



**Truro Planning Board  
Agenda  
Saturday August 4, 2018 - 10:00 a.m.  
Truro Library - 7 Standish Way, North Truro, MA**

**Planning Board at the  
One Cape House Size Matters Forum**





# HOUSE SIZE MATTERS

*What will be the future for Truro? Will all our hills and dunes become dominated by mega-mansions? Is the Sky the Limit?*

At the 2017 Annual Town Meeting Truro voters set limits for future house sizes in our Cape Cod National Seashore to keep the scale of houses in harmony with the landscape. Now we must act to ensure that all our town's future residences will protect limited natural resources and keep Truro sustainable so that elders, working families, and young adults can afford housing in Truro.

## PLEASE SHARE YOUR THOUGHTS ABOUT THE PROPOSED HOUSE SIZE BYLAW

### ➤ 2 Community Forums with the Planning Board at the Truro Library

Wednesday Aug 1 6-8 pm

Saturday Aug 4 10am to noon

### ➤ Planning Board Public Hearing at Truro Community Center –

Wednesday August 15 6 pm

### Current Status Outside Seashore District

- The ONLY house size limitations are:
  - Zoning setbacks from property boundaries
  - Zoning height limits
  - Board of Health limits on number of bedrooms (10,000 sq. ft of lot size for each bedroom)
- This means your neighbor could legally build a 15,000 sq. ft. house on a ¾ acre lot

### Town-Wide House Size Facts

- 50% of the houses in Truro are less than 2,000 sq. ft.
- Fewer than 9% of the houses in Truro are over 3,600 sq. ft.
- There are 30 houses over 5,000 sq. ft. and almost 60% of these have been built since 2005

### Current Planning Board Draft Based on Community Input

The Planning Board conducted surveys & held community discussions from Fall 2107 to Spring 2018. Based on that feedback the Planning Board has developed a draft bylaw adapted from the Seashore District Bylaw.

The Planning Board wants to hear from you – please come to one of the August meetings.

*Turn over for information on the draft bylaw*

# DRAFT – RESIDENTIAL HOUSE SIZE BYLAW – SUMMARY

July 1, 2018

- **3,600 sq. ft. Allowed by Right for the 33,750 sq. ft. Minimum Lot Size in the Residential District**  
*(as compared to 3,600 sq. ft. Allowed by Right for the 3-acre Minimum Lot Size in the Seashore District, thus increasing what is allowed for the town’s Residential District to reflect larger prevailing house sizes).*
- **300 sq. ft. per acre would be added or subtracted for larger or smaller lots,** *(as compared to 200 sq. ft. per acre in the Seashore District).*
- **And pro-rated for a portion of an acre**  
*(For example, the difference between the Minimum Lot Size of .775 acre and a 1-acre Lot is .225 acres. Multiplying .225 X 300 sq. ft. equals 68 sq. ft. as shown below. For a 2-acre lot, merely add the 300 sq. ft. additional allowed per acre.)*
- **PLUS, up to 1,000 sq. ft. Allowed by Right with a Planning Board Approved ADU.**
- **PLUS, up to 1,000 sq. ft. Allowed with a ZBA Special Permit.**

## ILLUSTRATIVE CHART OF ALLOWABLE BUILDING SIZE IN RELATION TO LOT SIZE:

LOT SIZE	ALLOWED BY RIGHT	ALLOWED WITH PB APPROVED ADU (UP TO + 1,000 Sq.Ft.) <b>OR</b> ZBA SPECIAL PERMIT (UP TO + 1,000 Sq. Ft.)	ALLOWED WITH PB APPROVED ADU (UP TO + 1,000 Sq. Ft.) <b>AND</b> ZBA SPECIAL PERMIT (UP TO + 1,000 Sq. Ft.)
<b>Residential Minimum Lot (33,750 sq. ft. = .775 acre)</b>	<b>3,600 sq. ft.</b>	<b>4,600 sq. ft.</b>	<b>5,600 sq. ft.</b>
1-acre (43,560 sq. ft.)	3,668 sq. ft.	4,668 sq. ft.	5,668 sq. ft.
2-acres	3,968 sq. ft.	4,968 sq. ft.	5,968 sq. ft.
3-acres	4,268 sq. ft.	5,268 sq. ft.	6,268 sq. ft.
6-acres	5,168 sq. ft.	6,168 sq. ft.	7,168 sq. ft.
10-acres	6,368 sq. ft.	7,368 sq. ft.	8,368 sq. ft.