

# OVERVIEW OF PROPOSED ZONING AND DESIGN GUIDELINES

## *For the North Eastham Project Area*

### Project Area and General Conditions

The North Eastham Project Area includes all of the lands in the area of Route 6 between Old Orchard Road to the south and Nauset Road to the north. This includes all commercial, industrial and residential properties along Route 6, Brackett Road, Holmes Road, and Old State Highway. In all, there are 1,527 properties totaling 1,194 acres in the North Eastham Project Area. This area, as well as the surrounding neighborhoods, were the subject of evaluation in the *2007 North Eastham Village Center Strategic Report and Concept Plan*. The **Village Center Core** is the focal point of the NEVC Project Area and contains the land centered on the intersection of Route 6 and Brackett Road, including the town-owned Purcell property.

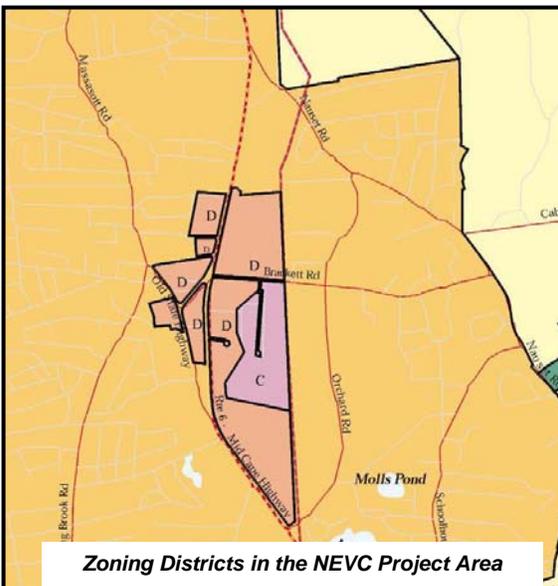
### Current Land Use Regulations

A number of people in the community feel that restrictive strip-highway oriented zoning regulations has led to poor building quality and site planning (i.e., large setbacks, disconnected parking, excessive curb cuts, and poor signage). In particular, a 100-foot setback from abutting streets in the Commercial District lends itself to strip development and is a significant deterrent to achieving a traditional mixed use village center.

Currently, the North Eastham Project Area includes three (3) zoning districts which are defined in the Eastham Zoning Bylaws as follows:

- District C - An area to serve the industrial needs of the community.
- District D - A retail sales and/or service area.
- District A – Residential zoning along Route 6 north of Brackett Landing

The *Eastham Critical Planning Committee* (CPC) envisions the North Eastham Project Area strengthening its role as a significant employment and civic center in the community. It should be commonly recognized as a vibrant destination for local residents and visitors alike. Enhancing North Eastham's vitality requires strong residential neighborhoods in and around a village center.



Several zoning amendments are recommended in the *Local Comprehensive Plan* that support the CPC's vision and would help to facilitate the development of a traditional village center. Generally speaking the plan suggests that regulations, including but not limited to lot sizes, parking requirements, undergrounding of utilities, and reduced setbacks and road widths should be revised to permit village-style and mixed residential/commercial uses. Such development should be located in areas served or planned for service by appropriate wastewater treatment systems and other infrastructure. The plan also recommends that the Town consider making appropriate town-owned land available for open space, and clustered affordable housing.

As a follow up to the 2007 Strategic Plan, the CPC has been working to create a new base zoning district (or an overlay district) that establishes incentives for

traditional village development patterns through density increases, reduced dimensional standards, and expanded mixed uses. In exchange, the new zoning district would facilitate quality development with standards and guidelines for attractive building design, landscaping, parking, pedestrian amenities, and streetscape enhancements.

## Zoning Recommendations

The proposed new bylaws and design guidelines offer several methods for encouraging traditional village, and neighborhood development. The overall approach allows the Town to be more flexible with use and dimensional standards within the designated zoning districts through the use of **Form-Based Code** but within a general framework of achieving traditional development patterns and uses as deemed desirable by the community.

**What Are Form-Based Codes or Regulations?**

*Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and, therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the segregation of land-use types, permissible property uses, and the control of development intensity through simple numerical parameters. Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory. A form-based code is a tool; the quality of development outcomes is dependent on the quality and objectives of the community plan that a code implements.*

Create a New Village Zoning District - The North Eastham Project Area is included in the proposed **North Eastham Village Zoning District (NEVD)**. Because of the size of the project area and variation in land uses, the proposed district is broken down into four (4) sub-zoning districts which are listed below. The proposed North Eastham Village Zoning Sub-Districts replace or supersede the current D and C zoning districts.

North Eastham Village Zoning Subdistricts		
Subdistrict Full Name	Short Name/Map Symbol	Previous Zoning District
North Eastham Village	NEV	Portions of the Retail Sales/Services District (D)
North Eastham Village Core	NEC	Portions of the Retail Sales/Services District (D)
North Eastham Village Gateway	NEVG	Portions of the Retail Sales/Services District (D) along Route 6
North Eastham Trades Center	NETP	Portion of Industrial District (C)

The proposed North Eastham Village Zoning District Bylaw has prepared to be a stand along bylaw to be adopted into the current Eastham Zoning Bylaws. The specific provisions include the following:

- Section 1010 - General Provisions and Description
- Section 1020 - Allowable Uses
- Section 1030 - Dimensional Standards
- Section 1040 - Performance & Functional Standards for Uses Requiring Special Permits
- Section 1050 - Off-Street Parking and Loading Standards
- Section 1060 - Streetscape Design and Landscaping
- Section 1070 - Signs
- Section 1080 - Building and General Appearance Design Standards

The key changes in the Actions to be taken on the zoning bylaws that apply to the development of a village center are as follows:

**Flexibility of Uses** – A mix of uses including a combination of food and entertainment, professional services, residential, recreational, cultural, and governmental uses are to be permitted in the district to expand North Eastham’s role as a “place of necessity” for residents and attract prospective investors. Well mixed commercial, civic, and residential uses (optimally on upper floors and side streets) are allowed for to create an opportunity where people can live, work, shop, and eat all within walking distance. Only truly incompatible uses are separated and the potential for conflicting uses are addressed through ***performance standards and vertical separation***, which apply additional requirements to ensure compatibility. The intended development characteristics of each subdistrict are as follows:

- **NEC Subdistrict** - The North Eastham Village Core (NEC) subdistrict is intended to be a traditional mixed-use area with commercial, civic, and moderate density residential. Residential dwellings are generally in the form of condominium or apartment units as part of multiple-use structures or attached single-family dwellings such as townhouses. Non-residential uses are varied and include retail stores, entertainment facilities, restaurants, offices and lodging uses as specified. Ground floor commercial is mandatory on certain designated street frontages. Public open space is a significant element on the NEC.
- **NEV Subdistrict** - The North Eastham Village (NEV) subdistrict is intended to be a traditional mixed-use area with commercial, civic, and moderate density residential. Residential dwellings are generally in the form of condominium or apartment units as part of multiple-use structures or attached single-family dwelling such as townhouses.
- **NEVG Subdistrict** – The North Eastham Village Gateway (NEVG) subdistrict includes those properties with frontages on the east side of Route 6 between Aspinet Road and Brittany’s Way to the north. To the south, the NEVC includes all properties on the east side of Route 6 between the Pond and NETP to the north, Old Orchard Road to the south, and the Cape Cod Bike Trail to the east. This subdistrict is identical to the North Eastham Village Center (NEVC) subdistrict above except that certain travel-related uses and different forms of residential uses are provided for.
- **NETP Subdistrict** - The North Eastham Trades Park (NETP) subdistrict is identical to Industrial District (C) except that certain additional uses and performance standards are provided for to enhance building and site design and expand opportunities for small business development and local entrepreneurs.

**Flexible Dimensional Standards** – The proposed regulations ensure that new development is built with pedestrians in mind (close or up to the sidewalk and adjacent buildings) and parking is not allowed within the front-yard setback but rather behind or on the side of the building. Landscaping and streetscape amenities are also provided for (benches, hard surfaces, street trees, etc). Sufficient height is allowed by right to permit new investment and a necessary mix of uses to create a vibrant mixed-use district.

**Sufficient and Flexible Parking** – Current regulations do not sufficiently recognize the potential for future public on- and off-street parking in the district, particularly in the North Eastham Core Subdistrict. Revised parking regulations allow for private parking requirements to be fulfilled by public parking within a given distance or agreements for use of existing nearby private spaces. Provisions are also made for shared parking in compatible situations (i.e., professional office and residential). New curb cut controls also encourage shared access to reduce the total number of driveways.

**Creating An Excellent Pedestrian Environment** – A key objective of the new NEVD is to transition from a highway commercial district to a high-quality pedestrian. Street design standards that are in line with traditional village centers, attractive streetscape, and expanded outdoor uses are very important to attracting

residents and visitors to North Eastham. Outdoor seating is allowed along building frontages and well as sidewalks in certain areas.

## Design Guidelines for the NEVD

Design guidelines have been prepared for the North Eastham Village District to encourage high quality building and site design characteristics desired for new construction and the adaptive reuse, alteration, expansion, or modification of existing buildings. The overall objective is to foster a blend of the best of traditional and contemporary design. Site plans should be comprehensive and carefully integrate building design, site layout, lighting, landscaping, parking, access, and off-site amenities such as streetscape designs selected for the NEVD subdistricts. A general framework of North Eastham Village District Design Guidelines is as follows:

- 1.0. General Provisions
- 2.0. Definitions and Terms
- 3.0. General Provisions for All Development
- 4.0. Architectural Features and Details
- 5.0. Special Provisions for Specific Types of New Development
- 6.0. Building and Site Signage
- 7.0. Public and Private Open Spaces
- 8.0. Parking and Loading
- 9.0. Public and Private Roadway and Streetscape Design

The NEVD Design Guidelines are to encourage property owners, merchants, and residents to recognize, enhance, protect and promote North Eastham as a distinctive village by providing guidance about renovations, new development and redevelopment of buildings and sites before submitting applications for a site plan or a special permit to the Town for approval. These guidelines seek to improve the village "experience" for residents, customers, employees and others by encouraging quality renovations and improvements that will create a unique and attractive image for existing and new buildings as well as providing for open space and visual amenities. While high design quality and creativity are valued goals, the guidelines are intended to also encourage solutions which achieve these goals affordably so that local business and property owners are benefited rather than burdened.

## Intended Results

North Eastham has the physical qualities and characteristics of a traditional village center that can be enhanced and reinforced by improvements that are specific and appropriate to this place. There are several large, open or under-utilized parcels in North Eastham that have great potential for change, and the new zoning regulations and design guidelines will play a key role in how these properties take shape in the future. Proposed new regulations and design guidelines for the North Eastham Village District provide the flexibility needed to attract new investment, support a mix of uses and opportunities that serve all residents and visitors, enhance traditional civic and historic character, and re-establish these districts as a "place of necessity" in the community. They also recognize the significant role that the town and local property owners have and will continue to play in reshaping the local economy.