wind facility, where the primary use of the facility is electrical generation to be sold to the wholesale electricity markets.

VETERINARIAN – see ANIMAL HOSPITAL.

WAREHOUSING – Storage of goods within a building or yard for distribution but not for retail sale on the premises.

WASTEWATER EFFLUENT DISPOSAL<sup>80</sup> – The disposal of treated effluent from a public or private wastewater treatment facility.

WASTEWATER TREATMENT FACILITY<sup>81</sup> – A public or private facility constructed to treat wastewater, not including the disposal of treated effluent.

WELLFIELD<sup>82</sup> – An area of undeveloped or sparsely developed land of sufficient size to accommodate one or more municipal water supply wells pursuant to statute, by-law or other legal authority.

WIND FACILITY<sup>83</sup> – All equipment, machinery and structures utilized in connection with the conversion of wind to electricity. This includes, but is not limited to, transmission, storage, collection and supply equipment, substations, transformers, service and access roads, and one or more wind turbines.

WIND MONITORING OR METEOROLOGICAL TOWER<sup>84</sup> – A temporary tower equipped with devices to measure wind speeds and direction, used to determine how much wind power a site can be expected to generate.

WIND TURBINE<sup>85</sup> – A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a tower, nacelle body and a rotor with two or more blades.

YARD – An unoccupied space on the ground open to the sky, on the same lot with a building.

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<sup>79</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 21

<sup>80</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>81</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>82</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 49

<sup>83</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 38

<sup>84</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 38

<sup>85</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 38

## **SECTION IV – FLOOD PLAIN ZONING<sup>86</sup>**

See definitions of flood plain zone designations in ARTICLE V of this SECTION.

- A. The installation of underground systems for the storage of petroleum products (including but not limited to oil, gasoline, kerosene, and any hazardous materials) shall be prohibited in the 100 year flood plain (Zones A, AE, and VE on the Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency for the Town of Eastham). Storage system shall mean storage tank and all supply lines between storage tank and burner. Underground shall mean under the surface of the earth or under pavement, including cement floors of cellars or basements. Storage systems may be located in basements or cellars provided they are on or above the paved floor of the cellar or basement.
- B. Any new construction, alteration of structures or other development which is removed from the A or V zones by subsequent flood insurance map amendments shall only have to meet the requirements of its new zone designation.
- C. All subdivision proposals and other proposed new developments greater than fifty (50) lots or five (5) acres whichever is the lesser shall include in such proposals base flood elevation data.
- D. Subdivision proposals and proposals for other developments, including their utilities and drainage, are located and designed to be consistent with the need to minimize flood damage.
- E. In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

### **ARTICLE I – STATEMENT OF PURPOSE, EXISTING REGULATIONS**

#### **SECTION A – STATEMENT OF PURPOSE**

The purposes of the Floodplain District are to:

- 1. Ensure public safety through reducing the threats to life and personal injury.
- 2. Eliminate new hazards to emergency response officials.
- 3. Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
- 4. Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.
- 5. Eliminate costs associated with the response and cleanup of flooding conditions.
- 6. Reduce damage to public and private property resulting from flooding waters.
- 7. Facilitate accurate insurance ratings and promote the awareness of flood insurance.

#### **SECTION B – EXISTING REGULATIONS**

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<sup>86</sup> Accepted at Annual Town Meeting, May 3, 1993, Article 28. Sections reorganized, Annual Town Meeting, June 29, 1999, Article 27. Amendment accepted at Annual Town Meeting, May 5, 2014, Article 20.

All development in the district including structural and non-structural activities whether permitted by right or by special permit must be in compliance with the following:

- 780 CMR 3107.0 of the Massachusetts Building Code which addresses floodplain and coastal high hazard areas.
- 310 CMR 10.0, Wetlands Protection Regulations, Department of Environmental Protection (DEP).
- 310 CMR 13.00, Inland Wetlands Restriction, DEP
- 310 CMR 12.00, Coastal Wetlands Restriction, DEP
- 310 CMR 15, Title 5, Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP
- Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.

## **ARTICLE II – FLOODPLAIN DISTRICT BOUNDARIES AND BASE FLOOD ELEVATION DATA**

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Eastham designated as Zone A, AE or VE on the Barnstable County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Barnstable County FIRM that are wholly or partially within the Town of Eastham panel numbers 25001C0244J, 25001C0263J, 25001C0264J, 25001C0407J, 25001C0409J, 25001C0417J, 25001C0426J, 25001C0427J, 25001C0428J, 25001C0429J, 25001C0433J, 25001C0436J, 25001C0437J, and 25001C0441J dated July 16, 2014. The exact boundaries of the District may be defined as the 100-year base flood elevations shown on the FIRM and further defined by the Barnstable County Flood Insurance Study (FIS) report dated July 16, 2014. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk, Planning Board, Building Official, and Conservation Commission.

## **ARTICLE III – USE REGULATIONS**

Flood plain District I is established as an overlay district to all other districts. All development, including structural and non-structural activities, whether permitted by right or by special permit must be in compliance with Chapter 131, Section 40 of the Massachusetts General Laws and with the requirements of the Massachusetts State Building Code pertaining to construction in floodplains. Additionally any required federal permits must be obtained prior to the issuance of a development permit in the Flood plain District as follows:

1. Within Zones AH and AO on the FIRM, require adequate drainage paths around structures on slopes, to guide floodwaters around and away from proposed structures.
2. Prohibit man-made alteration of sand dunes and salt marshes within Zone VE which would increase potential flood damage.
3. Provide that all new construction within Zone VE be located landward of the reach of mean high tide.
4. Existing contour intervals of site and elevations of existing structures must be included on plan proposal.
5. There shall be established a “routing procedure” which will circulate or transmit one copy of the development plan to the Conservation Commission, Planning Board, Board of Health,

Department of Public Works, Building Inspector, Board of Appeals and Fire Department for comments which will be considered by the appropriate permitting board prior to issuing applicable permits.

6. The Building Inspector shall (a) review all proposed development within the flood district to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including Section 404 of the Federal Water Pollution and Control Act Amendments of 1972, U.S.C. 1334, and (b) obtain and maintain records of elevation and floodproofing levels for new construction or substantial alteration within the flood district.
7. In accordance with the Code of Federal Regulations (44 CFR §60.3(b)(5)(iii)), the lowest floor of any new construction or substantial improvement must be documented and maintained on record with the town. The most recent Elevation Certificate from the Federal Emergency Management Agency must be used to document elevations for all new construction and substantial improvements in the Special Flood Hazard Area.<sup>87</sup>

#### **ARTICLE IV – PERMITTED USES**

The following uses of low flood damage potential and causing no obstructions to flood flows are encouraged provided they are permitted in the underlying district and comply with other requirements:

1. Agricultural uses such as farming, grazing, truck farming, horticulture, etc.
2. Forestry and nursery uses.
3. Outdoor recreational uses, including fishing, boating, play areas, etc.
4. Conservation of water, plants, wildlife.
5. Wildlife management areas, foot, bicycle, and/or horse paths.
6. Temporary non-residential structures used in connection with fishing, growing, harvesting, storage, or sale of crops raised on the premises.
7. Buildings lawfully existing prior to the adoption of these provisions.

#### **ARTICLE V – DEFINITIONS**

**ALTERATION** – As applied to a building or structure, a change, modification, renovation or rearrangement in the structural parts or in the exit facilities or an enlargement whether by extending on a side or by increasing in height, or the moving from one location or position to another.

**AREA OF SPECIAL FLOOD HAZARD** – is the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. The area may be designated as Zone A, AO, AH, A1-30, AE, A99, VO, V1-30, VE, or V.

**BASE FLOOD** – means the flood having a one percent chance of being equaled or exceeded in any given year.

**COASTAL HIGH HAZARD AREA** – means the area subject to high velocity waters, including but not limited to hurricane wave wash or tsunamis. The area is designated on a FIRM as Zone V, V1-30, VE.

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<sup>87</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 21



**DEVELOPMENT** – means any manmade change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

**DISTRICT** – means floodplain district.

**FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)** – administers the National Flood Insurance Program. FEMA provides a nationwide flood hazard area mapping study program for communities as well as regulatory standards for development in the flood hazard areas.

**FLOOD BOUNDARY AND FLOODWAY MAP** – means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps done later than 1987, floodway is designated on FIRM.)

**FLOOD INSURANCE RATE MAP (FIRM)** – means an official map of a community on which FEMA has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY** – means an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

**FLOODWAY** – means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation.

**LOWEST FLOOR** – means the lowest floor of the lowest enclosed area (including basement or cellar). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, PROVIDED that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of NFIP Regulations 60.3.

**MANUFACTURED HOME** – means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities. For floodplain management purposes the term “manufactured home” also includes park trailers, travel trailers, or other similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term “manufactured home” does not include park trailers, travel trailers, and other similar vehicles.

**MANUFACTURED HOME PARK OR SUBDIVISION** – means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

**NEW CONSTRUCTION** – means, for floodplain management purposes, structures for which the ‘start of construction’ commenced on or after the effective date of a floodplain management

regulation adopted by a community. For the purpose of determining insurance rates, NEW CONSTRUCTION means structures for which the ‘start of construction’ commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later.

ONE-HUNDRED-YEAR FLOOD – see BASE FLOOD.

REGULATORY FLOODWAY – see FLOODWAY.

SPECIAL FLOOD HAZARD AREA – is the land in a community’s flood plain subject to a one percent or greater change of flooding in any given year. The area may be designated on the FIRM as Zone A, AO, A1-30, AE, A99, AH, V1-30, VE.

STRUCTURE – means, for flood plain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. For insurance coverage purposes, STRUCTURE means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on foundation. For the latter purpose, the term includes a building while in the course of construction, alteration, or repair, does not include building materials or supplies intended for use in such construction, alteration, or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL IMPROVEMENT – means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of a building commences, whether or not that alteration affects the external dimensions of the structure.

ZONE A – means the 100-year flood plain area where the base flood elevation (BFE) has not been determined. To determine the BFE, use the best available federal, state, local or other data.

ZONE AE – means the 100-year flood plain where the base flood elevation has been determined.

ZONE AH and ZONE AO – means the 100-year flood plain with the flood depths of 1 to 3 feet.

ZONE A99 – means areas to be protected from the 100-year flood by federal flood protection system under construction. Base flood elevations have not been determined.

ZONE V – means special flood hazard area along a coast subject to inundation by the 100-year flood with the additional hazards associated with storm waves. Base flood elevations have not been determined.

ZONE VE (for new and revised maps) – means a special flood hazard area along a coast subject to inundation by the 100-year flood with additional hazards due to velocity (wave action). Base flood elevations have been determined.

## SECTION V – USES

In each zoning district, premises and buildings may be used for the following purposes only:

**ALL DISTRICTS** – Commercial Communications Towers are allowed only on Town owned land.<sup>88</sup> Special permits may be granted for any use not specifically permitted but which is consistent with the intent of the zoning district characteristics as expressed in Section 3 of this By-Law.

**DISTRICT A** – One family dwellings and duplex dwellings; accessory buildings and shelters for the uses of the resident occupants of such dwellings for garaging their own motor vehicles, stock and equipment;

- the storage of campers or trailers on the resident occupant's property by permit of the Selectmen;
- home occupations, service trades, and bed and breakfast, as defined in Section II of this By-law;
- agricultural farming, gardening, and greenhouses for the resident occupants' use;
- the keeping of non-commercial livestock, animals and poultry, excluding piggeries and the raising of mink or fox, on parcels of less than five acres, by residents or owner occupants, provided such use is not injurious, noxious or offensive to the neighborhood. No building shall be used to house animals, livestock or poultry without a special permit from the special permit granting authority.
- and agricultural, horticultural and floricultural uses on parcels of five (5) acres or more providing said use is the primary use and that all buildings and structures, except fences of less than five (5) feet in height, shall not be less than thirty (30) feet from the sidelines of any lot nor less than one hundred (100) feet from the sideline of any street or highway.
- those uses listed as allowed in District E, except for hotels, on those parcels abutting Route 6 to the east or west bounded by Assessors' Map 2, Parcel 62 and Map 5, Parcel 124 that were in lawful commercial use before April 18, 1988 and are operating as a commercial use as of May 1, 2006.<sup>89</sup>

**DISTRICT B** – Docks; wharves; party boat businesses; renting of row boats, motor boats, sail boats and fishing gear; boat building, storage and repair; sale of fish, fish bait, and fishing gear. No residences shall be allowed.

**DISTRICT C** – Manufacturing, assembling, processing, packaging, warehousing,<sup>90</sup> storage and shipping of non-hazardous or non-toxic goods and materials; plumbing, electrical, carpentry or similar service and repair facilities; concrete batching plants; manufacturing of house framing, furniture and like products; repair shops for automobiles, trucks and marine equipment; contractors' yards; boat building, repairs and storage; rental of automobiles, trucks and trailers; wholesale bakeries; auction houses, kennels.<sup>91</sup> Except as otherwise noted<sup>92</sup> sales, retail or

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<sup>88</sup> Accepted at Special Town Meeting, October 21, 1996, Article 15

<sup>89</sup> Accepted at Annual Town Meeting, May 1, 2006, Article 39

<sup>90</sup> Accepted at Special Town Meeting, October 21, 1996, Article 19

<sup>91</sup> Accepted at Special Town Meeting, October 21, 1996, Article 20

wholesale, shall be permitted so long as they are strictly incidental to the primary use and provided that a designated sales area, separate from the operational area, is maintained in order to provide for the protection and safety of customers. No residences shall be allowed.

Business band radio antennas are allowed in this district subject to the building height restrictions of these By-Laws.<sup>93</sup>

Any light industry or heavy industry not specifically permitted above may be permitted by a grant of a Special Permit from the Zoning Board of Appeals. Upon application for a Special Permit to the Zoning Board of Appeals, the Board shall conduct a public hearing on said application within sixty-five (65) days after the filing of the application pursuant to Massachusetts General Laws, Chapter 40A, Section 9. A decision by the Zoning Board of Appeals based upon an application for a Special Permit shall be based upon an evaluation of all the evidence presented at the public hearing by the Petitioner and interested parties as it relates to the fulfillment of the spirit and intent of this By-law without substantial detriment to the public good or any neighborhood affected. Such permits may also impose conditions, safeguards, and limitations on the applied for use which are necessary to the fulfillment of the intent of this By-law without causing substantial detriment to the public good or to any neighborhood affected.<sup>94</sup>

Adult uses as defined in Section II of this by-law may only be permitted by a grant of a special permit by the Zoning Board of Appeals.<sup>95</sup>

**DISTRICT D** – Antique shops, craft and gift shops, hair styling and barber shops, offices, art galleries, banks, animal hospitals, kennels, funeral homes, nurseries and florists, fitness centers, lodges, retail stores and shops. Residential apartments are allowed above businesses of a permitted nature provided such residences occupy no more than 50% of the structure.<sup>96</sup>

In any Convenience Store, as defined in Section II - Definitions, no food preparation or heating will take place on the premises except the preparation of hot beverages. All food is to be sold in sealed packages, with the exception of fresh produce.<sup>97</sup>

**DISTRICT E** – Banks, professional offices, real estate offices, gift and craft shops, antique shops, furniture repair shops, and residences. Residential apartments are allowed above business of a permitted nature provided such residences occupy no more than 50% of the structure.<sup>98</sup>

**DISTRICT F** – Seashore

Permitted Uses:

1. Conservation of land, water wildlife, vegetation, and other natural features and values.

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<sup>92</sup> Accepted at Annual Town Meeting, June 29, 1999, Article 23

<sup>93</sup> Accepted at Special Town Meeting, October 21, 1996, Article 17

<sup>94</sup> Accepted at Annual Town Meeting, May 3, 1998, Article 29

<sup>95</sup> Accepted at Annual Town Meeting, June 29, 1999, Article 23

<sup>96</sup> Accepted at Special Town Meeting, October 21, 1996, Article 21

<sup>97</sup> Accepted at Annual Town Meeting, June 29, 1999, Article 26

<sup>98</sup> Accepted at Special Town Meeting October 21, 1996, Article 21

2. Facilities deemed by the Secretary of the Interior to be necessary for the administration and public use and enjoyment of the Cape Cod National Seashore or deemed to be necessary by the Town of Eastham.
3. Recreation, including but not limited to, hunting, fishing, swimming and boating.
4. Gardening and traditional agricultural uses of cleared land, but excluding such objectionable uses as a piggery or the commercial raising of livestock, fur-bearing animals and poultry, or other uses injurious, noxious or offensive to the neighborhood.
5. Traditional commercial fishing activities, the opening of shellfish, and storage and use of fishing equipment.
6. Uses of existing dwellings as residences and accessory uses customarily incidental to the principal residential use on the same premises, provided such uses are not detrimental to a residential neighborhood and do not alter the essential character of the dwelling as a residence. Residential uses of dwellings may include the renting of rooms and furnishing of board by residents of the premises to overnight guests, if such uses do not alter the essential character of the dwellings as residences.
7. Customary home occupations as defined in the Town of Eastham Zoning By-Law, but this shall not include the use of accessory structures as stores or for the display of goods to the passing public.
8. Moving, alteration, enlargement, maintenance, or repairs of existing one-family residential dwellings or the erection of customary structures which will be accessory to the existing principal residential use provided that such improvements to existing dwellings and the erection of accessory structures will not increase the habitable space by more than fifty percent (50%) of the habitable space existing on September 1, 1959, nor the accessory space by more than 50% of the total habitable space, will afford not less than a fifty (50) foot setback from all streets measured at right angle with the line of the streets and a twenty-five (25) foot distance from abutters' property lines, and further do not alter the essential character of the dwellings as a residence.
9. Religious and educational use.
10. Municipal use and public facilities.
11. Detached, one-family dwellings and accessory structures, provided that no lot may be used for their construction which has a frontage of less than 150 feet, and an area of less than three (3) acres, and no dwelling or building may be located in such a manner as to provide less than a 50-foot setback from all streets measured at a right angle with the street line and a 25-foot distance from abutters' property lines.

Except as provided above, there shall be in the Seashore District F:

1. No burning of cover unless determined by the Fire Chief to be necessary for the welfare and safety of the Town and such burning shall be in accordance with the requirements of M.G.L., C.48, Section 13.
2. No filling of land, dumping, or removal of soil, loam, sand, or gravel in excess of five (5) cubic yards.
3. No cutting of timber except: (a) by an owner for the purpose of reasonably controlling brush or trees; (b) maintenance cutting in pastures; and (c) cutting for clearance or maintenance on rights of way including those pertaining to public utilities or public highways.
4. No buildings or structures.
5. No commercial or industrial venture or activities.

6. No drainage, damming or relocation of any water course except by a publicly authorized agency for the purpose of pest control.
7. No continuous storage of materials or equipment.

Applicants for variances or exceptions shall be promptly notified by the Board of Appeals that the Secretary of the Interior is authorized to withdraw the suspension of his authority to acquire, by condemnation, property which is made the subject of a variance or exception that, in his opinion, fails to conform or is in any manner opposed to or inconsistent with the purposes of the Cape Cod National Seashore. The Secretary of the Interior shall be given notice by the Board of Appeals, of all applications or petitions made for variances or exceptions to the By-Laws for the Seashore District and he shall be provided notice by the Building Inspector of all applications for building permits involving the Seashore District within seven (7) days of receipt of the applications or petitions. The Secretary may be consulted at any time by zoning authorities or by the owner of 'improved property' regarding the effect of a proposed variance or exception upon the status of the affected property with regard to the suspension of the suspension of the Secretary's authority to condemn. The Secretary, within sixty (60) days of the receipt of a request for such determination, or as soon thereafter as is reasonably possible, shall advise the owner or zoning authorities whether or not the intended use will subject the property to acquisition by condemnation.

Subsequently, to meet the requirements of the Act of Congress on August 7, 1961, the Secretary shall be given notice by the appropriate board of any variance, or exception, or building permit, granted or denied for the area within the Seashore District. Approved by the Secretary of the Interior subject to an amendment to Article VIII which will specify a fifty (50) foot setback.

#### **DISTRICT G – Water Resource Protection District**

1. One family dwellings and duplex dwellings, accessory buildings and shelters for the uses of the resident occupants of such dwellings for garaging their own motor vehicles and equipment; the keeping of stock and the storage of campers or trailers on the resident occupants' property by permit of the Selectmen.
2. The above ground storage, for domestic residential use only, of the following:
  - a. Fuel oil, not to exceed 300 gallons (nominal 275 gallons);
  - b. Diesel fuel and/or gasoline, not to exceed two (2) ten (10) gallon tanks;
  - c. Compressed gas tanks, not to exceed one 500 gallon tank.
3. The domestic use of pesticides, herbicides, fungicides, rodenticides, and/or nitrate fertilizers on single or duplex residential parcels is allowed provided that:
  - a. The products before mentioned shall be acquired in commonly available retail package amounts only;
  - b. The products before mentioned shall be used and stored according to guidelines printed on or in the retail package by the product manufacturer;
  - c. The area of use and/or application of the products before mentioned on lawns, gardens, foundation plantings, and so forth, shall not exceed a total of ten thousand (10,000) square feet per residential parcel.

#### **DISTRICT H – Wellfield Protection District**

1. Construction, operation and maintenance of municipal water supply wells.

2. Protection of soil, water, plants and wildlife and other natural features and values.
3. Passive recreation.
4. Ocean Beach subject to Site Plan – Special Permit<sup>99</sup>
5. Non-Commercial camping on town-owned land by permission of the Board of Selectmen under such regulations as the Board of Selectmen shall adopt for this purpose.<sup>100</sup>

**DISTRICT I<sup>101</sup>** – North Eastham Overlay

Those principal and accessory uses as allowed by-right or by special permit as indicated in the Overlay District Table of Principal Uses and Table of Accessory Uses. The utilization of the provisions of the Overlay District are applicable only to mixed-use developments.<sup>102</sup>

Intent: The intent of this overlay district is to encourage cohesive, village-style development in an appropriate area, by providing for optional additional uses, mixes of residential, commercial, public and institutional uses and for appropriate alternative dimensional standards by special permit, in addition to those of the underlying zoning districts, while also protecting the quality of life of the homeowners in this area. Where not expressly otherwise provided, however, that the use and dimensional requirements and restrictions of Districts A, C, D and E shall continue to apply within the areas of each underlying district as shown on the Town of Eastham Zoning Map and described in the Appendix to the Town of Eastham Zoning Bylaw entitled “Zoning District Boundaries.”

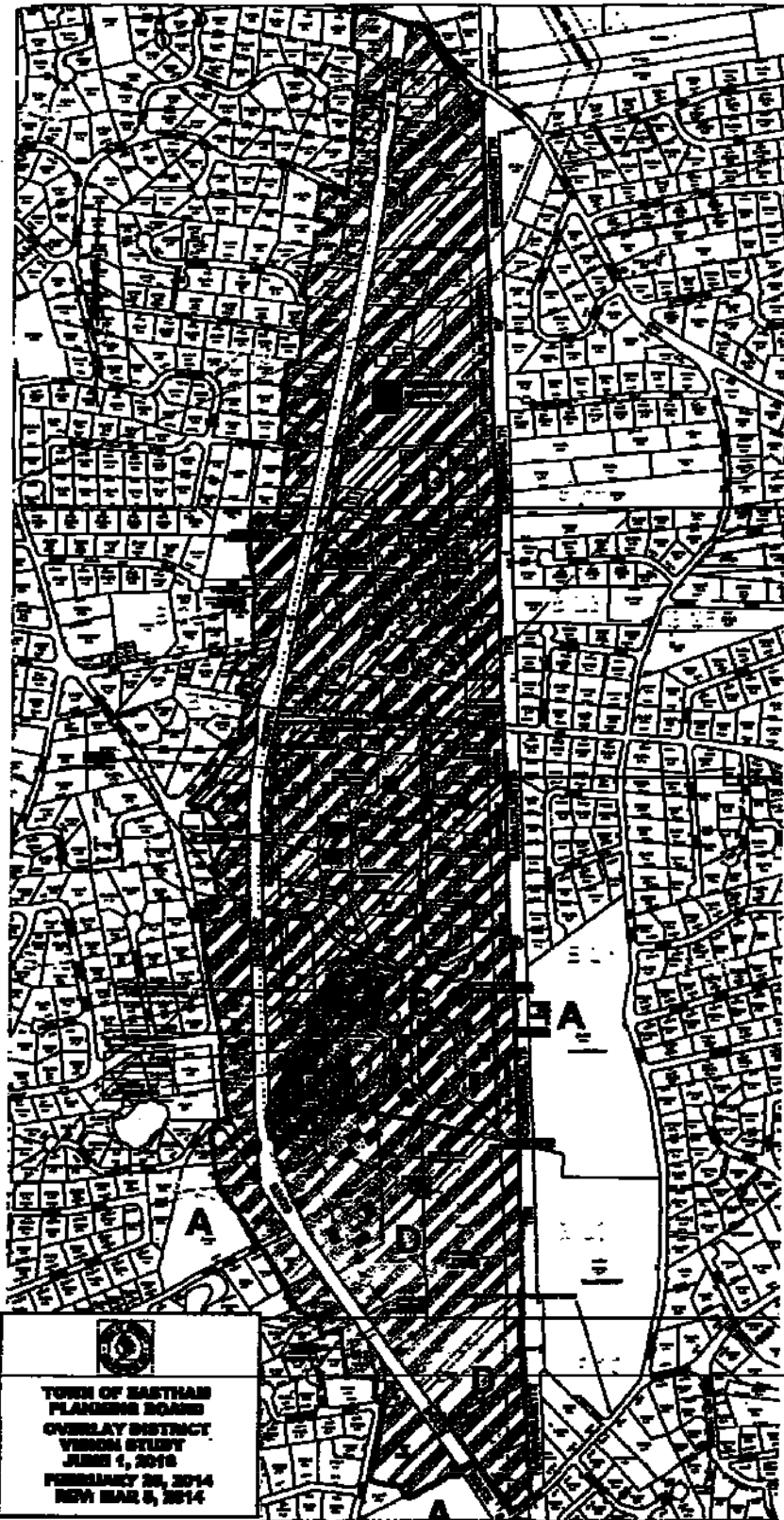
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<sup>99</sup> Accepted at Annual Town Meeting May 5, 2003, Article 23

<sup>100</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 39

<sup>101</sup> Accepted at Annual Town Meeting, May 5, 2014, Article 22

<sup>102</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 23





**TABLE OF PRINCIPAL USES - NORTH EASTHAM OVERLAY DISTRICT (NEOD)<sup>103</sup>**

**Y = YES/ALLOWED BY-RIGHT** (Within Underlying Zoning District)

**SP = BY SPECIAL PERMIT** (As Part of a Mixed Use)

**X = PROHIBITED**

PRINCIPAL USE	ZONING DISTRICT			
	A	C	D	E
<b>AGRICULTURAL</b>				
Farm > 5ACRES	Y	Y	Y	Y
Plant nursery, other horticulture or floriculture	SP	Y	Y	Y
<b>RESIDENTIAL</b>				
Assisted Living residence, with or without Independent Living	SP	SP	SP	SP
Single-Family dwelling	Y	X	SP	SP
Two-family or duplex dwelling	Y	X	SP	SP
Mixed-use Development	SP	SP	SP	SP
Apartments & Townhouses	SP	SP	SP	SP
Residence above by-right business, if not >50% “of structure”	SP	X	Y	Y
<b>COMMERCIAL</b>				
Antique, craft and gift shops	SP	X	Y	Y
Adult Entertainment	X	X	X	X
Animal hospital or veterinary office	SP	SP	Y	SP
Art Gallery	SP	X	Y	SP
Auction house	SP	SP	Y	Y
Automotive repair, service	X	Y	SP	SP
Bakery, Wholesale	X	Y	X	X
Bank	SP	X	Y	Y
Barber shop, beauty salon	SP	SP	Y	SP
Boat building, repair, storage	X	Y	X	X
Charter (party) boat business	X	X	X	X
Cinema, movie theater	X	SP	SP	SP
Contractor’s yard	X	X	X	X
Dry cleaning, Laundromat	X	SP	SP	SP
Fitness center, Gym	SP	SP	Y	SP
Hospice Care Facility	SP	SP	SP	SP
Hotel, Inn, Motel, Hostel	SP	SP	Y	SP
Industry, Light, not specifically allowed in Section V District C Use description	X	SP	SP	SP
Junk yard	X	X	X	X
Kennel, Commercial (not defined)	SP	Y	Y	SP

<sup>103</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 23

PRINCIPAL USE	ZONING DISTRICT			
	A	C	D	E
<b>COMMERCIAL</b>				
Lodge, Membership or Fraternal Club	SP	SP	Y	SP
Nursing or Convalescent Facility	SP	SP	SP	SP
Publishing and/or printing establishment	SP	SP	SP	SP
Rental, automobile, truck, trailer	SP	Y	SP	SP
Rental, boat, fishing gear	SP	SP	SP	SP
Restaurant, < 5 K sq. ft. GFA	SP	SP	SP	SP
Restaurant, 5 K sq. ft. or > GFA	SP	SP	SP	SP
Retail Sales/Service, Minor Small scale , 5 K sq. GFA	SP	SP	Y	Y
Resort and Conference Center	SP	SP	SP	SP
Service and Repair, non-automotive (carpentry, electrical, plumbing, etc.)	SP	Y	Y	Y
Spa Resort	SP	X	Y	SP
Studio, Artist Dance, Photography	SP	SP	SP	SP
<b>INDUSTRIAL</b>				
Concrete batching plant	X	Y	X	X
Warehousing, Rental, & Bulk Storage	X	Y	X	X
Wastewater Treatment Facility	SP	SP	SP	SP
Wastewater Effluent disposal	SP	SP	SP	SP
Wind, Solar , Energy Facility	SP	SP	SP	SP
<b>GOVERNMENTAL, CULTURAL, INSTITUTIONAL</b>				
Conservation, open space land	Y	X	Y	Y
Municipal Use	SP	SP	SP	SP
Museum	SP	SP	SP	SP
Public use, other	Y	Y	Y	Y
Recreation, passive	Y	X	Y	Y
<b>ACCESSORY USE TABLE</b>				
<b>RESIDENTIAL</b>				
Apartment, AFFORDABLE Accessory	Y	X	Y	Y
Apartment located above permitted commercial use, provided no more than 50% floor area of total structure	SP	X	Y	Y
Automated banking (ATM) interior ,exterior or freestanding	SP	SP	SP	SP
Bed and Breakfast	Y	SP	SP	SP
Family daycare, licensed per G. L. c. 15D, §1A.	SP	X	SP	SP
Farm stand, non-exempt per G. L. c. 40A, §3Y	SP	SP	SP	SP
Home Occupation, SP in any district where not X	SP	SP	SP	SP

## MIXED-USE (MU) SPECIAL PERMIT

### Objective

The objective of the MU special permit is to serve an unmet need of the community, by providing the means for creation of attractive mixed-use developments and a mix of housing options, including workforce housing, by providing for design and dimensional flexibility appropriate to the purpose and intent of village development zoning, and, in particular, by encouraging residential units to be incorporated into second floors of certain new or existing commercial structures in accordance with the provisions of this Section.

### Applicability

The Planning Board is the Special Permit Granting Authority (SPGA) for Mixed-Use Special Permits in the North Eastham Overlay District (NEOD).<sup>104</sup>

### Mixed-Use Special Permit

Within the NEOD, the SPGA may issue a special permit to authorize the following: the use, conversion or expansion of a commercial structure or the comprehensive development of an entire site to provide for a mix of retail, office, municipal, service establishments, residential uses and industrial uses where allowed, in some combination, in structures of one or two stories, which may be located on a single lot or a parcel formed from combined lots.<sup>105</sup>

### Waivers

When in the opinion of the SPGA the proposal for a mixed use development within the North Eastham Overlay District (NEOD) does not meet the standards for eligibility for consideration for special permit approval under this section, the SPGA may grant waivers to the standards listed in this section.<sup>106</sup>

### Standards

To be eligible for consideration for a special permit approval pursuant to this Article, the proposed development shall meet the following standards:<sup>107</sup>

Open Space/Buffer: At least 20% of the MU site shall be open space, which shall be left in its natural vegetated state. A buffer area of 10 feet shall be provided at the perimeter of the property where it abuts residentially zoned or occupied properties; provided, however, that no buffer shall be required where the land abutting the site is the subject of a permanent restriction for conservation or recreation or where the land abutting the site is held by the Town for conservation or recreation purposes. No vegetation in this buffer area will be disturbed, destroyed or removed.

### Building Design:

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<sup>104</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 23

<sup>105</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 23

<sup>106</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 23

<sup>107</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 23

1. Buildings shall have no more than 50% of the total gross square footage on a second floor. A total maximum square footage for all building uses on a lot shall not exceed 15,000 square feet.
2. Variation in the overall architectural design, including building elevations, building setbacks and the exterior details (roofing, siding, glazing), shall be a part of the project concept development through construction documents to assure compatibility with existing development.
3. No building shall exceed 35 feet in height. All roof mounted mechanical equipment must be enclosed to reduce the noise of operation and eliminate visibility of such equipment from the equivalent of an adjoining second floor level. In no case shall roof mounted equipment or the accompanying enclosures exceed a height of 6 feet above, or occupy more than 30% of the area, of the roof surface.
4. Building orientation, layout, and configuration shall be designed to provide adequate light and air for the proposed and adjoining buildings.
5. Drive-up windows are permitted if the windows and accompanying drives are buffered by an attractive 6 foot high opaque fence with a minimum of a 10 foot wide landscaped buffer to the exterior/outside of the fence.

Vegetation Management: No clear-cutting shall be permitted, except as necessary and incidental to construction of buildings, roads, trails and parking areas. Where vegetation will be disturbed, destroyed or removed during construction, the applicant shall indicate on the special permit plan that such vegetation will be replaced with alternative vegetation as may be approved by the SPGA as consistent with Cape Cod Commission and/or Barnstable County Extension Service list of approved plant materials in locations consistent with the completion of the project.

Drainage and Stormwater Management: The surface water drainage system shall be designed to accommodate 100-year storm conditions. Drainage shall not be directed to or allowed to flow off-site.

Internal Roadways, Walkways, Paths and Parking Areas: These shall be designed to provide for safety; visual appeal; separation of vehicular, bicycle and pedestrian traffic; convenient connectivity within and without the MRD site; and maximum access to the various amenities and facilities on the MRD site and to pathways on adjacent sites. All internal roadways, walkways, paths and parking areas shall be maintained by the owner or an association of unit owners, as applicable.

Driveway, Vehicular and Pedestrian Access Standards:

1. All driveway and parking areas shall be visually buffered from all streets by the use of berms or natural features and/or planting, using materials that shall maintain a minimum of 50% of their effectiveness year-round. All driveway and parking areas shall be visually buffered from adjoining residential uses by one or more of the following; berming, fencing, and planting, using materials that shall maintain a minimum of 75% of their effectiveness year round. Visual buffers shall be designed, placed and maintained to reduce the light from vehicular headlights from reaching onto adjoining streets and other properties.

2. A portion of the required parking may be accommodated on access drives within the project, provided such parking does not interfere with sight lines to pedestrian or vehicular access routes, directional signage, or interfere with vehicular access/egress in any area.
3. No more than 12 parking spaces shall be laid out in a continuous row unless interrupted by a landscaped island of a minimum of 8 feet in width and equal to the depth of the adjoining parking spaces. The landscaped island shall be treated with consideration given to the need for shade; pedestrian access where appropriate, snow storage, and the need to soften the appearance of a large paved area during the growing season.
4. The number of parking spaces required may be reduced up to 40% at the discretion of the Planning Board as a special permit condition, provided such reduction does not shift a demand for parking onto public streets or any areas not equipped to handle such activity. The Planning Board may give consideration to shared parking between adjoining uses as a means of reducing the paved area required for proposed uses, provided the following conditions are met:
  - a. the shared parking is sufficient to adequately service the adjoining uses without leaving either in a deficit of spaces needed;
  - b. the shared parking has well defined pedestrian access to both uses;
  - c. there is a legally binding agreement, executed by all parties to be served, which permits vehicular and pedestrian access to and from all the parcels involved; this agreement must be in place, and a copy provided to the Building Inspector before issuance of an Occupancy Permit; and
  - d. all open space and coverage requirements are met based on the ability of the project site to accommodate all of the required parking.
5. Parking areas may consist of pervious hard surfaces or impervious surfaces, provided provisions acceptable to the Planning Board are made for management of surface water runoff. If approved as a condition of the special permit, up to 10% of the parking required may be constructed in an alternative paver which incorporates the use of grass or a “grass on gravel” system to allow for greater permeability and an appearance more characteristic of open space/courtyard features, to be used exclusively for overflow parking beyond that normally needed to service the uses on site. The location of such spaces should be in peripheral areas of the parking facility where they can enhance the appearance of adjoining open space and not be in a location where they would be in daily use or overlap with pedestrian activity.
6. Parking areas shall be lighted to provide adequate visibility for use in the dark without adversely impacting adjacent uses or parcels.
7. Off-street parking spaces may be laid out in a perpendicular, angled, or parallel alignment provided adequate access is provided for vehicles to enter and leave the spaces; pedestrians to enter and leave the vehicles, and service and emergency vehicles to access the drives, parking areas, and buildings.
8. Perpendicular or angled parking spaces shall not be less than 9 feet wide by 18 feet in depth with the following exception; however, at the discretion of the Planning Board, up to 5% of the required parking spaces may be accommodated using a layout of an 8 foot width by a 17 foot depth, with such spaces shall be identified by a sign mounted at a height of not less than 5 feet or more than 8 feet, indicating the space is for a subcompact

car only. In no case shall parallel parking spaces shall not be less than 8 feet in width (depth) by a 22 foot in length.

9. Driveways which can be shared for more than one use are encouraged, provided the Planning Board determines that sharing does not limit adequate service or emergency access at any time or serve as the only route of vehicular access to a project.
10. Customer and residential pedestrian access areas shall include a combination of walkways and landscaping. Such pedestrian access shall be provided for from the streets providing frontage and/or access for the project as well as the drives and parking areas within the project. Pedestrian access routes shall be laid out to minimize conflict with vehicular routes, and where the two cross, the pedestrian route shall be clearly marked on the vehicular surface and when appropriate, with signage. Pedestrian access routes shall be lighted to provide adequate visibility for use in the dark without adversely impacting adjacent uses or parcels.

Service Access, Including Deliveries and Trash Removal:

11. Provisions shall be made for service vehicles to access the site and building so as not to obstruct pedestrian and vehicular access by residents, commercial patrons and emergency providers.
12. All trash receptacles and areas to be used by service and delivery vehicles shall be visually and, to the extent reasonably practicable, acoustically buffered from adjoining residences by one or more of the following; berming, fencing, and/or planting. Any visual screening shall maintain a minimum of 75% of its effectiveness year-round. No service vehicle shall be allowed to have an engine idling for more than ten minutes unless it is necessary for the service being provided, (for example: tree trimming, power washing, refrigeration, etc.).

Wastewater Management: All wastewater treatment and disposal facilities shall conform to the provisions of the State Sanitary Code, 310 CMR 15.00, any other state regulations as may be applicable and with the rules and regulations of the Board of Health.

Utilities: All electric, gas, telephone and water distribution lines shall be placed underground, except upon a demonstration of exceptional circumstances.

Affordable Residential Units: The applicant is encouraged to provide dwelling units at prices affordable to persons or families of low or moderate income comprising at least 25% of the total number of dwelling units in the development, with affordable dwelling units integrated into the overall development so as to prevent the physical segregation of such units.

Dimensional Flexibility:<sup>108</sup>

The dimensional requirements for residential and non-residential uses:

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<sup>108</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 23

ALTERNATIVE OVERLAY DISTRICT DIMENSIONAL REQUIREMENTS				
FRONT	SIDE	REAR	MAX. LOT COVERAGE	MAX. BLDG HEIGHT
10 foot min.	20 foot min. exclusive of driveway	15 foot min.	Bldg 15% Bldg, drives & parking 55%  NOTE: Walkways must be pervious if the building, parking, and driveways total 55%	2 stories or 35 feet

Development Schedule: The development schedule submitted by the applicant shall allow for orderly construction of the project. Any substantial deviation from the development schedule may be allowed only by modification of the special permit following notice and hearing pursuant to G. L. c. 40A, §9.

Prohibited Uses:

1. Storage or occupancy of mobile homes, camper trailers, inoperative or unlicensed automobiles, or products, materials, or vehicles in connection with manufacturing or commercial uses outside the district; and
2. Any use or structure incompatible with the nature of the district or dangerous or noxious to persons in the district or those who pass on public ways by reason of odor, smoke, particulate matter, fumes, noise, vibration, glare, radiation, electrical interference, or danger of fire or explosion.

CONCEPT PLAN – MIXED-USE SPECIAL PERMIT SUBMISSION AND APPROVAL PROCEDURE

A. Overview

The review procedure for a Mixed-Use Special Permit consists of three steps:

1. Pre-application conference;
2. Submission by the applicant and review by the SPGA of a Concept Plan for the proposed mixed-use development for approval, and
3. Formal application for a special permit and hearing pursuant to G. L. c. 40A, §9 and the Town of Eastham Zoning Bylaw.

B. Application and Concept Plan for a Mixed-Use Special Permit

1. Pre-Application Conference: Prior to the submission of an application for a mixed-use Special Permit, the applicant must confer in an open meeting with the Planning Board to share information and possible concerns before the applicant enters into binding commitments or incurring substantial expense in preparation of plans, surveys, etc.
2. Concept Plan Procedure:
  - a. The applicant shall file with the Town Clerk, at least fourteen (14) days before a regularly scheduled meeting of the Planning Board, the original and one (1) copy of the proposed Concept Plan, accompanied by the form entitled “Submission of

Concept Plan: Mixed-Use Special Permit,” together with a certified check in the amount set by the Board of Selectmen. The applicant shall at the same time submit to the Planning Board eight (8) copies of the Concept Plan, and a single copy to each of the following: Department of Public Works, Board of Health, Fire Department, and Conservation Commission.

- b. The applicant shall file with the Town Clerk and submit to the Planning Board one or more transmittal letter(s), as required, certifying that it has forwarded copies of the Concept Plan to the Town boards and agencies as required above.
- c. The Town boards and offices receiving copies of the Concept Plan may submit written recommendations on the Concept Plan the Planning Board within 30 days from the date of the filing of the Concept Plan, and failure to so report within such time shall be deemed lack of objection to the application.
- d. Within 45 days from its filing, the Planning Board shall review the Concept Plan and determine whether the project proposed therein is consistent with the intent, purposes and standards of the North Eastham Overlay District and/or other applicable provisions of this By-Law. The Planning Board may suggest modifications and changes to the development described in the Concept Plan and shall make a written report of its recommendations to guide the applicant in the preparation of the final plan.
- e. The written report of the Planning Board shall be filed in the Town Clerk’s office; after such filing the applicant may submit an application for a special permit accompanied by a development plan. Failure of the Planning Board to file its written report within 45 days after filing of the Concept Plan shall be deemed approval, whereupon the applicant may submit application for a special permit accompanied by a final plan consistent with the approved Concept Plan or the plan “deemed approved” pursuant to this section.

### C. Contents of Concept Plan

A Concept Plan shall contain the graphic and narrative materials described below, which the Planning Board may require to be supplemented as appropriate, according to the scope and nature of the development proposal and any particular characteristics of the development site.

1. Graphic materials shall include plans of sufficient number and detail to adequately represent the existing conditions on the site and the proposed development, including, at a minimum, the following:
  - a. boundaries of the proposed mixed-use parcel, north arrow, date, scale, legend, and title “Concept Plan: (name of mixed-use permit applied for)”;
  - b. the name or names of applicants and engineer or designer;
  - c. names of all abutters as defined in G. L. c. 40A, §11;
  - d. existing general site conditions, proposed land uses and improvements, and approximate location and width of all adjacent streets;
  - e. existing and proposed lines of streets, ways, utility and all easements, and any public areas within or next to the parcel;
  - f. the approximate boundary lines of existing and proposed lots with appropriate areas and dimensions;
  - g. the proposed system of drainage, including wetlands on site and on adjacent properties;



- h. the existing and proposed topography of the site at two-foot or less contour intervals;
  - i. existing and proposed buildings, significant structures and proposed open space and proposed site amenities, and proposed circulation patterns; and
  - j. an analysis of the natural features of the site, including wetlands, flood plain, slopes over 10%, soil conditions and other significant features.
2. Written materials shall include the following:
- a. description of the proposed mixed-use development, showing the planning objectives and the character of the development to be achieved through the Mixed-Use Special Permit;
  - b. description of the neighborhood in which the parcel lies, including utilities and other public facilities and the general impact of the proposed mixed use upon them; and
  - c. a summary of environmental issues of significance or likely to be of concern.

D. Submission of Final Plan

1. The applicant shall file the original application for any Mixed-Use Special Permit and the original of the final plan (which plan shall comply with the substantive Rules and Regulations of the Planning Board), together with one (1) copy of those materials, with the Town Clerk. The applicant shall also submit to the Planning Board and to those boards and agencies set forth in subparagraph B. 2. (a) of this Section at the time the application is filed with the Town Clerk, a copy of the application and the final plan.
2. The applicant shall file with the Town Clerk and submit to the Planning Board a transmittal letter certifying that it has forwarded copies of the final plan to the boards and offices as required above. The applicant is encouraged to meet with the Town boards and agencies receiving copies of the final plan during the review period.
3. The Town boards and offices receiving copies of the final plan may submit to the Planning Board written recommendations on the special permit application within 35 days of the filing of the transmittal letter certifying that copies of the final plan have been forwarded. Failure to report to the Planning Board within such 30 days shall be deemed lack of objection to the application.
4. Within 65 days of the filing of the special permit application with the Town Clerk, the Planning Board shall hold a public hearing, complying in all respects, with the procedure for review of a mixed-use special permit shall comply with the requirements for review of special permits pursuant to G. L. c. 40A.

E. Contents of Final Special Permit Application Plan

After approval of a Concept Plan, the application for a mixed-use Special Permit shall include a final plan of the development site and narrative materials as provided below, except as may be provided by the Concept Plan approval.

1. Final plans shall include all of the information required for site plan review, including the following:
  - a. a scale of one inch equals forty feet unless another scale is requested and found suitable by the Planning Board;
  - b. preparation by and bearing the seals of an appropriate registered professional engineer, registered architect, registered land surveyor, and registered landscape

- architect, including certification of the accuracy of the location of the buildings, setback and all other required dimensions, elevations, and measurements;
- c. a utilities and drainage plan prepared and stamped by a registered professional engineer;
  - d. the scale, date, and north arrow;
  - e. lot numbers, dimensions of lots in feet, size of lots in square feet, and width of abutting streets and ways;
  - f. all easements within the lot and abutting thereon;
  - g. the location of buildings existing or proposed for the development, which shall be prepared by and bear the seal of a registered architect as provided in subparagraph (b), including the total square footage and dimensions of all buildings, all building elevations and floor plans, and perspective renderings. Further, the depiction of materials and colors to be used shall be required;
  - h. the location of existing wetlands, water bodies, wells, 100-year flood plain elevation, and other natural features requested by the Planning Board in their written report on the Concept Plan;
  - i. the distance of existing and proposed buildings from the lot lines and the distance between buildings on the same lot;
  - j. percent of the building lot coverage;
  - k. average finished grade of each building at the base of the building;
  - l. the elevation above average finished grade of the floor and ceiling of the lowest floor of each building;
  - m. existing and proposed contour lines at two-foot intervals;
  - n. the uses proposed for the mixed-use development by building or part thereof, including proposed open space, recreation areas, or other amenities;
  - o. proposed provisions for parking;
  - p. height of all buildings, above average finished grade of abutting streets;
  - q. a landscape plan to include the total square feet of all landscape and recreation areas, and depiction of materials to be used, and the quantity, size and species of plantings.
2. Narrative information concerning the development's impact on the community shall be provided, to include, at a minimum, the following:
- a. description of the proposed mix of uses within the development, indicating the planning objectives and the character of the development to be achieved through the Mixed-Use Special Permit;
  - b. parking and traffic plan to be prepared by a traffic engineer. The traffic plan shall include information on the type and number of vehicles generated on average and peak periods of uses, the impact on traffic intersections, and major roads servicing the project area;
  - c. description of the neighborhood in which the land lies and the impact of the development on the neighborhood and the community. Such description shall include information concerning the impact to local schools, housing supply, wastewater, water, and other utility systems, and other public facilities. When so requested by the Board, other impact information shall be provided; and
  - d. evidence of ownership or interest in the land for which the special permit is sought.

## F. Minimum Requirements

A Mixed-Use Special Permit shall be granted only upon the determination by vote of five (5) members of the Planning Board that the development meets the requirements of G. L. c. 40A, §9 and the provisions of the Mixed-Use By-Law, including the following conditions:

1. the final plan is substantially consistent with the Concept Plan and with the purpose and intent of the provision of the Bylaw under which the application is submitted.
2. the execution, delivery and recording of such covenants, agreements and instruments running with the land and binding on the owner of the parcel, its legal representative, successors, heirs and assigns, and enforceable by the Town, as the Board may require, and in form and substance satisfactory to it, in order to insure adherence to the terms of the Special Permit issued hereunder;
3. the approval by the Board of the detailed plans submitted for the project including, without limitation, plans showing all structures and improvements on the parcel, all ways and utilities serving the same, all lot lines, easements and rights of way of record, building plans and specifications illustrating in appropriate detail the landscaping and architectural design, showing types, location and layout of buildings, typical elevations, as well as the general height, bulk and appearance of structures, and such other and further documents, studies, reports or data which the Board determines appropriate or desirable to enable the Board to make the determinations required by this Bylaw;
4. the Board may, may allow dimensional, setback and parking requirements other than those required by this By-Law; and
5. the Board may impose a requirement that motor vehicular and pedestrian easements be provided for access and egress be provided from the site to abutting public or private property.

## **DISTRICT J<sup>109</sup>** – Groundwater Protection Overlay

### SECTION 1: INTRODUCTION AND PURPOSE OF DISTRICT

- 1.1 The Groundwater Protection District is an overlay district superimposed on the zoning districts. This overlay district shall apply to all new construction, reconstruction, or expansion of existing buildings and new or expanded uses. Applicable activities and uses in a portion of one of the underlying zoning districts that fall within the Groundwater Protection District must additionally comply with the requirements of this bylaw. Uses prohibited in the underlying zoning districts shall not be permitted in the Groundwater Protection District.
- 1.2 The purpose of this Groundwater Protection District is to:
  - a. promote the health, safety, and general welfare of the community by ensuring an adequate quality and quantity of drinking water for the Town of Eastham;
  - b. preserve and protect existing and potential sources of drinking water;
  - c. conserve natural resources in the Town of Eastham; and
  - d. prevent temporary and permanent contamination of the environment.

### SECTION 2: DEFINITIONS

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<sup>109</sup> Accepted at Annual Town Meeting May 2, 2016, Article 16

Automobile Graveyard: An establishment that is maintained, used, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or motor vehicle parts as defined in MGL c.140B, s.1.

Aquifer: A geologic formation composed of rock, sand or gravel that contains significant amounts of potentially recoverable water.

CMR: Code of Massachusetts Regulations.

Commercial Fertilizer: Any substance containing one or more recognized plant nutrients which is used for its plant nutrient content and which is designed for use, or claimed to have value in promoting plant growth, except un-manipulated animal and vegetable manures, marl, lime, limestone, wood ashes, and gypsum, and other products exempted by state regulations.

Discharge: The accidental or intentional disposal, deposit, injection, dumping, spilling, leaking, pouring, or placing of toxic or hazardous material or hazardous waste upon or into any land or water such that it may enter the surface or ground waters.

Groundwater Protection District: The land area consisting of aquifers and Zone II recharge areas as identified on a map and adopted pursuant to this bylaw.

Hazardous Material: Any substance in any form which because of its quantity, concentration, or its chemical, corrosive, flammable, reactive, toxic, infectious or radioactive characteristics, either separately or in combination with one or more substances, constitutes a present or potential threat to human health, safety, welfare, or to the environment, when improperly stored, treated, transported, disposed of, used, or otherwise managed. Hazardous material includes, without limitation, synthetic organic chemicals, petroleum products, heavy metals, radioactive or infectious materials, and all substances defined as toxic or hazardous under MGL c. 21E. This term shall not include hazardous waste or oil.

Historical High Groundwater Table Elevation: A groundwater elevation determined from monitoring wells and historical water table fluctuation data compiled by the United States Geological Survey.

Hazardous Waste: A substance or combination of substances, which because of quantity, concentration, or physical, chemical or infectious characteristics may cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness or pose a substantial present or potential hazard to human health, safety, or welfare or to the environment when improperly treated, stored, transported, used or disposed of, or otherwise managed. This term shall include all substances identified as hazardous pursuant to the Hazardous Waste Regulations, 310 CMR 30.000.

Impervious Surface: Material or structure on, above, or below the ground that does not allow precipitation or surface water runoff to penetrate into the soil.

Interim Wellhead Protection Area (IWPA): The MassDEP designated protection radius around a public water well that lacks a Zone II.

Junkyard: An establishment that is maintained, operated, or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard, as defined in MGL c.140B, s.1.

Landfill: A facility established in accordance with a valid site assignment for the purposes of disposing solid waste into or on the land, pursuant to the Solid Waste Regulations, 310 CMR 19.006.

MassDEP: Massachusetts Department of Environmental Protection.

MGL: Massachusetts General Law.

Petroleum Product: Includes, but not limited to, fuel oil; gasoline; diesel; kerosene; aviation jet fuel; aviation gasoline; lubricating oils; oily sludge; oil refuse; oil mixed with other wastes; crude oils; or other liquid hydrocarbons regardless of specific gravity. Petroleum product shall not include liquefied petroleum gas including, but not limited to, liquefied natural gas, propane or butane.

Non-Sanitary Wastewater: Wastewater discharges from industrial and commercial facilities containing wastes from any activity other than collection of sanitary sewage including, but not limited to, activities specified in 310 CMR 15.004(6).

Open Dump: A facility operated or maintained in violation of the Resource Conservation and Recovery Act 42 U.S.C. 4004(a)(b), or state regulations and criteria for solid waste disposal.

Recharge Areas: Land areas, such as a Zone II or Interim Wellhead Protection Area, where precipitation and surface water infiltrates into the ground to replenish groundwater and aquifers used for public drinking water supplies.

Septage: The liquid, solid, and semi-solid contents of privies, chemical toilets, cesspools, holding tanks, or other sewage waste receptacles. This term shall not include any material that is a hazardous waste, as defined by 310 CMR 30.000.

Sludge: The solid, semi-solid, and liquid residue that results from a process of wastewater treatment or drinking water treatment including wastewater residuals. This term shall not include grit, screening, or grease and oil which are removed at the head-works of a facility

Treatment Works: Any and all devices, processes and properties, real or personal, used in the collection, pumping, transmission, storage, treatment, disposal, recycling, reclamation, or reuse of waterborne pollutants, but not including any works receiving a hazardous waste from off the site of the works for the purpose of treatment, storage, or disposal.

Utility Works: Regulated activities providing for public services, including roads, water, sewer, electricity, gas, telephone, transportation and their associated maintenance activities. This term shall include the installation of detention and retention basins for the purpose of controlling storm water.

Very Small Quantity Generator: Any public or private entity, other than residential, which produces less than 27 gallons (100 kilograms) a month of hazardous waste or waste oil, but not including any acutely hazardous waste as defined in 310 CMR 30.136. Waste Oil Retention

Facility: A waste oil collection facility for automobile service stations, retail outlets, and marinas which is sheltered and has adequate protection to contain a spill, seepage, or discharge of petroleum waste products in accordance with MGL c.21. s.52A.

Zone I: The protective radius around a public water supply well or well field that must be owned by the water supplier, or controlled through recorded conservation restriction. In most cases, it is a four hundred (400) foot radius around the well (less for wells pumping less than one hundred thousand (100,000) gallons per day (gpd)).

Zone II: The delineated recharge area to a public drinking water well as approved by MassDEP and defined under the Massachusetts Drinking Water Regulations 310 CMR 22.00. The area of an aquifer which contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at safe yield with no recharge from precipitation), as defined by 310 CMR 22.00 and as approved by the Massachusetts Department of Environmental Protection (DEP).

### SECTION 3: ESTABLISHMENT AND DELINEATION OF GROUNDWATER PROTECTION DISTRICT

3.1 For the purposes of this bylaw, there is hereby established within the Town of Eastham a Groundwater Protection Overlay District. This area is delineated on a map entitled Town of Eastham Groundwater Protection Overlay District dated January 7, 2016 which is hereby made part of the Groundwater Protection District Bylaw and is on file in the office of the Town Clerk.

### SECTION 4: SPECIAL PERMIT

4.1 The Planning Board may issue a special permit for any use prohibited within the Groundwater Protection District, as set forth in Section 6 hereof, if the applicant can adequately demonstrate to the Planning Board that the groundwater beneath the parcel and the water runoff from the parcel does not contribute to existing or potential sources of drinking water. Any application for a special permit for this purpose shall be accompanied by adequate documentation.

4.2 The burden of proof shall be upon the applicant to demonstrate that the groundwater beneath the parcel and the water runoff from the parcel does not contribute to existing or potential sources of drinking water. The Town may engage professional engineers, hydrologists, geologists, or soil scientists to determine more accurately the boundaries of the groundwater watershed with respect to a particular parcel(s) of land, and may charge the owner for the cost of the investigation in accordance with Eastham Zoning Bylaw

Section XII(G). If determined that a particular parcel does not in fact contribute to an existing or potential source of drinking water, a special permit may be granted subject to such conditions as the Planning Board deems necessary and appropriate. The grant of a special permit does not alter the boundary of the Groundwater Protection District. Changes to the boundaries of the Groundwater Protection District require town meeting approval.

- 4.3 Where the boundary line of the Groundwater Protection District divides a lot or parcel, the requirements established by this bylaw shall apply to the entire lot or parcel.

#### SECTION 5: PERMITTED USES

- 5.1 All uses permitted in the underlying zoning districts are permitted in the Ground Water Protection District except those specifically prohibited in Section 6 of this bylaw.
- 5.2 All property used for municipal purposes by or on behalf of the Town of Eastham are exempt the regulations of this bylaw.

#### SECTION 6: PROHIBITED USES

- 6.1 The following land uses and activities are prohibited unless such uses and activities comply with the specified conditions provided herein:
- a. landfills and open dumps;
  - b. automobile graveyards and junkyards;
  - c. facilities that generate, treat, store, or dispose of hazardous waste that are subject to MGL c.21C and 310 CMR 30.000, except for:
    1. very small quantity generators as defined under 310 CMR 30.000;
    2. household hazardous waste centers and events under 310 CMR 30.390;
    3. waste oil retention facilities required by MGL c. 21, s.52A;
    4. water remediation treatment works approved by MassDEP for the treatment of contaminated waters.
  - d. petroleum, fuel oil, and heating oil bulk stations and terminals including, but not limited to, those listed under North American Industry Classification System (NAICS) Codes 424710 and 454311, except for liquefied petroleum gas.
  - e. storage of liquid hazardous materials and/or liquid petroleum products unless such storage is above ground level and on an impervious surface and either:
    1. in container(s) or above ground tank(s) within a building; or
    2. outdoors in covered container(s) or above ground tank(s) in an area that has a containment system designed and operated to hold either; 10% of the total possible storage capacity of all containers or 110% of the largest container's storage capacity, whichever is greater.however, these storage requirements shall not apply to the replacement of existing tanks or systems for the keeping, dispensing or storing of gasoline provided the replacement is performed in a manner consistent with state and local requirements;
  - f. storage of sludge and septage, unless such storage is in compliance with 310 CMR 32.30 and 310 CMR 32.31;
  - g. storage of deicing chemicals unless such storage, including loading areas, is within a structure designed to prevent the generation and escape of contaminated runoff or leachate;

- h. storage of animal manure unless contained within a structure designed to prevent the generation and escape of contaminated runoff or leachate;
- i. storage of commercial fertilizers unless such storage is within a structure designed to prevent the generation and escape of contaminated runoff or leachate;
- j. stockpiling and disposal of snow and ice containing deicing chemicals brought in from outside the Groundwater Protection District;
- k. earth removal, consisting of the removal of soil, loam, sand, gravel, or any other earth material to within 4 feet of historical high groundwater as determined from monitoring wells and historical water table fluctuation data compiled by the United States Geological Survey, except for excavations for building foundations, roads, utility works or wetland restoration work conducted in accordance with a valid Order of Condition issued pursuant to MGL c. 131, s.40; and
- l. treatment or disposal works subject to 314 CMR 5.00, for non-sanitary wastewater, including those activities listed under 310 CMR 15.004(6), except for:
  - 1. treatment works approved by MassDEP designed for the treatment of contaminated ground or surface water and operating in compliance with 314 CMR 5.05(3) or 5.05(13); and
  - 2. publicly owned treatment works.
- m. The use, generation, storage, treatment or disposal of toxic or hazardous materials or wastes, including but not limited to: pesticides, herbicides, fungicides, rodenticides, nitrate fertilizers in quantities greater than those associated with normal household use or as regulated in the underlying zoning district.
- n. rendering impervious any lot or parcel more than 15% or 2,500 square feet, whichever is greater; unless artificial recharge, that will not degrade water quality, is provided using methods demonstrated to be capable of removing contaminants from storm water and which are consistent with methods described in MassDEP's Stormwater Handbook, Vol. I, II and III, as amended.

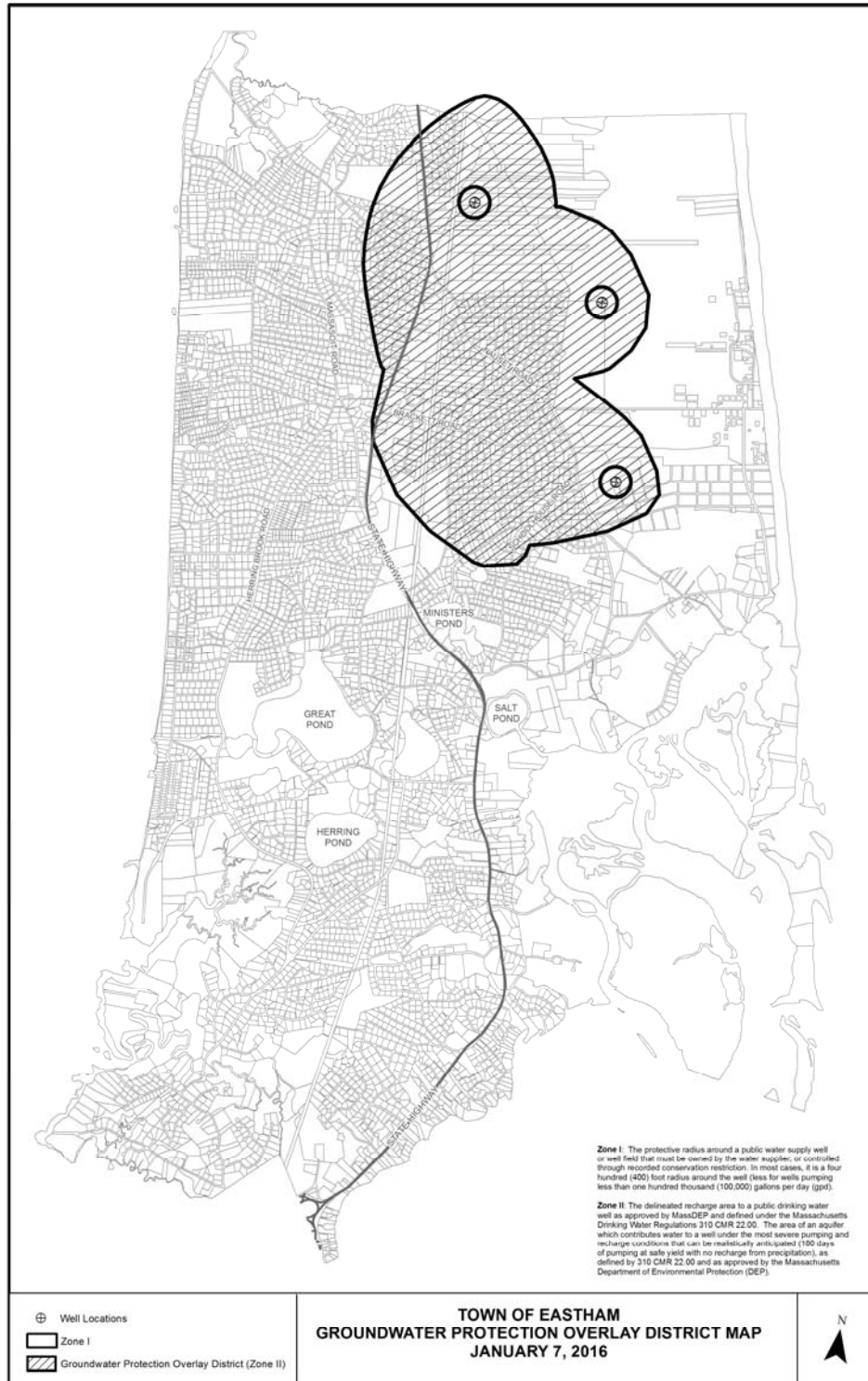
## SECTION 7: ENFORCEMENT

- 7.1 Written notice of any violations of this bylaw shall be given by the Building Commissioner to the responsible person as soon as possible after detection of a violation or a continuing violation. Notice to the assessed owner of the property shall be deemed notice to the responsible person. Such notice shall specify the requirement or restriction violated and the nature of the violation, and may also identify the actions necessary to remove or remedy the violations and preventive measures required for avoiding future violations and a schedule of compliance.
- 7.2 A copy of such notice shall be submitted to the Town of Eastham Water Commissioners, the Eastham Board of Health and the Eastham Planning Board. The cost of containment, clean-up, or other action of compliance shall be borne by the owner/operator of the premises.
- 7.3 A person aggrieved by a notice of violation may appeal said notice to the Eastham Zoning Board of Appeals. All appeals shall be brought within thirty (30) days from the date of the notice which is being appealed.

## SECTION 8: SEVERABILITY



8.1 If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of this bylaw.



## SECTION VI – NON-CONFORMING USES

- A. Any lawful building, or any lawful use of a building or premises, or part thereof, existing or lawfully begun at the time the Zoning By-Law was originally adopted in the area in which such building or use is located, may be continued, subject to the provisions of this section.
- B. Discontinuance of any non-conforming use for a period of two (2) years shall extinguish any rights as a non-conforming use. Change of use from a non-conforming to a conforming use shall be considered abandonment of the non-conforming use and shall immediately extinguish any right to the non-conforming use.<sup>110</sup>
- C. A non-conforming single or two family residential structure may be altered if the Inspector of Buildings determines that the alteration will not increase the existing non-conforming nature of the structure. In making such determination, the Inspector of Buildings, after identifying the particular respect or respects in which the structure does not presently conform to the By-Law, shall consider whether the proposed alteration will either intensify any existing nonconformities or result in additional nonconformities.<sup>111</sup>

If the Inspector of Buildings determines that a proposed alteration to a single or two family residential structure will increase the existing non-conforming nature of the structure, the applicant may seek a new determination from the Zoning Board of Appeals. If the Board of Appeals determines that the alteration will increase the non-conforming nature of the structure, no such alteration may occur unless the Zoning Board of Appeals issues a special permit for the alteration after finding that the alteration will not be substantially more detrimental to the neighborhood than the existing nonconformity and will not be detrimental to the public welfare.

The following types of alterations do not result in an increase in non-conformancy:<sup>112</sup>

1. Alteration to a non-conforming structure where the alteration will comply with all applicable sections of the Zoning By-law in effect at the time of the application.
  2. Alteration to a non-conforming structure on a lot which when created contained at least the minimum square footage required within the zoning district in which the lot is located, where the alteration will comply with all applicable sections of the Zoning By-law, in effect at the time of the application, including but not limited to yard setback, lot coverage and height requirements.
- D. Other non-conforming uses and buildings or structures may be altered, extended or enlarged by a Special Permit from the Special Permit Granting Authority upon a determination that such change, extension or alteration is not more detrimental than the existing non-conforming use, building or structure is to the neighborhood and that it will not be detrimental to the public welfare.<sup>113</sup>

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<sup>110</sup> Accepted at Special Town Meeting July 24, 2001, Article 7

<sup>111</sup> Accepted at Annual Town Meeting, May 2, 1994, Article 18

<sup>112</sup> Accepted at Special Town Meeting, July 24, 2001, Article 8

<sup>113</sup> Accepted at Annual Town Meeting, May 2, 1994, Article 18. Amendment accepted at Special Town Meeting, July 24, 2001, Article 9

Special Permits are granted when the Special Permit Granting Authority determines that the structure or use involved will not be detrimental to the established or future character of the neighborhood and the Town and when it has been found that the structure or use involved will be in harmony with the general purpose and intent of the Zoning By-law and zoning District. It shall be the responsibility of the applicant for any Special Permit to demonstrate, to the satisfaction of the Special Permit Granting Authority, that criteria including, but not limited to, the following are met:

1. Adequacy of the site, in terms of size, for the proposed structure or use;
2. Suitability of the site for the proposed structure or use with regard to the purpose and intent of the zoning district;
3. Adequacy of traffic flow management within the site as well as in relation to adjoining streets and properties so as to minimize unsafe and harmful impacts;
4. Compatibility of the proposed structure or use with surrounding land uses so as to minimize harmful impact or conflict with existing desirable neighborhood character, including views, vistas and other aesthetic values;
5. Adequacy of the method of sewage disposal, source of potable water and site drainage;
6. Protection and maintenance of groundwater quality and recharge volume and the water quality of coastal and fresh surface water bodies;
7. Adequacy of provision of utilities and other necessary or desirable public services;
8. Adequacy of control of artificial light, noise, litter, odor or other sources of nuisance or inconvenience to adjoining properties, public ways and the neighborhood;
9. Protection from degradation and alteration of the natural environment, including, but not limited to, slopes and other topographical features, vegetation, wetlands, and wildlife habitat.
10. For alteration, extension, or enlargement of a commercial structure or use, including any structure or group of structures on one lot containing a total of three or more dwelling units, the applicant must, in addition,
  - a) Obtain a finding and certification from the Eastham Board of Health that the septic system and the water supply system for said premises complies with Eastham's current health code requirements and/or as set forth in Title 5 of the Massachusetts Sanitary Code or any amendments thereto as it relates to new construction, and
  - b) Obtain Site Plan Approval Special Permit under Section XIII of the Zoning By Law from the Planning Board.<sup>114</sup>

E. Any non-conforming building or structure which has been damaged by fire or other cause to any extent, may be repaired or rebuilt to its original dimensions, provided the owner shall apply for a building permit and start operations for restoring or rebuilding of said premises within twelve (12) months after such catastrophe and further that said reconstruction comply with all other applicable State laws and regulations and that such construction is continued through to completion as continuously and expeditiously as is reasonable.

F. Regardless of common ownership, any lot lawfully laid out by plan or deed duly recorded in the Barnstable County Registry of Deeds prior to the day of Zoning Change regarding minimum lot size, dated April 19, 1988, which is not protected by the Eastham Zoning By-

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<sup>114</sup> Accepted Annual Town Meeting, May 1, 2006, Article 28

law, Section IX, and which contains at least twenty thousand (20,000) square feet for a one family dwelling and at least thirty thousand (30,000) square feet for a two family dwelling shall be exempt from said Zoning Change enacted April 19, 1988.

- G. Conversion of an existing (or proposed) cottage colony to a single-family or two-family use under any type of ownership including, but not limited to, condominium ownership, cooperative ownership, or other forms of ownership where a structure or portion thereof is held in different ownership from the remainder of the structure or the land on which it is situated are not permitted unless the owner of any such property prior to the creation of or conversion to any single-family or two-family use under the aforementioned types of ownership does the following:
1. Obtains a special permit from the Board of Appeals of the Town of Eastham in compliance with Section XII.B of this By-law and Massachusetts General Laws Chapter 40A, or any amendments thereto, and
  2. Obtains a finding and certification from the Eastham Board of Health that the septic system and the water supply system for said premises complies with Eastham's current health code requirements and/or as set forth in Title V of the Massachusetts Sanitary Code or any amendments thereto as it relates to new construction, and
  3. Executes a covenant with the Town of Eastham, to be recorded at the Barnstable County Registry of Deeds, covenanting and guaranteeing that other than one management unit, no units will be occupied or otherwise used during any time period commencing December 1 and ending March 31 of the following calendar year and for that same time period for each year thereafter. Hotels and motels may not be converted into single-family use under condominium-type or any other type of trust or stock ownership arrangement.

## **SECTION VII – ACCESSORY USES**

- A. Uses, whether or not on the same parcel as activities permitted as a matter of right, accessory to activities permitted as a matter of right, which activities are necessary in connection with the principal use, may be permitted upon the issuance of a Special Permit provided the granting authority finds that the proposed accessory use does not substantially derogate from the public good.
- B. Bed and Breakfasts, as defined in this By-Law, may serve a morning meal to overnight guests.
- C. Accessory Dwelling Units  
For the purpose of promoting the development of affordable rental housing in Eastham for year-round residents, one accessory dwelling unit per lot may be allowed by Special Permit from the Planning Board subject to the standards and conditions listed below:
1. Accessory dwelling units shall not be allowed on lots with less than 20,000 square feet of contiguous upland. For lots containing 20,000 to 30,000 square feet there shall be no more than three bedrooms combined for both units. For lots containing more than 30,000 square feet, there shall be no more than one (1) bedroom per 10,000 sf.

2. The owner of the property must occupy as a primary residence either the principal or the accessory dwelling. For the purpose of this section, the “owner” shall be one or more individuals residing in a dwelling who hold legal or beneficial title and for whom the dwelling is the primary residence confirmed by listing on the annual town census.
3. Accessory units created under this by-law shall be either deed restricted to allow only tenants whose verified income is less than or equal to 80% of Median Family Income (MFI) or non-deed restricted to allow only tenants whose verified income is less than or equal to 120% of Median Family Income, to remain affordable, as defined by the guidelines in number 9, below.
4. Accessory units shall not be larger than 1200 square feet or fifty (50) percent of the site coverage of the principal dwelling, whichever is smaller.
5. No more than twelve (12) additional accessory dwelling units may be approved within the town’s boundaries in any calendar year. Completed applications shall be reviewed in the order in which they are received.
6. Site Requirements:
  - a. Accessory dwelling units may be within or attached to a principal dwelling or garage, or be located in a detached unit.
  - b. Accessory dwelling units shall be designed to be compatible with existing site and neighborhood conditions.
  - c. Septic systems are required to meet the then current Title 5 standards, the Eastham Board of Health regulations and/or shall receive all necessary approvals from the Board of Health.
7. No accessory unit shall be separated by ownership from the principal dwelling.
8. An application for official registration of the affordable accessory dwelling unit shall be made in writing by the property owner to the Building Inspector and renewed annually thereafter, including all necessary documentation to confirm eligibility.
9. All occupant(s) of the rental dwelling unit shall upon initial application by the property owner and annually thereafter, submit necessary documentation to confirm their eligibility for the dwelling unit. Specifically, all dwelling units must be rented to those meeting the guidelines for a low or moderate-income family. For the purpose of this section, low income families shall have an income less than eighty (80) percent of the Barnstable County Median Family Income (MFI), and moderate income families shall have an income between eighty (80) and one-hundred-twenty (120) percent of the Barnstable County Median Family Income (MFI), as determined by the United States Department of Housing and Urban Development (HUD) Published Income Guidelines, and as may from time to time be amended.
10. Maximum rents shall be established in accordance with HUD Published Fair Market Rental Guidelines. Property owners are required as part of the Special Permit application to submit information on the rents to be charged. Each year thereafter, they shall submit information on annual rents charged. Forms for this purpose shall be provided by the town. Rents may be adjusted annually in accordance with amendments to the Fair Market Rental Guidelines.
11. No deed restricted accessory apartment shall be occupied until a recorded copy of said deed restriction is provided to the Building Inspector.<sup>115</sup>

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<sup>115</sup> Amendment accepted at Annual Town Meeting, May 6, 2013, Article 33

## SECTION VIII – PROHIBITED USES

The following uses shall be prohibited in the Town of Eastham in Districts A, B, C, D, E, F, G and H:

- A. On-shore commercial facilities to service or support or accommodate off-shore exploration or drilling for fossil fuels, including oil and gas storage tanks, pipelines, warehouses, or dockside or heliports, airports, airstrips and all air support facilities whose purpose or intention or principal business is to accommodate, or service, or support the on-shore use of the Town of Eastham for off-shore exploration, drilling and transportation of fossil fuels including but not limited to oil and gas.
- B. Temporary Structures
  - 1. Residential: Use of the following structures or units for human habitation except on issuance of a temporary permit by the Building Inspector under conditions hereafter specified: tents, house trailers, campers, Quonset huts, portable or semi-portable buildings, or similar structures whether equipped with wheels or not; houseboats or equivalents on fresh water. The Building Inspector may issue a permit for the temporary use of any of the prohibited items for use during the period of construction of a dwelling or cottage. This permit shall not be valid for over six months and shall not be renewable. All applicable regulations as to setback from lot lines must be complied with when locating any of these items. Sanitary facilities must receive approval from the Board of Health. All such items must be located on the lot on which construction is being done and must be removed prior to the granting of a Certificate of Occupancy for the permanent structure.
  - 2. Commercial: Use of the following structures or units for existing commercial uses except on issuance of a temporary permit by the Building Inspector under conditions hereafter specified: trailers, portable or semi-portable buildings, or similar structures whether equipped with wheels or not. The Building Inspector may issue a permit for the temporary use of any of the prohibited items for use during the period of reconstruction or alteration of an existing commercial use. This permit shall be valid for a maximum of twelve (12) months and shall not be renewable. All applicable regulations as to setbacks from lot lines and parking requirements must be complied with when locating these items. In the case of pre-existing non-conforming buildings, the location of the temporary structure shall be no more non-conforming than the existing structure. Sanitary facilities must be designed in accordance with State and local regulations and approved by the Board of Health. All such items must be located on the lot on which construction is being done and must be removed prior to the granting of a Certificate of Occupancy for the permanent structure.<sup>116</sup>
- C. Junkyards.
- D. Gambling establishments (except those permitted by the State or Special Permit Granting Authority).

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<sup>116</sup> Accepted at Annual Town Meeting, May 5, 1998, Article 32

E. Hotels, Motels, Inns, and Resort and Conference Centers.<sup>117</sup>

F. Restaurant, Drive In; Restaurant, Fast Food<sup>118</sup>

G. Camps or campgrounds.

H. The following additional uses are prohibited in District G:

1. Commercial/industrial/business uses are prohibited in District G, including but not limited to: sanitary landfills; junkyards; septage or sewage treatment facilities, except those for single or duplex family residential use; car washes; gasoline stations; airplane, boat or motor vehicle repair shops; road salt stockpiles; dry- cleaning establishments; laundromats; photo processing establishments; metal plating or finishing shops; chemical laboratories; painting shops; wood finishing, refinishing or stripping shops; and any other use which involves the manufacture, storage, use, transportation or disposal of toxic and/or hazardous materials/waste and the storage of fuel oil, diesel oil and/or gasoline, for whatever use, except as allowed in Section V of this By-law.
2. Any use which creates impervious surfaces, including, but not limited to, building foot prints, paved drives, etc., which total more than ten percent (10%) of the lot area.
3. Underground storage tanks.<sup>119</sup>

I. The following additional uses are prohibited in District H:

1. Commercial/industrial/business uses, including but not limited to: sanitary landfills; septage or sewage treatment facilities, except those for single or duplex family residential use; car washes; gasoline stations; airplane, boat or motor vehicle repair shops; road salt stockpiles; dry cleaning establishments; metal plating or finishing shops; chemical laboratories; painting shops; wood finishing, refinishing or stripping shops; junk and salvage yards; and any other use which involves the manufacture, storage, use, transportation or disposal of toxic and/or hazardous materials/waste, and the storage of fuel oil, compressed gas, diesel fuel and/or gasoline, for whatever use, except as allowed in Section V of this by-law.
2. The creation of impervious surfaces, including but not limited to building foot prints, paved drives, etc.
3. The removal of natural vegetation except as required for forest management or the creation of pathways for passive recreation.
4. Underground storage tanks.
5. The use or storage of toxic/hazardous material/waste for whatever purpose.<sup>120</sup>

The following uses shall be prohibited in Districts A, B, F, G<sup>121</sup> and H in the Town of Eastham: the operation of any business for the transporting, hauling, or storage or containerization of

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<sup>117</sup> Accepted at Special Town Meeting, October 25, 1988, Article 44

<sup>118</sup> Accepted at Special Town Meeting July 24, 2001, Article 3

<sup>119</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48

<sup>120</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 49

<sup>121</sup> Amendment accepted at Annual Town Meeting, May 3, 1989, Article 48

hazardous materials or wastes, refuse, septage, or fuels; or the keeping of any vehicle for those uses.

## SECTION IX – INTENSITY REGULATIONS

### A. LOT SIZE

1. In District A and E, no single family dwelling shall be built on a lot with an area of less than 40,000 square feet nor any two (2) family dwelling on a lot with an area of less than 80,000 square feet. Any lot lawfully laid out by plan or deed, duly recorded in the Barnstable Registry of Deeds prior to April 19, 1988, or shown on a subdivision of land approved by the Planning Board prior to April 19, 1988 which is not protected by the Eastham Zoning By-Law, Section IX shall contain at least 20,000 square feet for a one (1) family dwelling and 30,000 square feet for a two (2) family dwelling, except for any lot lawfully laid out by plan or deed, duly recorded in the Barnstable Registry of Deeds between May 7, 1987 and April 18, 1988 or any subdivision of land approved by the Planning Board between May 7, 1987 and April 18, 1988 shall contain at least 30,000 square feet for a one (1) family dwelling and 45,000 square feet for a two (2) family dwelling.<sup>122</sup>
2. In Districts A and E, a year-round two-family dwelling may be allowed on a lot containing 40,000 square feet or more after consideration under Site Plan Review Residential Section XIV of the Eastham Zoning By Laws, and further subject to the standards and conditions listed below:
  - a. Two-family dwellings allowed under this by-law shall be deed restricted requiring both units to remain affordable, as defined by the guidelines in paragraph c., below, unless one unit is owner occupied, said owner being a named individual on the Assessor's record. No unit shall be occupied until a recorded copy of said deed restriction is provided to the Building Inspector.
  - b. All occupants of the rental dwelling unit shall upon initial application and annually thereafter, submit necessary documentation to confirm their eligibility for the dwelling unit. Specifically, all dwelling units must be rented to those meeting the guidelines for a low or moderate income family. For the purpose of this section, low income families shall have an income less than eighty (80) percent of the Town of Eastham median family income, and moderate income families shall have an income between eighty (80) and one hundred twenty (120) percent of the Town of Eastham median family income, as determined by the United States Department of Housing and Urban Development (HUD) Published Income Guidelines, and as may from time to time be amended.
  - c. Maximum rents shall be established in accordance with HUD Published Fair Market Rental Guidelines, and will be adjusted as necessary as such guidelines may be amended.
  - d. Septic systems are required to meet the then current Title 5 standards and shall be reviewed and approved by the Health Agent.<sup>123</sup>

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<sup>122</sup> Amendment accepted at Annual Town Meeting, May 5, 1998, Article 30

<sup>123</sup> Accepted at Special Town Meeting July 24, 2001, Article 18



3. In Districts B, C, D, and E, no business structure shall be built on a lot with an area of less than 40,000 square feet.
4. All lots in Districts A, B, C, D, and E shall have frontage of at least 50 feet on an accepted public way, a way shown on a plan approved or endorsed in accordance with the subdivision control regulations or a way in existence when the subdivision control law became effective having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide for the needs of vehicular traffic in relation to the proposed land use. Panhandle lots shall have frontage of at least 40 feet on an accepted public way or private way as described above.<sup>124</sup>
5. In the Seashore District F, no dwelling shall be built upon a lot with an area of less than three (3) acres. All lots in the Seashore District F shall have frontage of at least 150 feet and all dwellings and buildings shall be located to provide at least a 50 foot setback from all streets measured at a right angle with the street line and a 25 foot distance from abutters' property lines.
6. In District G, no single family dwelling shall be built on a lot with an area of less than three (3) acres, nor any two family dwelling on a lot with an area of less than six (6) acres. Setback requirements shall conform to Section IX. B. 1 of this By-law. Additionally, the total residential building floor area shall not exceed five thousand (5,000) square feet, and the total floor area for all accessory buildings shall not exceed two thousand (2,000) square feet. All new lots within District G shall have frontage of at least one hundred fifty (150) feet on an accepted public way or private way, which meets current Planning Board requirements for road layouts.<sup>125</sup>
7. In order to comply with the minimum lot size requirement, a lot must be a closed plot of land having a definite area and perimeter, and having a shape number not exceeding a value of 22. A lot may have a shape number greater than 22 provided that the lot has within it a plot 100% of which is buildable upland, containing at least the minimum lot area required for the district in which the lot is located and having a shape number not exceeding 22, within which the site intended for building is located. The shape number shall be calculated by dividing the square of the perimeter of the lot or plot by the square foot area of same. Except as otherwise provided in Sections IX A. 3. and IX A. 4. each lot shall have a minimum of fifty (50) feet of frontage on an approved street or way.

For the purpose of this Zoning By-Law change, all lots approved since May 1, 1989 which meet the shape number required above, are deemed to be in compliance of the By-Law.<sup>126</sup>

8. Section IX<sup>127</sup> requirements shall not apply to lots established prior to the adoption of this By-law provided such lots met all requirements of the Zoning By-Law in force at the

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<sup>124</sup> Accepted at Annual Town Meeting, May 5, 1998, Article 33

<sup>125</sup> Accepted at Annual Town Meeting, May 4, 1992, Article 44

<sup>126</sup> Accepted at Annual Town Meeting, May 6, 1996, Article 17

time of adoption of this By-law. Furthermore, these requirements shall not apply to lots in single ownership at the time of adoption of the Zoning By-Law by the Town of Eastham at the annual Town Meeting held on February 16, 1952 provided these lots are identified by deeds of record in the Barnstable County Registry of Deeds and that any structures to be placed on such lots can comply with all requirements of the Massachusetts State Building Code and to the Regulations for Disposal of Sewage as adopted by the Board of Health on April 18, 1955, or any amendments thereto.

## B. SETBACK REQUIREMENTS

1. The building lines for structures for human habitation shall not be nearer to the nearest boundary of any way than fifty (50) feet, nor nearer to the interior side and rear lot lines than thirty (30) feet; and if on land of single ownership, they shall not be nearer to each other than fifty (50) feet. The building lines of detached buildings which are necessary to structures for human habitation shall not be nearer to the nearest boundary of any way than fifty (50) feet, nor nearer to the interior side and rear lot lines than thirty (30) feet. Additionally, detached buildings shall not be closer than eight (8) feet to any other structure on the lot.<sup>128</sup>
2. In Districts B, D, and E, all new construction, including residential, commercial, or other, shall be set back a minimum of 100 feet from all ways. Side and rear setbacks shall not be less than twenty-five (25) feet.<sup>129</sup>
3. In District C, all new construction shall be set back a minimum of fifty (50) feet from all ways. Side and rear setbacks shall not be less than twelve (12) feet.<sup>130</sup>
4. Pursuant to Massachusetts General Laws, Chapter 40A, Section 6, those pre-existing, non-conforming commercial structures in District A which seek to be altered, renovated, amended, modified, or expanded shall conform to the setback requirements of Section IX. B. 2 of this By-law.<sup>131</sup>
5. Section IX<sup>132</sup> requirements shall not apply to any lot for single or two family residential use which, at the time of the adoption of this By-law, was lawfully in existence by way of recording or endorsement. Such lot must conform with the setback requirements then in existence at the time of the creation of the lot. For lots subdivided before April 19, 1988, the building lines for structures for human habitation shall not be nearer to the nearest boundary of any way than thirty (30) feet, nor nearer to the interior side or rear lot line than twenty-five (25) feet.<sup>133</sup>
6. Setback requirements for detached accessory buildings used for any purpose, in Districts A, B, C, D, E, G & H, regardless of when the lot was created, shall be

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<sup>127</sup> Amendment accepted at Annual Town Meeting, May 4, 1992, Article 41

<sup>128</sup> Amendment accepted at Annual Town Meeting May 3, 1989, Article 44

<sup>129</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 45

<sup>130</sup> Amendment accepted at Annual Town Meeting, May 1, 2006, Article 41

<sup>131</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 46

<sup>132</sup> Amendment accepted at Annual Town Meeting, May 4, 1992, Article 42

<sup>133</sup> Amendment accepted at Annual Town Meeting, May 5, 1998, Article 30

- 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.<sup>134</sup>

7. Setback requirements for detached accessory building not used for human habitation on lots subdivided after April 19, 1988 shall be 30' for side and rear lot lines, and 50' for any lot line that abuts a street or way shown on an approved plan of subdivision or in existence prior to the acceptance of the subdivision control law, and further any such accessory building shall be 8' from the main building or other accessory buildings.<sup>135</sup>

C. In any given subdivision, there can be no more than one (1) pan handle lot for every six (6) standard lots. A pan handle lot cannot be adjacent to or abut another pan handle lot.<sup>136</sup>

**D. RESIDENTIAL LOT INTENSITY**

Site Plan Approval under Section XIV of this Zoning By-law shall be required for any addition, expansion or construction on a residential lot that meets the following requirements:

1. Any lot under 20,000 square feet where a proposed addition or expansion of an existing dwelling exceeds 2.5% of the lot area and/or the site coverage ratio including the addition exceeds 15% and where the site coverage ratio for a new dwelling or the addition of an accessory building causes the site coverage ratio to exceed 15% of the lot area.
2. Any lot containing 20,000 square feet or more, where the site coverage exceeds 3,000 square feet.
3. Any lot containing 40,000 square feet or more with a deed restricted two-family dwelling proposed in accordance with Section IX, paragraph A., number 2 of this By-laws.
4. Any proposed addition to or expansion of an existing dwelling or accessory structure in District F: Seashore District must submit an application to the Eastham Planning Board under Section XIV – Site Plan Approval – Residential, if the addition or expansion exceeds 100 square feet.<sup>137</sup>

**SECTION X – PARKING REQUIREMENTS**

A. Off-street parking shall be provided to service all parking demand created by new construction, whether through new structures or additions to pre-existing structures, or through change of use creating higher parking demand. An area of 300 square feet of appropriate dimensions for the parking of a motor vehicle, including maneuvering area, and aisles, shall be considered as one (1) off-street parking space.

B. TABLE OF REQUIREMENTS – The following minimums must be met unless these are reduced on Special Permit from the Special Permit Granting Authority, upon determination that special circumstances render a lesser provision adequate for all parking needs:

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<sup>134</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 26

<sup>135</sup> Accepted at Annual Town Meeting, May 1, 2006, Article 30

<sup>136</sup> Accepted at Special Town Meeting, October 21, 1996, Article 27

<sup>137</sup> Accepted at Special Town Meeting July 24, 2001, Article 15. Amendment accepted at Annual Town Meeting, May 1, 2006, Article 31

1. Hotel, Motel, Inn, Guest House, Bed and Breakfast, or Resort and Conference Center: one (1) space per guest unit.
2. Offices, Stores: one (1) space per 150 square feet floor area accessible to the public.<sup>138</sup>
3. Restaurants: one (1) space per four (4) seats.
4. Coffee Shops: one (1) space per two (2) seats.
5. Industrial: one (1) space per 1¼ employees per shift, with no on-street parking permitted.
6. Bank: one (1) space per employee and one (1) space per 150 sq. ft. of public area.
7. All other uses: five (5) spaces or one (1) space per 350 sq. ft., whichever is greater.<sup>139</sup>

C. SURFACING – Required parking areas shall be paved with bituminous concrete according to current Town of Eastham Subdivision Regulations,<sup>140</sup> unless service a one (1) or two (2) family dwelling, or unless authorized to be paved with an alternative surface on Special Permit by the Special Permit Granting Authority. Such authorization may be granted by the Special Permit Granting Authority upon its determination that drainage, erosion, siltation, dust, and appearance will be satisfactorily controlled. Where an alternative to bituminous concrete is authorized on Special Permit, the following shall be complied with:

1. Access drives shall be paved with bituminous concrete (unless the Special Permit Granting Authority shall grant a Special Permit for alternative surfacing), or other pavement authorized by the Planning Board for at least twenty (20) feet from the edge of the paved street unless the street itself is not paved.
2. Grading and materials selection shall assure that surface materials will not be carried into the street, and that drainage is positively provided for on- site.
3. If there are six (6) or more parking spaces, there shall be provisions for identifying individual spaces through use of segmented bumper strips or other similar permanent means.

D. EGRESS – Parcels with six (6) or more parking spaces shall not have more than two (2) driveway openings onto any street unless each opening is separated from all others on or off the parcel by more than 200 feet measured from center to center. No driveway opening shall exceed 30 feet in width at the property line. Parking areas with six (6) or more parking areas shall be so designed and located that their use does not require backing onto a public way.

E. OFF-STREET QUEUES – Establishments having drive-in facilities which from time to time have queues of vehicles awaiting service shall have comparably sufficient on-site space for such queues without requiring cars to stand on any public way or across any public sidewalk.

F. LOADING – Off street loading facilities and space must be provided to service all needs, and so sized and arranged that no trucks need back onto or off a public way, or be parked on a public way while loading, unloading, or waiting to do so.

G. PARKING AND LOADING AREA SETBACKS – The required distance between off-street parking and loading areas and any street line shall be five percent (5%) of lot depth from the street, but no such requirement shall be greater than 50 feet nor less than 15 feet. Off-street

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<sup>138</sup> Accepted at Special Town Meeting, July 24, 2001, Article 5

<sup>139</sup> Accepted at Special Town Meeting, July 24, 2001, Article 5

<sup>140</sup> Accepted at Special Town Meeting July 24, 2001, Article 6

parking servicing non-residential districts shall not be allowed within 30 feet of a residential district.

- H. HANDICAPPED ACCESS – All such parking shall comply with all State and Federal statutes or regulations having Handicapped Access for Parking as its subject matter.

## **SECTION XI – LANDSCAPING REQUIREMENTS**

In Districts B, C, D, and E, excluding one (1) and two (2) family dwellings, the following landscaping standards shall be in effect:

- A. BUILDINGS – Along the front of the building parallel to the road, there shall be planting for a minimum width of four (4) feet with curbing and/or sidewalk (minimum width four feet) adjacent to parking and driveways. Planting may be in the form of planters or sunken planting beds, shrubs, or ground cover. Outdoor dining areas shall have suitable shrubs or suitable vegetative barrier to create a hedge at least 36" high between these areas and all roads. The outdoor dining areas shall conform to the required setback of buildings from all roads.
- B. ROAD BOUNDARIES – Shrubbery and/or grass shall be planted and maintained to a minimum width of twenty (20) feet parallel with road except in the areas required for entrance and exit. Shrubs shall not exceed 18" in height, and shall be planted a maximum of six (6) feet apart. Shrubbery shall be located in such a manner so as to not obstruct vision of any entering or exiting vehicle.
- C. PARKING LOTS – Customer parking lots intended for the use of twenty (20) vehicles shall have areas of shrubbery, trees and/or grass containing a minimum of 400 square feet for each twenty (20) vehicles or fraction thereof. These areas are to be suitable dispersed throughout the parking area, and are in addition to the requirements of Section XI. B. above.
- D. ABUTTING PROPERTY – There shall be suitable screening from adjacent residential property.

## **SECTION XII – ADMINISTRATION**

- A. BOARD OF APPEALS – There shall be a Board of Appeals consisting of five (5) members, and two (2) alternates, all to be appointed by the Board of Selectmen, with the powers as provided in Massachusetts General Laws, Chapter 40A, Section 12, which shall act on all matters within its jurisdiction under this By-law in the manner prescribed in said Chapter 40A of Massachusetts General Laws.
- B. SPECIAL PERMITS – Special Permits shall only be issued after a public hearing; which shall be held within 65 days after the filing of a special permit application with the Town Clerk, or special permit granting authority as may be required under Chapter 808 of the Acts

of 1975, as amended. The Planning Board shall be the Special Permit Granting Authority for Site Plan Approval.<sup>141</sup>

- C. Construction or operations under a building or special permit shall conform to any subsequent amendment or the ordinance or by-laws unless the use or construction is commenced within a period of not more than six (6) months after the issuance of the permit and in cases involving construction, unless such construction is continued through to completion as continuously and expeditiously as is reasonable.
- D. All special permits and variances shall lapse one (1) year from date of issue unless construction or operation under said permit has commenced. If a matter is under court appeal, a special permit or variance shall be deemed issued on the date that a final court determination enters in the case.
- E. This By-law shall be enforced by the Building Inspector. The Building Inspector may resort to the Courts for injunctions or other appropriate remedies.
- F. The penalty for violation of any provision hereof shall be a fine of not more than \$500.00 for each offense. Each violation and each day of violation shall constitute a separate offense, punishable by fine.
- G. The Planning Board when sitting as a Special Permit granting authority may impose a reasonable fee on the applicant for the employment of outside consultants. Upon the selection of an outside consultant by majority vote of the Planning Board, the applicant has 30 days to appeal the selection to the Board of Selectmen pursuant to the grounds set forth in M.G.L. Chapter 44, Section 53G.3.<sup>142</sup>

### **SECTION XIII - SITE PLAN APPROVAL - SPECIAL PERMIT<sup>143</sup>**

**SITE PLAN APPROVAL IS REQUIRED FOR ANY ADDITION, EXPANSION OR CONSTRUCTION OF COMMERCIAL STRUCTURES<sup>144</sup>**

#### **A. PURPOSE OF SITE PLAN APPROVAL - SPECIAL PERMIT**

The purpose of Site Plan Approval - Special Permit is to further the intent of the Zoning By-Laws of the Town of Eastham by reviewing the proposed uses and structures to ensure that new development and/or redevelopment which may have significant impacts upon abutting land, the Town, or any neighborhood, are designed in a manner which complies with the zoning By-Laws and addresses other community needs such as the protection of abutting landowners from unnecessary noise, glare or other inconvenience and provides for adequate parking and traffic management and sound waste disposal, drainage and other environmental protection.

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<sup>141</sup> Accepted at Special Town Meeting, October 21, 1996, Article 29

<sup>142</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 35. Amendment accepted at Annual Town Meeting, May 3, 2010, Article 3

<sup>143</sup> Accepted at Special Town Meeting, October 21, 1996, Article 28

<sup>144</sup> Accepted at Annual Town Meeting, May 1, 2006, Article 32

## B. PROJECTS REQUIRING SITE PLAN SPECIAL PERMITS

1. No building permit shall be issued for any of the following uses unless a Site Plan Special Permit has been granted by the Planning Board. The Planning Board shall not issue a special permit until all necessary zoning relief has been granted from the Zoning Board of Appeals.<sup>145</sup>
  - a. The construction or exterior alteration of any commercial, retail and/or mixed use structure;
  - b. The change, alteration or expansion of use of any commercial, retail and/or mixed use structure;
  - c. The change, in whole or in part, of any residential use to a non- residential use, or of any non-residential use to a residential use;
  - d. Change of an existing use or structure which constitutes a more intensive use of land, which includes any use which
    1. Changes any pattern of pedestrian or vehicular movement within the site or in relation to adjacent properties or streets including access by emergency vehicles, or creates more pedestrian or vehicular traffic than the existing use,
    2. Requires or will add more parking spaces,
    3. Uses a greater portion of the lot,
    4. Requires a special permit in the district where the existing use is permitted as a matter of right.
  - e. Outside Displays
    1. Outside display of devices, goods or other objects for sale, rent or for the promotion of the business outside, if kept in place after daily business hours, shall require a Special permit from the Planning Board, subject to conditions.
    2. No Special Permit is required for Outside Display limited to the hours of operation of the commercial use to which such Display relates, provided that said display:
      - a. Shall be set back a minimum of five (5) feet from all property lines and shall not exceed six (6) feet in height; except for motor vehicles and boats, which may be up to ten (10) feet in height.
      - b. Shall not obstruct safe entry, egress and sight lines within or external to the site or access by public safety or emergency vehicles to the property or the building, as determined and enforced by the Police Chief and Fire Chief;
      - c. Shall not obstruct the safe or convenient flow of vehicular or pedestrian traffic within or external to the site or abutting properties or other businesses within the same property; and,
      - d. Shall not reduce the effective use of the required number of parking spaces or be detrimental to the required landscaping according to the Zoning By-laws.<sup>146</sup>

## C. APPLICATION

1. Each application for Site Plan Special Permit shall be filed by the petitioner with the Town Clerk, and twelve (12) copies of said application, including the date and time of filing certified by the Town Clerk, shall be filed with the Planning Board.<sup>147</sup>

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<sup>145</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 6

<sup>146</sup> Accepted at Annual Town Meeting, May 6, 2013, Article 30

2. Each application shall be accompanied by the required fee:
  - a. The fee schedule is listed in the Planning Board Regulations.
  - b. In addition, the applicant will bear the costs of any outside planning or engineering consultant requested by the Planning Board.

#### D. WAIVERS<sup>148</sup>

The intent of site plan approval is to insure that any development which may have significant impacts upon the abutting land is reviewed for the purpose of assuring compliance with the Zoning By-law as well as to minimize negative effects on abutters and the community at large. When in the opinion of the Planning Board, the alteration or reconstruction of a structure does not substantially change the relationship of the structure to the site and to abutting properties and structures, the Planning Board may determine, without a public hearing, that submission of a site plan for special permit approval is not required. Upon application on a form approved by the Planning Board, such a determination may be made by an affirmative vote of a majority of the Planning Board present, and in no event less than four members, and all abutters must be notified by certified mail, return receipt requested, at least seven days prior to the meeting at which such vote is to be taken. The involved structure shall be as shown on a site plan previously approved under this section or on a plan showing sufficient information as determined by the Planning Board to allow the Planning Board to make a decision. Such plan, with all proposed changes shown thereon, shall be included with the application for waiver. Notice of final action shall be sent to the Inspector of Buildings, Town Clerk and to the applicant.

Should an application be denied a waiver of Site Plan Approval requirements, a new application for a special permit must be filed.

#### E. PROCEDURES FOR SITE PLAN REVIEW

1. The Planning Board may request additional information or data it judges to be necessary to render its decision.
2. The Planning Board will transmit one copy of the Site Plan Special Permit application for review, comments and recommendations to other Town Boards including but not limited to:
  - a. Inspector of Buildings
  - b. Board of Health
  - c. Board of Selectmen
  - d. Conservation Commission
  - e. Police Department
  - f. Fire Department
  - g. Department of Public Works
  - h. Historical Commission

All recommendations to the Planning Board must be in writing. Failure of Boards to make recommendations prior to the date of the scheduled hearing shall be deemed to be acceptance of the plan.

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<sup>147</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 22

<sup>148</sup> Amendment accepted at Annual Town Meeting, May 5, 1998, Article 34



3. The Planning Board shall hold a public hearing within 65 days of the receipt of the application, and after due consideration of the evidence and recommendations of other Town Board, shall take final action within 90 days from the date the hearing closes.

#### F. REQUIRED SITE PLAN CONTENTS

1. All site plans shall be prepared by a Registered Professional Land Surveyor or Registered Professional Civil Engineer or both if required.<sup>149</sup>
2. All site plans shall be on standard 11" x 17" sheets, and each sheet shall be prepared at a defined scale suitable for the content of the topic covered on the sheet and shall include the following:<sup>150</sup>
  - a. The location and boundaries of the lot, adjacent street/ways and a list showing names and addresses of direct abutters and abutters to the abutters within 300 feet,
  - b. Existing and proposed topography showing 2 foot contours showing "benchmark" used and significant land features, natural and man made, including, but not limited to, the location of wetlands, streams, bodies of water, drainage swales and areas subject to flooding,
  - c. Existing and proposed structures, including dimensions and all elevations,
  - d. The existing and proposed location of loading areas, driveways, walkways, access and egress points, and the location and number of parking spaces.
  - e. The location and description of all proposed on site wells, water supply systems, storm drainage systems, utilities, sites for enclosed refuse containers and location and capacity of septic systems,
  - f. Proposed landscape plan showing the location and description of screening, fencing, plantings, significant trees and finished grade contours,
  - g. The location and description of existing signs (a photograph will do) and the location and a sketch of proposed signs,
  - h. The location and description of existing and proposed open space or recreation areas,
  - i. A lighting plan showing existing and proposed exterior lighting, including building and ground lighting.
  - j. A plan for the control of erosion if applicable, and
  - k. A traffic study if required by the Planning Board.
3. Upon written request by the Applicant, the Planning Board may waive strict compliance with the requirements of this Section F.1 and F.2 where it determines that not all requirements are necessary for proper review of the application and that the Site Plan Criteria of Section G., below, are adequately met. The written request shall specify the item(s) for which waivers are being sought.<sup>151</sup>

#### G. SITE PLAN REVIEW CRITERIA

The following criteria shall be considered by the Planning Board in its review of a site plan:

1. GENERAL
  - a. Compliance with all requirements of the Zoning By-Laws of the Town of Eastham.

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<sup>149</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 22

<sup>150</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 22

<sup>151</sup> Accepted at Annual Town Meeting, May 6, 2013, Article 31

- b. Integration into the existing terrain and surrounding landscape, and protection of abutting properties and community amenities. Building sites shall, to the extent feasible:
    - 1. Avoid use of wetlands, steep slopes, flood plains and hilltops;
    - 2. Minimize obstruction of scenic views from publicly accessible locations;
    - 3. Preserve unique natural and/or historical features;
    - 4. Minimize tree, vegetation and soil removal and grade changes;
    - 5. Maximize open space retention; and
    - 6. Screen objectionable features from neighboring properties and roadways.
2. ENVIRONMENTAL
- a. Protection of unique or significant environmental historic or scenic features.
  - b. Ability of existing and proposed septic and water supply systems to serve the proposed use of the site.
  - c. All drainage shall be handled on site based on a calculated 25 year storm and designed so that run-off shall not be increased, groundwater recharge is maximized, pollution impacts are minimized and neighboring properties will not be adversely affected.
3. DESIGN
- a. Building sites shall avoid, to the extent feasible, impact on steep slopes, flood plains, scenic views and wetlands.
  - b. Architectural style shall be in harmony with the prevailing character and scale of buildings in the neighborhood and the Town through the use of appropriate building materials, screening, breaks in roof and wall lines and other design techniques. Variation in detail, form and siting shall be utilized to provide visual interest and to avoid monotony. Proposed buildings shall relate harmoniously to each other with adequate light, air circulation and separation between buildings.
  - c. Exposed storage areas, machinery, service areas, truck loading areas, utility buildings and structures and other relatively unsightly uses shall be screened to protect neighbors from objectionable features.
  - d. Electric power, telephone, cable TV and other such utilities shall be installed underground unless specifically waived.
4. TRAFFIC
- a. The site plan shall maximize the convenience and safety of vehicular and pedestrian movement within the site and in relationship to adjacent ways. Curb cuts are to be at an absolute minimum and joint access driveways between adjoining properties shall be encouraged.
  - b. If a traffic plan is required by the Planning Board, the plan shall describe estimated average daily and peak hour vehicle trips to be generated by the site. The plan shall describe traffic flow patterns for both vehicles and pedestrians, and provide for adequate access to and from the site and adequate circulation within the site. In describing the number of vehicle trips, the plan may use the following documentation but the Planning Board will place heavy emphasis on the impact of seasonal traffic situations as related to the Town of Eastham in considering this requirement:
    - 1. Institute of Traffic Engineers (ITE) – Trip Generation Report (latest edition) with estimates for seasonal increases.
    - 2. Actual traffic surveys at similar complexes in a similar seasonal area.

## 5. CONTROL OF GLARE AND LIGHT TRESPASS<sup>152</sup>

- a. To the greatest extent feasible, all light fixtures shall be equipped with whatever shielding, lenses, or cutoff devices are necessary to eliminate light trespass onto any street or abutting lot or parcel and to minimize glare to persons on any street or abutting lot or parcel.
- b. All light fixtures, regardless of their intended use or mounting configuration, shall be fully shielded and directed downward, except that architectural features such as building sections, spires, American flags, or landscaping features may be up-lit to a limited extent, provided that the applicant demonstrates that glare and light trespass are minimized to the extent reasonably possible and consistent with the purposes of this bylaw.
- c. All light fixtures shall also be positioned on the site to direct light into the site, lot or parcel and away from the property boundaries of the site and away from abutting properties.

## H. ENFORCEMENT

1. Any special permit with site plan approval issued under this section shall lapse within two years if a substantial completion of the requirements of the Site Plan has not taken place. Such permit may be extended for reasonable cause.
2. The Developer must file the approved Site Plan Special Permit with the Registry of Deeds and furnish Book & Page Number to the Building Inspector prior to receiving a building permit.
3. Violations of the approved site plan shall be subject to the provisions of Section XII, F. of the Zoning By-Laws.

## I. FINAL ACTION

The Planning Board's final action shall consist of either:

1. A written denial of the application stating the reasons for such denial; or
2. The issuance of a Site Plan Special Permit subject to any conditions, modifications, and restrictions as the Planning Board may deem necessary.

- J. The Planning Board may periodically amend or add rules and regulations relating to the procedures and administration of this section.

## **SECTION XIV - SITE PLAN APPROVAL - RESIDENTIAL<sup>153</sup>**

### A. PURPOSE OF SITE PLAN APPROVAL – Residential

The purpose of Site Plan Approval for residential properties is for the rational protection of the legitimate interest of the adjoining property owners; to encourage construction that is reasonably sensitive to the scale, size and massing of buildings; to afford continued public visual access to ponds, rivers, marshes, the ocean and the bay; and to protect environmental needs and concerns of the Town.

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<sup>152</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 4

<sup>153</sup> Accepted at Special Town Meeting July 24, 2001, Article 16

B. APPLICATION

Each application for Site Plan approval – Residential shall be filed with the Planning Board along with twelve (12) copies and the required fee.<sup>154</sup>

C. REQUIRED SITE PLAN CONTENT

All site plans submitted under this section shall be in accordance with SECTION XIII (F) 1 and 2 A-K<sup>155</sup> of this by-law. The Planning Board shall have the right upon good cause to waive all or part of any of the above site plan content requirements.<sup>156</sup>

D. WAIVERS<sup>157</sup>

The intent of site plan approval is to insure that any development, which may have significant impacts upon the abutting land, is reviewed for the purpose of assuring compliance with the Zoning By-law as well as to minimize negative effects on abutters and the community at large. When in the opinion of the Planning Board, the alteration or reconstruction of a structure does not substantially change the relationship of the structure to the site and to abutting properties and structures, the Planning Board may determine, without a public hearing, that submission of a site plan for Residential Site Plan Approval is not required. Upon application on a form approved by the Planning Board and the application fee effective at the time of the application, such a determination may be made by an affirmative vote of a majority of the Planning Board present, and in no event less than four members, and all abutters must be notified by certified mail, return receipt requested, at least seven days prior to the meeting at which such vote is to be taken. The involved structure shall be as shown on a site plan previously approved under this section or on a plan showing, at a minimum, the following information:

- Property Owner(s)
- Map and parcel numbers
- The location and boundaries of the lot
- Existing and Proposed Structures in plain view, including dimensions, and,
- Building setback lines

Such plan, with all proposed changes shown thereon, shall be included with the application for waiver. Notice of final action shall be sent to the Inspector of Buildings, Town Clerk and to the applicant.

E. PROCEDURES

The Planning Board encourages prospective Site Plan Approval – Residential applicants to schedule a preliminary meeting with the Board prior to the filing of an application.<sup>158</sup>

The Planning Board shall transmit one copy of the Site Plan – Residential application for review, comments and recommendation to other Town boards, including but not limited to:

- Inspector of Buildings
- Police Department

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<sup>154</sup> Accepted at Annual Town Meeting, May 1, 2017, Article 22  
<sup>155</sup> Amendment accepted at Annual Town Meeting, May 5, 2008, Article 34  
<sup>156</sup> Amendment accepted at Annual Town Meeting, May 5, 2003, Article 22  
<sup>157</sup> Accepted at Annual Town Meeting, May 6, 2013, Article 32  
<sup>158</sup> Amendment accepted at Annual Town Meeting May 5, 2003, Article 22

Conservation Commission  
Fire Department  
Board of Selectmen

Board of Health  
Historical Commission  
Department of Public Works

The Planning Board shall hold a public hearing including notice to all abutters, within sixty five (65) days of receipt of the completed submission and shall make a decision within ninety (90) days of the opening of the public hearing.

#### F. STANDARDS AND CRITERIA

The Planning Board shall approve a site plan in the form submitted or with such reasonable conditions relating to the standards and criteria delineated in this section.

1. The landscape shall be preserved in its natural state insofar as practical. The Board shall encourage the applicant to avoid grade changes and the removal of native vegetation and soil.
2. The proposed development shall relate harmoniously to the terrain and to the use, scale and proportions of existing and proposed buildings in the neighborhood.
3. Proposed development shall be in harmony with the prevailing character height and scale of other buildings in the neighborhood and the Town through the use of appropriate scale, massing, building materials, screening, lighting and other architectural techniques.
4. Proposed building sites shall avoid impact on steep slopes, flood plains, hilltops, dunes, scenic views and wetlands.
5. The protection of unique or significant environmental resources including protection and maintenance of groundwater quality and recharge volume and the water quality of coastal and fresh surface water bodies.
6. The site plan shall maximize the convenience and safety of vehicular and pedestrian movement within the site and in relationship to adjacent ways.

#### G. FINAL ACTION<sup>159</sup>

The Planning Board's final action shall consist of either written approval of the Site Plan subject to any condition, modifications or restrictions as the Board may impose or a written denial stating the reason for such denial.

The Planning Board shall send by certified mail a copy of the Site Plan approval, approval with conditions or denial to the applicant within 14 days of the written decision and a copy shall be filed with the Town Clerk and Building Inspector.

#### H. APPEAL<sup>160</sup>

Any person aggrieved by the denial, approval with conditions, or approval by the Planning Board may appeal the action to the Zoning Board of Appeals within 10 days of filing the decision with the Town Clerk.

The Zoning Board of Appeals shall hear and decide appeals from decisions of the Planning Board under Section XIV of these by-laws in accordance with M.G.L. c. 40A, Sec 8.

#### I. ENFORCEMENT<sup>161</sup>

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<sup>159</sup> Amendment accepted at annual Town Meeting May 5, 2003, Article 22

<sup>160</sup> Accepted at Annual Town Meeting May 5, 2003, Article 22

1. No building permit or certificate of occupancy shall be issued for any building or structure for which a site plan is required by this by-law until such time as a plan has been approved by the Planning Board.
2. Any decision approving a Site Plan – Residential under this section shall lapse within two years if substantial completion of the approval has not taken place. The Planning Board for reasonable cause may extend such approval.

## **SECTION XV – REVIEW**

Any applicant aggrieved by a decision of the Board of Appeals denying either the application for a Special Permit or a variance on the grounds that such denial constitutes a permanent or temporary taking by eminent domain without just compensation and violates the Fifth Amendment of the Constitution of the United States as applied through the Fourteenth Amendment, shall be required to resubmit to the Board an application for a Special Permit or variance specifying in detail the specific use for which the Special Permit or Variance is sought. The Board shall take evidence at a hearing or hearings necessary to determine whether the denial does constitute such a taking, applying the most recent legal standards, and shall render a written decision stating its reasons for its decisions. Said written decision shall be rendered within one hundred and twenty (120) days from the date that all hearings are closed.

## **SECTION XVI – VALIDITY**

- A. **VALIDITY** – The invalidity of any sentence, provision, or section of this By-law shall not be construed to invalidate any other part thereof.
- B. **AMENDMENTS** – This By-law may be altered, repealed, or amended in accordance with the law.

## **SECTION XVII – PROCEDURE FOR THE DEMOLITION OF HISTORICALLY OR ARCHITECTURALLY SIGNIFICANT BUILDINGS<sup>162</sup>**

### **SECTION 1 – INTENT AND PURPOSE**

This By-Law is enacted for the purpose of preserving and protecting significant buildings within the Town of Eastham which reflect distinctive features of the architectural, historical, and cultural heritage of the Town and to encourage owners of such buildings to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings rather than demolish them. To achieve these purposes the Eastham Historical Commission (the “Commission”) is empowered to advise the Building Inspector with respect to the issuance of permits for the demolition of significant buildings. The issuance of demolition permits for significant buildings is regulated as provided for in this By-Law.

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<sup>161</sup> Amendment accepted at Annual Town Meeting May 5, 2003, Article 22

<sup>162</sup> Accepted at Annual Town Meeting, May 5, 1997, Article 36

## SECTION 2 – DEFINITIONS

- 2.1 Building - A structure forming a shelter for persons, animals, property or an activity and having a roof. Where appropriate in the context, the word “building” shall include the principal and accessory buildings as defined in Section II of the Town of Eastham Zoning By-Laws.
- 2.2 Demolition - The act of process of pulling down, destroying, removing or razing a structure, or any portion of a building that results in a change in the footprint, or commencing the work of any such act with the intention of completing the same.
- 2.3 Significant Building - Any building or portion thereof, which is not within a regional or local historic district subject to regulation under the provisions of Massachusetts General Law 40C or special act of Legislature, but which is included in the historical survey of the Town of Eastham and on file with the Massachusetts Historical Commission, or
- a. Is in whole or part seventy-five or more years old, and
  - b. Is listed in, or is within an area listed in the National Register of Historic Places, or the State Register of Historic Places, or is the subject of a pending application for listing in said Registers, or has previously been determined to be eligible for listing in the National Register of Historic Places, or
  - c. Has been previously determined by vote of the Commission to be:
    1. Historically or architecturally significant in terms of period, style, method of building construction, or association with a famous architect or builder, or
    2. Is importantly associated with one or more historic persons or events, or the broad architectural, political, economic or social history of the Town or Commonwealth, provided that the owner of such a building and the Building Inspector have been notified, in hand or by certified mail within ten (10) days of such Commission vote.
- 2.4 Preferably-preserved Significant Building - any significant building which the Commission determines is in the public interest to be preserved or rehabilitated rather than demolished.
- 2.5 Commission - Eastham Historical Commission
- 2.6 Building Inspector - the person occupying the office of Inspector of Buildings or otherwise authorized to issue demolition permits.

## SECTION 3 – PROCEDURES

- 3.1 No permit for the demolition of a “significant” building as defined in Section 2.3 herein shall be issued other than in conformity with the provisions of this By-Law as well as in conformity with provisions of other laws applicable to the demolition of buildings and the issuance of permits generally.
- A. Any person who intends to file an application for a permit to demolish a “significant” building shall first file a “Notice of Intent to Demolish a Significant Building” with the Building Inspector. In addition the applicant shall complete the review process set forth in this Section.
  - B. The Notice of Intent shall include the following:
    1. Name of applicant with address, telephone number and stated interest in the property.
    2. Owner name, address and telephone number if different.

3. A map showing location of the building or structure to be demolished on the property and with reference to neighboring properties;
  4. A description of the building or structure, or part thereof, to be demolished including photographs;
  5. A statement of the reason for the proposed demolition and data supporting said reason, including where applicable, data sufficient to establish any economic justification for demolition.
- 3.2 The Commission shall hold a public hearing on each such Notice of Intent within 45 days after the date it is filed with the Inspector of Buildings. The Commission shall give public notice thereof by publishing notice of the time, place and purpose of the hearing in a local newspaper twice with the first notice being at least fourteen (14) days before said hearing. A copy of said notice shall be mailed to the applicant, to the owners of all abutting property as they appear on the most recent tax list, to the Inspector of Buildings, Planning Board, Conservation Commission and to such other persons as the Commission shall deem entitled to notice. Commission meeting shall be posted and held in accordance with applicable state law, known as the “open meeting law”. The required forty-eight (48) hour notice of a public meeting shall be filed with the Town Clerk and posted in Town Hall.
- 3.3 If, after such hearing, the Commission determines that the demolition of the “significant” building would not be detrimental to the historical or architectural heritage or resources of the Town, the Commission shall so notify the applicant and the Building Inspector within ten (10) days of such determination. Upon receipt of such notification, or upon failure by the Commission to make any determination within forty-five (45) days of the day the “Notice of Intent” was filed with the Inspector of Buildings, the Inspector of Buildings may, subject to the requirements of the State Building Code and any other applicable laws, rules and regulations, issue the demolition permit.
- 3.4 If after such a hearing, the Commission determines that the demolition of the significant building would be detrimental to the historical or architectural heritage or resources of the Town, such building shall be considered a “preferably preserved significant building”.
- 3.5 Upon determination by the Commission that the “significant building” which is the subject of the Notice of Intent To Demolish is a “preferably preserved significant building”, the Commission shall so advise the Applicant and the Inspector of Buildings, and no demolition permit may be issued until 12 months<sup>163</sup> after the date of the Commission’s determination. Notwithstanding the preceding sentence, the Building Inspector may issue a demolition permit for a “preferably preserved significant building” at any time after receipt of written advice from the Commission to the effect that the Commission is satisfied that bona fide and reasonable efforts have been made to locate a purchaser willing to preserve, rehabilitate and restore the subject building, and that such efforts have been unsuccessful.
- 3.6 No permit for erection of a new structure on the site of an existing “significant building” as defined in Section 2.3 may be issued prior to issuance of a permit for demolition of such existing building.
- 3.7 No permit for demolition of a building determined to be a “preferably preserved significant building” under Section 3.4 shall be granted until plans for use or

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<sup>163</sup> Accepted at Annual Town Meeting, May 5, 2008, Article 33



development of the site after demolition have been filed with the Inspector of Buildings and found to comply with all laws pertaining to the issuance of a building permit, or if for a parking lot, a certificate of occupancy, for that site. All approvals necessary for the issuance of such a building permit or certificate of occupancy including without limitation any necessary zoning variances or special permit, must be granted and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this subsection.

#### **SECTION 4 – EMERGENCY DEMOLITION**

- 4.1 Nothing in this By-Law shall restrict the Inspector of Buildings from ordering the demolition of any “significant building” in the event it is determined that the condition of the building or structure poses a serious and imminent threat to public health and safety and there is no reasonable alternative to immediate demolition.
- 4.2 Whenever the Inspector of Buildings issues an emergency demolition permit under this Section he shall prepare a written report with attached photographic evidence describing the condition of said building or structure and the basis of the decision to issue an emergency demolition permit and provide a copy thereof to the Commission.

#### **SECTION 5 – ENFORCEMENT AND REMEDIES**

- 5.1 Any person(s) who demolishes a building or structure identified in Section 2.3 without first obtaining, and complying fully with, the provisions of a demolition permit shall be subject to a fine of five hundred dollars (\$500.00), each day of non-compliance a separate offense, as provided in Section XII F of the Town of Eastham Zoning By-Laws.
- 5.2 The Commission and the Inspector of Buildings are each authorized to institute any and all proceedings in law or equity as they deem necessary and appropriate to obtain compliance with the requirements of this By-Law, or to prevent violation thereof.
- 5.3 No building permit shall be issued with respect to any premises upon which a “significant building” has been voluntarily demolished in violation of this By-Law for a period of two (2) years after the date of the completion of such demolition. As used herein “premises” includes the parcel of land upon which the demolished “significant building” was located.
- 5.4 Upon a determination by the Commission that a building is a “preferably preserved significant building”, the owner shall be responsible for properly securing the building, if vacant, to the satisfaction of the Inspector of Buildings. Should the owner fail to secure said building, the loss of it through fire or other causes shall be considered voluntary demolition for the purposes of Section 5.3.

#### **SECTION 6 – SEVERABILITY**

- 6.1 If any section, paragraph or part of this By-Law be for any reason declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect.

#### **SECTION 7 – HISTORIC DISTRICT ACT**

- 7.1 If any provisions of this By-Law conflict with Massachusetts General Laws, Chapter 40C, the Historic District Act, that Act shall prevail.

## **SECTION XVIII – TOWN OF EASTHAM SIGN CODE<sup>164</sup>**

### **SECTION I – PURPOSE**

This By-law is adopted for the regulation of non-governmental, and non-political signs, displays, and other advertising devices within the Town of Eastham and is intended to protect public safety by regulating the setback, size and manner of display of any sign to serve the interest of the general public by preserving or enhancing the natural setting and architectural expression which characterizes the community.

### **SECTION II – DEFINITIONS**

As used in this document, the following terms shall have the meanings indicated.

**BANNER** – A temporary, flexible one- or two-sided sign, generally made of vinyl or fabric, and designed to be hung.

**BUILDING SIGN** – A permanent sign attached to a building or roof.

**CONTRACTOR SIGN** – A temporary sign displayed during the active construction located on-site indicating a construction industry-related business, including but not limited to a trade, professional or service provider.

**DEVELOPER'S SUBDIVISION SIGN** – A temporary sign displayed while lots are for sale showing the lot plan of a subdivision.

**EVENT** – Any gathering of a designated and limited duration, for economic, political, recreational, historical, celebratory, or other purposes.

**FLAG, COMMERCIAL** – A flexible one or two-sided sign attached to a vertical pole, which announces or advertises a business, service, product, or event.

**HOME OCCUPATION SIGN** – A permanent residential sign advertising a business lawfully operated from a residence by one or more of its residents.

**ILLUMINATED SIGN** – A sign illuminated by a light source(s) external or internal to the sign's surfaces.

**INFORMATIONAL SIGN** – A non-commercial sign not to exceed 2 square feet including but not limited to those offering safety, instructional and public awareness, including, but not limited to, signs with the following or similar messages: Open, Closed, Hours of Operation, Right Turn Only, No Parking, Employee Entrance, Exit, and One-Way.

**LADDER SIGN** – A freestanding ground-mounted sign not affixed to any building but constructed in a permanently fixed location on the ground with its own support structure, including pole signs, monument signs and freestanding menu signs which may contain two or

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<sup>164</sup> Amended and accepted at Annual Town Meeting May 5, 2014, Article 21

more crosspieces servicing as individual signs, attached in a ladder style supported by a backboard, frame or post.

**NAME SIGN** – A sign that is limited to identification of the resident or occupant of a dwelling or the name of the dwelling.

**PERMANENT SIGN** – All signs other than temporary signs.

**PROPERTY IDENTIFICATION SIGN** – A permanent sign displaying only the name of the business or commercial development.

**REAL ESTATE SIGN** – A temporary sign that advertises the sale, lease, year-round or seasonal rental of real property erected by a property owner or licensed Real Estate Broker.

**SANDWICH BOARD SIGN** – A self-supporting, temporary double-sided sign consisting of two panels that are not parallel but which are connected along one edge and separated along the opposite edge.

**SIGN** – An advertising device or insignia, whether lighted or not, free standing or attached to or painted on a structure or other object, designed to identify items for sale, or to advertise a principal use or activity for the property, and used to attract attention to a commercial activity.

**FREE STANDING SIGN** – A sign that is supported by one (1) or more uprights or braces that are in or upon the ground, and fully support the sign.

**STREET SIGN** – A sign identifying the name of a private or public way.

**SUBDIVISION NAME SIGN** – A sign identifying only the name of a residential subdivision or development.

**TEMPORARY SIGN** – A sign meant to be used for a limited period of time or conveying information concerning an event of limited duration.

**WINDOW SIGN** – A sign placed on or inside or enclosed within a window or door facing the exterior of the building and visible from the exterior, if limited to no more than 30% of the glass area within the frame of display.

**YARD SALE SIGN** – A temporary sign for occasional sales from a residential property, including, but not limited to, estate and garage sales, held in a residential neighborhood in compliance with town bylaws and regulations.

### **SECTION III – ADMINISTRATION**

**SIGN REGISTRATION** – All signs lawfully in existence on the effective date of this bylaw, regardless of permit status, must register with the Inspector of Buildings on or before January 1 of the subsequent year.

- A. **NON-CONFORMING SIGNS** – It is the intent of this code to allow all previously permitted signs to remain after the adoption of this code. The sign owner will need to submit documentation to substantiate the claim that the existing sign was legally permitted. Several options are available to accomplish this:
1. Provide a copy of the original permit, or
  2. Provide vintage photos depicting the sign with some verification as to the date when the photo was taken and evidence that the sign was in conformance with the sign code at that time, or
  3. Provide a sworn and notarized affidavit noting as many of the following as possible:
    - The date the owner believes the sign was erected
    - The dimensions of the sign
    - Purchase receipt from the sign manufacturer
    - Current picture of the sign
    - Approximate sign dimensions and location shown on a copy of the Town Tax Map
    - Copy of any previous correspondence from the Town of Eastham relative to the sign
  4. In the event that the sign only exceeds the maximum allowable square footage as shown in the tables, and in the event that no proof exists to allow the non-conformity to continue, the following options are available:
    - Decrease size of the sign to conform, or
    - Have the Building Inspector deny the application and proceed to the Zoning Board of Appeals for a variance, or
    - For the case of an owner with multiple signs, remove one or more of the signs in order to gain compliance with the code.
- B. **APPLICATION PROCESS** – Application for a permit for a display or sign shall be submitted to the Building Department, on the form provided by the Building Inspector, together with the required fee, and shall be accompanied by a sketch and/or photograph showing the material, design and size, type of lettering, colors, and illumination. The exact location of the sign or display shall be indicated on a plot plan. The written permission of the landowner, if other than the applicant, shall accompany the application, and written permission of any successor owner shall be filed with the Building Department forthwith following any change in ownership.
- C. **APPROVAL OF PERMIT** – Upon receipt of an application, the Building Inspector shall review the application and may issue or deny a permit in accordance with this Bylaw.
- D. **RECORD KEEPING** – All permits and records of existing signs and displays shall be maintained as public records by the Building Department and shall be available for public inspection during normal business hours.

#### **SECTION IV – GENERAL REGULATIONS**

- A. **SIGN MAINTENANCE AND CONFORMANCE** – Any sign, whether authorized by permit or exempt pursuant to Section III. A or B above, shall be kept clean, neatly painted and free from all hazards.

- B. SAFETY AND LOCATION STANDARDS FOR SIGNS – No sign, whether new or existing, shall be permitted or maintained, which, in the opinion of the Inspector of Buildings, causes a sight, traffic, health or welfare hazard or results in a nuisance due to its illumination, placement, display, or manner of construction. All components of the signs must be set back a minimum of two feet setback from any property line.
- C. EXTERIOR DISPLAY – Exterior display of devices or objects for sale or for the promotion of the business other than during business hours is prohibited, unless authorized by a Site Plan Special Permit from the Planning Board pursuant to Section XIII. Exterior display limited to business hours shall not require a Site Plan Special Permit. All exterior display must comply with the following standards:
1. Setback: Merchandise and other items shall be placed a minimum of 15 feet from all property lines.
  2. Height: No element of an exterior display shall exceed six (6) feet in height.
  3. Internal Placement: No element of an exterior display shall be placed so as to obstruct safe entry, egress or sight lines to, from or within the property, nor obstruct the flow of vehicular or pedestrian traffic within or adjacent to the property.
  4. Displays shall not be placed in any area of required parking or landscaping or be arranged to reduce the availability of or access to any required parking space or cause damage to any required landscaping area.
- D. PERMANENT SIGN – Signs must be supported by a frame or post erected for that purpose, and such supports shall not be included in the calculation of the maximum total square footage for a permanent sign.
- E. ADVERTISING FLAGS – Permanent advertising flags will be considered signs and will be included when calculating the total square footage of signage permitted within a given district.
- F. STREET SIGNS – Private street name signs shall be placed in a position clearly visible from the intersecting street and in a position that will not interfere with traffic. The size and location of the street sign shall be approved by the Department of Public Works, and shall comply with the Mass Highway Standards Manual.
- G. LADDER SIGNS – Regardless of the number of names on the sign, the sign shall be considered as one sign. Ladder signs shall comply with the size regulations for the zoning district in which the sign is erected.
- H. TEMPORARY NON-COMMERCIAL SIGNS – Temporary signs and banners advertising upcoming public events of a civic, philanthropic, educational, charitable or religious nature, or events of a not for profit nature are allowed in all districts, subject to compliance with the following standards:
1. The organization or individual must obtain a temporary sign permit from the Building Department.

2. The organization or individual must have written permission of the owner of the land on which the sign or banner is to be placed, and, in the case of such sign on Town-owned land, permission must be obtained from the Board of Selectmen.
3. Ground-mounted signs may not exceed eight (8) square feet per side, excluding the supporting frame, with the overall height not to exceed five (5) feet. Banners, no matter how hung, may not exceed three (3) feet in height or ten (10) feet in width.
4. Signs and banners shall not be displayed earlier than ten (10) days prior to the event and shall be removed no later than twenty-four (24) hours after the event has occurred, except this time period for removal may be extended to forty-eight (48) hours if the day following an event is Sunday or a holiday.
5. No more than two (2) signs and/or banners advertising the same public event shall be allowed throughout the Town, unless permitted after a hearing before the Planning Board.
6. No more than six (6) Temporary Event signs per year are allowed per organization unless permitted by the Board of Selectmen.

I. REAL ESTATE SIGNS, BUILDING AND PROPERTY RENTAL SIGNS, AND CONTRACTOR SIGNS – The following conditions shall apply:

1. Dimensions are limited to eight (8) SF maximum, per side.
2. Signs offering properties for rent or sale, must only be displayed on the actual individual lot.
3. No more than one (1) real estate sign per house or lot that is for sale.
4. Only freestanding signs shall be permitted.
5. “Open house” signs may be placed at major intersections and on the property for sale and shall be removed at the end of each day.
6. All real estate signs, including “Sold” signs, shall be removed within twenty- four (24) hours after conveyance of the property.
7. Contractor signs shall be removed within twenty-four (24) hours of completion of work or issuance of a Certificate of Occupancy.

- J. LIGHTING – All lighting and related fixtures, regardless of their intended use or mounting configuration, shall be fully shielded and directed only at the sign(s). Signs may be up-lit to a limited extent, provided, however, no glare or light trespass is thereby caused.

**SECTION V – PROHIBITIONS**

The following shall be prohibited:

- A. Any sign affixed to a utility pole, to a tree or other natural feature.
- B. Illuminated signs that, in the opinion of the Building Inspector, will distract or conflict with the ability to see traffic lights or cause hazardous conditions.
- C. Flashing, rotating, oscillating signs, or signs with electronically controlled, changing messages or displays.
- D. Signs or banners placed upon sidewalks if they obscure the visibility of vehicular traffic or interfere with pedestrian traffic.
- E. Human signs or people carrying or wearing signs.
- F. Any other sign or display not expressly permitted is prohibited under this By-law.

## District A Residential One and Two Family Dwellings

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
A-1	Ladder Sign	3' W x 8' H per side	Permanent	At each street corner listing residents
A-2	Home Occupation Sign	2 SF per side	Permanent	Must be erected on owners property
A-3	Developer's Subdivision Sign	24 SF one side	Temporary	Until developer's lots are sold; not more than 2 years
A-4	Subdivision Name Sign	24 SF per side	Permanent	Maximum 5' tall
A-5	Residential Name Sign	4 SF per side	Permanent	Does not require a permit; 1 or 2 sided

## District B Marina

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
B-1	Ladder Sign	3' W x 8' H per side	Permanent	For multiple businesses at same location; may be 2-sided; property identification sign not larger than 6' x 2', per side; each business no more than 5 SF maximum per side; 2 signs allowed if frontage is greater than 250' or property is on a corner
B-2	Sandwich Board Sign	30" W x 42" H per side	Temporary May 15 to October 15	With permit issued by Building Department
B-3	Free Standing Sign (only for a single business on a property)	30 SF per side	Permanent	Two signs allowed if frontage is greater than 250' or property is on a corner
B-4	Building Sign	24 SF per business; one side	Permanent	Each Business Unit is allowed 1 sign on building or roof

## District C Industrial

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
C-1	Ladder Sign	6' W x 10' H per side	Permanent	For multiple businesses at same location; may be 2-sided; property identification sign not larger than 6' x 2', per side; each business no more than 5 SF maximum per side; 2 signs allowed if frontage is greater than 250' or property is on a corner.

C-2	Developer's Subdivision Sign	24 SF one side	Temporary	Until developer's lots are sold; not more than 2 years
C-3	Sandwich Board Sign	30" W x 42" H per side	Temporary May 15 to October 15	With permit issued by Building Department
C-4	Free Standing Signs (only for a single business on a property)	50 SF per side, having a vertical dimension no higher than 10 feet	Permanent	Two signs allowed if frontage is greater than 250' or property is on a corner
C-5	Building Sign	24 SF per business; one side	Permanent	Each Business Unit is allowed 1 sign on building or roof

### District D Retail Sales and Service

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
D-1	Ladder Sign	6' W x 10' H per side	Permanent	For multiple businesses at same location; may be 2-sided; property identification not larger than 6' x 2', per side; each business no more than 5 SF maximum per side; 2 signs allowed if frontage is greater than 250' or property is on a corner
D-2	Home Occupation Sign	2 SF per side	Permanent	Must be erected on owners property
D-3	Developer's Subdivision Sign	24 SF one side	Temporary	Until developer's lots are sold; not more than 2 years
D-4	Residential Name Signs	4 SF per side	Permanent	Does not require a permit, 1 or 2 sided
D-5	Sandwich Board Sign	30" W x 42" H per side	Temporary May 15 to October 15	With permit issued by Building Department
D-6	Sandwich Board Sign	30" W x 42" H per side	Temporary October 16 to May 14	One sign allowed per month for 2 weeks surrounding the event with permit issued by Building Department
D-7	Free Standing Signs (only for a single business on a property)	60 SF per side, having a vertical dimension no higher than 10 feet	Permanent	Two signs allowed if frontage is greater than 250' or property is on a corner
D-8	Building Sign	36 SF per business, one side	Permanent	Each business is allowed 1 or more signs on building, roof, and/or windows, not to exceed 36 SF.



## District E Limited Business with Residential Areas

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
E-1	Ladder Sign	4' W x 10' H per side	Permanent	For multiple businesses at same location; may be 2-sided; property identification sign not larger than 4' x 2', per side; each business no more than 4 SF maximum per side; 2 signs allowed if frontage is greater than 250' or property is on a corner
E-2	Home Occupation Sign	2 SF per side	Permanent	Must be erected on owners property
E-3	Subdivision Name Sign	24 SF per side	Permanent	Maximum 5' tall
E-4	Developer's Subdivision Sign	12 SF one side	Temporary	Until developer's lots are sold; not more than 2 years
E-5	Residential Name Signs	4 SF per side	Permanent	Does not require a permit, 1 or 2 sided
E-6	Sandwich Board Sign	30" W x 42" H per side	Temporary May 15 to October 15	With permit issued by Building Department
E-7	Free Standing Signs (only for a single business on a property)	50 SF per side, having a vertical dimension no higher than 10 feet	Permanent	Two signs allowed if frontage is greater than 250' or property is on a corner
E-8	Building Sign	24 SF per business; one side	Permanent	Each business is allowed 1 or more signs on building, roof and/or windows, not to exceed a total of 24 SF.

## District F Seashore

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
F-1	Ladder Sign	3' W x 8' H per side	Permanent	At each street corner listing residents
F-2	Home Occupation Sign	2 SF per side	Permanent	Must be erected on owners property
F-3	Residential Name Signs	4 SF per side	Permanent	Does not require a permit; 1 or 2 sided

## District G Water Resource Protection

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
G-1	Ladder Sign	3' W x 8' H per side	Permanent	At each street corner listing residents
G-2	Home Occupation Sign	2 SF per side	Permanent	Must be erected on owners property
G-3	Subdivision Name Sign	24 SF per side	Permanent	Maximum 5' tall
G-4	Residential Name Signs	4 SF per side	Permanent	Does not require a permit; 1 or 2 sided

## District H Well Field Protection

	TYPE OF SIGN	MAXIMUM SIZE	DURATION	COMMENTS
H-1	Ladder Sign	3' W x 8' H per side	Permanent	At each street corner listing residents
H-2	Home Occupation Sign	2 SF per side	Permanent	Must be erected on owners property
H-3	Subdivision Name Sign	24 SF per side	Permanent	Maximum 5' tall
H-4	Residential Name Signs	4 SF per side	Permanent	Does not require a permit; 1 or 2 sided

## SECTION XIX – (OSRSD) OPEN SPACE RESIDENTIAL SUBDIVISION DEVELOPMENT<sup>165</sup>

### I. PURPOSE

The purpose of the Open Space Residential Subdivision Development Bylaw (OSRSD) is to offer an alternative development design by special permit for subdivisions, to promote the permanent preservation of open space, wildlife habitat and other natural resources, including the aquifer, ground water recharge areas and wetlands, in a manner that is consistent with the Eastham Local Comprehensive Plan and to minimize sprawl and promote development that conforms to existing topography and natural features more efficiently than conventional subdivisions.

### II. DEFINITIONS

Potentially Developable Area: Buildable upland which does not contain critical habitat as defined by the Commonwealth of Massachusetts Department of Environmental Protection.

<sup>165</sup> Accepted at Annual Town Meeting, May 1, 2006, Article 35

Primary Conservation Areas: Areas comprised of only the most severely constrained lands, where development is typically restricted under current codes and laws (such as wetlands, floodplains, and slopes exceeding 25 percent).

Secondary Conservation Areas: Areas included are all other locally noteworthy or significant features of the natural or cultural landscape—such as mature woodlands, wildlife habitats and travel corridors, prime farmland, groundwater recharge areas, greenways and trails, river and stream corridors, historic sites and buildings, and scenic viewsheds.

### III. ELIGIBILITY

- A. **Minimum Site Size:** To be eligible for consideration as an OSRSD, the tract shall contain a minimum of four (4) acres of buildable uplands producing not less than five (5) lots.
- B. **Zoning Classification:** Only those tracts located in District A shall be eligible for consideration as an OSRSD.
- C. **Contiguous Parcels:** To be eligible for consideration as an OSRSD, the tract shall consist of a parcel or set of contiguous parcels held in common ownership.

### IV. SPECIAL PERMIT REQUIRED

The Planning Board may authorize an OSRSD pursuant to a special permit. Such special permit shall be acted upon in accordance with the provisions of this bylaw.

### V. DESIGN PROCESS

At the time of the application for an OSRSD in conformance with G.L. 40A Section VI, the applicant is required to demonstrate to the Planning Board that the following Design Process was performed by a certified Landscape Architect and a registered Land Surveyor and considered in determining the layout of proposed street, house lots, and open space:

- A. **Identifying Conservation Areas:** Identify Primary Conservation Areas such as wetlands, waterfront areas and flood plains which may be regulated by state or federal law. Identify Secondary Conservation Areas including but not limited to unprotected elements of the natural landscape such as steep slopes, mature woodlands, meadows, wildlife habitats and cultural features such as historic sites or scenic views. Identify and delineate the Potentially Developable Area (this area shall consist of only buildable uplands) to Developable Area (this area shall consist of only buildable uplands) to coincide with boundaries of the Primary and Secondary Conservation Areas.
- B. **Locating House Sites:** Locate the approximate sites of individual houses within the Potentially Developable Area and include the delineation of private yards and shared amenities, so as to reflect an integrated community, with emphasis on consistence with the character of the town. The number of homes should be maximized.
- C. **Aligning the Streets and Trails:** Align streets in order to access the house lots. Additionally, new trails should be laid out in order to facilitate connectivity with existing trails.

### VI. PROCEDURE

- A. **Pre-Application:** The applicant is encouraged but not required to request a pre-application review at a regularly scheduled meeting of the Planning Board. Upon request, the Planning Board shall notify applicable departments such as the Board of Health and Conservation Commission. The pre-application process is used to minimize the

applicant's costs of engineering and other technical assistance and to establish a timetable for submittal.

- B. Review: Upon receipt of the preliminary plans, the Planning Board shall forward copies to the Board of Health, Open Space Committee, Conservation Commission, Board of Highway Surveyors, Department of Public Works and Fire Chief. Within thirty-five (35) days of receiving the plans, these agencies and officers shall submit any recommendations to the Planning Board. Failure to respond will indicate no opposition to the plan.
- C. Decision Criteria: The Planning Board shall approve an OSRSD if the proposed plan complies with the following criteria
  1. The open space, wildlife habitat and other natural resources including aquifers, ground water recharge areas and wetlands are permanently preserved in a manner that is consistent with the Eastham Local Comprehensive Plan.
  2. Houses, septic systems and paved areas are significantly set back from any wetland and/or coastal bank to avoid any adverse impacts.
  3. All streets will provide efficient vehicular access to each house and limit adverse impacts on the preserved areas.
  4. The landscape is to be preserved in its natural state insofar as practical. The Board shall encourage the applicant to avoid grade changes, removal of native vegetation and soil, and will promote working within the constraints of the existing topography.
  5. The open space will act as a buffer between streets and other paved surfaces to reduce impacts on water and scenic views.

## VII. DESIGN STANDARDS

- A. Housing Type: Single or multi-family dwellings shall be allowed.
- B. Lot Area: Each lot shall contain a minimum of 20,000 square feet of buildable upland for each single family dwelling and 40,000 square feet of buildable upland for each duplex dwelling.
- C. Setbacks: Minimum residential building setbacks shall be twenty-five (25) feet from the front, side and rear lot lines, except that the front set backs from pre existing street shall be thirty (30) feet.
- D. Improvements: Access, drainage, utilities and road grading shall meet functional standards equivalent to those of the Eastham Subdivision Rules and Regulations. For OSRSD's with the potential for up to four (4) single family dwellings, applicants may seek Rural Road Standards (Section 4.4.10 of the Eastham Subdivision Rules and Regulations) where the Planning Board finds it in the best interest of the town i.e. reducing runoff into environmentally sensitive areas. No runoff is allowed on public roads from private lots. If that determination is made, the Planning Board will make written findings illustrating the reason for the waiver. All other applicable sections of the Eastham Subdivision Rules and Regulations shall apply.
- E. Density: The number of dwellings shall not exceed one single family dwelling per 20,000 square feet of buildable upland and one duplex dwelling per 40,000 square feet of buildable upland. Density bonuses will be allocated at the discretion of the Planning Board and only when the applicant proposes to preserve more than thirty five percent (35 percent) of the buildable upland as open space.

- F. Wastewater Treatment: For the purposes of wastewater treatment, the area set aside as open space may be allocated to each of the building lots in the subdivision, proportional to the total number of building lots, provided a shared or clustered septic system is proposed.
- G. Open Space: Land set aside as open space shall consist of potentially developable area equal to or greater than thirty-five (35) percent of the parcel's buildable upland. This area shall be set aside to be maintained as open space in perpetuity and shall not include land set aside for roads and/or parking uses. Open space shall be planned as continuous areas wherever possible, including buffers around wetlands or boundaries of the parcel. Connectivity with existing open space or recreational opportunities is a priority.
- H. Management of Open Space: Designated open space shall be conveyed to one of the following:
  - i. The Town of Eastham, to be used as a park or open space upon acceptance by the Board of Selectmen and at the Town Meeting;
  - ii. A non profit corporation, the principal purpose of which is conservation of open space;
  - iii. A corporation or trust owned or to be owned by the owners of the lots or residential units within the development and shall be passed on to new owners and will never be developed.

In cases where the designated open space is not conveyed to the town, a conservation restriction enforceable by the town shall be recorded providing that such land be kept in an open or natural state in perpetuity. A management plan shall be submitted describing how the open space will be maintained in accordance with good conservation practices. Also, the management plan shall also authorize the town to enter into and perform maintenance on the open space where the management program has failed, in which case, the owners of the lots will be held responsible for the cost of the maintenance.
- I. Dwellings: All dwellings and accessory buildings erected under the provisions of this section shall conform to all other provisions of this bylaw not addressed in this section.

## **SECTION XX – GENERAL WIND FACILITIES (WFs)<sup>166</sup>**

### **A. Purpose and Intent**

It is the express purpose of this section to accommodate Wind Facilities (WFs) in appropriate land-based locations, while protecting public health, safety, welfare, the character of neighborhoods, property values, preservation of environmental, historical and scenic resources and minimizing adverse impacts of WF's. All WF's shall require issuance of a special permit by the Planning Board, acting as the Special Permit Granting Authority (SPGA) under Section XIII of the Eastham Zoning By-law. This section is intended to be used in conjunction with other regulations adopted by the Town, including, but not limited to, historic district, special permit, conservation and other applicable by-laws and regulations designed to encourage appropriate land use and environmental protection. Further, it is the express intent of this section that any special permit hereunder granted runs with the land and that any subsequent owner of said land be bound by the terms and conditions of said special permit.

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<sup>166</sup> Accepted at Annual Town Meeting May 4, 2009

B. Use Regulations

WFs shall require a building permit. The construction of any WF may be permitted in all zoning districts, subject to issuance of a special permit by the Planning Board and provided the proposed use complies with provisions of this section and any other applicable provisions of this chapter. Any subsequent change or modification of a WF shall be subject to Planning Board approval of a modification to the original special permit.

C. Dimensional Requirements

1. Type: Tilt-up towers, fixed-guyed towers, free standing towers, or other designs may be considered for approval.
2. Setback: The base of any WF shall be set back from any property line or road layout line by not less than one-hundred percent (100%) of the proposed height of the WF. Guy wires or any WF-related construction not wholly below grade, as may be required by the proposed design, shall be set back at least twenty (20) feet from property lines, and thirty (30) feet from road layout lines.
3. Height: No WF may exceed seventy-five (75) feet in height, except in District C where they may not exceed one-hundred (100) feet.

District	A	B	C	D	E	F	G	H
Height	75'	75'	100'	75'	75'	75'	75'	75'

D. General Requirements

1. Proposed WFs shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable electrical, construction, noise, safety, environmental and communications requirements.
2. Maintenance Plan: Appearance and Operation. A written maintenance plan shall be submitted with the application for a special permit for review and approval by the SPGA and shall be made a condition of said special permit. The maintenance plan shall include:
  - a. Planned shutdowns: All planned shutdowns for more than three (3) months shall be outlined in the maintenance plan. The WF will not be considered abandoned during these planned shutdown periods.
  - b. General maintenance: The general maintenance of the WF as recommended by the manufacturer shall be included in the maintenance plan.
  - c. Maintenance of appearance of exterior of the WF.
3. Complaints: Upon written notification of a complaint detailing non-compliance with the terms of the special permit or the requirements of this chapter, the Building Inspector or his designee shall record the filing of such complaint and shall promptly investigate the complaint. If the Building Inspector determines that the WF is not in compliance, the owner of the property shall be notified in writing to correct the violation. If the violation is not remedied within thirty (30) days from the date of notification, the Building Inspector may require the WF be rendered inactive and shall remain so until such time as the Building Inspector determines the WF is in compliance.

If, upon investigation of said complaint, the Building Inspector determines that the WF is operating in compliance with the special permit and the requirements of this chapter,

notice in writing shall be provided to the person who has filed such complaint and to the owner of the property stating that no further action is required, all within thirty (30) days of the receipt of the written notification of complaint.

4. Professional consulting fees: The SPGA may retain a technical expert / consultant to review and verify information submitted by the applicant. The cost for such a technical expert / consultant shall be at the expense of the applicant pursuant to Section XII.G of the Eastham Zoning By-laws.
5. All building-mounted turbine applications shall be accompanied by a written certification by a licensed structural engineer that states that the structure to which the turbine is to be fastened is sound and safely able to withstand the installation and continued operation of the turbine.

#### E. Design Standards

1. Visual Impact: The applicant shall demonstrate through project siting, facility design and proposed mitigation that the WF minimizes any impact on the visual character of surrounding neighborhoods and the community. This may include, but not be limited to, information regarding site selection, turbine design, buffering and lighting. All electrical conduits shall be underground.
2. Color: WFs shall be of non-reflective muted colors that blend with the sky, without graphics or other decoration. A single color shall be used on the blades and a single color on the tower.
3. Equipment Shelters: All equipment necessary for monitoring and operation of the WF shall be contained within the turbine tower. If this is infeasible, at the discretion of the SPGA, ancillary equipment may be located outside the tower, provided it is either contained within an underground vault or enclosed within a structure or behind a year-round landscape or vegetated buffer.
4. Lighting and Signage:
  - a. Wind turbines shall be lighted only if required by the Federal Aviation Administration (FAA). The applicant shall provide a copy of the FAA's determination to establish the required markings and/or lights for the structure.
  - b. Lighting of equipment, structures and any other facilities on site (including lighting required by the FAA, if possible) shall be shielded from abutting properties.
  - c. No signage except as allowed by the SPGA.
5. Guy Wires: Guy wires utilized in the construction of any tower shall be left totally unadorned. Nothing shall be hung from or attached to said wires, except that, in order to prevent unintended contact by persons who may be on the site, they may be wrapped with a colored sleeve only, which shall extend to a height not greater than ten (10) feet above grade.

#### F. Environmental Standards

1. Sound: The WF and associated equipment shall not generate sound in excess of ten (10) decibels (DB) above ambient sound level at the property line. In order to demonstrate compliance with these sound standards, the applicant shall provide to the SPGA, as part of the special permit application, an analysis which is consistent with Massachusetts Department of Environmental Protection guidance for sound measurement (310 CMR 7.10).

2. Shadow/Flicker Impact: WF shall be sited in a manner that does not result in significant shadowing or flicker impact. The applicant has the burden of proving that this effect does not have significant adverse impact on neighboring or adjacent uses either through shadow/flicker modeling and/or siting and/or landscaping mitigation.

#### G. Safety Standards

1. No hazardous materials or waste shall be discharged on the site of any WF. If any hazardous materials or waste is to be used on site, there shall be provisions for full containment of such materials or waste. The provisions of this by-law regarding Groundwater Protection Districts shall apply.
2. Climbing access to any tower shall be limited by placing climbing apparatus no lower than ten (10) feet from the ground.
3. A Clear Area, being the distance from the lowest point of the blade tip to the ground, shall not be less than fifteen (15) feet.
4. The wind turbine shall conform to FAA Safety Standards, as amended.
5. Building mounted turbines may require a safety fence as determined by the SPGA

#### H. Condemnation

1. Upon a finding by the Building Inspector that the WF has been abandoned or has been left in disrepair or has not been maintained in accordance with the approved maintenance plan, the owner of said WF shall be notified in writing by certified mail that the WF shall be brought up to standard. If required repairs or maintenance are not accomplished within forty-five (45) days of the date of said notification, the WF shall be deemed condemned and shall be removed from the site within ninety (90) days thereafter. The aforementioned periods of time may be extended at the request of the owner and at the discretion of the Building Inspector. "Removed from site" shall mean:
  - a. Removal of the wind turbine and tower, all machinery, equipment, equipment shelters, security barriers and all appurtenant structures from the subject property;
  - b. Proper disposal of all solid or hazardous materials and wastes from the site in accordance with local and state solid waste disposal regulations and
  - c. Restoration of the location of the wind energy conversion facility to its natural condition, except that landscaping and grading may remain in the after-condition at the discretion of the SPGA.
2. If an applicant fails to remove a WF in accordance with the provisions of this section, the Town shall have the authority to enter the subject property and physically remove and dispose of the facility. As a condition of the special permit, the SPGA may require the applicant to provide a cash escrow account or bond at the time of construction to cover the costs of removal from the site, as specified in Subsection 1 above, in the event said removal must be done by the Town. The amount of such escrow or bond shall be equal to one-hundred and fifty percent (150%) of the cost of removal and disposal of the WF and restoration of the site. The applicant shall submit a fully inclusive estimate of said costs as part of the special permit application. The escrow account shall be maintained by the Town until the WF is removed by the applicant to the satisfaction of the Building Inspector or until, after due notice to the applicant pursuant to this by-law, the SPGA determines that the applicant has failed to take appropriate measures to remove and dispose of the WF, whereupon the Town may utilize the sums in said escrow account for



the purpose of removing and disposing of the WF and restoring the site by such means as it deems appropriate. Any unexpended balance of the escrow account remaining after the Town has completed dismantling / removal of the WF shall be returned to the applicant or the successor(s) in interest.

## **SECTION XXI – MUNICIPAL WIND FACILITIES (MWFs)<sup>167</sup>**

### **A. Purpose and Intent**

It is the express purpose of this section to accommodate Municipal Wind Facilities (MWFs) in appropriate land-based locations owned by the Town of Eastham, while protecting public health, safety, welfare, the character of neighborhoods, property values, preservation of environmental, historical and scenic resources and minimizing adverse impacts of MWFs. All MWFs shall require issuance of a special permit by the Planning Board, acting as the Special Permit Granting Authority (SPGA) under Section XIII of the Eastham Zoning By-law. This section is intended to be used in conjunction with other regulations adopted by the Town, including, but not limited to, historic district, special permit, conservation and other applicable by-laws and regulations designed to encourage appropriate land use and environmental protection. Further, it is the express intent of this section that any special permit hereunder granted runs with the land and that any subsequent owner of said land be bound by the terms and conditions of said special permit.

### **B. Use Regulations**

MWFs shall require a building permit. The construction of any MWF may be permitted in zoning district H subject to issuance of a special permit by the Planning Board and provided the proposed use complies with provisions of this section and any other applicable provisions of this chapter. Any subsequent change or modification of a MWF shall be subject to Planning Board approval of a modification to the original special permit.

### **C. Dimensional Requirements**

1. Type: Tilt-up towers, fixed-guyed towers, free standing towers, building mounted turbines or other designs may be considered for approval.
2. Setback: The base of any MWF shall be set back from any property line or road layout line by not less than one-hundred fifty percent (150%) of the proposed height of the MWF. Guy wires or any MWF-related construction not wholly below grade, as may be required by the proposed design, shall be set back at least twenty (20) feet from property lines, and thirty (30) feet from road layout lines.
3. Height: No MWF may exceed two hundred fifty (250) feet in height.

### **D. General Requirements**

1. Proposed MWFs shall be consistent with all applicable local, state and federal requirements, including but not limited to all applicable electrical, construction, noise, safety, environmental and communications requirements.

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<sup>167</sup> Accepted at Annual Town Meeting May 4, 2009

2. Maintenance Plan: Appearance and Operation. A written maintenance plan shall be submitted with the application for a special permit for review and approval by the SPGA and shall be made a condition of said special permit. The maintenance plan shall include:
  - a. Planned shutdowns. All planned shutdowns for more than three (3) months shall be outlined in the maintenance plan. The MWF will not be considered abandoned during these planned shutdown periods.
  - b. General maintenance. The general maintenance of the MWF as recommended by the manufacturer shall be included in the maintenance plan.
  - c. Maintenance of appearance of exterior of the MWF.
3. Complaints: Upon written notification of a complaint detailing non-compliance with the terms of the special permit or the requirements of this chapter, the Building Inspector or his designee shall record the filing of such complaint and shall promptly investigate the complaint. If the Building Inspector determines that the MWF is not in compliance, the owner of the property shall be notified in writing to correct the violation. If the violation is not remedied within thirty (30) days from the date of notification, the Building Inspector may require the MWF be rendered inactive and shall remain so until such time as the Building Inspector determines the MWF is in compliance.

If, upon investigation of said complaint, the Building Inspector determines that the MWF is operating in compliance with the special permit and the requirements of this chapter, notice in writing shall be provided to the person who has filed such complaint and to the owner of the property stating that no further action is required, all within thirty (30) days of the receipt of the written notification of complaint.

4. Professional Consulting Fees: The SPGA may retain a technical expert/consultant to review and verify information submitted by the applicant and/or successor(s). The cost for such a technical expert / consultant shall be at the expense of the applicant pursuant to Section XII.G of the Eastham Zoning By- law.
5. All turbine applications shall be accompanied by a written certification by a licensed structural engineer that states that the turbine structure is sound and safely able to withstand the installation and continued operation of the turbine.

#### E. Design Standards

1. Visual Impact: The applicant shall demonstrate through project siting, facility and proposed mitigation that the MWF minimizes any impact on the visual character of surrounding neighborhoods and the community. This may include, but not be limited to, information regarding site selection, turbine design, buffering and lighting. All electrical conduits shall be underground.
2. Color: MWFs shall be of non-reflective muted colors that blend with the sky, without graphics or other decoration. A single color shall be used on the blades a single color on the tower.
3. Equipment Shelters: All equipment necessary for monitoring and operation of the MWF shall be contained within the turbine tower. If this is infeasible, at the discretion of the SPGA, ancillary equipment may be located outside the tower, provided it is either contained within an underground vault or enclosed within a structure or behind a year-round landscape or vegetated buffer.
4. Lighting and Signage:

- a. Wind turbines shall be lighted only if required by the Federal Aviation Administration (FAA). The applicant shall provide a copy of the FAA's determination to establish the required markings and/or lights for the structure.
  - b. Lighting of equipment, structures and any other facilities on site (including lighting required by the FAA, if possible) shall be shielded from abutting properties.
  - c. No signage except as allowed by the SPGA.
5. Guy Wires: Guy wires utilized in the construction of any tower shall be left totally unadorned. Nothing shall be hung from or attached to said wires, except that, in order to prevent unintended contact by persons who may be on the site, they may be wrapped with a colored sleeve only, which shall extend to a height not greater than ten (10) feet above grade.

F. Environmental Standards

1. Sound: The MWF and associated equipment shall not generate sound in excess of ten (10) decibels (DB) above ambient sound level at the property line. In order to demonstrate compliance with these sound standards, the applicant shall provide to the SPGA, as part of the special permit application, an analysis which is consistent with Massachusetts Department of Environmental Protection guidance for sound measurement (310 CMR 7.10).
2. Shadow/Flicker Impact: MWFs shall be sited in a manner that does not result in significant shadowing or flicker impact. The applicant has the burden of proving that this effect does not have significant adverse impact on neighboring or adjacent uses either through shadow/flicker modeling and/or siting and/or landscaping mitigation.

G. Safety Standards

1. No hazardous materials or waste shall be discharged on the site of any MWF. If any hazardous materials or wastes are to be used on site, there shall be provisions for full containment of such materials or waste. The provisions of this by-law regarding Groundwater Protection Districts shall apply.
2. Climbing access to any tower shall be limited by placing climbing apparatus no lower than ten (10) feet from the ground.
3. A Clear Area, being the distance from the lowest point of the blade tip to the ground, shall not be less than fifteen (15) feet.
4. The wind turbine shall conform to FAA Safety Standards, as amended.
5. Building-mounted turbines may require a safety fence as determined by the SPGA.

**SECTION XXII – ENVIRONMENTAL STANDARDS<sup>168</sup>**

A. Purpose - The purposes of this Bylaw are as follows:

- To protect the health, safety and property of the residents of the Town by regulating storm water runoff and erosion and by controlling degradation of inland and coastal wetlands, ponds and other surface water bodies; and

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<sup>168</sup> Accepted at Annual Town Meeting, May 3, 2010, Article 37

- Encourage the use of Best Management Practices that prevent and reduce nonpoint source of pollutants; and
- Promote land development and site planning practices that are responsive to the Town's scenic character without preventing the reasonable development of land.

B. In all Zoning Districts, the following standards shall be in effect:

1. All surface water runoff from structures and impervious surfaces shall be collected on site; in no case shall surface water drainage be directed across sidewalks or public or private ways. In no case shall surface water runoff be drained directly into wetlands or water bodies. Drainage systems shall be designed, using Best Management Practices, to minimize the discharge of pollutants by providing appropriately designed vegetated drainage channels and sedimentation basins that allow for adequate settling of suspended solids and maximum infiltration. Dry wells, leaching pits and other similar drainage structures may be used only where other methods are not practicable. Oil, grease and sediments traps to facilitate removal of contaminants shall precede all such drainage structures.
2. Install silt fences, vehicle mud removal areas, vegetative cover, and other sediment and erosion controls and properly maintain them.
3. Prevent soil erosion by minimizing disturbed areas during construction projects, and by vegetating and by mulching bare areas as soon as possible.

C. Enforcement: The Building Inspector as per Section XII.E enforces this Bylaw, and F.

## APPENDIX – ZONING DISTRICT BOUNDARIES

### **DISTRICT A:**

All land not covered by any other district.

### **DISTRICT B:**

All Town-owned land in the Rock Harbor area, bounded on the north by Dyer Prince Road and the south lot line of B54, Lot 34; on the east and south by Rock Harbor; and on the west by Cape Cod Bay.

### **DISTRICT C:**<sup>169</sup>

Bounded on the north by the southerly lot line of Lots B41-1Y and BRC, the southerly and easterly lot lines of Lot B41-1B-4, and the southerly side line of Brackett Road; on the east by the westerly side line of the Cape Cod Rail Trail/former Penn Central Railroad right-of-way; on the south by the southerly lot line of B41-6B & T; and on the west by the westerly lot line of Lots 41-6B and T, B41-6C, B41-1T, B41-U, B41-1AA, B41-1V-2, and from the northwest corner of Lot B41-1V-2 to the southwest corner of Lot B41-1Y and the point of beginning.

### **DISTRICT D:**

**EAST PORTION:** Excluding land in District C above, bounded on the north by the north lot line of B32-4C, B32-5A and B32-6; on the east by the Cape Cod Rail Trail/former Penn Central Railroad right-of-way; on the south by Orchard Road, and on the west by Route 6.

**WEST PORTION:** Bounded on the north by the north lot line of B35, Lot NV29; on the east by Route 6; on the south by the south lot line of B41, Lot FS-1; and on the west by Massasoit Road, Oak Road, and the west lot lines of B35, Lots B35-12D, B35-12B, and B35-NV29;<sup>170</sup> and Lots EGB-B, EGB-C, EGB-1, EGD-2, EGB-3, and B40 4-1.

### **DISTRICT E:**

**EAST PORTION:** Bounded on the north by the Cape Cod National Seashore; on the east by the Cape Cod National Seashore; on the south by the south lot line of B6, Lots RWE4 and B6-73D; and on the west by Route 6.

**WEST PORTION:** Consists of the Lots B7-15C, B7-14D, VRD-7, VRD-6, B7-14A, B7-14B, B7-12B, and B7-13.

### **DISTRICT F:**

The Seashore District, bounded on the east by the Atlantic Ocean and Town Cove; on the north by the Wellfleet Town Line at its intersection with the right-of-way line of a power transmission line; thence southeasterly for a distance of approximately 5,200 feet to a point due north of the intersection of the easterly right-of-way line of Nauset Road with the northerly right-of-way line of Cable Road; thence due south to the intersection of the said easterly right-of-way line of Nauset Road and the said northerly right-of-way line of Cable Road; thence in a general

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<sup>169</sup> Accepted at Annual Town Meeting, May 4, 1992, Article 45

<sup>170</sup> Amendment accepted at Annual Town Meeting, May 3, 1989, Article 47

southerly direction crossing Cable Road and along said easterly right-of-way line of Nauset Road to a point 500 feet north of the northerly right-of-way line of Doane Road and its intersection with Nauset Road; thence west to a point 500 feet west of the westerly right-of-way line of Nauset Road; thence southerly and westerly 500 feet from and parallel to the said right-of-way line of Nauset Road to the easterly right-of-way line of Salt Pond Road; thence southerly along the easterly right-of-way line of said Salt Pond Road to its intersection with the southerly right-of-way line of Nauset Road; thence westerly along the southerly right-of-way line of Nauset Road to its intersection with the easterly right-of-way line of Route 6; thence southerly along the easterly right-of-way line of said Route 6 a distance of about four-tenths of a mile to the northerly boundary of the Eastham Town Hall property; thence easterly to a point one-tenth of a mile from Route 6; thence turning and running in a generally southerly direction paralleling the general alignment of Route 6 and generally distant therefrom one-tenth of a mile to a small stream approximately one-tenth of a mile beyond Governor Pence Road extended; thence southeasterly along said stream to the Orleans Town Line.

**DISTRICT G:**<sup>171</sup>

The Water Resource Protection District, bounded on the north by the Wellfleet Town Line; on the east by the westerly boundary of the Cape Cod National Seashore; on the southeast by the westerly property line of Lot B28-84; on the south by the southerly property lines of Lots B28-18 and B28-17; on the southwest by the easterly sideline of Nauset Road (a public way); on the west by the easterly sideline of the Commonwealth of Massachusetts parcel B1-3 (Cape Cod Rail Trail/former Penn Central Railroad right-of-way), back to the point of beginning.

Boundaries as indicated on Eastham's Assessor's Map, revised January 1, 1991, sheets 2, 3, 5 and 6 as prepared by Nickerson & Berger, Registered Land Surveyors and Professional Engineers of Orleans, Massachusetts.

**DISTRICT H:**<sup>172</sup>

The Wellfield Protection District, beginning at a point on the easterly sideline of Nauset Road (a public way) at the intersection of the northwesterly boundary line of parcel 33 E 6387 and the northerly boundary line of parcel 34 E 6438 to the westerly sideline of Ocean View Drive (a public way); thence commencing at the easterly sideline of Ocean View Drive and continuing easterly along the northerly boundary line of parcel 34 E 6438 to the mean high water line of the Atlantic Ocean; thence southerly along said mean high water line of the Atlantic Ocean to its intersection with the southerly boundary line of parcel 34 E 8643; thence westerly along said southerly boundary line of parcel 34 E 8643 to the easterly sideline of Ocean View Drive; thence northerly along this easterly sideline of Ocean View Drive up to the intersection with the southerly sideline of Atlantic Avenue (a paper road); thence commencing at the westerly sideline of Ocean View Drive and continuing westerly along the southerly sideline of Atlantic Avenue and including parcel 34 E 6436 onward to the northwesterly corner of parcel 34 E 6424; thence southerly along the westerly boundary line of parcel 34 E 6424 to the intersection with the northerly boundary line of parcel 33 E 6322; thence westerly along said northerly boundary line

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<sup>171</sup> Accepted at Annual Town Meeting May 3, 1989, Article 48, Amended at Annual Town Meeting May 4, 1992, Article 46

<sup>172</sup> Accepted at Annual Town Meeting, May 3, 1989, Article 48, Amended at Annual Town Meeting, May 4, 1992, Article 47

of parcel 33 E 6322 to the easterly boundary line of parcel 33 E 6301; thence northerly along said easterly boundary line of parcel 33 E 6301 to the southerly sideline of Atlantic Avenue (a paper road); thence westerly along said southerly sideline of Atlantic Avenue to the easterly sideline of Nauset Road; thence northerly along said easterly sideline of Nauset Road to the point of beginning. Boundaries are indicated on Eastham's Assessor's Map, revised January 1, 1991, sheets 9 and 24 as prepared by Nickerson and Berger, Registered Land Surveyors and Professional Engineers of Orleans, Massachusetts.

Amendments accepted at Special Town Meeting April 19, 1988  
Approved by Attorney General July 28, 1988  
Article 1 - Total By-Law Revision

Amendments accepted at Special Town Meeting October 25, 1988  
Approved by Attorney General January 30, 1989  
Article 43 - Section VIII - Prohibited Uses  
Article 44 - Section VIII - Prohibited Uses  
Article 45 - Section IX, B - District C - New Construction  
Article 46 - Section IX, B - Public Event Signs  
Article 48 - Sign Code - Section G - Line 1 - Political Signs  
Article 49 - Sign Code - Section 11, C - Approval of Permit  
Article 50 - Sign Code - Section IV - Permanent Signs

Amendments accepted at Annual Town Meeting May 3, 1989  
Approved by Attorney General August 24, 1989  
Article 41 - Section II - Definitions - Cabin  
Article 42 - Section II - Definitions - Cottage  
Article 43 - Section IX, 4 - Lot Size  
Article 44 - Section IX B, 1 - Setback Requirements  
Article 45 - Section IX, B, 2 - Setback Requirements  
Article 46 - Section IX, B, 4 - Setback Requirements  
Article 48 - By-Law & Sign Code - Establishing New District "G" Water Resource Protection District  
Article 49 - By-Law & Sign Code - Establishing New District "H" Wellfield Protection

Amendments accepted at Annual Town Meeting May 7, 1990  
Approved by Attorney General November 26, 1990  
Article 62 - Section II - Definitions - Home Occupation  
Article 63 - Section II - Definitions - Service Trade

Amendments accepted at Annual Town Meeting May 4, 1992  
Approved by Attorney General September 9, 1992  
Article 39 - Section II - Definitions - Demolition  
Article 40 - Section VI, C - Non-conforming Uses  
Article 41 - Section IX - Intensity Regulations - A, Lot Size, 6  
Article 42 - Section IX - Intensity Regulations - B, Setback Regulation, 5  
Article 43 - Section IX - Intensity Regulations - A, Lot Size 5  
Article 44 - Section IX - Intensity Regulations - A, Lot Size 4  
Article 45 - Appendix - Zoning District Boundaries - District "C"  
Article 46 - Appendix - Zoning District Boundaries - District "G"  
Article 47 - Appendix - Zoning District Boundaries - District "H"  
Article 48 - Section II - Definitions - Cottage Colony  
Article 49 - Section II - Definitions - Cottage

Amendments accepted at Annual Town Meeting May 3, 1993  
Approved by Attorney General August 18, 1993  
Article 28 - Section IV - Flood Plain Zoning  
Article 29 - Section V - District "C"  
Article 30 - Sign Code - Section 1 - Definitions/General  
Article 31 - Sign Code - Section 1 - Definitions/General

Amendments accepted at Annual Town Meeting May 2, 1994  
Approved by Attorney General August 17, 1994  
Article 18 - Section VI - Non-conforming Uses  
Article 19 - Sign Code - Section 1 - Definitions/General  
Article 20 - Section II - Definitions - Alteration



Amendments accepted at Annual Town Meeting May 1, 1995

Approved by the Attorney General May 31, 1995

Article 22 - Sign Code - Section 1 - Definitions/General

Amendments accepted at Annual Town Meeting May 6, 1996

Article 17 - Section IX - Intensity Regulations

Article 25 - Section II - Definitions - Restaurant/Fast Food

Article 27 - Section II - Definitions - Restaurant/Drive-In

Amendments accepted at Special Town Meeting October 21, 1996

Approved by Attorney General March, 1997

Article 12 - Section II - Definitions - Apartment House/Home Occupation/Lot Area Requirements/Roadside Stand

Article 13 - Section II - Definitions - Business Retail/Retail Sales and Services

Article 14 - Section II - Definitions - Communication Tower

Article 15 - Section V - Uses - Communication Towers

Article 16 - Section II - Definitions - Business Band Radio Antennas

Article 17 - Section V - Uses - Business Band Radio Antennas

Article 19 - Section V - Uses - District C

Article 20 - Section V - Uses - District C

Article 21 - Section V - Uses - District D/District E

Article 22 - Section V - Uses - All Districts

Article 26 - Section II - Definitions - Pan Handle Lot

Article 27 - Section IX - Intensity Regulations - Pan Handle Lot

Article 28 - Section XIII - Site Plan Approval - Special Permit

Article 29 - Section XII - Administration - Planning Board - Special Permit

Amendments accepted at Annual Town Meeting May 5, 1997

Approved by Attorney General August 5, 1997

Article 31 - Section I - Definitions/General - will expire May 1, 1998

Article 36 - Section XVI - Procedure for the Demolition of Historically or Architecturally Significant Buildings

Amendments accepted at Annual Town Meeting May 5, 1998

Approved by Attorney General November 18, 1998

Article 31 - Sign Code Section I Definitions/General

Article 32 - Section IX Intensity Regulations - Lot Size

Article 33 - Section VIII Prohibited Uses - Temporary Structures

Article 34 - Section IX Intensity Regulation - Lot Size

Article 35 - Section XIII Site Plan Review - Waivers

Amendments accepted at Annual Town Meeting, June 29, 1999

Article 23 - Section II Definitions - Adult Uses, Section V Uses

Article 24 - Section VIII Prohibited Uses - Adult Uses

Article 25 - Section VIII Prohibited Uses - Adult Uses

Article 26 - Section II Definitions - Convenience Store

Article 27 - Section IV Flood Plain Zoning

Amendment accepted at Special Town Meeting June 29, 1999

Article 3 - Section II Definitions - Restaurant, Drive-In; Restaurant, Fast Food

Amendments accepted at Special Town Meeting, July 24, 2001

Article 1 - Section II, Definitions, Restaurant

Article 3 - Section II, Definitions - Restaurant, Drive-In, Restaurant, Fast Food - Section VII, Prohibited Uses F

Article 4 - Section II - Definitions - Catering Kitchen

Article 5 - Section X, B, Parking Requirements - add 6 and 7  
Article 6 - Section X, Parking Requirements, C Surfacing  
Article 7 - Section VI, Non-conforming Uses, Section B  
Article 8 - Section VI, Paragraph C  
Article 9 - Section II, Definitions - Alteration - Section VI, Non-conforming Uses  
Article 10 - Section VI, Paragraph D - add Special Permit Section  
Article 11 - Section XVII - Sign Code, delete existing and replace entirely  
Article 17 - Section VII - Accessory Uses and Structures add Section C

Amendments accepted at Annual Town Meeting, May 5, 2003

Article 22 - Section XIV Site Plan Approval - Residential  
Article 23 - Section III Definitions - Farmers Porch  
Article 23 - Section III Definitions - Site Coverage  
Article 23 - Section V Uses - District H - Wellfield Protection District - 4  
Article 24 - Section VII Accessory Uses  
Article 27 - Section III Definitions - Ocean Beach

Amendments accepted at Annual Town Meeting, May 1, 2006

Article 26 - Section III Definitions  
Article 28 - Section VI-D Non Conforming Uses  
Article 29 - Section VII Accessory Uses  
Article 30 - Section IX Intensity - Setbacks  
Article 31 - Section IX Intensity - Lot Intensity  
Article 32 - Section XIII Site Plan Commercial  
Article 35 - Section XIX Open Space Residential Plans  
Article 39 - Section V Uses District A  
Article 41 - Section IX Intensity - Setbacks

Amendments accepted at Annual Town Meeting, May 5, 2008

Article 33 - Section XVII - Procedure for the Demolition of Historically or Architecturally Significant Buildings  
Article 34 - Section XIV - Site Plan Approval - Residential  
Article 35 - Section XII - Administration - G  
Article 38 - Section III - Definitions - Utility Scale Wind Facility  
Article 38 - Section III - Definitions - On-Site Wind Facility  
Article 38 - Section III - Definitions - Height  
Article 38 - Section III - Definitions - Rated Nameplate Capacity  
Article 38 - Section III - Definitions - Wind Facility  
Article 38 - Section III - Definitions - Wind Monitoring or Meteorological Tower  
Article 38 - Section III - Definitions - Wind Turbine  
Article 38 - Section III - Definitions - Receptors

Amendments accepted at Annual Town Meeting May 4, 2009

Article 25 - Section XX - Wind Facilities (WFs)  
Article 26 - Section XXI - Municipal Wind Facilities (MWFs)

Amendments accepted at Annual Town Meeting, May 3, 2010

Article 3 - Section XII.G - Administration  
Article 4 - Section III - Definitions - Fully Shielded Light Fixture  
Article 4 - Section III - Definitions - Glare  
Article 4 - Section III - Definitions - Lamp  
Article 4 - Section III - Definitions - Light Fixture  
Article 4 - Section III - Definitions - Light Trespass  
Article 4 - Section III - Definitions - Municipal Wind Facility  
Article 5 - Section XIII - Site Plan Approval - Special Permit - G.5  
Article 6 - Section XIII.B.1 - Projects Requiring Site Plan Special Permits

Article 23 - Section III - Definitions - Building Height  
Article 24 - Section III - Definitions - Cupola  
Article 25 - Section III - Definitions - Building, Accessory  
Article 26 - Section IX B - Setback Requirements  
Article 27 - Section III - Definitions - Site Coverage  
Article 37 - Section XXII - Environmental Standards, and Section III - Definitions - Best Management Practices (BMPs)  
Article 39 - Section V - Uses - District H - Wellfield Protection District

Amendments accepted at Annual Town Meeting May 6, 2013

Article 30 - Zoning - Outdoor Display  
Article 31 - Zoning - Residential Site Plan Approval Waiver Option to Approve  
Article 32 - Zoning - Residential Site Plan Approval Waiver Procedures to Apply  
Article 33 - Zoning - Accessory Dwelling Unit - replace Section C

Amendments accepted at Annual Town Meeting May 5, 2014

Article 20 - Adoption of Flood Zone Federal Maps  
Article 21 - Zoning - Sign Code  
Article 22 - Zoning - Overlay District Village Center

Amendment accepted at Annual Town Meeting May 2, 2016

Article 16 - Zoning - Groundwater Protection District

Amendment accepted at Annual Town Meeting May 1, 2017

Article 21 - Zoning - Flood Plain Amendment  
Article 22 - Zoning - Site Plan Amendment  
Article 23 - Zoning - North Eastham Overlay District Amendment