

Orleans Zoning Modernization

Character Analysis

Tuesday, February 25, 2025

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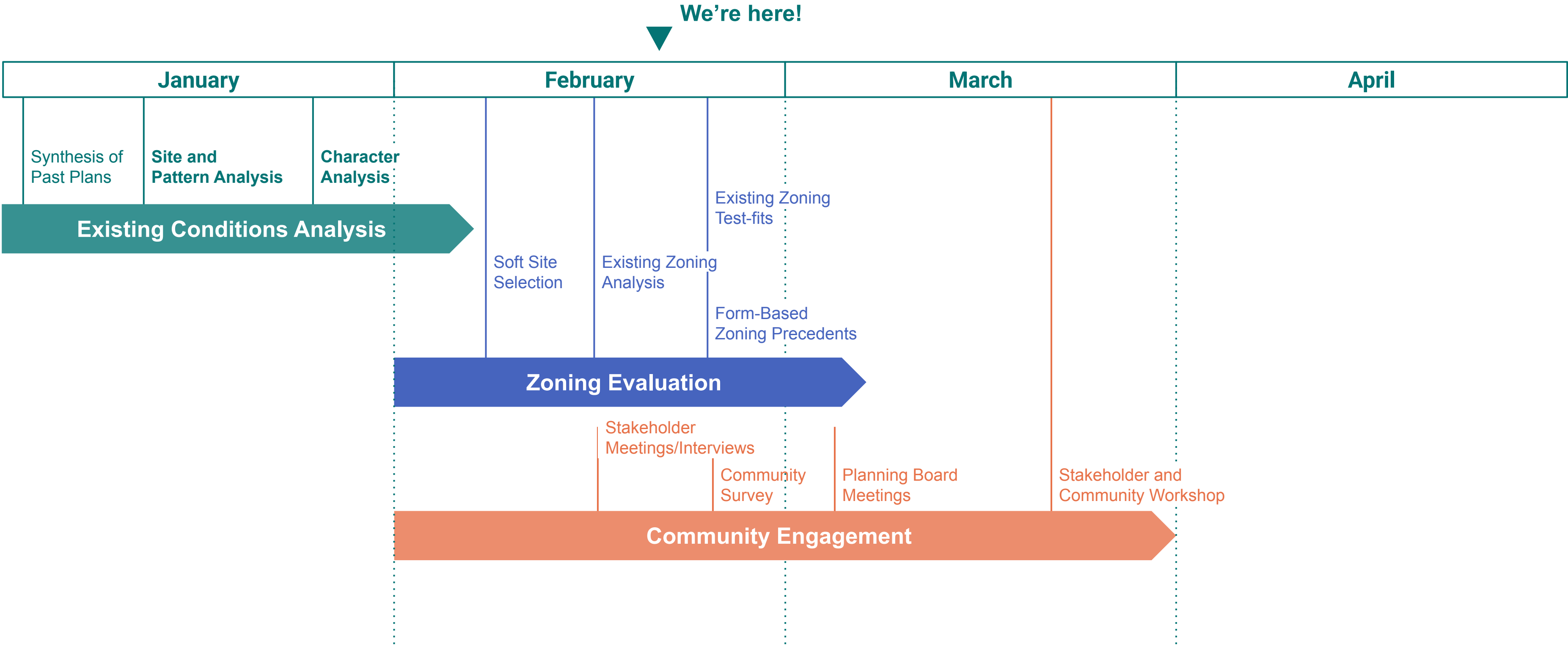
Project Goals

Why are we analyzing existing conditions in Orleans?

- To evaluate the constraints of the zoning and regulatory schemes currently in place in order to recommend new zoning
- To promote mixed-use development and missing-middle housing types
- To encourage new investment contextual with the Town's small, seaside character
- To create community consensus around a vision and goals for the future of Orleans's commercial areas

Orleans Zoning Modernization Timeline

First Phase



Study Area



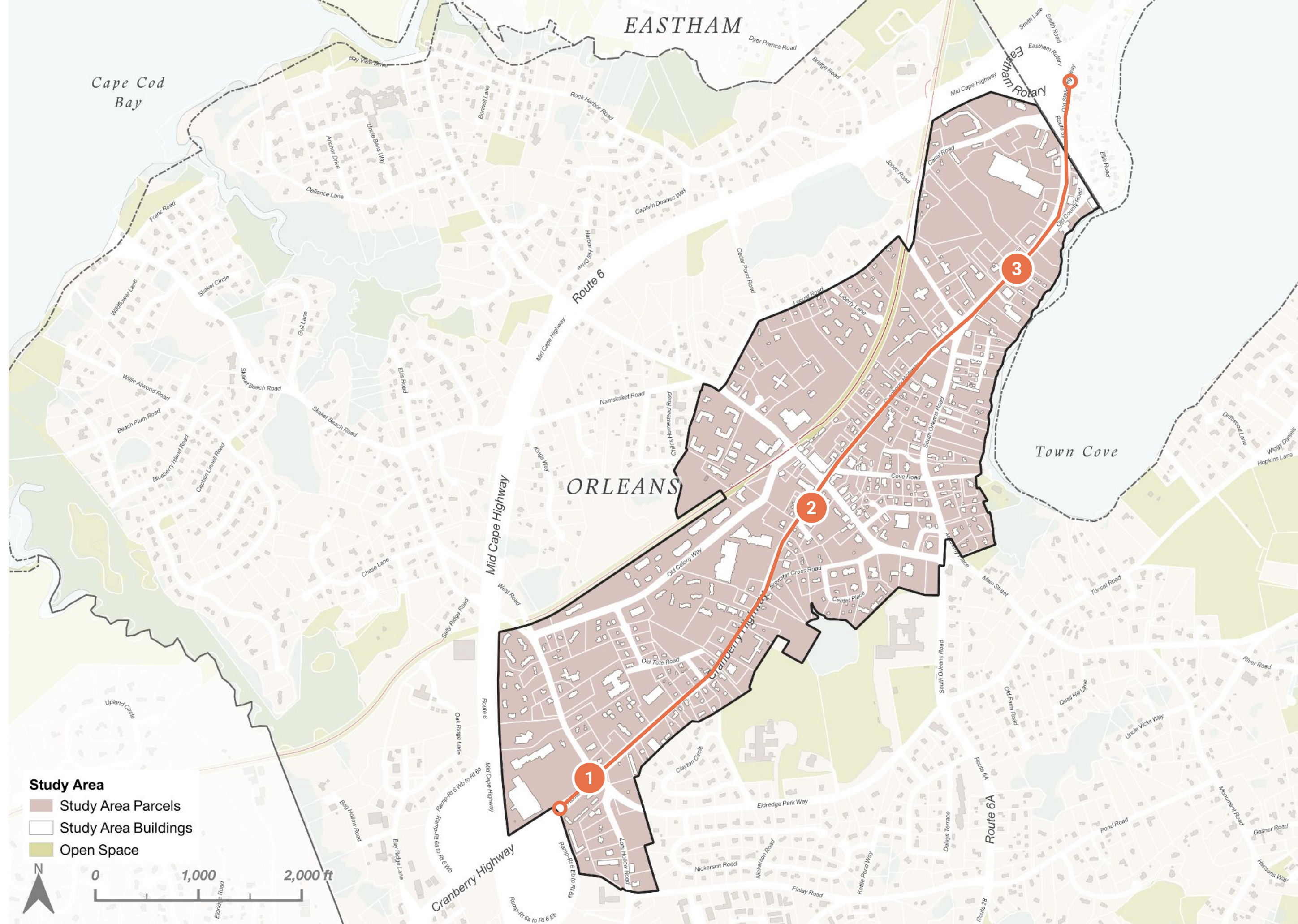
1. Shaws Commercial Development



2. Orleans Village Center



3. North Route 6A General Business District



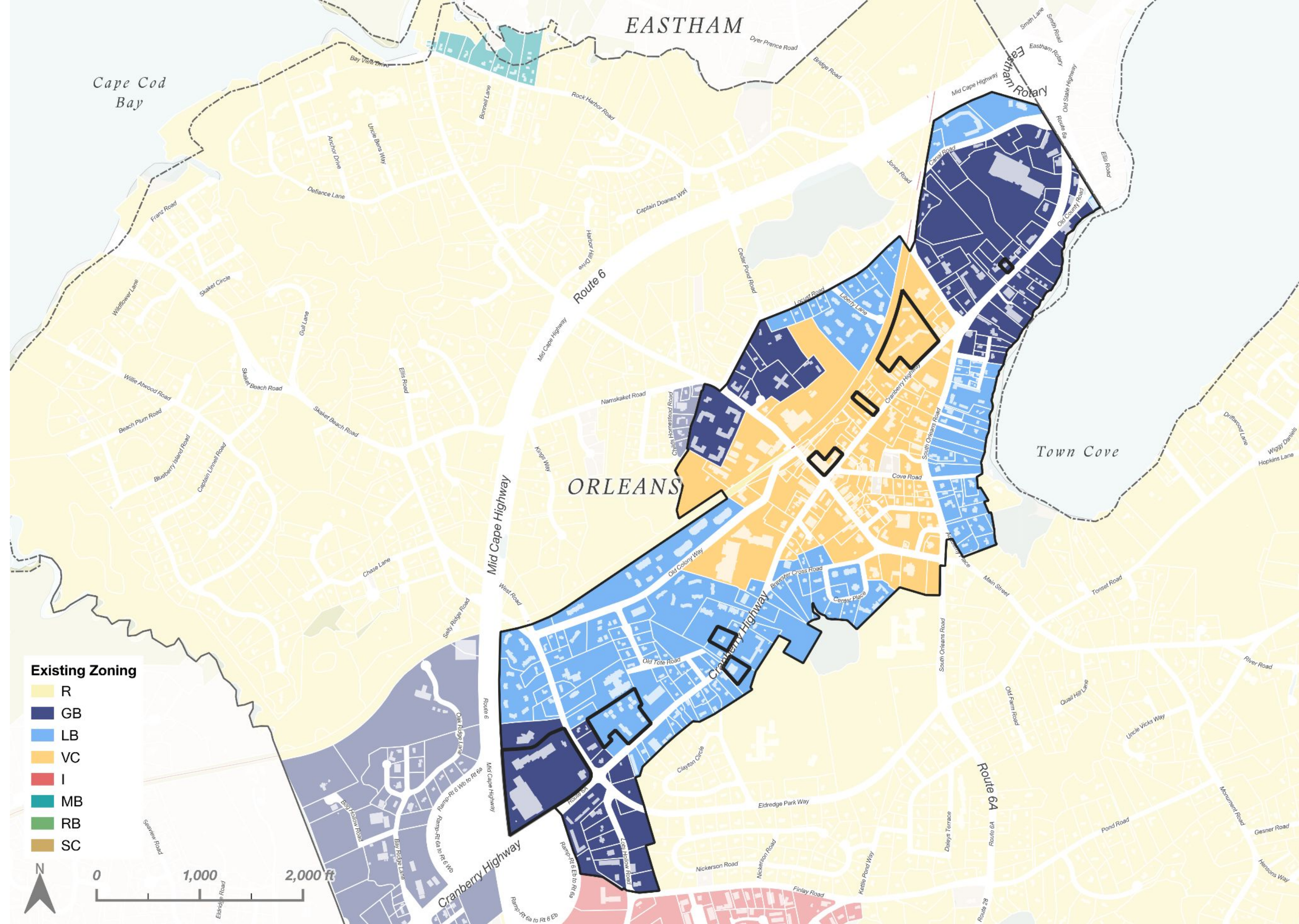
Character Analysis

Downtown Orleans Character
Preliminary Soft Site Selection

Zoning

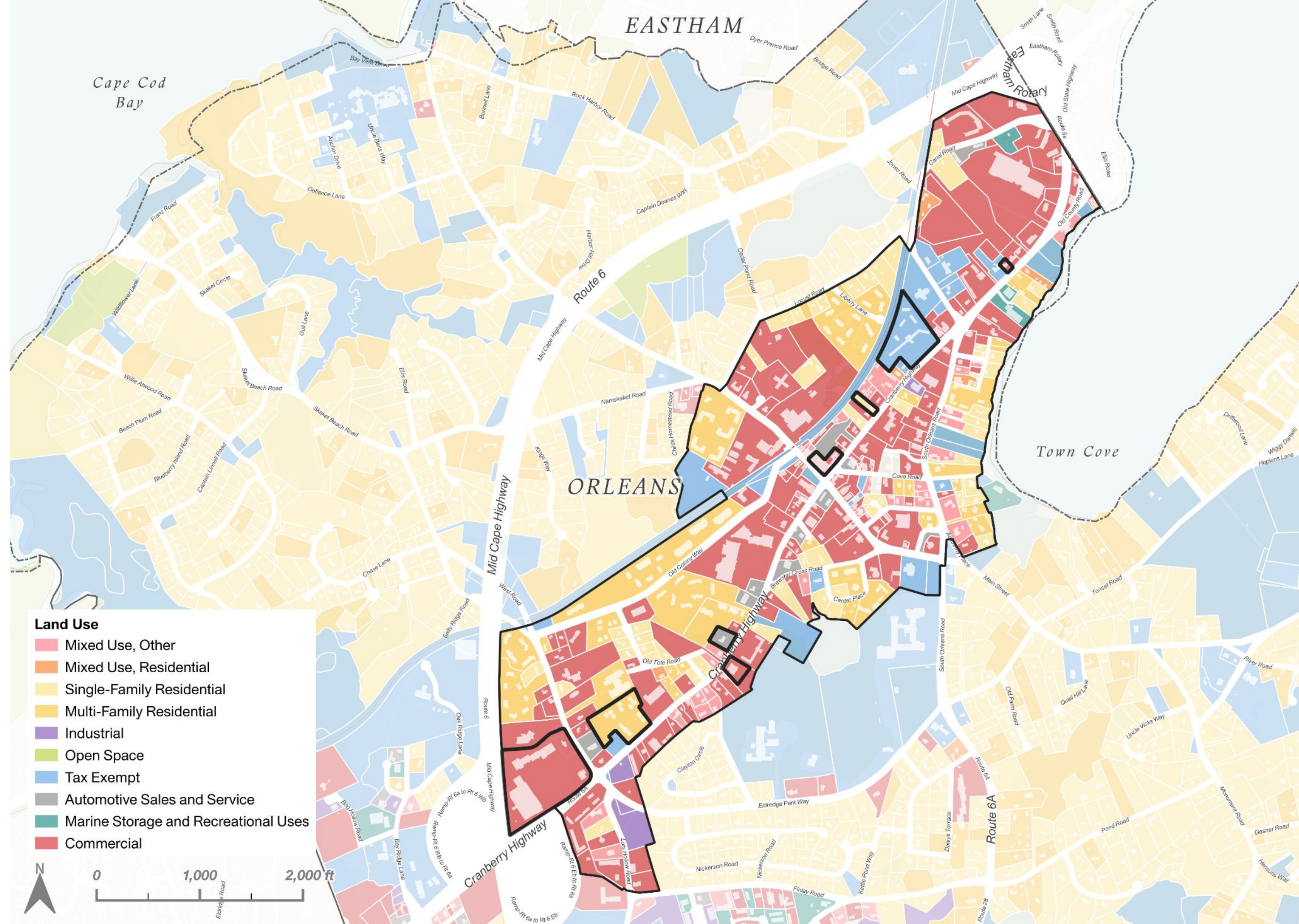
The character analysis represents a **sampling of diverse conditions across the GB, LB, and VC districts** in Downtown Orleans.

These sites demonstrate the range of lot sizes, building forms, parking configurations, and street character of the sites that are typical of the study area.

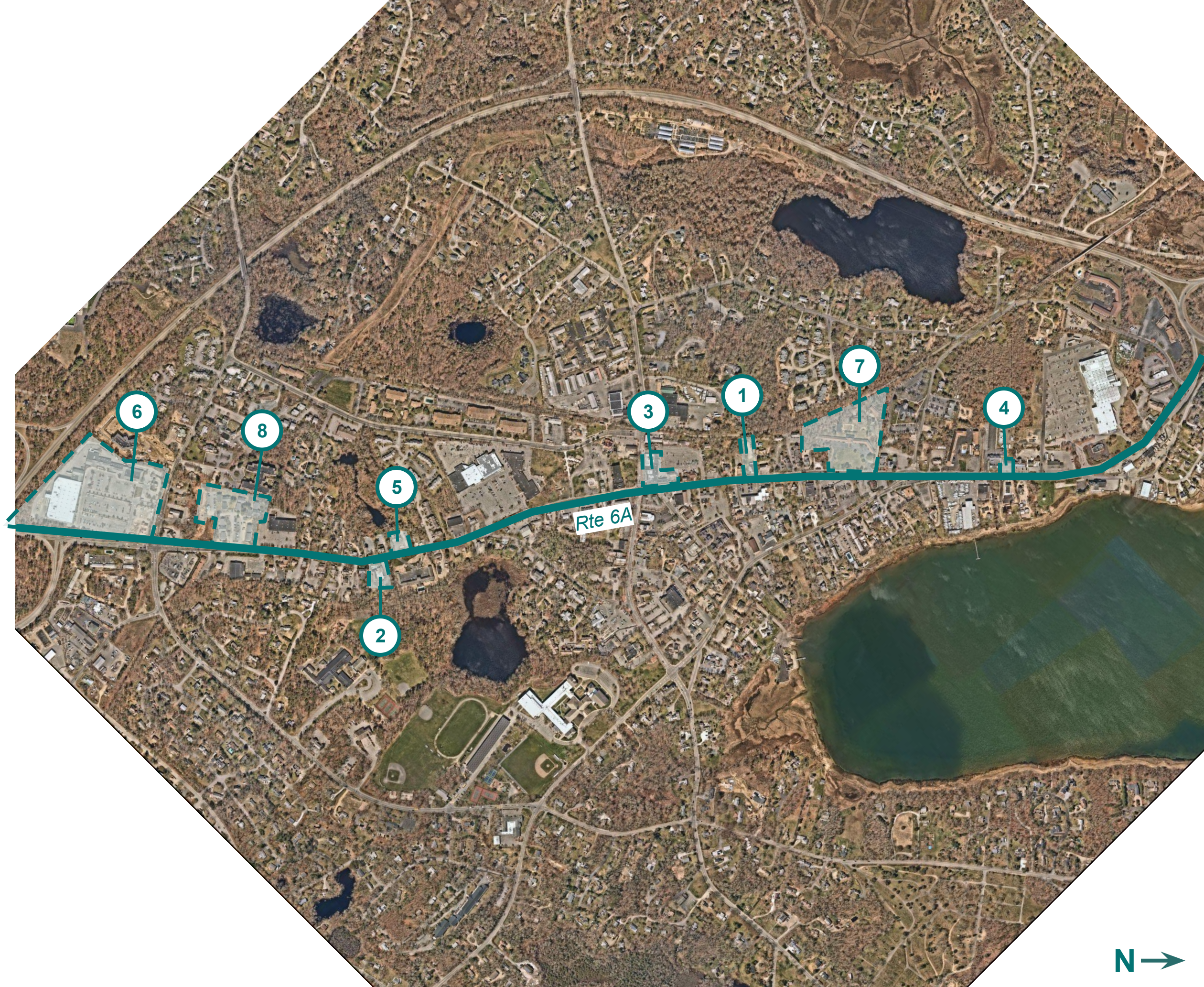


Land Use

Route 6A is characterized by **mostly commercial uses** along the corridor, followed by mixed uses, automotive sales/service, and some residential and tax-exempt/institutional uses.



Range of Character



Single Family Residential / Parking in Back

88 Southward Drive

Use: Residential

Lot Size: Small

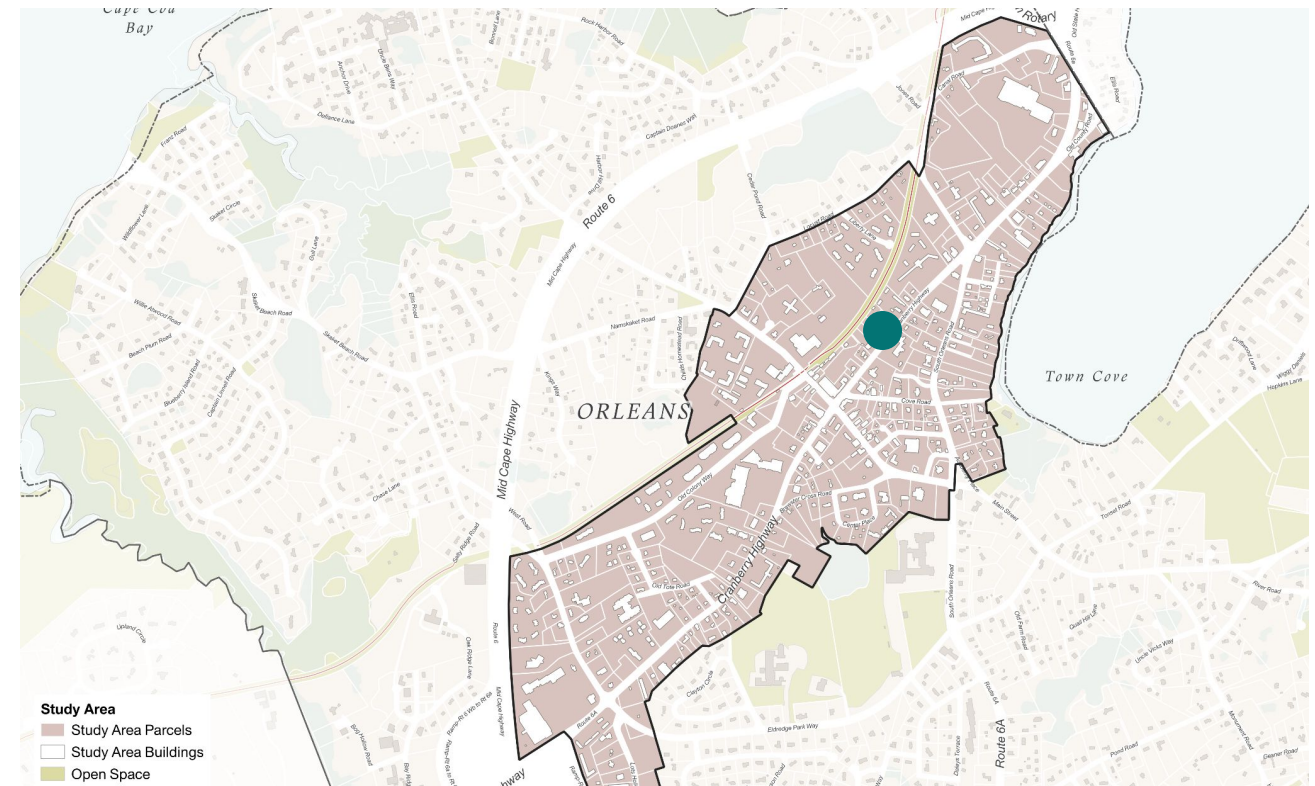
Frontage: Building is set back from Route 6A and buffered by landscaping, front porch allows for additional buffer area

Building Setbacks: 30' front setback, 5-30' side setbacks, 180' rear setback

Building Height: 1.5 stories

FAR: 0.067

Parking Configuration: Side road off of Route 6A leads to rear parking area



Residential to Commercial Renovation / Parking Along Sides

Orleans Lobster Pound, 157 Route 6A

Use: Restaurant (Currently Closed)

Lot Size: Medium

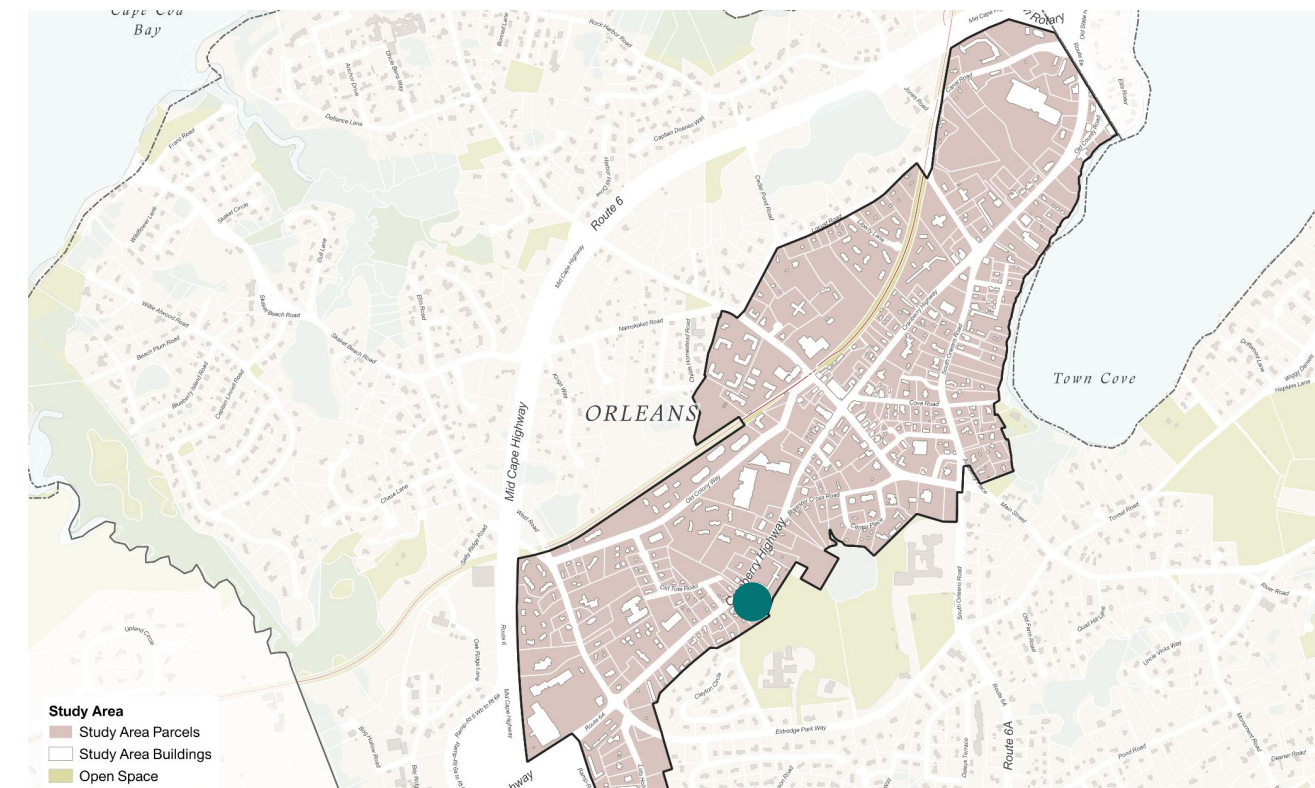
Frontage: Small setback from right-of-way to allow for porch and pedestrian access

Building Setbacks: 20' front setback, 25-50' side setbacks, 100' rear setback

Building Height: 1.5 stories

FAR: 0.139

Parking Configuration: Central parking lot located on 2/4 sides of building with drive aisles on 3/4 sides



Purpose Built Commercial / Parking in Back

Orleans Village Center Shops, 34 Main Street

Use: Retail

Lot Size: Medium

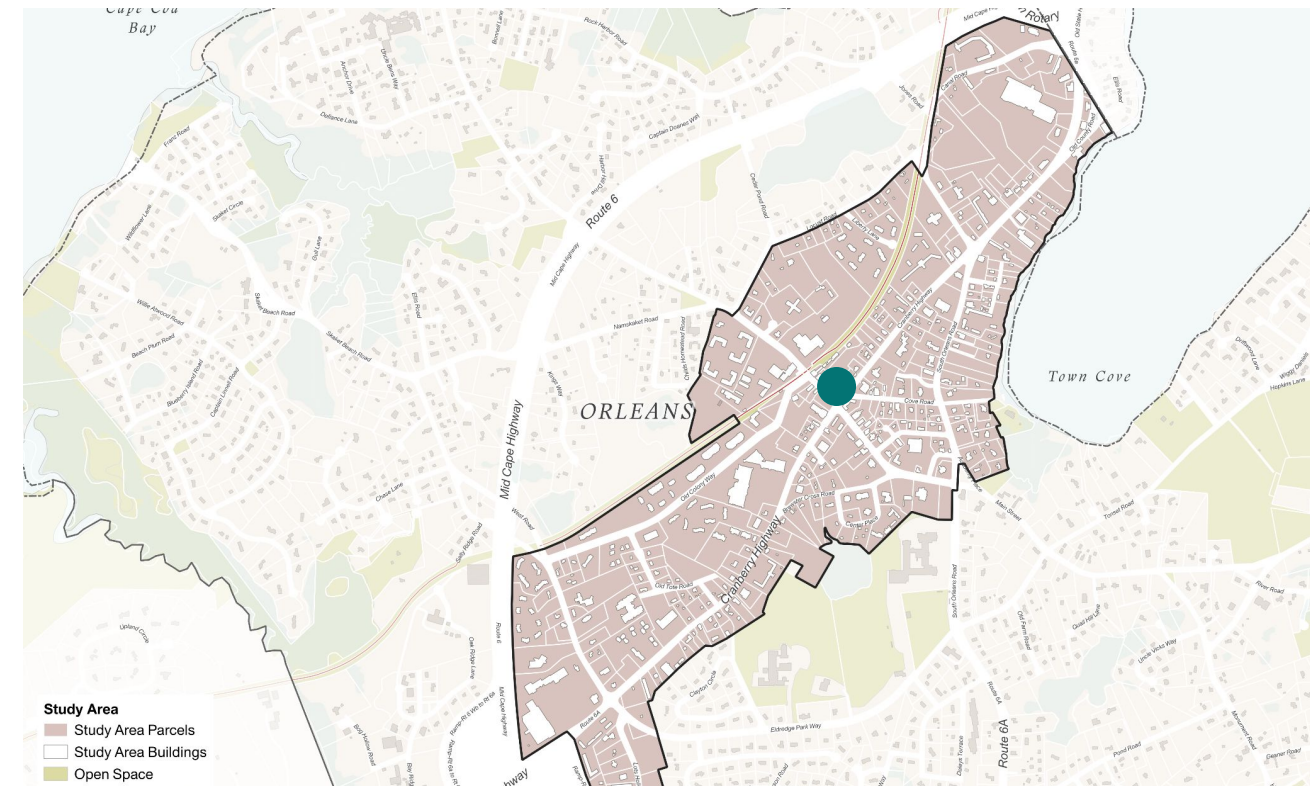
Frontage: Small setback from right-of-way to allow for porch and pedestrian access

Building Setbacks: 10' front setback, 0-30' side setbacks, 10-65' rear setback

Building Height: 1 storey

FAR: 0.641

Parking Configuration: Large central parking lot located between retail buildings and rear and side lot lines



Purpose Built Commercial / Parking in Front

Nauset Fish and Lobster Pool, 38 Route 6A

Use: Restaurant

Lot Size: Small

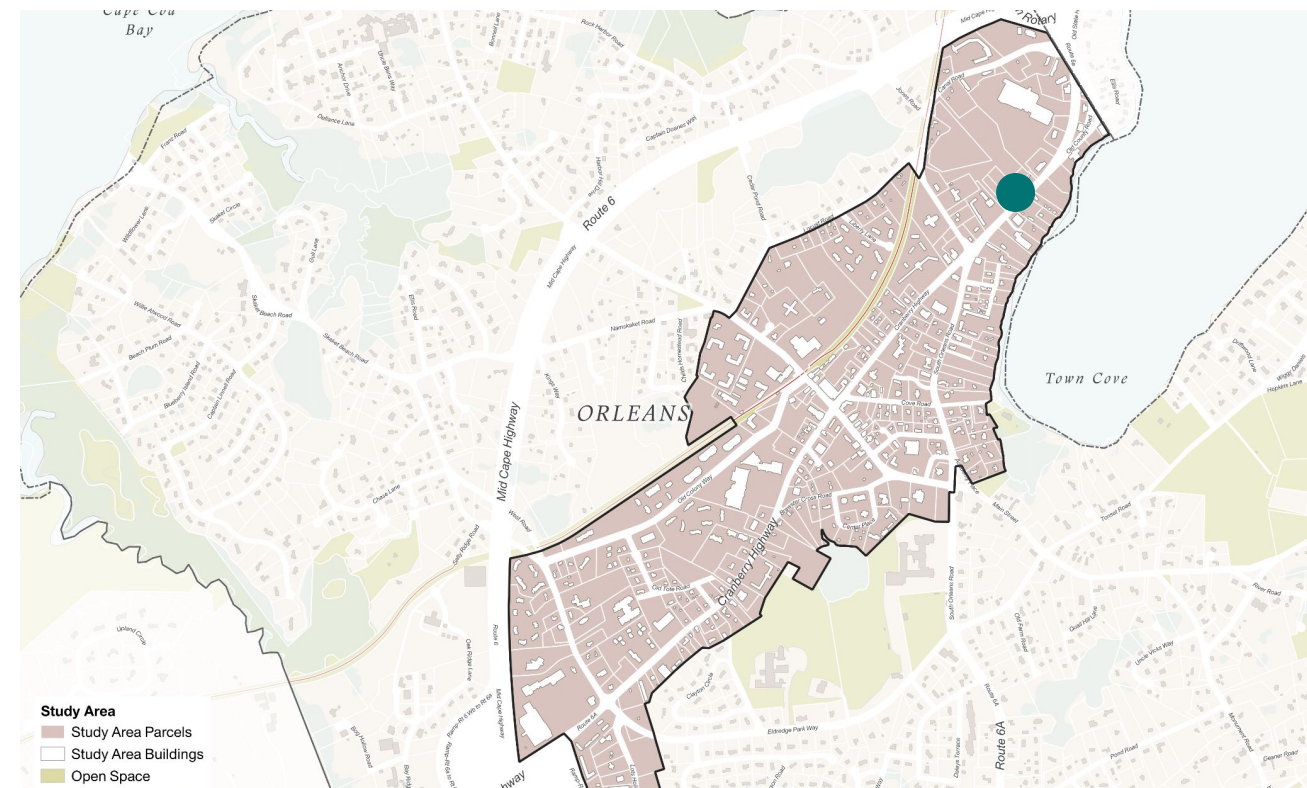
Frontage: Building is setback from right-of-way to allow for parking that is adjacent to Route 6A

Building Setbacks: 50' front setback, 5-10' side setbacks, 40' rear setback

Building Height: 2 stories

FAR: 0.296

Parking Configuration: Central parking lot abutting Route 6A



Automotive Centered Infrastructure

Gill's Automotive, 154 Route 6A

Use: Automotive Shop

Lot Size: Medium

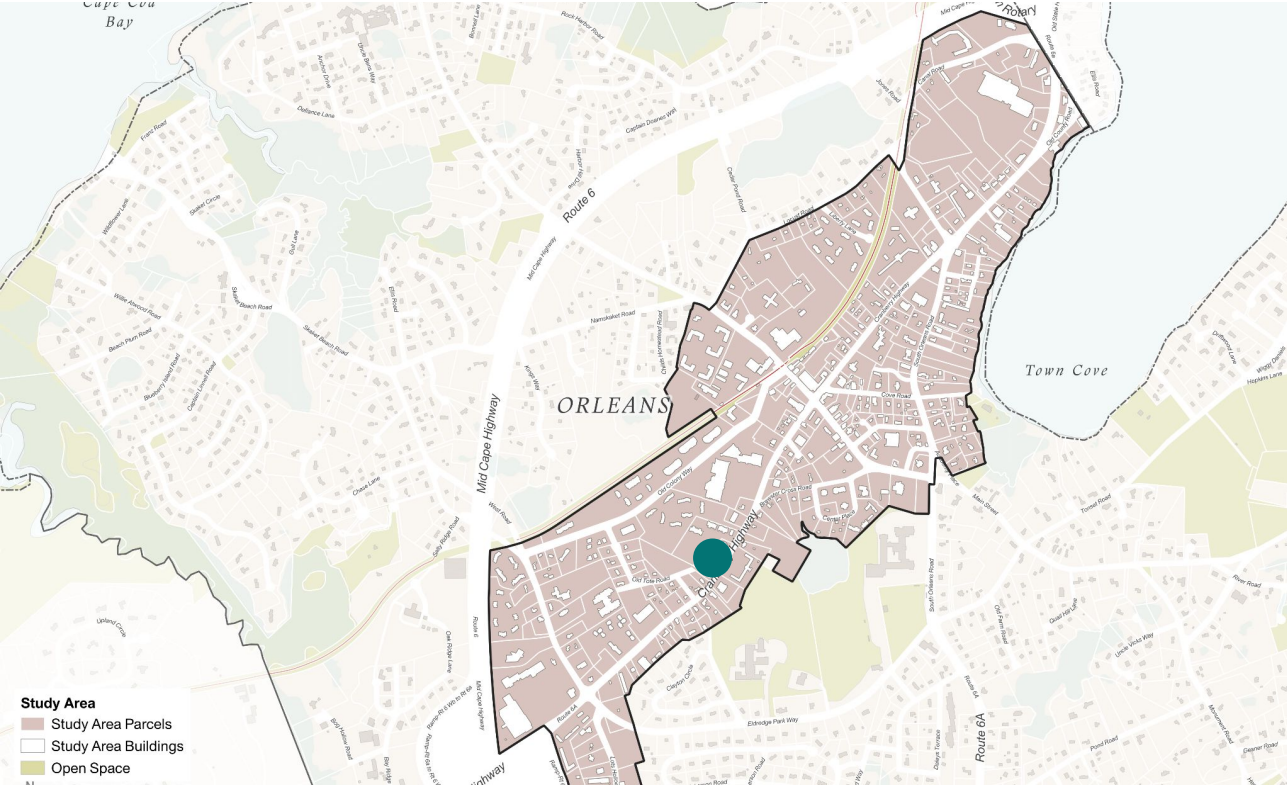
Frontage: Setback from right-of-way to allow for drop off zone, parking, and circulation off of Route 6A

Building Setbacks: 80' front setback, 45-65' side setbacks, 85' rear setback

Building Height: 1 storey

FAR: 0.057

Parking Configuration: Central parking lot located between building and Route 6A, additional parking on between side and rear lot lines and building



Large Format Retail / Central Parking Lot

Orleans Shopping Plaza, 9 West Road

Use: Grocery Store, Pharmacy, additional large retail stores

Lot Size: Extra Large

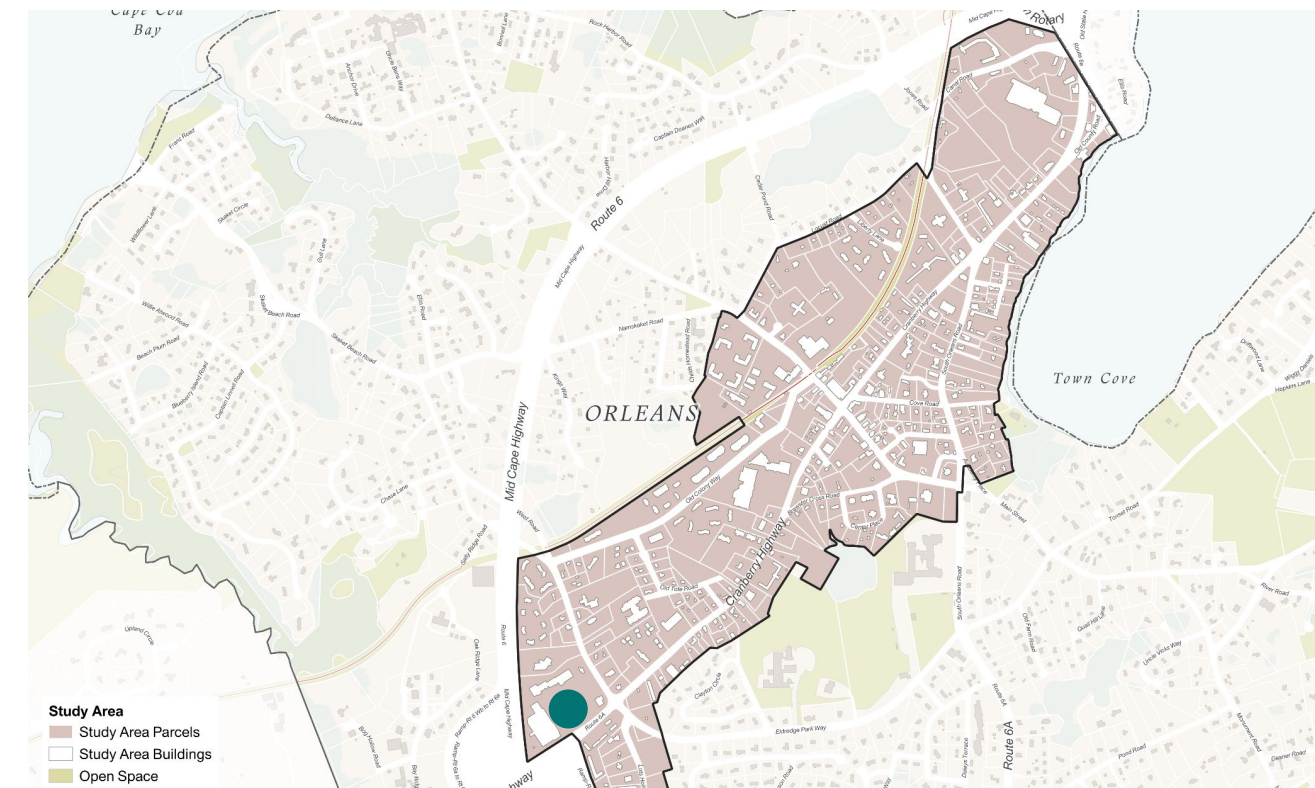
Frontage: Setback from West Road to allow for parking lot and parking circulation, front of building faces the parking lot and does not directly front Route 6A

Building Setbacks: 150-600' front setback, 40-50' side setbacks, 50' rear setback

Building Height: 1 storey

FAR: 0.208

Parking Configuration: Large centrally located parking lot



Deep Setback with Drop-off Zone / Parking in Front

Motor Inn, 74 Route 6A

Use: Motor Inn (Currently Closed)

Lot Size: Large

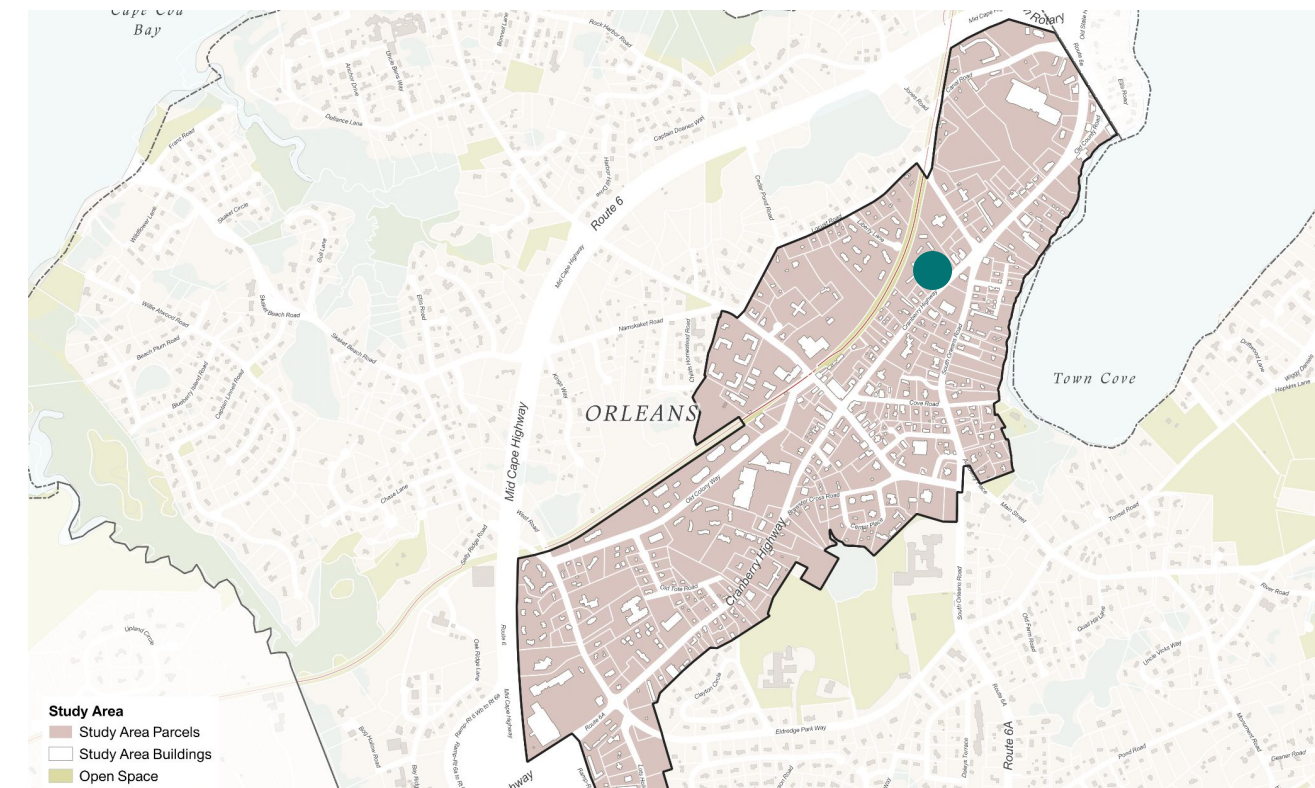
Frontage: Setback from right-of-way to allow for drop off zone, parking, and circulation off of Route 6A

Building Setbacks: 155' front setback, 30-100' side setbacks, ~200' rear setback

Building Height: 1.5 stories

FAR: 0.089

Parking Configuration: Central parking lot and drop off zone abutting Route 6A



Multi-Family Residential / Central Parking Lot

Summerset Residential Complex, 190 Route 6A

Use: Residential

Lot Size: Large

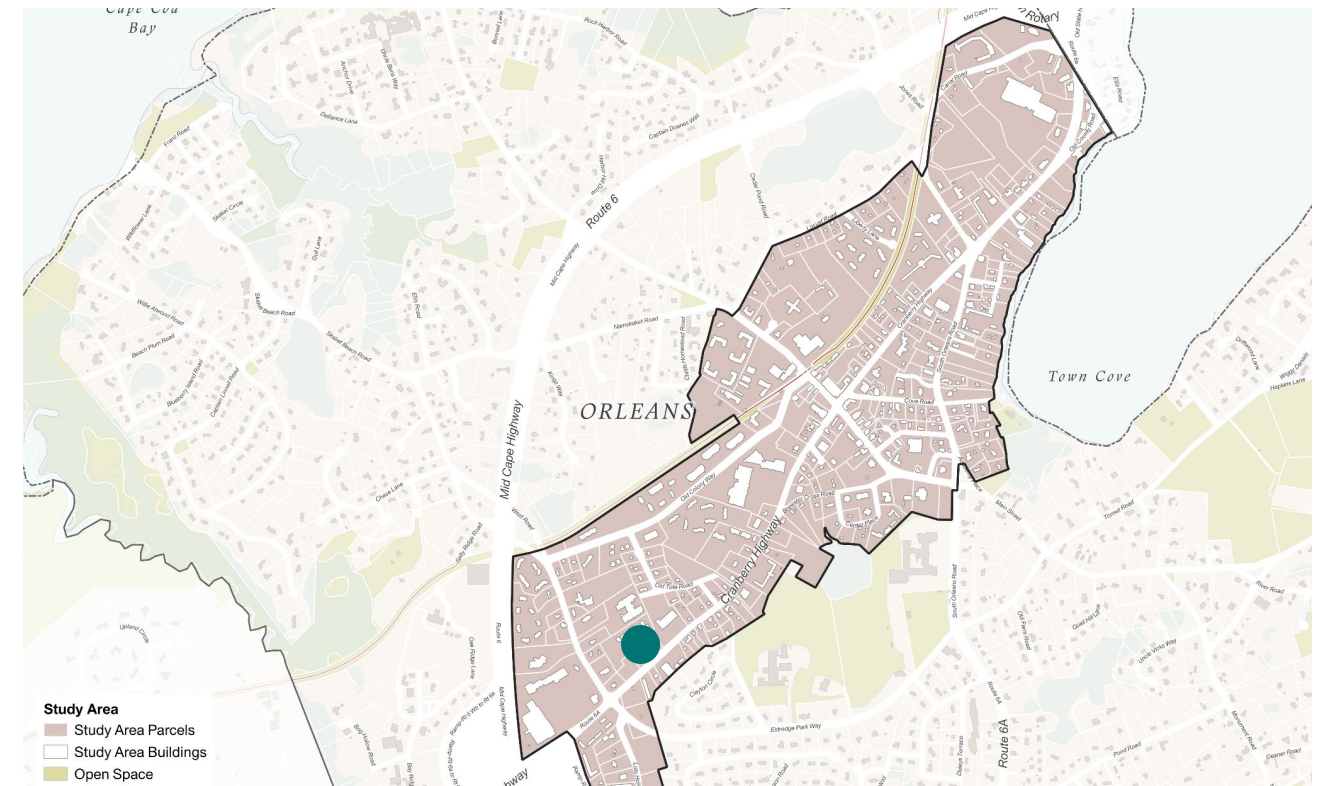
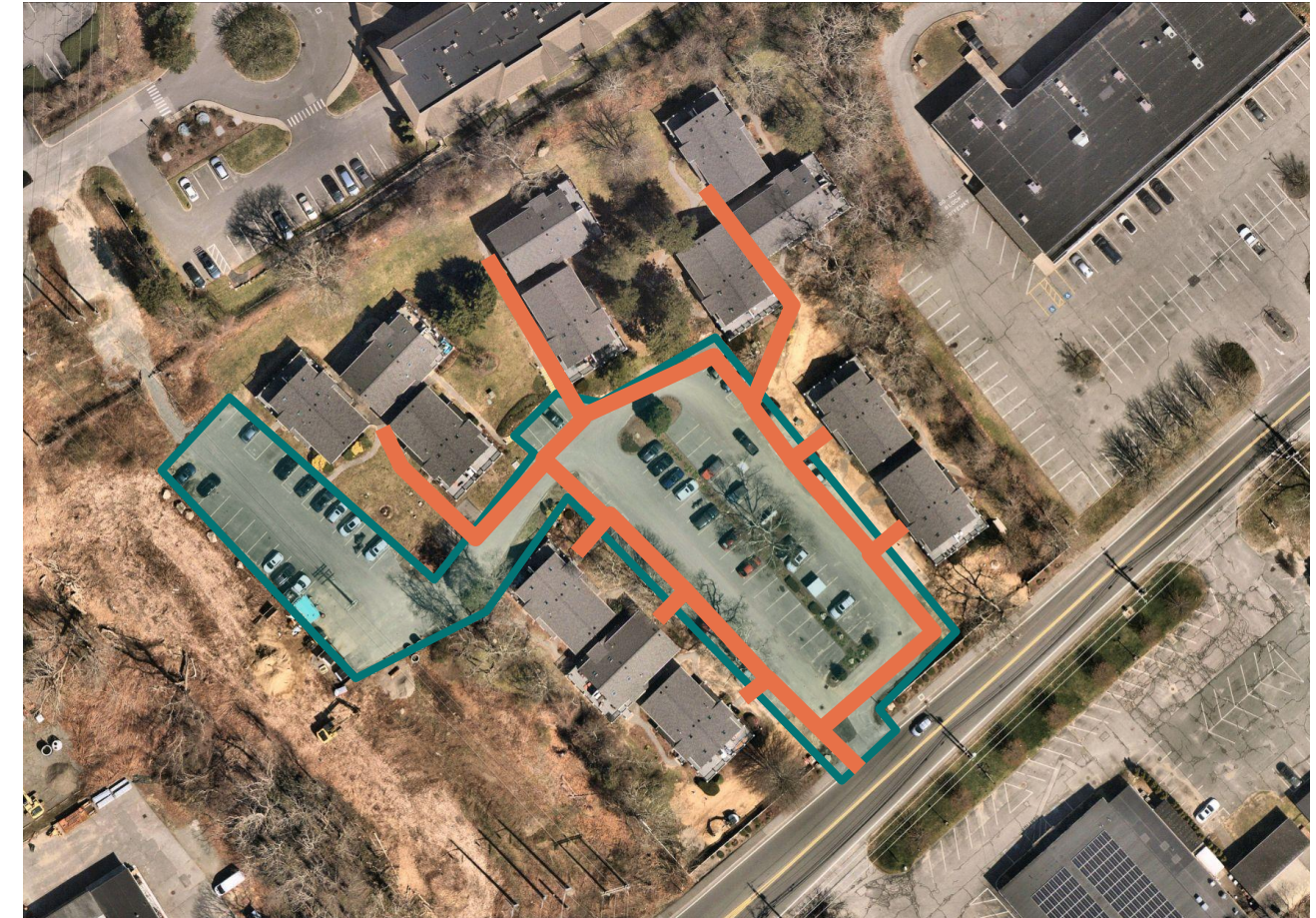
Frontage: Front residential buildings are setback from Route 6A by a landscape buffer strip, remaining buildings are located behind and abutting the central parking lot where walkways connect via parking

Building Setbacks: 55' front setback, 30-40' side setbacks, 30' rear setback

Building Height: 2 stories

FAR: 0.272

Parking Configuration: Centrally located parking lot encased by residential buildings



Next Steps

1. **Soft Site Selection and Zoning Test-fits:** Utile will develop analysis of the current zoning using parcels vulnerable to near-term development
2. **Community Survey:** Stay tuned for the release of the Pol.is survey, an online survey to gauge community opinions on critical zoning issues and opportunities
3. **Stakeholder Meetings:** Utile and Town Staff will begin stakeholder outreach over the next two weeks

Pol.is Survey

Pol.is is an online survey that facilitates understanding of diverse viewpoints.

Here's how it works:

- The survey will cover a range of statements on topics such as: housing, economic opportunity, arts and culture, walkability and the pedestrian experience, etc.
- Participants will click Agree, Disagree, or Pass on existing statements, and are free to submit their own statements.
- Once the survey is closed, the platform will analyze the responses and sort them into opinion groups.
- Example statements:
 - I'm worried that denser housing development will overwhelm Downtown Orleans
 - Taller buildings used for housing will contribute to a more vibrant Village Center

