

[illegible]

Bed and breakfast, home; as defined; Boarding House, Home, as defined	P	P	P	P	P	P	P	N	P	P ¹⁰	*	*	*
Habitable Studio	P	P	P	P	P	N	P	N	P	P	*	*	*
Home occupation, as defined	P	P	P	P	P	P	P	P	P	P ¹⁰	*	*	*
Other home occupation ⁵	SP	SP	SP	SP	SP	SP	SP	N	SP	N	*	*	*
Working Studio	P	P	P	P	P	N	P	N	P	P	*	*	*
												(4/06, 4/07, 4/14, 4/17, 5/24, 4/25)	
<u>Permitted Uses</u>													
	P	Permitted											
	SP	May be allowed by special permit granted by the Board of Appeals, or the Planning Board, or where noted											
	N	Not Permitted											
	*	Already Permitted in the Residential District											
<u>NOTES</u>													
1. To include traditional fishing activities, opening of shellfish, storage and use of fishing equipment.													
2. No more than four (4) offices per lot; 20% lot coverage permitted, exclusive of parking; storage of equipment or materials where they are visible from neighboring properties or public or private ways is prohibited; the Board of Appeals shall find that the proposed use does not													
3. Reserved. (4/14)													
4. Uses in this category are further subject to the special regulations set forth in §40.5 and the Planning Board shall serve as the Special Permit granting authority. (4/15)													
5. The Board of Appeals shall find that a proposed use is not injurious or offensive or tends to reduce values in the same district by reason of dirt, odor, fumes, gas, sewage, noise, or danger from explosion or fire.													
6. The Board of Appeals may approve activities which are necessary in connection with scientific research or scientific development or related production, and which are accessory to a permitted use, if the Board finds the proposed accessory use does not substantially derogate													
7. Includes shops of carpenters, plumbers, electricians, dressmakers and similar tradespeople, repairs to radio-TV-computers and related electronic services, bicycle repairs, furniture repairs and upholstery. (4/14)													
8. Except trailers, mobile homes, Quonset huts or portable buildings. One tent for non- commercial use is allowed per lot, for a specified period of time and with the written consent of the owner and the Board of Health. The Board of Health may limit the period of time the tent is													
9. Uses in this category are further subject to the special regulations set forth in §40.2, Accessory Dwelling Unit and the Building Commissioner shall serve as the Permit granting authority. (04/07, 4/17, 5/24)													
10. Uses in this category are further subject to the special regulations set forth in § 30.3, Seashore District.													
11. Except in the Solar Farm Overlay District, where the use is permitted. (4/11)													
12. A Special Permit shall not be required for any location having received a license and/or permit for the operation of a Food Truck from the Town of Truro Select Board and/or Board of Health prior to April 28, 2020. (6/21)													
13. Only for year-round residency; otherwise not permitted.													
14. With respect to mixed-use projects only, no less than 67% of the Gross Floor Area of any project shall be dedicated to residential use.													
15. Only where part of a mixed-use development including residential use(s); otherwise N.													
<u>KEY</u>													
P	Permitted							Rt6	Route 6 General Business				
SP	May be allowed by special permit granted by the Board of Appeals, or the Planning Board, where noted						S	Seashore					
N	Not Permitted							WOD	Walsh Overlay District				
R	Residential							WLS	Walsh Low-Density Subdistrict				
BP	Beach Point Limited Business							WMS	Walsh Moderate-Density Subdistrict				
NT6A	Route 6A, North Truro Limited Business							WRS	Walsh Recreational Subdistrict				
TC	Truro Center Limited Business							*	Already Permitted in the Residential District				
NTC	North Truro Center General Business												

Combined Dimensional Table 1/5/26 DRAFT Combined by Rhyne LLC from § 30.2 and § 30.X WOD Table C for reference purposes. Not the official bylaw. Notes do not match note numbers in official bylaw.

				For Reference				
	Proposed Requirements			Current Requirements	Walsh Overlay District (WOD)			Affordable Housing Overlay (AHO)
	Highland / Shore Overlay							
	Neighborhood Subdistrict <small>(Formerly Subdistrict A)</small>	Town Center Subdistrict <small>(Formerly Subdistrict B)</small>	Gateway Subdistrict <small>(Formerly Subdistrict C)</small>	All Districts	Walsh Low-Density Subdistrict (WLS)	Walsh Moderate-Density (WMS)	Walsh Recreational Subdistrict (WRS)	
Minimum Lot Size	10,000 sq. ft. ^{1 2}	10,000 sq. ft. ^{1 2}	No change	33,750 sq. ft. ^{1 2 8}	None	0 sq. ft.	-	-
Minimum Lot Frontage	No change	50 ft ^{1 2}	No change	150 ft ^{1 2}	None	0 sq. ft.	-	-
Minimum Frontyard Setback	No change	5 ft	No change	25 ft ³	10 ft ¹⁰	10 ft ¹⁰	25 ft ^{10 12}	-
Minimum Sideyard Setback	One side: 10 ft min.; Sum of two sides: 30 ft min.	One side: 5 ft min.; Sum of two sides: 20 ft min.	No change	25 ft ^{3 4}	10 ft ¹⁰	10 ft ^{10 12}	25 ft ^{10 12}	-
Minimum Backyard Setback	15 ft	15 ft	No change	25 ft ^{3 4}	10 ft ¹⁰	10 ft ¹⁰	25 ft ^{10 12}	-
Minimum Building Separation	10 ft*	10 ft*	No change	-	10 ft	10 ft	25 ft	25 ft
Maximum Building Stories	2.75 stories	3 stories	No change	2 stories	2 stories	3.5 stories	2 stories	3.5 stories
Maximum Building Height	36 ft ^{5a 5b 6} (23 ft for flat roofs)	45 ft ^{5b 5c 6} (35 ft for flat roofs)	No change	^{5 5a 6} (23 ft for flat roofs)	^{11 12} (23 ft for flat roofs)	45-ft ¹¹	^{11 12} (23 ft for flat roofs)	45-ft
Lot Shape	No change	No change	No change	⁹	N/A	N/A	-	-
Gross Floor Area	3,600 sq. ft. ¹⁵	3,600 sq. ft. ¹⁵	3,600 sq. ft. ¹⁵	3,600 sq. ft. ¹⁴	No limit ¹³	No limit ¹³	-	-
Maximum Residential Unit Size	No change	No change	No change	-	3,600 sq. ft. ¹⁴	3,600 sq. ft. ¹⁴	3,600 sq. ft. ¹⁴	-
Maximum Dwelling Units	4 units	4 units	2 units	-	-	-	-	
Maximum Lot Coverage (Maximum impervious surface coverage)	No change	No change	No change	-	No limit	No limit ¹³	-	60%
Lot Clearing	No change	No change	No change	-	No limit	No limit ¹³	-	-
Green highlighted text represents proposed changes compared to today's requirements								
* Needs to be reviewed with the Fire Department								
Table A - Notes								
1. Except buildings for accessory use and cottage. (4/10)								
February 15, 1960, having at least five thousand (5,000) square feet of area and at least fifty (50) feet of lot frontage.								
3. Except in the Seashore District where the minimum setback from all streets is 50 ft. measured at a right angle from the street line.								
4. Except in those portions of the Beach Point Limited Business district served by the Town of Provincetown Water System, where the minimum sideyard and backyard setbacks shall be equivalent to five (5) ft per story								
5. The 2 story/30 ft height limitation shall be measured from above mean ground level. (5/24)								
5a. Except buildings which do not have a ridge or hip defined by two opposing sloped roof surfaces the maximum building height shall not exceed twenty-three (23) ft as measured to the highest point of the structure.								
5b. The height limitation shall be measured from above mean ground level.								
5c. Except buildings which do not have a ridge or hip defined by two opposing sloped roof surfaces the maximum building height shall not exceed thirty-five (35) ft as measured to the highest point of the structure.								
6. Free standing flagpoles and private noncommercial radio and television antennae shall not exceed fifty (50) ft above mean ground level.								
7. (#7 deleted 4/12)								
8. Except in the Seashore District where the minimum lot size is 3 acres. (4/05)								
9. For any lot created after April 30, 2004, the portion of the lot connecting the frontage with the front line of any building site shall not be less than 50 feet wide, as measured between opposite sidelines. (4/06)								
10. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.								
11. All building heights shall meet the maximum building height for buildings or structures abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.								
12. Dimensional Requirement match the § 50 Area and Height Regulations in the Underlying Zoning, and must also meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District								
13. Except as applied to single family residences or duplexes, which remain subject to the existing by-law limitation.								

14. 3,600 sq ft apply to single family residences, duplexes, or lots in the Residential District								
15. Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 50.2.B.2, 50.2.C, and 50.2.D, building permits for new construction or for projects that seek to increase the Gross Floor								
a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.								
b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.								
c. Plus a Building Commissioner Approved Accessory Dwelling Unit of up to 900 sq. ft. (5/24)								
d. Plus Commercial, Industrial, Institutional, and/or Recreational Principle Uses which comply with all other dimensional regulations applicable in the Underly Zoning and Overlay Subdistrict.								
Other relevant info from article								
C. Notwithstanding the provisions of this section, the Board of Appeals may grant a special permit for proposed changes in building or roof height to buildings not exceeding 30 ft in height that were also in existence thus								
D. Units in cottage colonies or motor courts shall be a minimum thirty (30) ft apart.								
E. In those portions of the Beach Point Limited Business district served by the Town of Provincetown Water System, buildings, including buildings for accessory use or cottages, on the same lot shall comply with the								
BUILDING CONFIGURATION					SEPARATION			
Two 1-story buildings					10 ft			
One 1- story buildings and one 1.5- story buildings					12.5 ft			
Two 1.5-story buildings					15 ft			
Two 2- story buildings					20 ft			
G. Public accommodations and new units of existing public accommodations constructed after April 4, 1988 shall not exceed a ratio of one (1) unit per three thousand (3,000) sq. ft. of lot area, except that in the Beach								
H. Public accommodations shall not exceed two (2) habitable stories.								
§ 50.2 Building Gross Floor Area for the Residential District (11/18)								
B. Applicability and Exceptions:								
1. Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 50.2.B.2, 50.2.C, and 50.2.D, building permits for new construction or for projects that seek to increase the Gross Floor								
a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.								
b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.								
c. Plus a Building Commissioner Approved Accessory Dwelling Unit of up to 900 sq. ft. (5/24)								
2. Special Permit to exceed the Total Gross Floor Area limit: The Total Gross Floor Area limit for a dwelling and accessory buildings on a lot established in subsection 50.2.B.1 may be exceeded,								
a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.								
b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.								
c. Plus a Building Commissioner Approved Accessory Dwelling Unit of up to 900 sq. ft. (5/24)								

