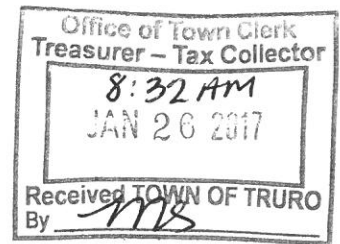


TOWN OF TRURO
PLANNING BOARD
NOTICE OF PUBLIC HEARING



The Truro Planning Board will hold a public hearing at 6:00 p.m. on Tuesday, February 21, 2017 at the Truro Town Hall located at 24 Town Hall Road, Truro to take comments on the following proposed modifications to the Town of Truro Zoning Bylaws, where underline indicates addition of text.

In §10.4 *Definitions*, insert the following new definition:
Seashore District Total Gross Floor Area. The aggregate gross floor area of the dwelling and accessory structures on a lot within the Seashore District, shall consist of the sum of the horizontal areas of the floor(s) of a building measured from the exterior faces of the exterior walls of the building, without deduction for hallways, stairs, closets, and thickness of walls, columns or other features used or intended to be used for living, sleeping, sanitation, cooking or eating purposes, excluding cellar and basement floor area, garage, porches, decks, attics, barns, greenhouses and agricultural buildings.

For the purposes of computing floor area, any portion of the floor area measuring less than five feet from the finished floor to the finished ceiling shall not be included in the computation of floor area.

In §30.3 *Seashore District*, insert the following new §30.3.1 to follow §30.3.E:

30.3.1. Residential Building Scale Regulations

Purpose: The Seashore District is a unique Zoning District in Truro that encompasses a major portion of the Cape Cod National Seashore. Truro has adopted the special zoning provisions required for this District as set forth in the Code of Federal Regulations (Title 36, Part 27). The purpose of this Section is to recognize the town's stewardship role to ensure that any residential alteration, construction and reconstruction is in accordance with the purposes and intent of the Cape Cod National Seashore, namely to preserve the special cultural and natural features, distinctive patterns of human activity, and rural ambience that characterize the Outer Cape, along with the associated scenic, cultural, historic, scientific, and recreational values.

A. Applicability and Exceptions

1. Seashore District Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 30.3.1.A.2 and below, building permits for new construction or for projects that seek to increase the Seashore District Total Gross Floor Area of a lot with buildings that exist as of April 25, 2017, shall only be issued where, on completion of the project, the Seashore District Total Gross Floor Area of the lot does not exceed 3,600 sq. ft. for 3 acres:
 - a. plus 200 sq. ft. for each additional contiguous acre; or
 - b. minus 200 sq. ft. for each contiguous acre less than 3 acres,
as the case may be, where the square footage per acre specified above is

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pro-rated for a portion of an acre.
 (See table that follows, which is provided for illustrative purposes.)

Illustrative Limits on Total Gross Floor Area Proportional to Lot Size Allowed by Right

<u>Lot Size Acres</u>	<u>Lot Size Sq. Ft.</u>	<u>Limit SD GFA Sq. Ft.</u>
<u>.5</u>	<u>21,780</u>	<u>3,100</u>
<u>.75</u>	<u>32,670</u>	<u>3,150</u>
<u>1</u>	<u>43,560</u>	<u>3,200</u>
<u>3</u>	<u>130,680</u>	<u>3,600</u>
<u>6</u>	<u>261,300</u>	<u>4,200</u>
<u>10</u>	<u>435,600</u>	<u>5,000</u>

2. Special Permit to exceed the Seashore District Total Gross Floor Area limit: The Seashore District Total Gross Floor Area limit for a lot established in subsection A.1 may be exceeded, up to the cap established by this subsection, by special permit, as provided in the remaining provisions of this Bylaw. No special permit may be issued for any project if the project would result in the Seashore District Total Gross Floor Area of the lot exceeding 4,600 sq. ft. for 3 acres:
- a. plus 200 sq. ft. for each additional contiguous acre; or
 - b. minus 200 sq. ft. for each contiguous acre less than 3 acres, as the case may be, where the square footage per acre specified above is pro-rated for a portion of an acre.
 (See table that follows, which is provided for illustrative purposes.)

Illustrative Limits on Total Gross Floor Area Proportional to Lot Size that may be Possible with Special Permit

<u>Lot Size Acres</u>	<u>Lot Size Sq. Ft.</u>	<u>Limit SD GFA Sq. Ft.</u>
<u>.5</u>	<u>21,780</u>	<u>4,100</u>
<u>.75</u>	<u>32,670</u>	<u>4,150</u>
<u>1</u>	<u>43,560</u>	<u>4,200</u>
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<u>6</u>	<u>261,300</u>	<u>5,200</u>
<u>10</u>	<u>435,600</u>	<u>6,000</u>

- B. Procedures for Special Permit Review and Approval: Upon receipt of an application for a building permit the Building Commissioner shall make an initial determination as to whether any alteration, construction or reconstruction of a building or structure would result in the Seashore District Total Gross Floor Area exceeding the limitation set out in Section 30.3.1.A.1. If the Building Commissioner determines that the applicant cannot proceed without a Special Permit, the applicant shall first make an application to the Planning Board for Site Plan Review, and upon approval by the Planning Board of Site Plan review, as defined in Section 70.4, shall then apply to the Zoning Board of Appeals for a

Special Permit. No building permit shall be issued hereunder unless the Zoning Board of Appeals has granted a Special Permit according to procedures as defined elsewhere in this Bylaw.

In §70.9 *Waiver of Site Plan Review*, insert the following sentence at the end of the first paragraph:

Site Plan Review shall not be waived in the Seashore District.

Steven Sollog, Chair
Truro Planning Board
02/2/17, 2/9/17

