



Truro Planning Board Agenda

Remote Zoom Meeting

Wednesday, January 10, 2024 – 5:00 pm

www.truro-ma.gov

Join the meeting from your computer, tablet or smartphone:

<https://us02web.zoom.us/j/83608866168>

Dial in: +1-646-931-3860 or +1-305-224-1968

Meeting ID: 836 0886 6168 Passcode: 556978

Open Meeting

This will be a remote public meeting. Citizens can view the meeting on Channel 8 in Truro and on the web on the "Truro TV Channel 8" button under "Helpful Links" on the homepage of the Town of Truro website (www.truro-ma.gov). Click on the green "Watch" button in the upper right corner of the page. Please note that there may be a slight delay (approx. 15-30 seconds) between the meeting and the television broadcast/live stream.

Citizens can join the meeting to listen and provide public comment by entering the meeting link; clicking on the agenda's highlighted link; clicking on the meeting date in the Event Calendar; or by calling in toll free. Citizens will be muted upon entering the meeting until the public comment portion of the hearing. If you are joining the meeting while watching the television broadcast/live stream, please lower or mute the volume on your computer or television during public comment so that you may be heard clearly. Citizens may also provide written comment via postal mail or by emailing Liz Sturdy, Planning Department Administrator, at esturdy@truro-ma.gov.

Public Comment Period

The Commonwealth's Open Meeting Law limits any discussion by members of the Board of an issue raised to whether that issue should be placed on a future agenda. Speakers are limited to no more than 5 minutes.

1. Planner Report

2. Chair Report

3. Minutes

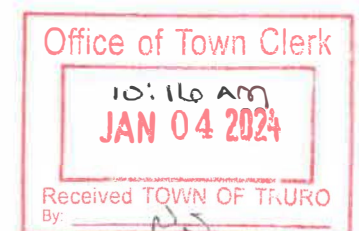
- ◆ December 6, 2023

Board Discussion

- ◆ Planning Board priorities for possible 2024 ATM zoning bylaw changes
 - Affordable Housing on Undersized Lots
 - Mean Grade, Building Height, Roof Slope
 - Street Inventory
 - Lot Clearing
 - Lot Coverage

Next Meeting: Wednesday, January 24, 2024 at 5:00 pm

Adjourn





TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

December 6, 2023 – 5:00 pm

REMOTE PLANNING BOARD MEETING

Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; Paul Kiernan; Caitlin Townsend; Virginia Frazier

Members Absent:

Other Participants: Town Planner/Land Use Counsel Barbara Carboni; Ben Zehnder (Attorney for Bruce A. Jacobson – Trustee); William C. Henchy (Attorney for Robert Martin – Applicant); Andrew Aiken (Owner of 100 Route 6); Chris Lucy (Chair of the ZBA and Truro Voter)

Remote meeting convened at 5:00 pm, Wednesday, December 6, 2023, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were none.

Planner Report

Town Planner/Land Use Counsel Carboni announced that an appeal had been filed by the Planning Board's decision regarding Site Plan approval in the matter of Ebb Tide which is still in proceedings with the ZBA. Town Planner Land Use/Counsel Carboni added that there could be further discussion on this topic at a future executive session or in a public session.

Chair Report

Chair Roberts said that his comments will be held until the discussion on priorities for possible 2024 Annual Town Meeting (ATM) zoning bylaw changes.

Minutes

Chair Roberts led the review of the minutes from October 18, 2023 and Chair Roberts corrected "Chair Reed" to "Chair Roberts" on page 3, second paragraph.

Vice Chair Greenbaum made a motion to approve the minutes of October 18, 2023, as written. Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend - Aye
Member Althaus - Abstained
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 6-0-1, motion carries.

Chair Roberts led the review of the minutes from November 1, 2023.

Vice Chair Greenbaum made a motion to approve the minutes of November 1, 2023, as written.
Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye
Member Townsend - Aye
Member Althaus - Aye
Member Frazier - Aye
Member Riemer – Aye
Member Kiernan – Aye
Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Board Action/Review

2023-003/SPR Truro Atlantic View Realty Trust, Bruce A. Jacobson, Trustee for property located at 12 Ocean Bluff Lane (Atlas Map 37, Parcel 6). Applicant seeks administrative amendment to the Planning Board Decision of July 5, 2023 to conform said approval to plans and specifications later approved by the Truro Board of Appeals **2023-004/ZBA**.

Attorney Zehnder shared a side-by-side comparison of the plan approved by the Planning Board and the one approved by the ZBA. Since the ZBA had concerns about the proximity to a sideline, the Applicant removed the proposed step and deck from the plan, and as a result of that, the south entry door was moved to the southeast. Attorney Zehnder said that new elevations were updated and submitted to the Planning Board and the ZBA. The ZBA also required that the Applicant submit stamped gross floor area documentation which has been submitted. Attorney Zehnder noted that approval of the Applicant's amendment packet would make all the documentation consistent with both the Planning Board and ZBA and therefore conform.

Chair Roberts, Members, and Attorney Zehner commented and discussed the following highlighted topics: corrected minimum zoning requirements in the Seashore District; corrected square footage in the basement area; the location of the engineer stamp on the final site plan; the revised gross floor area calculations; confirmation that there is no kitchen in the studio; confirmation of a stamped lot plan; and a more recent deed that resolved the issue between the Applicant and the National Seashore and gave the Applicant the new access of the driveway to the rear of the property.

Chair Roberts, Members, Attorney Zehnder, and Town Planner/Land Use Counsel Carboni reviewed the draft amended decision that Town Planner/Land Use Counsel Carboni had authored. There were no objections or concerns.

Vice Chair Greenbaum made a motion to approve the amended decision in 2023-003/SPR Truro Atlantic View Realty Trust.

Member Townsend seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend - Aye

Member Althaus - Aye

Member Frazier - Aye

Member Riemer – Nay

Member Kiernan – Abstained

Chair Roberts - Aye

So voted, 5-1-1, motion carries.

Attorney Zehnder thanked the Members and departed the meeting.

Public Hearings – Continued

2023-002/SPR Robert J. Martin for property located at 100 Rt 6 (Atlas Map 55, Parcel 12). Applicant seeks Commercial Site Plan approval (selling firewood and other materials) on property located in the Seashore District.

Attorney Henchy noted the presence of Mr. Aiken at this hearing and then provided background information on this matter. Attorney Henchy noted that the ZBA's recent decision that the use that Mr. Martin was making of the property was not protected as a pre-existing nonconforming use and upheld the Building Commissioner's cease-and-desist order. Attorney Henchy said that the Building Commissioner issued a second cease-and-desist order last week that required the removal of materials placed on the site and that it was Mr. Martin's intention to comply with that order. Attorney Henchy said that the Applicant would like to request a withdrawal of this application and that Attorney Henchy had submitted a request earlier this week to Town Planner/Land Use Counsel Carboni requesting the withdrawal of the application without prejudice.

Town Planner/Land Use Counsel Carboni recommended approval of the request to withdraw the application without prejudice.

Member Kiernan made a motion to accept the Applicant's request to withdraw the application without prejudice.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Townsend - Aye

Member Althaus - Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye
So voted, 7-0-0, motion carries.

Attorney Henchy thanked the Members and departed the meeting.

Board Discussion

Chair Roberts led the discussion of Planning Board priorities for possible 2024 Annual Town Meeting (ATM) zoning bylaw changes with the Members.

Chair Roberts, the Members, and Town Planner/Land Use Counsel Carboni discussed and commented on the following highlighted topics: concern about a very long Warrant since the Special Town Meeting was continued until the spring; a short schedule should the Planning Board to develop any zoning bylaw and add to the Warrant; and finalize a list of work items and potential zoning bylaw changes.

Chair Roberts noted that the Planning Board had listed the following topics as its priorities: roof slope, lot coverage, affordable housing on undersized lots; house size, lot clearing, and temporary signs.

Chair Roberts recognized Mr. Lucy who commented on mean grade and the ADU Bylaw does not state that the gross floor area of an ADU is exempt from the total square footage of the living area. Mr. Lucy noted that clarity should be addressed in 50.2 and 40.2. Mr. Lucy also commented on buildings which are being raised (due to FEMA regulations) on pilings on Beach Point resulting in the buildings looming over neighbors' buildings and encroaches upon setbacks. Chair Roberts said that he will add Mr. Lucy's topics to the agenda for the upcoming Planning Board meeting on December 20, 2023.

Chair Roberts reviewed the agenda for the upcoming Planning Board meeting on December 20, 2023, and potential site plan visit dates this month for 9 Benson Road with the Members. Members will email Chair Roberts with their availability for the site plan visit for 9 Benson Road within the next day or two.

Member Riemer made a motion to adjourn at 5:53 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Townsend – Aye

Member Frazier - Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts - Aye

So voted, 7-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers
Board/Committee/Commission Support Staff

Affordable Undersized Lots

To see if the Town will vote to amend Section () and Section 30.2, Use Table, of the Zoning Bylaw by amending section 40 to add section § 40.8

40.8 Affordable Residence on Undersized Lots:

40.8.1 Purpose: The purpose of this bylaw is to increase the supply of housing that is available in the town of Truro, by allowing affordable dwellings to be built lots that do not meet the minimum lot size for the zoning district, provided the lots meet the criteria listed herein.

40.8.2 Applicability:

1. This bylaw shall apply to lots of record as of January 1, 2024, as recorded in a deed or plan on file with the Barnstable County Registry of Deeds or Land Court, regardless of whether the lot is held in common ownership with an adjoining lot, which do not meet the minimum lot size and yard for the zoning district as determined by the Building Inspector.
2. Any dwellings created under this bylaw shall be designated as low or moderate income units, subject to an affordable housing deed restriction and Regulatory Agreement in accordance with MGL c. 40B, §§ 20-23, 760 CMR 56.00 the Local Initiative Program (LIP) and shall meet the guidelines and standards promulgated thereunder by the Department of Housing and Community Development (DHCD) for inclusion in the DHCD Subsidized Housing Inventory as Local Action Units. For purposes of this bylaw, "affordable" shall mean that the units are available for ownership or rental to households earning at or below 80% of the Barnstable County Area Median Income, adjusted for household size and shall remain affordable in perpetuity or for the longest period allowed by law.

40.8.3 The Building inspector may allow construction of a One Family Dwelling, restricted by a Regulatory Agreement and/or Affordable Housing Deed Restriction in a form acceptable to the Department of Housing and Community Development, executed and recorded by the applicant, as an affordable homeownership or rental dwelling unit in perpetuity or the maximum time period allowed by law, on an eligible parcel of land that meets the following criteria:

1. ~~Parcel is not within the National Park District.~~ Unnecessary? Or do we want to add “no part of the lot” is in seashore or do we try to allow in Seashore – might be a Barbara question
2. Parcel, at time of application, is not improved with any existing dwelling unit.
3. Parcel contains at least 10,000 square feet of contiguous upland area.
4. Parcel satisfies applicable Board of Health requirements.
5. Parcel satisfies applicable Town of Truro’s Conservation Commission Environmental Protection Regulations.
6. Parcel has a minimum of 20 feet of frontage on a way previously approved by the Planning Board under the Subdivision Control Law or a public way, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide the needs of vehicular traffic. Lots without a minimum of 20 feet of frontage on a way may be permitted under this section if there is an adequate recorded access easement of at least 20 feet in width from the lot to a way previously approved by the Planning Board under the Subdivision Control Law or a public way, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide the needs of vehicular traffic and emergency response apparatus.
7. The building setbacks shall not be less than 15 feet. If a dwelling is built within 25 feet of any other dwelling or principal structure a stockade type fence at least six feet in height shall be required by the Permit Granting Authority. Is this fence stuff from Wellfleet? Don’t think I like the stockade fence
8. An applicant under this section shall submit a site plan that depicts the dimensions and setbacks of the subject Parcel, and the existing setbacks of principal structures on the lots immediately adjacent to the subject lot must be shown on the plans.
9. ~~The site plan shall show a parking plan, and comply with parking requirements for “affordable Dwelling Unit” in 30.9 Parking Regulation use table~~
10. ~~The building must comply with the residential house size bylaw(50.2) pro-rated to the size of buildable space on their lot.~~

10,000sqft lot total gross floor area: 1066sqft

20,000sqft lot total gross floor area: 2132sqft

30,000sqft lot total gross floor area: 3198sqft

11. A Parcel shall not be built upon if the Parcel was purposely created, subject to a deed restriction or designated as an unbuildable lot as part of a subdivision open space or park, or by any other condition or agreement with the Town.

12. No part of any access driveway may be within 15 feet of a principal structure on an adjoining lot.

13. Accessory Dwelling Units are not permitted on undersize lots

14. The Applicant must submit a Regulatory Agreement and Affordable Housing Deed Restriction, to be approved as to form by Town Counsel, that restricts the use of the dwelling unit to low- or moderate- income housing in perpetuity, or the maximum time period allowed by law. Said Regulatory Agreement shall include an Affirmative Fair Marketing Plan that complies with DHCD's requirements for the selection of income-eligible tenants/occupants and shall identify a Monitoring Agent who shall be responsible for ensuring that any re-sales of units created under this bylaw shall be made to income- eligible purchasers and comply with the Affirmative Fair Marketing Plan and Affordable Housing Deed Rider. The Applicant shall work with the Town to provide any information necessary to ensure that units created under this bylaw are eligible for inclusion on the Subsidized Housing Inventory maintained by the DHCD as Local Action Units. No building permit shall be issued until the Regulatory Agreement and Affordable Housing Deed Rider has been approved by Town Counsel, executed by all parties, and recorded at the Registry of Deeds and proof of such recording has been furnished to the Building Commissioner.

15. Transfer or Lease. A lot developed with a Single Family Dwelling under this section shall be transferred or leased at such affordable re-sale price or rent set forth in the Regulatory Agreement.

16. Monitoring Agent. The Affordable Housing Deed Restriction shall identify a Monitoring Agent who shall ensure compliance with said deed restriction. The Truro Housing Authority may serve as Monitoring Agent.

40.8.4. Transfer or Lease. A lot developed with a One Family Dwelling under this section shall be transferred or leased at such affordable re-sale price or rent set forth in the Regulatory Agreement.

40.8.5. No Building Permit shall be issued by the Building Inspector until the developer has demonstrated that all of the applicable requirements of § 40.8.3 have been met.

40.8.6. Conflicts with other bylaws. The provisions of this bylaw shall be considered supplemental to all other zoning bylaws. To the extent that a conflict exists between this bylaw and others, this bylaw section, and the provisions therein, shall apply.

30.2 use table

	R	BP	NT6A	TC	NTC	RT6	S
Affordable Undersized Lot	sp	sp	sp	sp	sp	sp	N

AFFORDABLE BUILDING ON UNDERSIZED LOTS

Questions to address

How many lots does Truro have between 10,000 and min lot size and where are they? This is from 2022 data

above .2295	LBP	Res	Seashore	Blank	GB6	LB6A	TOTALS	without BP & Seashore
Undeveloped		29					29	29
Vac Cons		6	1	9			16	15
Vac Select City/Town	1	12	4	8			25	20
Vax Tax/Title/Treas			2				2	0
							72	64

Can we include the Seashore/Do we want to? Undersize lot would start at 2.99 sq acres.

Will it be by right or by Special Permit? By right goes directly to Building Commissioner, Special Permit to PB or ZBA

Include Affordable Deed restriction – do we have this or need language maybe from Wellfleet

- Could we have a way to give an owner the ability to build the home for themselves, provided they live there year round and with a legally binding agreement that the house would become deed restricted upon sale/death.

Do we require 12 month lease – if so use same language as ADU & Duplex

What is minimum frontage required? You have 20 feet is this from Wellfleet?

What is parking requirement?

No ADU permitted

Monitoring agent? who, how, can we avoid this somehow

The street problem, just brings up that issue

Harwich

BUILDING/STRUCTURE HEIGHT —

- A. The height of a building or structure shall be calculated by averaging the distance between the lowest pre-existing grade point at the base of the building/structure and the top of said structure, and the distance between the highest pre-existing grade point at the base of the structure and the top of said structure. A structure shall include such elements as a rooftop deck, fence, railing, widow's walk, or other rooftop structure, parapet, or other attached structure. A cupola not larger than four feet in width and chimneys shall be exempt from the above requirements if they do not extend more than four feet in height above the roof. For developed lots, pre-existing grade shall be determined by calculating the average of existing high and low grade points at the base of the existing/original building or structure and top of said structure, where the highest point is at a minimum of eight inches below the top of foundation. **[Amended 5-4-2010 STM by Art. 9; 5-2-2016 ATM by Art. 46]**

FLOOR AREA, NET — The sum of the areas of the several floors of a building, measured from the exterior faces of the walls, but not including cellars, unenclosed porches, attics not used for human occupancy, or any floor space in accessory buildings or in the principal building designed for the parking of motor vehicles in order to meet the parking requirements of this bylaw.

Town of Harwich

Table 3, Height and Bulk Regulations
[Amended 9-26-2020 ATM by Art. 22]

District	Maximum Permitted Height (feet)	Maximum Permitted Height (Stories)	Maximum Building Coverage of Lot (covered area as % of total lot area)	Maximum Site Coverage as % of Total Site Area	Minimum Residential Net Floor Area (square feet)
RR	30	2 1/2	15	25	None
RL	30	2 1/2	15	30	None
RM	30	2 1/2	20	35	None
RH-1	30	2 1/2	30	35	None
RH-2	30	2 1/2	30	35	None
RH-3	50	4	15	35	364 (see Article VI, § 325-18K)

Wellfleet

BUILDING HEIGHT — The vertical distance from the highest point of the roof to the average of the mean ground level existing grade of all sides of the building, such measurement to be based on the elevation of the lot in its natural state prior to construction, grading or filling.

C. Maximum building coverage.

	CD	R1	R2	C	C2
Maximum building coverage	15%	15%	15%	25%	15%

D. Maximum National Seashore Park gross floor area (NSPGFA).

Lot Area	Maximum NSPGFA
Less than 10,500 square feet (just under 1/4 acre)	5% maximum building coverage
10,501 square feet to 21,000 square feet (1/4 to 0.48 acre)	1,050 square feet plus 7.4% of lot area over 10,500
21,001 to 42,000 square feet (0.48 to 0.97 acre)	1,825 square feet plus 3.2% of lot area over 21,000
42,001 to 84,000 square feet (0.97 to 1.92 acre)	2,500 square feet plus 1.43% of lot area over 42,000
84,001 to 126,000 square feet (1.92 to 2.89 acres)	3,100 square feet plus 1.2% of lot area over 84,000
126,001 square feet (2.89 acres and above)	3,600 square feet

E. Maximum height of buildings.

	CD	R1	R2	NSP	C	C2
Stories	2	2	2	2	2	2
Feet	28	28	28	28	28	28

HEIGHT

The vertical distance from the mean level of the adjacent natural ground to the top of the structure, measured at the highest roof beams of a flat roof or the highest gable or slope of a hip roof.

[Amended 5-14-1990 STM, Art. 5; 5-2-2005 ATM, Art. 29]

ZONING

179 Attachment 3

**Table 3
Height and Bulk Regulations
Town of Brewster**

[Amended 12-10-1979 STM, Art. 37; 5-12-1980 ATM, Art. 43; 5-11-1981 ATM, Art. 34;
10-17-1988 STM, Art. 26; 5-8-1989 ATM, Art. 48; 5-14-1990 STM, Art. 8; 5-9-1994 ATM,
Art. 26; 5-2-2005 ATM, Art. 25]

District	Maximum Permitted Height ¹ (feet)	Maximum Building Coverage of Lot (covered area as percent of lot area)	Maximum Building Coverage of Buildable Uplands Within Lot Area (percent)
R-R	30	15	
R-L	30	20	
R-M	30	25	
C-H2	30		40**
V-B	30		30
I	30	50	

** Except 25% for multifamily dwellings.

NOTES:

¹ Any maximum height permitted in this chapter shall not apply to:

Community facility and public utility structures, provided that the side and rear yards or setbacks required in the district for the highest permitted principal structure shall be increased two feet in width for each foot by which the height of such structure exceeds the height permitted in the district.

Necessary appurtenant structures, such as church spire, smokestack, monument, flagpole, radio or television tower, aerial, airplane hangar, chimney or parapet wall, windmill generator or similar appurtenances.

Special industrial structures, such as a cooling tower and other similar structures where the industrial process requires a greater height.

² Editor's Note: The C-L District which immediately followed was removed at the request of the Town.

Comments:

1. Three towns reviewed above: Wellfleet, Harwich and Brewster.
2. None of them use roof configuration (shed vs. gable vs. flat roof, for example) as a factor in their regulation of building height.
3. All three include some language pertaining to what we in Truro refer to as "Mean Grade"
4. All three have a definite definition of "Height" or "Building Height".
5. All three have a maximum allowable building height bylaw.

20. **"BUILDING AREA"** means the total ground floor area as measured on a horizontal plane at the main grade level between exterior faces of walls of the principal building and all buildings exclusive of decks, terraces and steps.
21. **"BUILDING COVERAGE"** means the buildable upland portion of a lot which is covered by buildings, including porches but excluding parking areas, pools, decks and any other permanent structures which do not have roofs.
22. **"BUILDING HEIGHT"** means the vertical distance measured from the grade plane to the highest point of a structure or roof surface. Height limitations shall not apply to television antennas, chimneys, spires, cupolas or extensions of structures normally carried above roof lines and which are strictly ornamental in nature. (10/9/97 STM)

49. **"GRADE PLANE"** means a reference plane representing the average of finished ground levels adjoining a building or structure at all exterior walls. Where the finished ground slopes away from the exterior walls, the reference plane shall be established by averaging the lowest points within the area between the building and the lot line or, where the lot line is more than twenty (20) feet from the building at a point twenty (20) feet from the building. (10/9/97 STM)

105. **"STRUCTURE"** means any combination of materials assembled or maintained at a location on or in the ground or attached to something located on the ground, including but not limited to buildings, tennis courts, swimming pools, and retaining walls.

?

APPENDIX II Schedule of Dimensional Requirements

District	Min. Lot Size (sq ft)	Min. Frontage (feet)	Minimum Building/Structure Setbacks ^{9,10}				Abutter (ft)	Conservancy Districts ^{2,3}			Req. Green Area	Maximum Bldg. Height		Min. Parking Setbacks	
			Road (ft)	Inland (ft)	Coastal (ft)	Inland (ft)		Max. Lot Coverage	Max. Bldg. Coverage ¹⁵	Req. Green Area		Stories ⁶	Feet	Road (ft)	Abutters (ft)
R60 ¹³	60,000	150	40 ⁷	25	50	25 ⁷	50	25	N/A	10% ¹²	N/A	2 ½	30	20 ¹¹	10 ¹¹
R40 ¹³	40,000	150	40 ⁷	25	50	25 ⁷	50	25	N/A	10% ¹²	N/A	2 ½	30	20 ¹¹	10 ¹¹
R40A ¹³	40,000	150	40 ⁷	25	50	40	50	25	N/A	10% ¹²	N/A	2 ½	30	20 ¹¹	10 ¹¹
R30 ¹³	30,000	100	25	25	50	15	50	25	N/A	10% ¹²	N/A	2 ½	30	20 ¹¹	10 ¹¹
R20 ¹³	20,000	100	25	25	50	15	50	25	N/A	10% ¹²	N/A	2 ½	30	20 ¹¹	10 ¹¹
R20A ¹³	20,000	100	25	25	50	15	50	25	50%	N/A	50%	2 ½	30	20 ¹¹	10 ¹¹
SC Overlay ¹⁴	20,000	100	25	25	50	15	50	25	50%	20%	50%	2 ½	30	20	15
SB	20,000	125	50	25	50	20	50	25	50%	N/A	50%	2 ½	30	60 ⁵	15
GB1	5,000	50	5 ⁴	25	50	5 ⁴	50	25	90%	N/A	10%	2 ½	30	0	0
GB2	7,000	50	25	25	50	15	50	25	70%	N/A	30%	2 ½	30	10	10
GB3	10,000	100	50 ¹	25	50	15	50	25	60%	N/A	40%	2 ½	30	20	15
I	10,000	50 ⁸	10	25	50	5	50	25	80%	N/A	20%	2 ½	30	10	0
RC3	3 acres	150	50	50	50	50	50	50	10%	N/A	90%	2 ½	30	0	0
M	N/A	N/A	25	N/A	N/A	15	N/A	N/A	N/A	N/A	N/A	2 ½	30	0	0
M/C	N/A	N/A	25	N/A	N/A	15	N/A	N/A	N/A	N/A	N/A	2 ½	30	0	0

¹ Except when a building is erected on a corner of two streets, a setback of fifty (50) feet shall be required on the primary street and a setback of thirty (30) feet shall be required on a secondary street.

² Nonresidential buildings and structures permitted by the Board of Appeals under Section IV. A. 3. of this Bylaw need not conform to the Conservancy District setbacks.

³ Stairs, steps and walkways used as access from the top of a bank to a beach or wetland need not conform to the abutter's setback requirements; however, in no case shall the abutter's setback be less than three (3) feet.

⁴ Except single family dwellings in the GB1 District shall comply with the following setback requirements: 25 ft. road/15 ft. abutters.

Building Height the vertical distance between the highest point of the roof and the natural mean grade as measured from the natural grade at the four (4) furthest corners of the structure to the height of the highest point of the roof, and dividing the aggregate number of these heights by four (4). For buildings which existed prior to April 6, 2015, and located in the FEMA established A and V zones, building height shall be measured from the higher of Average Natural Grade or

Base Flood Elevation. Height limitations shall not apply to chimneys, TV antennae with poles of ten (10) feet or less, or spires, cupolas and widow walks that do not enclose more than thirty-five (35) square feet of floor space or exceed ten (10) feet in height or occupy more than five (5) percent of the roof area.

Natural Grade The existing grade or elevation of the ground surface at the time of application for a building permit, special permit, variance or site plan approval, as shown on any plan or by

any other evidence deemed to be reliable by the Zoning Enforcement Officer in his/her discretion. To determine the applicable natural grade, which may not be artificially heightened to raise the elevation of a structure, the critical topographical data shall be provided as required by the Zoning Enforcement Officer. On any lot exhibiting evidence of fill not authorized, the Zoning Enforcement Officer may require the applicant to provide a professional soil analysis to determine the natural grade.

2560 Dimensional Schedule (See Section 4100 for additional multi-family and commercial accommodation requirements)

Requirements	Residential			Commercial		Seashore	Public Use
	Res1	Res2	Res3 ResB	TCC	GC ³	S	M
Minimum Lot Area (square feet)	16,000 ⁷	5,000	5,000	5,000	7,000	120,000	--
Minimum Lot Frontage (linear feet)	100 ⁷	50	50	50	70	--	--
Minimum Front Yard (feet)	30	20 ¹	20 ¹	10 ¹	10	50	--
Minimum Side Yard (feet)	15	6	6	5 ²	10	25	--
Minimum Rear Yard (feet)	20	15 ¹	10 ¹	10 ¹	25	25	--
Maximum Lot Coverage (%)	40	40	40	60 ⁸	40	--	--
Minimum Green Area (%) ⁸	30	30	30	10	30	--	--
Max. Number of Stories ⁴ (Refer to Story in Definitions)	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½	2 ½
Max. Building Heights ⁵							
<u>Hip, gable and Shed_roofs (feet) ⁶</u>	33	33	33	33	33	33	33
Mansard, gambrel, arch, or dome roofs (feet)	28	28	28	28	28	28	28
<u>Flat roof defined as less than 3/12 pitch (feet)</u>	23	23	23	23	23	23	23

Footnotes

1. Or, if smaller, the average of the setbacks of the buildings on the lots thereto on either side, a vacant lot being counted as though occupied by a building set back the minimum required distance.
2. May be reduced to zero with a party wall (jointly owned by owner or abutting properties) meeting the requirements of the State Building Code, provided that access to the rear of the property is maintained for emergency vehicles.
3. Residential uses shall comply with requirements of the Res3 District.
4. For the number of stories allowed in High Elevation District, see Section 2320 High Elevation District. Mansard, gambrel, arch, dome, and flat roofs shall not exceed two stories.

5. Height limitations shall not apply to chimneys, TV antennae with poles of ten (10) feet or less, or spires, cupolas and widow walks that do not enclose more than thirty-five (35) square feet of floor space or exceed ten (10) feet in height or occupy more than five (5) percent of the roof area. If the roof is composed of multiple forms, the maximum height for each type of roof shall apply to each respectively. For Building Height allowed in High Elevation District, see Section 2320 High Elevation District. Municipal and Public Safety facilities may exceed height limitations when authorized by a Special Permit issued by the Zoning Board of Appeals as provided in Section 5300 with additional findings that the proposed height: 1) is influenced by unique design characteristics or constraints necessitated by the particular use, purpose or program of the structure, and 2) where it would be beneficial to the general public by decreasing costs, providing greater functionality, or enhanced public safety.
6. and all other roof forms that enclose a top story in accordance with the definition of a ½ story and footnote 5.
7. Except parcels legally created prior to April 2, 2018 shall conform with a minimum lot area of 8,000 sf and minimum lot frontage of 50 ft.
8. May be altered or waived by Special Permit from the Planning Board.

Mean Ground Level. Where the finished ground level varies in elevation on different sides of a building, the average of the various elevations at the centers of the four main sides. In the case where fill has been used to raise the finished ground level on a side(s) of the building to an elevation higher than the preconstruction ground level, on those sides the measurement shall be taken from center of that side ten (10) feet out from the side of the building. Further, the finished grade of the fill, within one hundred (100) feet of the building shall not have a grade steeper than ten per cent (10%) (one foot of drop for every ten foot run)

SECTION 50
Area and Height Regulations

- § 50.1 Regulations
 - A. Table

DIMENSIONAL REQUIREMENT	ALL DISTRICTS
Minimum lot size	33,750 sq. ft. (1)(2)(8)
Minimum lot frontage	150 ft (1)(2)
Minimum frontyard setback	25 ft (3)
Minimum sideyard setback	25 ft (3)(4)
Maximum building height	2 stories; 30 feet (5)(5a)(6)
Minimum backyard setback	25 ft (3)(4)
Lot Shape	(9)

(4/05, 4/06, 4/10)

NOTES

1. Except buildings for accessory use and cottage. (4/10)
2. Except lots or parcels lawfully in existence and shown on a subdivision plan or described in a deed recorded at the Barnstable County Registry of Deeds prior to the adoption of the bylaw by Truro Town Meeting on 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 of the building or structure in question. Structures less than a full story shall meet the minimum 5 ft setback.
5. The 2 story limitation shall be measured from above mean ground level.
 - 5a. Except buildings which do not have a ridge or hip the maximum building height shall not exceed twenty-three (23) ft as measured to the highest point of the structure. (4/12)

Truro Street Inventory 2023										CCNS totally within CCNS		CCNS partially within in CCNS		Pv		S		P/S		n/a		n/b						
to Planning Board for review 12/16/2023										T	Town Road	RT 6	Rt 6A	Old Rt 6	Not Available		the symbol		~		used as a substitute for the word 'approximately'							
										S	Subdivision Road							Lots >>		n/a								
										P	Proprietor's Road																	
										E	Easement																	
Name										Earliest	BCRD	BCRD	LOTS	LOTS	n/a	3435	surface	width	BCRD - Tubes - substitute TUB for Book number when searching Registry Plans									
350										49	254	24	24	Total	Year	Book	Page	CCNS	built	empty	n/a	3435	surface	width	40' w unless noted			
										59	2654	268	513	Total	175	Map				Barnstable County Registry of Deeds References								
145	Highland Terrace	S			1952	106	57					2	2		S	25'	22											
146	Highview Lane	S			1986	423	87				3			3	Pv		40											
147	Hillbourne Terrace	S			1986	423	87				9			9	Pv		42											
148	Hilltop Lane	S			1985	405	8					1		1	Pv		42						see 279-54 orig sub					
149	Holden Avenue	S			1924	20	5	CCNS				2		2	S		30						High Head CCNS					
150	Holsbery Road	T						CCNS			13	1	1	15	Pv		50, 54											
151	Hookers Way	S			1973	286	61				1	1		2			46											
152	Hopkins Way	S			1973	LCP 38409 +					17	2		19			40											
153	Horseleech Road	S			1951	LCP 23215 +		CCNS			3			3	S		62						1 lane sand road					
154	Horton Drive	S			2010	636	24				4	2		6	Pv		35											
155	Houser Way	S			1964	200	109				3			3	S		43						off old proprietors road					
156	Huckleberry Lane	S			1969	233	153				4	1		5			47											
157	Hughes Road	T									14			14	Pv		39											
158	Hutchings Lane			P	1900	918	57				1	1		2	S		39											
159	Indian Neck Way	S				LCP 29915 O							1	1			39											
160	Issac Small Lane	S			1985	398	38						3	3	n/b								fronts Rt 6 / not built (see Capt Mayo Drive)					
161	Jeans Way	S			1966	212	45				2	1		3			46											
162	Josephs Road	S			1971	246	86				9	1		10	Pv		46											
163	Jillmar Lane	S			1979	338	54				4			4			45											
164	Jobi Way	S			1972	261	86				5			5			40											
165	Katharine Road	S			1971	LCP 26480 A					5			5			59											
166	Keezer Court	S			1994	LCP 17925 F					1		1	2	n/b		51						not built					
167	Kestrel Lane	S			1977	320	45				3	1	1	5	Pv								'Shearwater' (see Avocet Rd)					
168	Kettle Hole Lane	S			1986	431	74				2			2	Pv		42											
169	Kill Devil Road	S			2001	568	46				2	1	1	4	P/S		42											
170	Kimberley Lane	S			1958	143	51	CCNS			1		1	2			34											
171	Kings Road	T						CCNS					25	25			55, 56,						another name for 'Collins Rd'					
172	Kinnikinnick Rd			E	1973	1860	75				8			8		20'	46						easement used for access - no frontage					
173	Knights Way	S			1997	535	10	CCNS			2			2	Pv		46						no Cov. Release					
174	Knowles Heights Road	T									38	2	2	42	Pv		21, 29						see 'Knowles Hgts Rd' - 1956 layout					
175	Kyle Way	S			1988	450	47				10			10			39											
176	Lambrou Lane	S			1999	553	17				2	1		3	Pv		36											
177	Lauras Way	S			2005	637	7				7	5	3	15	Pv		39											
178	Laurel Lane	S			1986	417	23				1			1			54											
179	Lawrence Way	S			1967	213	115				8	1		9			42											
180	Leeward Passage	S			1998	546	53				6	3	1	10	Pv		40, 43											
181	Left Handed Road	S			1995	518	93				2	1		3			46											
182	Lesser Lane	S			1962	174	85				3			3			46											
183	Lily Lane	S				LCP 17658 E					7	2		9			43											
184	Little Pamet Way	S			1962	174	83				5	1		6			46											
185	Long Dune Lane	S			1949	495	65	CCNS			4			4		30'	48, 52						CCNS					
186	Longnook Drive	S			1970	239	43				4	1		5			46											
187	Longnook Lane	S			1970	239	43				6	1		7			46											
188	Longnook Road	T			18**			CCNS			13	3	5	21	Pv		43, 44,											
189	Madley Lane	S			2011	641	90				1	1		2			39											
190	Manomet Way	S			1976	LCP 26481 +					2			2	Pv		59						'Cobb Farm Nominee Trust'					
191	Marc Lane	S			1976	LCP 26481 +					5	2		7	Pv		59						'Cobb Farm Nominee Trust'					
192	Maria Rose Path	S			2008	627	73				1	1		2			50											

Truro Street Inventory 2023										CCNS totally within CCNS			CCNS partially within in CCNS			Pv		S		P/S		n/a		n/b										
to Planning Board for review 12/16/2023										T	Town Road	RT 6	Rt 6A	Old Rt 6	Not Available			the symbol		~		used as a substitute for the word 'approximately'		n/a		"Not available" in this study are lots of less than 10,000 square feet + lots without buildable upland + lots owned by the town + Truro Conservation Trust lots.								
Name										S	Subdivision Road	P	Proprietor's Road	E	Easement	BCRD			BCRD		LOTS		LOTS		n/a		3435		surface		width		BCRD - Tubes - substitute TUB for Book number when searching Registry Plans	
350										49	254	24	24	Total	Year	Book	Page	CCNS	built	empty	n/a	3435	surface	width	40' w unless noted		Map		Barnstable County Registry of Deeds References					
241 Perry Road										T									14		2		3		19		Pv		43,46					
242 Perrys Hill Way (Poets Path)										S	E		1957		LCP 28240 +		5		5		5		S		16.5' - 40'		54							
243 Peters Pond Road										S			1970		TUBE 169		7		1		8		P/S		39									
244 Petersons Road										S			1973		268		25		1		1		S		46									
245 Petersson Way										S			1995		517		44		2		1		3		53		1954, 117/77 - 30' & 20' - off Great Hills Rd							
246 Phats Valley Road										P			1973		LCP 25178 C		1		2		1		4		54		formerly known as 'Groves Crossing' (1969)							
247 Pilgrim Pond Road										S			1971		247		151		2		2		4		36									
248 Pilgrims Path										S			1974		LCP 36355 +		15		1		2		18		35									
249 Pine Ridge End										S			1964		184		113		5		5		5		35, 36									
250 Pine Ridge Road										S			1964		184		113		7		7		7		35, 36									
251 Poms Lot Road										S			1971		252		52				4		4		n/b		43, 46							
252 Pond Road										T			1961				30		1		15		46		Pv		36, 38		1961 Layout					
253 Pond Village Avenue										S			1974		291		51,52		8		1		2		11		35, 36							
254 Pond Village Heights Road										S			1971		249		65		9		9		9		36		see 'Pond Village Hights Rd' - 1974, 291/51 & 52							
255 Priest Road										T			1953				22		4		26		Pv		39		1953 Layout							
256 Prince Valley Road										T			18**				CCNS		17		1		11		29		Pv		54,59					
257 Prince Valley Way												E				CCNS		3		3		3		59		ROW noted in deed 2091/ 216 - 35185/24								
258 Priscilla Road										S			1924		20		5		CCNS		1		6		7		29, 32		High Head CCNS					
259 Professional Heights Road										S			1970		245		127		8		1		9		36		1971, 262/30							
260 Quail Hill Road										S			1963		LCP 32874 A		4		4		8		8		42									
261 Quail Ridge Ext										S			1993		498		37		1		1		1		43		(Construction Waived)							
262 Quail Ridge Road										S			1973		278		24		22		5		27		43									
263 Quail Ridge Way										S			1973		278		24		1		1		1		43									
264 Quail Run										S			1974		LCP 31205 E+		7		7		7		47											
265 Quail Way										S			1979		LCP 32874 C		3		2		2		7		42		1979 LCP 32874B - 337/53 - 1963 32874A (Dirt Rd)							
266 Quanset Road										S			1976		LCP 26481 +		8		1		1		10		Pv		58,59		'Cobb Farm Nominee Trust'					
267 Rabbit Hill Road										S			1963		LCP 31205 C		3		1		4		4		47									
268 Resolution Road										S			1966		212		45		15		2		17		45, 46		1966, 212/45 "Cathedral Hill"							
269 Rich Road										S			1969		LCP 34633 A		2		1		3		54											
270 River View Road										S			1995		517		92		3		2		5		50									
271 Rolling Hills Road										S			1957		139		131		8		8		8		58		'Cobb Farm'							
272 Rose Hill Lane										S			1997		538		6		1		2		1		4		n/b		dissolved by PB					
273 Rose Road										Rt 6A			1925				CCNS		86		7		44		137		Pv		61		old Route 6			
274 Route 6										ST			1925														Multiple		State Road - MassDOT					
275 Russell Way										S			2003		581		87		4		4		4		39		off Rt 6 - further easement is access to 3 lots w/ frontage on Rt 6							
276 Ryans Way										S			1973		286		61		7		3		1		11		46		1973 LCP 37177 A					
277 Ryder Beach Road										T									23		11		34		P/S		58, 59,							
278 Ryder Beach Way										S			1968		225		9		3		1		1		5		63							
279 Ryder Hollow Road										S			1963		184		123		3		3		3		63									
280 Sage Ridge Road										S			1985		406		73		5		1		6		39									
281 Salt Marsh Lane										S			1994		593		33		3		1		3		7		P/S		53, 54		aka 'Poors Road'			
282 Sams Way										S			1993		503		18		1		1		1		24		Not Constructed							
283 Sand Pit Road										S			1970		TUBE 169				2		2		2		39									
284 Sandpiper Avenue										S			1979		338		15		8		8		8		35									
285 Sandpiper Road										S			1976		LCP 26481 +				18		7		25		Pv		58, 59		'Cobb Farm'					
286 Sandy Lane										S			1985		408		43		10		2		12		43		2005, 29/41							
287 Sawyer Grove Road										S			1995		512		13		15		2		17		Pv		39							
288 Schardt Way										S			1982		369		18		5		1		6		39, 40		2011, 3/10							

Truro Street Inventory 2023										CCNS totally within CCNS		CCNS partially within in CCNS		Pv Paved		S Sand		P/S Both		n/b not built		the symbol		~ used as a substitute for the word 'approximately'																							
to Planning Board for review										T Town Road		RT 6		Rt 6A Old Rt 6		S		P/S		n/b		Lots >>		n/a		Some plans show both a subdivision 'Street' & an 'Easement'																					
12/16/2023										S Subdivision Road		Not Available		P/S		n/b		Lots >>		n/a		used as a substitute for the word 'approximately'																									
										P Proprietor's Road												"Not available" in this study are lots of less than 10,000 square feet + lots without buildable upland + lots owned by the town + Truro Conservation Trust lots.																									
										E Easement																																					
Name										Earliest		BCRD		BCRD		LOTS		LOTS		n/a		3435		surface width		BCRD - Tubes - substitute TUB for Book number when searching Registry Plans																					
350										49		254		24		24		351		Total		Year		Book		Page		CCNS		built		empty		n/a		3435		surface		width		40' w unless noted		Map		Barnstable County Registry of Deeds References	
337												S				1948		LCP 18231 H		CCNS		1		1		2		S		20'		41, 44															
338												S				1971		248		39				1		1						47															
339												S				1965		LCP 31205 D				11		3		2				47																	
340												S				2015		673		3		0		0		0				43						spur to the south of Walsh Way - provides no frontage											
341												S				2015		673		3		7		3		10				43						ANR 1966 204/71, 2015 673/3 road width from 30' to 40'											
342												S				1987		443		93		3		3		3				46																	
343												S				1985		LCP 11740 Q				4		4		4				22						see Waterview Hgts Rd											
344												E				1987		439		43		3		1		4		P/S		10'		53						1953 Deed 865/24 - 10' ROW									
345												S				1989		LCP 11740 R				9		1		10				24																	
346										Rt 6A												19		3		22		Pv		43, 46						old Route 6											
347												S				1967		252		70		24		1		1		26				35						1967 LCP 21954 C									
348												S				1972		264		18		3		1		4				50																	
349												S				2007		621		55		10		10		10				36																	
350												S				1996		527		86		1		1		1				40																	

Truro Street Summary 1 16 2023 – to accompany spreadsheet – **Truro Street Inventory 1 16 2023**

The following data was the primary resources for this review:

- 2022 Truro Assessors Data Base (online)*
- 2022 Truro Assessors Maps (online)*
- Barnstable County Registry of Deeds database (online)*

The Truro Assessors Atlas names **350** ‘roads’ which includes **48** Town/State roads, **254** subdivision roads, **24** ‘proprietor’s’ roads and **24** ‘roads’ that are actually easements.

The Truro Assessors Atlas lists 3435 separate lots on these roads.

<u>Road type</u>	<u>Total Roads</u>	<u>Total Lots</u>	<u>Built upon</u>	<u>Empty</u>	<u>Not available</u>
TOTAL	350 100 %	3435 100%	2654	268	513
Town/State Roads	49 14.0 %	1561 41.2%	1153	92	316
Subdivision Roads	254 72.4 %	1633 43.1%	1344	153	136
Proprietor’s Roads	24 6.8 %	163 4.7 %	96	18	58
Easements	24 6.8 %	83 2.4 %	72	6	5

Easement lots with frontage on legal roads 36
 Easement lots without frontage on legal roads 38

“**Not available**” in this study are lots of less than 10,000 square feet + lots without buildable upland + lots owned by the town + Truro Conservation Trust lots.

In 1992, in order for Truro to join the ‘911’ emergency call system, Truro was required to give every lot in town a specific location. This required the ‘accessing’ street be named and each lot be given a location number on that street.

The assessor’s office has subsequently adopted these streets and numbers as descriptors within the assessor’s atlas.

Total number of lots that on Town/State roads + Subdivision roads + Easement lots with legal frontage are:

Town/State roads	1561
Subdivision roads	1633
Easements (w/ legal frontage)	36
Total	3230
% of total lots	94.03 %

Lots without legal frontage (3435 – 3232) = 205 or 5.96 %

CALCULATING BUILDING HEIGHT

BUILDING HEIGHT (FEET)

1. In each residential zoning district, no building or other structure shall exceed the following building height above finished average grade.

Zone	Average Building Height Above Finished Average Grade	Total Building Height Above Finished Average Grade
RAAA Zone	35 feet	45 feet
RAA Zone	35 feet	45 feet
RA Zone	35 feet	45 feet
R-20 Zone	35 feet	40 feet
SD R-20 Zone	35 feet	40 feet
R-10 Zone	35 feet	40 feet
R-7.5 Zone	35 feet	40 feet

2. In each residential zoning district, no building or other structure shall exceed the following building height above pre-existing average grade.

Zone	Average Building Height Above Pre-Existing Average Grade	Total Building Height Above Pre-Existing Average Grade
RAAA Zone	40 feet	50 feet
RAA Zone	40 feet	50 feet
RA Zone	40 feet	45 feet
R-20 Zone	40 feet	45 feet
SD R-20 Zone	40 feet	45 feet
R-10 Zone	40 feet	45 feet
R-7.5 Zone	40 feet	45 feet

A. MAXIMUM NUMBER OF STORIES

In each residential zoning district, no building or structure or part thereof shall exceed the following number of stories above grade facing the street.

Zone	Maximum Building Height Above Grade (Stories) Facing The Street
RAAA Zone	2.5 stories
RAA Zone	2.5 stories
RA Zone	2.5 stories
R-20 Zone	2.5 stories
SR-20 Zone	2.5 stories
R-10 Zone	2.5 stories
R-7.5 Zone	2.5 stories

“BUILDING HEIGHT” RELATED TERMS

Average grade - the average grade for a building or other structure shall be an elevation determined by averaging the lowest ground elevations within 10 feet of points situated every 20 feet along an imaginary line located ten (10) feet outside of the building or other structure provided that such ground elevations are on the same property.

Building height, average - The vertical distance from the average grade for a building or other structure, or for a wing or distinct portion of a building or other structure, to the highest of the elevations indicated in the table on the facing page for that building or other structure or for a wing or distinct portion of the building or other structure.

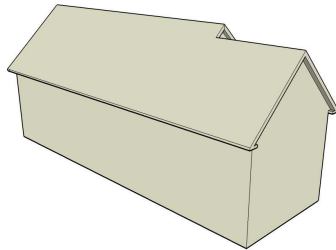
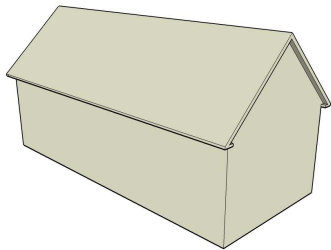
Building height, total - The vertical distance from the average grade for a building or other structure, or for a wing or distinct portion of a building or other structure, to the highest point of the roof for that wing or distinct portion of the building or structure. Chimneys, spires, cupolas, and similar minor projections not intended for human occupancy shall not be included in the total building height.

Building wing (or distinct portion) - A portion of a building, defined by the footprint, which does not share a roof plane with another portion of the same building and where the roof ridge is offset from another roof ridge by three (3) feet or more.

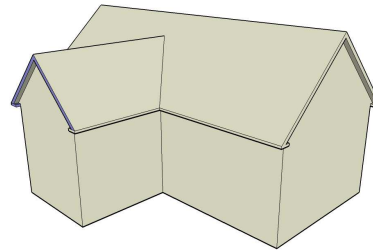
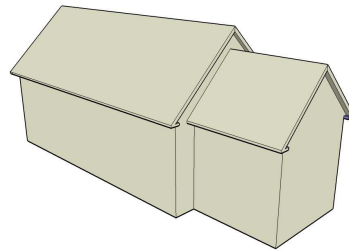
Pitchbreak - The intersection of two slopes of a gambrel roof, other than at the ridge.

Building - Wing or Distinct Portion

Buildings Without a Wing or Distinct Portion



Buildings With A Wing or Distinct Portion



“BUILDING HEIGHT” RELATED TERMS (continued)

Roof Type

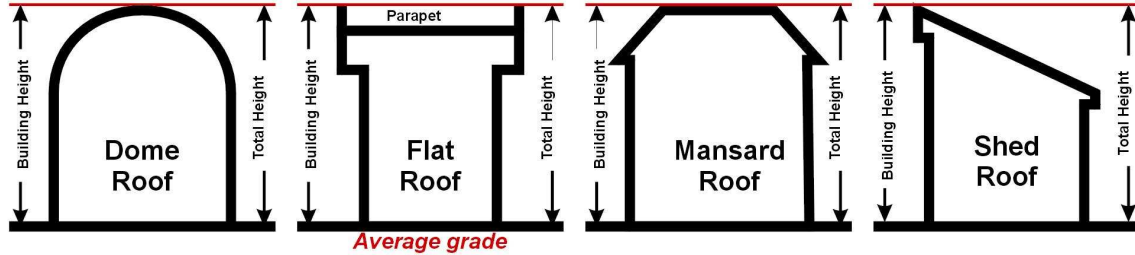
Average Building Height

Total Building Height

**Dome / Flat
Mansard / Shed**

The elevation of the highest point of the highest dome, flat, shed, or mansard roof, including the top of any parapet.

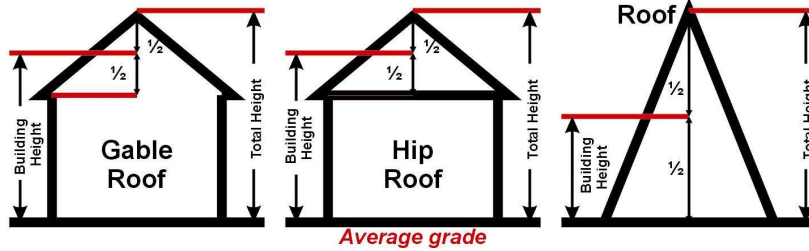
The elevation of the highest point of the roof, including the top of any parapet.



**Gable / Hip
A-frame**

The mean elevation of the roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave.

The elevation of the highest point of the roof, including the top of any parapet.



Salt box

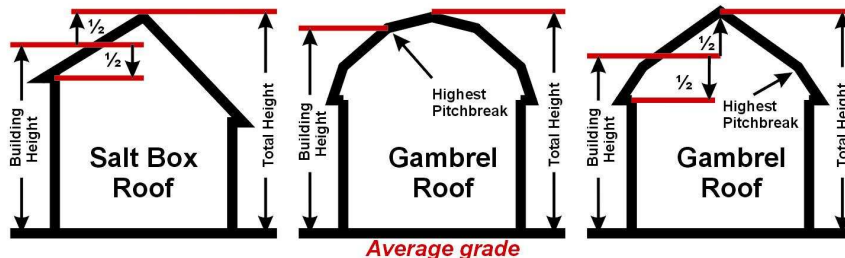
The mean elevation of the side of the salt box roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave.

The elevation of the highest point of the roof, including the top of any parapet.

Gambrel

The mean elevation of the roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave or the elevation of the highest pitchbreak, whichever is greater.

The elevation of the highest point of the roof, including the top of any parapet.



“STORY” RELATED TERMS

Attic - The space between the roof rafters and the ceiling beams or floor joists below.

Basement - A portion of a building located partially underground.

Floor - The top surface of an enclosed area in a building (including basement) i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction.

Story - That part of a building or structure between any floor and the floor or roof next above.

Story, Full - Any story which has a height of seven feet six inches (7'-6") or greater between the top of the floor or the joists and the bottom of the joists or rafters above except that the following shall not be considered a full story:

- a half-story, or
- a basement, with fifty percent (50%) or more of its total height below the average grade and with the first floor elevation no more than (3) feet above grade along the front wall.

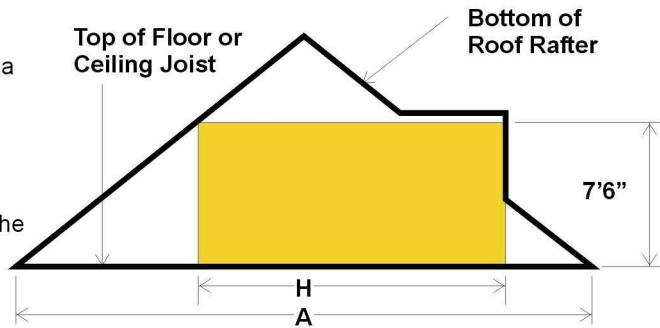
Story, Half - Any story that is an attic and where the area with a height of seven feet six inches (7'-6") or greater between the top of the floor or the joists and the bottom of the rafters:

- of the roof is fifty percent (50%) or less of the attic floor area, and
- of the roof and any dormers is sixty percent (60%) or less of the attic floor area.

Attic

An attic is considered a full story when:

- the floor area (H) under the rafters and the dormers is more than 60% of the attic floor area (A)



OR

- the floor area (H) under the rafters (without any dormers) is more than 50% of the attic floor area (A)

H = The area (shaded) which has a height of 7.5 feet or more between the top of the joists and the bottom of the rafters

A = The floor area of the attic

Basement

A basement is considered a full story when:

- half or more of its total height is above average grade



OR

- the first floor is more than 3.0 feet above the average grade along the front wall