

Combined Use Table 01/05/26 DRAFT Combined by Rhyne LLC from § 30.2 and § 30.X WOD Table B for reference purposes. Not the official bylaw. Notes do not match note numbers in official bylaw.																
Principal Uses	Proposed Requirements			Current Requirements			For Reference						Walsh Overlay District (WOD)			
	Highland / Shore Overlay			Residential (R)	Route 6A, North Truro Limited Business (NT6A)	North Truro Center General Business (NTC)	Beach Point Limited Business (BP)	Truro Center Limited Business (TC)	Route 6 General Business (Rt6)	Seashore (S)	Walsh Low-Density Subdistrict ¹⁴ (WLS)	Walsh Moderate-Density Subdistrict ¹⁴ (WMS)	Walsh Recreational Subdistrict (WRS)			
	Neighborhood Subdistrict (Formerly Subdistrict A)	Town Center Subdistrict (Formerly Subdistrict B)	Gateway Subdistrict (Formerly Subdistrict C)													
Agricultural																
horticultural, floricultural	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	
acres	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	
less	SP	SP	SP	SP	SP	SP	SP	N	SP	SP	*	*	*	*	*	
Commercial																
salesrooms	N	SP	N	N	N	P	N	N	P	N	*	*	*	*	*	
Commercial fishing activity, ^{1 10}	P	P	P	P	P	P	P	P	P	P	*	*	*	*	*	
Professional office ²	P	P	SP	N	P	P	P	P	P	N	P ¹⁵	P ¹⁵	N			
Food Trucks ¹²	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	*	*	*	*		
Restaurant	P	P	SP	N	N	P	N	P	P	N	SP ¹⁵	P ¹⁵	N			
Retail business service (4/14)	P	P	SP	N	P	P	N	P	P	N	SP ¹⁵	P ¹⁵	N			
Retail sales (4/14)	P	P	SP	N	N	P	N	P	P	N	SP ¹⁵	P ¹⁵	N			
Trade, repair shop, etc. ⁷ (4/14)	SP	P	SP	N	P	P	N	P	P	N	SP ¹⁵	P ¹⁵	N			
Wholesale Trade (4/14)	SP	P	SP	N	SP	P	N	SP	P	N	SP ¹⁵	P ¹⁵	N			
Industrial																
Communication structure	N	N	N	N	N	N	N	N	SP ⁴	N	*	*	*	*	*	
Industrial or manufacturing use ⁵	N	SP	N	N	N	SP	N	N	SP	N	*	*	*	*	*	
Marine installation	SP	SP	SP	SP	SP	SP	SP	N	SP	N	*	*	*	*		
Public utility	N	N	N	N	N	P	N	N	P	P	*	*	*	*		
Research or experimental lab ⁶	SP	SP	N	SP	SP	SP	SP	N	SP	N	*	*	*	*		
Small engine repair	SP	SP	SP	SP	SP	SP	SP	N	SP	N	*	*	*	*		
Institutional																
Educational institution	P	P	P	P	P	P	P	P	P	P	N	SP ¹⁵	N			
home	P	P	P	P	P	P	P	P	P	P	*	*	*	*		
Municipal use (4/13)	P	P	P	P	P	P	P	P	P	P	*	*	*	*		
Private club not conducted for profit	SP	SP	SP	SP	SP	SP	SP	N	SP	N	N	SP ¹⁵	N			
public facilities	N	N	N	N	N	N	N	N	N	P ¹⁰	*	*	*	*		
Religious institution	P	P	P	P	P	P	P	P	P	P	*	*	*	*		
Array (4/11)	N	N	N	SP ¹¹	N	N	N	N	P	P	N	N	N	N		
Recreational																
Children's camp	SP	SP	SP	SP	SP	SP	SP	N	SP	N	-	-	-	-		
recreation	P	P	P	P	P	P	P	P	P	P	-	-	-	-		
Residential																
Attainable Undersized Lot (5/24)	SP	SP	SP	SP	SP	SP	N	SP	SP	N	P	P	N			
Bungalow Court	P	SP	SP	-	-	-	-	-	-	-	P	P	N			
Cottage or cabin colony, motor court	SP	N	N	N	N	P	N	P	N	N	*	*	*			
Coliving Community	P	P	P	-	-	-	-	-	-	-	N	SP ¹³	N			
Duplex (as defined in §40.1) (5/24)	P	P	P	P	P	P	N	P	P	N	*	*	*	N		
Hotel	SP	SP	SP	N	N	P	N	N	P	N	*	*	*	*		
Motel	SP	SP	SP	N	N	P	P	N	P	N	*	*	*	*		
Mixed-use Development	P	P	SP	-	-	-	-	-	-	-	SP	P	N			
Multi-family Housing	P	P	P	-	-	-	-	-	-	-	P	P	N			
Townhouse	P	SP	SP	-	-	-	-	-	-	-	P	P	N			
Single family dwelling ⁹	P	P	P	P	P	P	P	P	P	P ¹⁰	*	*	*	N		
Accessory Uses																
Dwelling Unit, Accessory ⁹ (04/17)	P	P	P	P	P	P	P	P	P	P	*	*	*	*		

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											
NOTES													
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 upholstering. (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.													
KEY													
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												
N	Not Permitted								S	Seashore			
R	Residential								WOD	Walsh Overlay District			
BP	Beach Point Limited Business								WLS	Walsh Low-Density Subdistrict			
NT6A	Route 6A, North Truro Limited Business								WMS	Walsh Moderate-Density Subdistrict			
TC	Truro Center Limited Business								WRS	Walsh Recreational Subdistrict			
NTC	North Truro Center General Business								*	Already Permitted in the Residential District			

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				Affordable Housing Overlay (AHO)	
	Proposed Requirements			Current Requirements	Walsh Overlay District (WOD)					
	Highland / Shore Overlay									
	Neighborhood Subdistrict (Formerly Subdistrict A)	Town Center Subdistrict (Formerly Subdistrict B)	Gateway Subdistrict (Formerly Subdistrict C)	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 roo	ft ^{11 12} (23 ft for flat roo	45-ft ¹¹	ft ^{11 12} (23 ft for flat roo	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.							
<u>Other relevant info from article</u>							
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)							

Combined Parking Schedule 1/5/26 DRAFT Combined by Rhyne LLC from § 30.9.C and § 30.X WOD Table D for reference purposes. Not the official bylaw. Notes do not match note numbers in official bylaw.																							
Principal Uses	Proposed Requirements				For Reference				Current Requirements														
	All Districts (Except Overlays)	Highland / Shore Overlay			All Districts			Walsh Overlay District															
		Neighborhood Subdistrict (Formerly Subdistrict A)	Town Center Subdistrict (Formerly Subdistrict B)	Gateway Subdistrict (Formerly Subdistrict C)	All Districts			Walsh Overlay District															
Residential																							
Single-family, Two-family (duplex)	1.5 spaces per dwelling unit for additional units	1 space per dwelling unit	1 space per dwelling unit	No change	2 spaces per dwelling unit	1 space per dwelling unit																	
Bungalow Court; Mixed-use Development; Multi-family Dwellings, Affordable Dwelling Unit, Apartments	1.5 spaces per dwelling unit for first two units; plus 1 space per dwelling unit for each additional unit	1 space per dwelling unit	1 space per dwelling unit	1 space per dwelling unit	-	1 space per dwelling unit																	
Coliving Community	1.5 spaces per dwelling unit for first two units; plus 1 space per dwelling unit for each additional unit	0.25 space per coliving unit	0.25 space	0.25 space	-	0.25 space per coliving unit, plus 1 space for each non-resident employee																	
Home Bed and Breakfast, Board House, Home	No change	1 spaces per dwelling unit, plus 1 space for each rental unit	1 spaces per dwelling unit, plus 1 space for each rental unit	No change	2 spaces per dwelling unit, plus 1 space for each rental unit	-																	
Hotel, Motel, Establishment Bed and Breakfast	No change	1 space for owner or manager, plus 1 space for each rental unit, plus 1 space for each 20 sf of floor area available for meetings or functions	1 space for owner or manager, plus 1 space for each rental unit, plus 1 space for each 20 sf of floor area available for meetings or functions	No change	2 spaces for owner or manager, plus 1.25 spaces for each rental unit, plus 1.5 spaces for each 20 sf of floor area available for meetings or functions	-																	
Home Occupation, including Commercial Fishing Activity	No change	1 space per dwelling unit as required above, plus 1 space for each non-resident employee	1 space per dwelling unit as required above, plus 1 space for each non-resident employee	No change	2 spaces per dwelling unit as required above, plus 1 space for each non-resident employee	1 space per dwelling unit as required above, plus 1 space for each non-resident employee																	
Home Occupation – permitted office use	No change	1 space per dwelling unit as required above, plus 1 space for each non-resident employee	1 space per dwelling unit as required above, plus 1 space for each non-resident employee	No change	2 spaces per dwelling unit as required above, plus 3 spaces for office, plus 1 space for each non-resident employee	1 space per dwelling unit as required above, plus 1 space for each non-resident employee																	
Food Trucks	No change	No change	No change	No change	2 spaces per food truck	-																	
Commercial																							
Automobile service, repair, storage, or salesrooms	No change	No change (Use Not Allowed)	No change	No change	1 space per employee max shift, plus 2 spaces per service bay (including spray paint booth), plus 1 space per 150 sf of service waiting area, plus 1 space per car stored overnight	-																	
Retail sales – Large Items (including but not limited to lumber yards, Furniture stores, etc.)	No change	No change	No change	No change	1 space per 700 sf of floor area dedicated to customer use or display	-																	
Retail sales, retail or wholesale business services; barber shop, small engine repair, trade, repair shop, etc., and other customer services	No change	1 space per 150 sf of floor area dedicated to customer use or display	1 space per 150 sf of floor area dedicated to customer use or display	No change	1 space per employee maximum shift, plus 1 space per 150 sf of floor area dedicated to customer use or display, but not less than 70% of the total floor area	-																	
Professional or Administrative Office, Bank or other Financial Institutions and General Business Office	No change	1 per 250 square feet of floor area	1 per 250 square feet of floor area	No change	1 space per employee maximum shift, plus 1 per 250 square feet of floor area	-																	
Medical Office or Animal Hospital	No change	No change	No change	No change	1 space per employee maximum shift, plus 1 space per each 2 seats in waiting room, plus 1 space per examination room or work station	-																	
Food stores and supermarkets	No change	1 per 200 square feet of customer area	1 per 200 square feet of customer area	No change	1 space per employee maximum shift, plus 1 space per 200 sf customer area	-																	
Restaurant, clubs theaters, and other places of assembly	No change	1 space per each 4 seats (indoor and outdoor)	1 space per each 8 seats (indoor and outdoor)	No change	1 space per employee maximum shift, plus 1 space per each 4 seats (indoor and outdoor)	-																	
Industrial																							
Communication structures	No change	No change	No change	No change	2 spaces	-																	
Industrial or manufacturing use; including but not limited to landscaping, septic installation, contractor yards	No change	No change	No change	No change	1 space per employee, maximum shift, plus 1 space per 2500 sf of display area, plus 1 space per 150 sf of retail space	-																	
Self-Storage Facility	No change	No change	No change	No change	2 spaces for the office, plus 1 space per each 10 storage units	-																	
Marine installation	No change	No change	No change	No change	1 space per employee, maximum shift, plus 1 space per unit of dry storage capacity	-																	
Public Utility	No change	No change	No change	No change	1 space per employee maximum shift, plus 1 per 200 sf of office space	-																	
Institutional																							
Educational institution, Municipal use	No change	0.5 space per employee maximum shift, plus 1 space per each 4 seats in area of public assembly	0.5 space per employee maximum shift, plus 1 space per each 4 seats in area of public assembly	No change	1 space per employee maximum shift, plus 1 space per each 3 seats in area of public assembly	-																	
Hospital, nursing and/or convalescent home	No change	0.5 space per employee maximum shift, plus 1 space per each 4 seats in area of public assembly	0.5 space per employee maximum shift, plus 1 space per each 4 seats in area of public assembly	No change	1 space per employee maximum shift, plus 1 space per each 3 beds	-																	
Private clubs not conducted for profit	No change	No change	No change	No change	1 space per employee maximum shift, plus 1 space per each 3 seats, plus 1 space per office	-																	
Religious institution	No change	1 space per each 4 seats	1 space per each 4 seats	No change	1 space per each 3 seats, plus 1 space per classroom and office	-																	
Recreational																							
Children's Camp	No change	No change	No change	No change	1 space per employee maximum shift, plus 1 space for each 3 users at maximum utilization	-																	
Park, playground, non-commercial recreation	No change	1 space for each 4 users at maximum utilization	1 space for each 4 users at maximum utilization	No change	1 space for each 3 users at maximum utilization	1 space for each 3 users at maximum utilization ¹																	
Green highlighted text represents proposed changes compared to today's requirements																							
Notes																							
1. All parking spaces dedicated to Park, Playground, or Non-Commercial Recreation uses shall be available for free to the public.																							
Other Relevant Regulations																							
D. Parking company-owned vehicles: In addition to the requirements outlined above, one space will be required for each vehicle associated with the property and kept on the premises, including trailers and heavy machinery. The space provided must be of an adequate size to accommodate the vehicle utilizing the space.																							
E. Loading Requirements: Every building hereafter erected, enlarged, or occupied for commercial, industrial or institutional purposes which has over 5,000 square feet of gross floor area shall provide a minimum of one area for the loading and unloading of service vehicles. Loading and unloading areas shall be provided in addition to off-street parking spaces and shall not be considered as supplying required parking spaces. Unless otherwise authorized by the Planning Board under site plan review, loading and unloading areas shall be located in the rear of the building.																							
F. Location Requirements																							
1. Parking shall be on the same lot as the use(s) for which the parking is being provided, except as provided in Section 40.3 B.2.																							
2. No parking area shall be located within ten (10) feet of a street line and ten (10) feet from a side or rear property line.																							