

# Orleans Zoning Modernization

Planning Board Meeting

Tuesday, July 22, 2025

# Contents

## **1. Introduction**

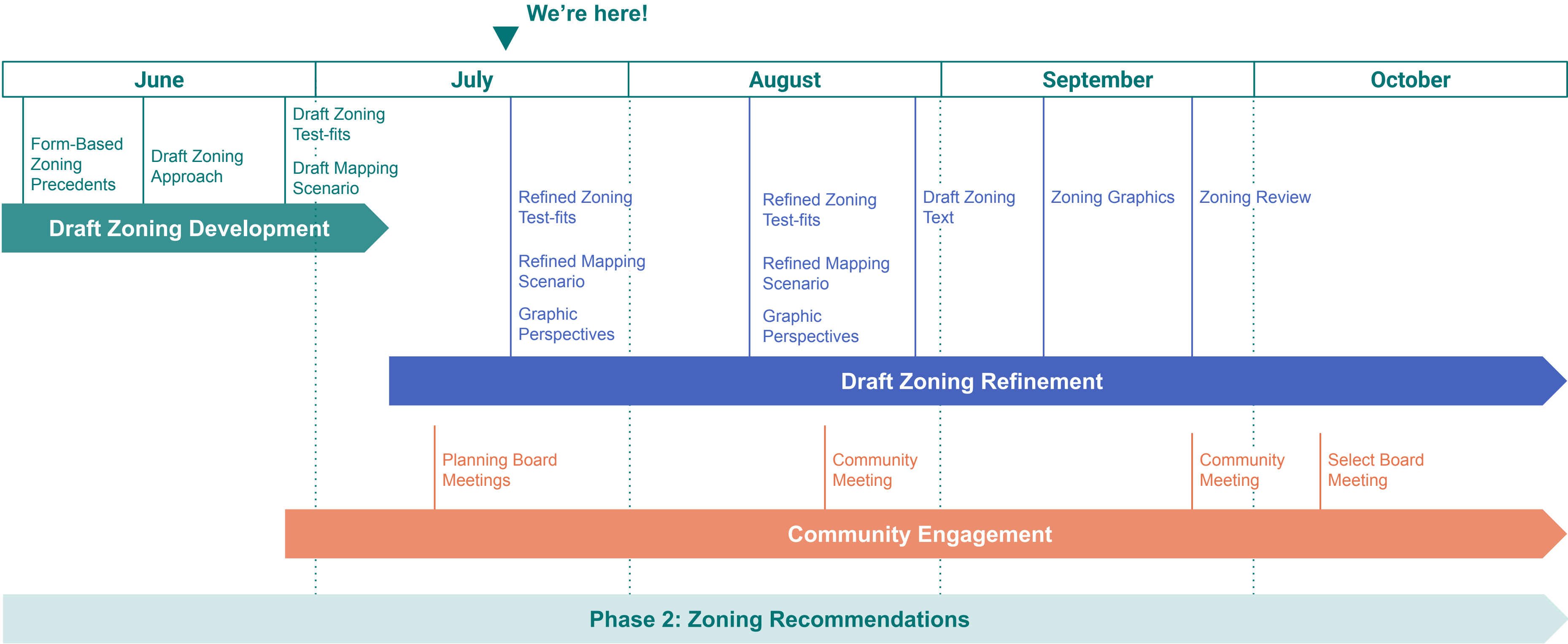
- a. Project Timeline

## **2. Draft Zoning Updates**

- a. Draft Zoning Approach
- b. Draft Zoning Test-fits

## **3. Next Steps**

# Orleans Zoning Modernization Timeline

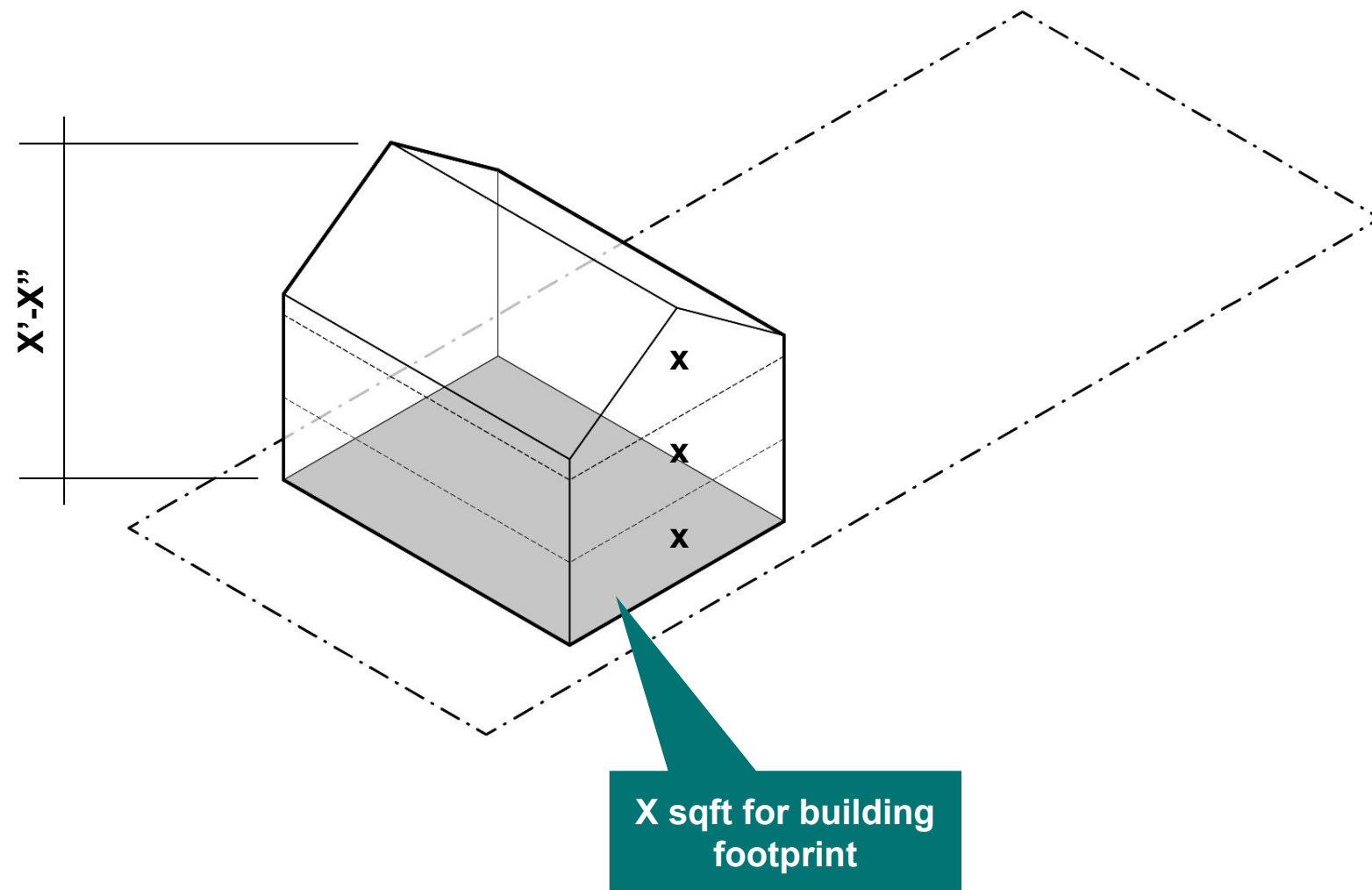


# Draft Zoning Updates

Draft Zoning Approach  
Draft Zoning Test-fits

# Draft Zoning Approach

Tools to Regulate Building Form



**1 Building Footprint**  
Sets the maximum area per story

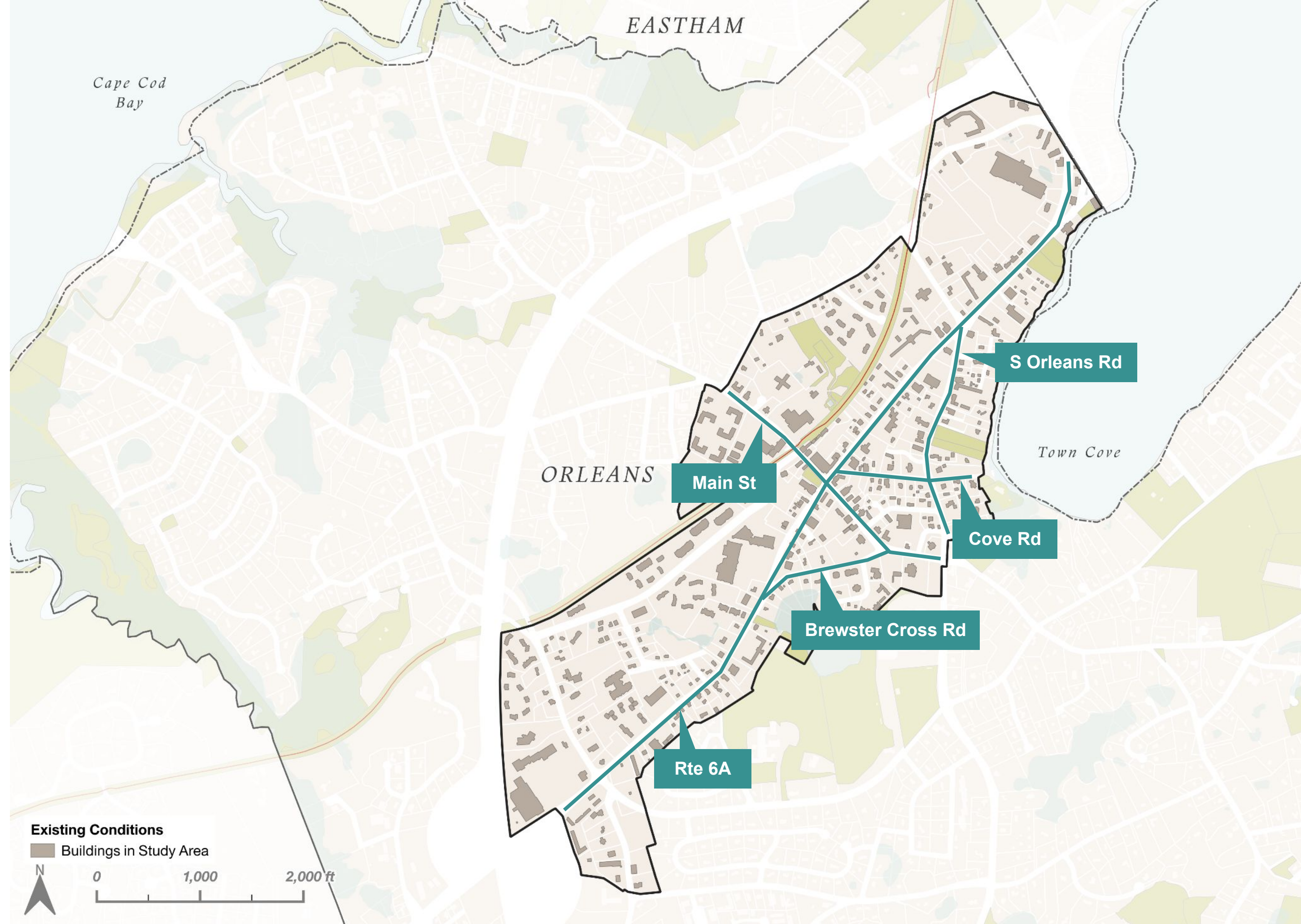
**2 Building Height**  
Sets the maximum height in stories/feet

**3 Roof Form**  
Provides options for a pitched or flat roof half-story

**4 Facade Articulation**  
Provides options to break down building massing and diversify facades

# Draft Zoning Approach

Existing Context



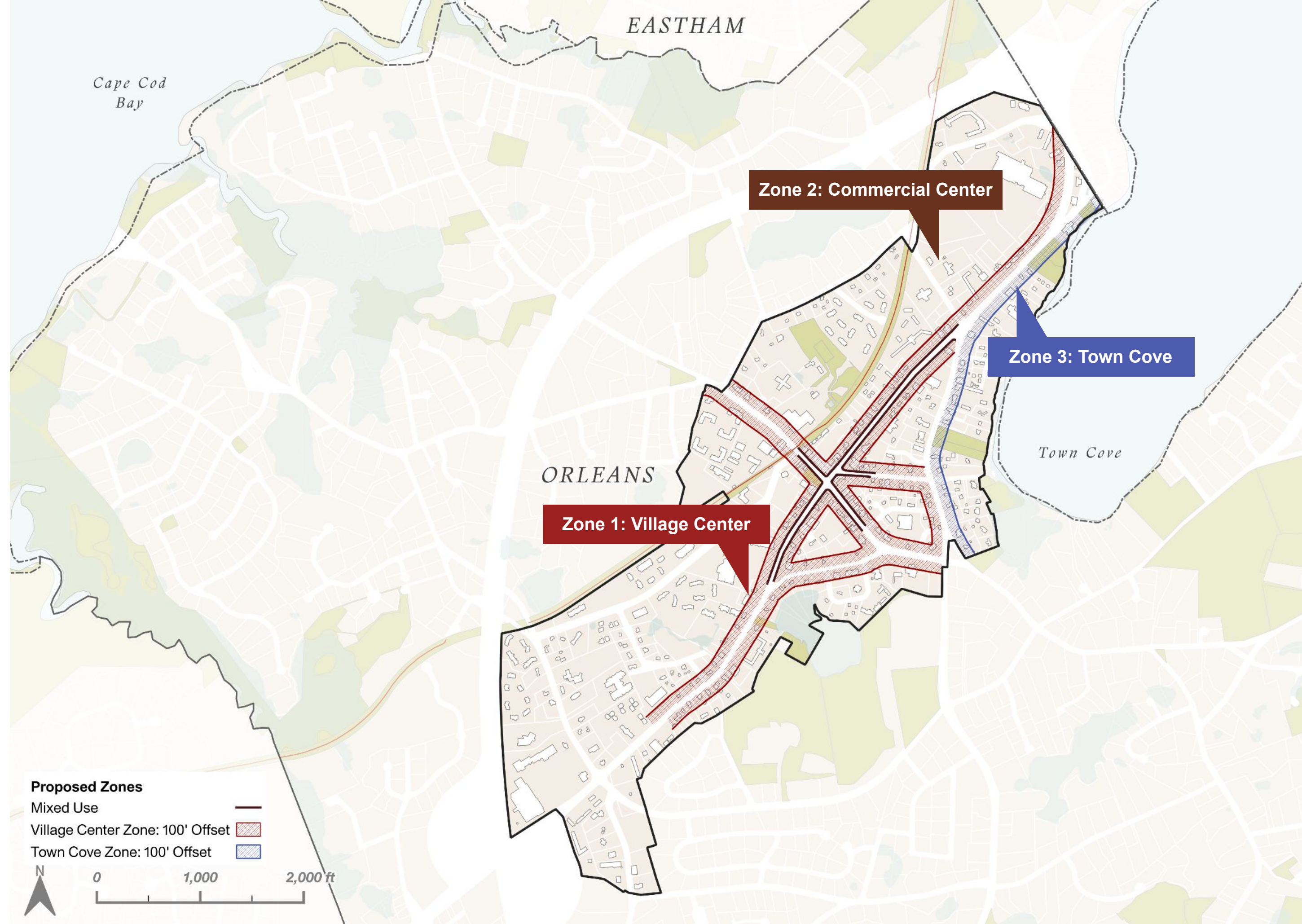
# Draft Zoning Approach

## Proposed Zones

To reinforce “village”- scale character and promote visual cohesion along key streets in Downtown Orleans, we propose a **100’- wide buffer zone to regulate building footprint.**

This buffer zone applies to two zoning districts - **Zone 1: Village Center**, and **Zone 3: Town Cove**. Within these districts, maximum building footprints are regulated inside and outside of the 100’ zone.

**Zone 2: Commercial Center** covers less sensitive contexts outside of Orleans’ main thoroughfares and does not require a buffer zone.



# Draft Zoning Map

Proposed Zones

## Zone 1: Village Center

This zone reinforces “village”-scale character along key streets in Downtown Orleans.

Within 100’ of front lot line, max. building footprint:

**4,000** SF (primary building)

**2,000** SF (secondary buildings)

Outside of 100’ of front lot line, max. building footprint:

**8,000** SF



# Draft Zoning Map

Proposed Zones

## Zone 2: Commercial Center

This zone does not require a 100' front lot line buffer, allowing for larger development in less sensitive areas of Downtown Orleans.

Max. building footprint (anywhere on parcel):

**8,000** SF



# Draft Zoning Map

Proposed Zones

## Zone 3: Town Cove

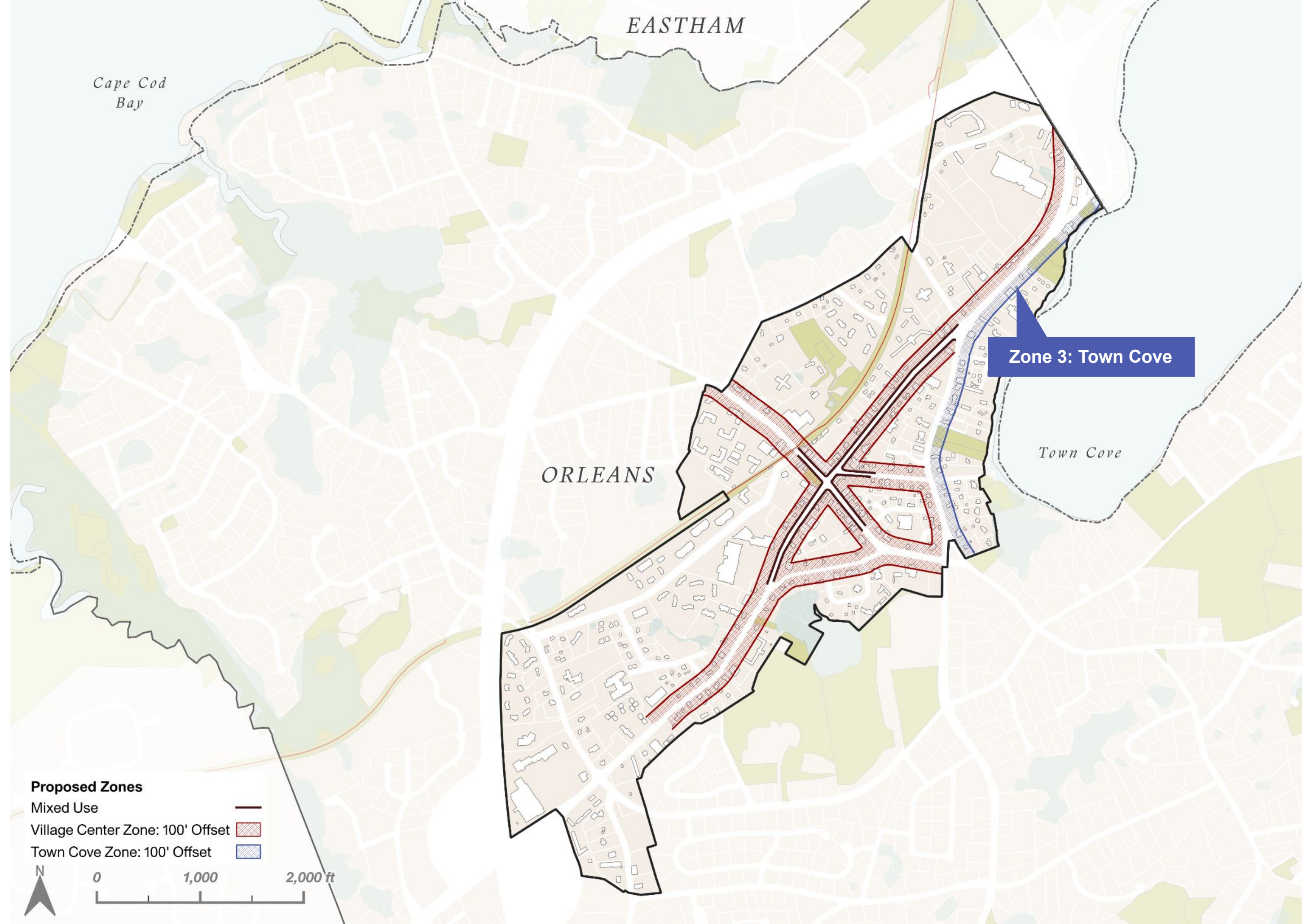
This zone encourages gentle density with cottage court-style development along the Town Cove.

Within 100' of front lot line, max. building footprint:

**2,000** SF

Outside of 100' of front lot line, max. building footprint:

**1,000** SF



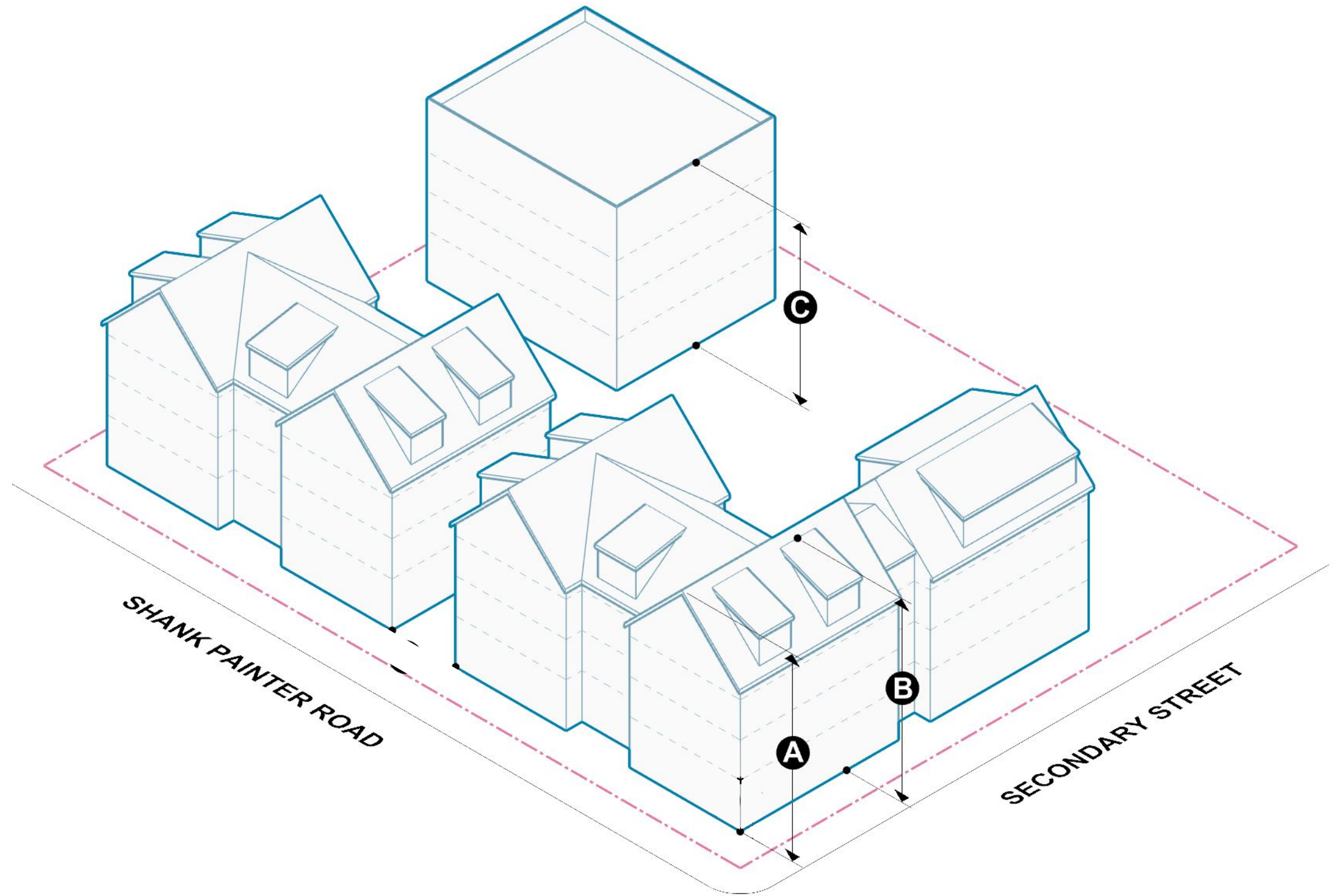
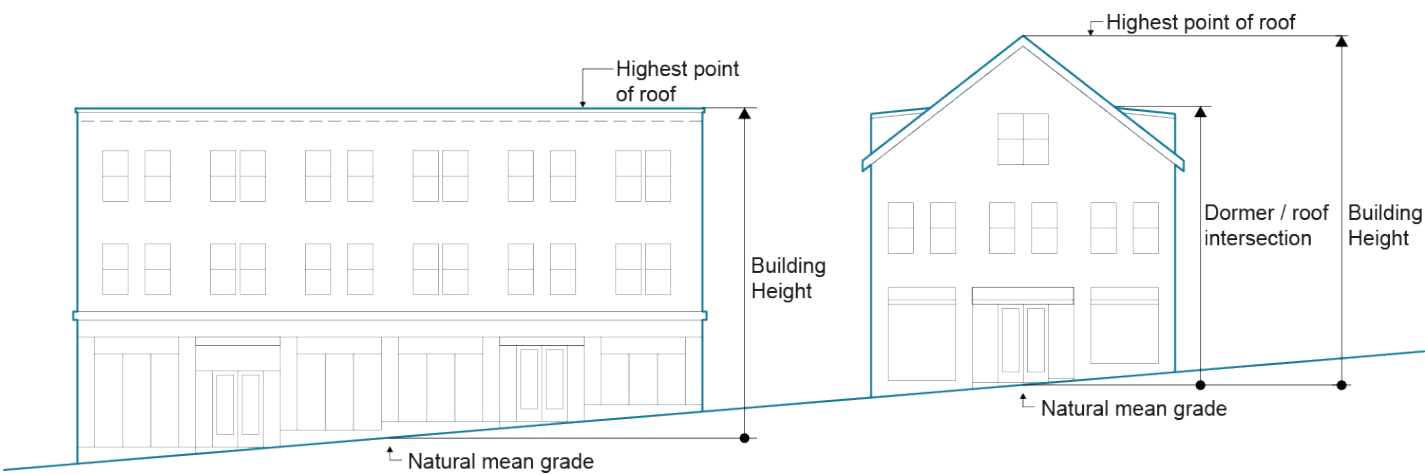
# Building Height

## Design Standards

Example from Provincetown  
Shank Painter Road

Proposed standards will include:

- **Maximum building height in feet and stories**, with separate standards for pitched and flat roof buildings
- **Minimum ground story height**, with separate standards for lots on mixed-use required streets and lots on all other streets.

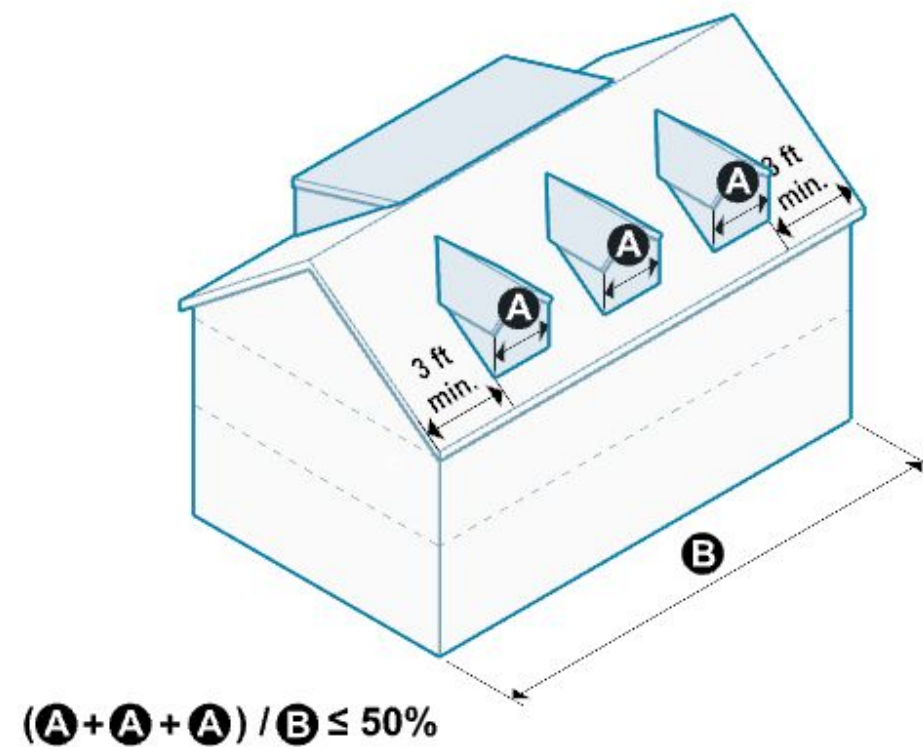


# Roof Form

## Design Standards

Proposed standards will include:

- **Pitched Roof:**
  - Maximum slope for roof pitch
  - Maximum height for the knee wall
  - Dormer requirements
- **Flat Roof:**
  - Minimum step-back for top floor



X'

max ht. to the highest point of the roof

X'

max ceiling height of setback roof

X'

max height rafter intersect wall

12:12 max. slope

X

7' min. setback

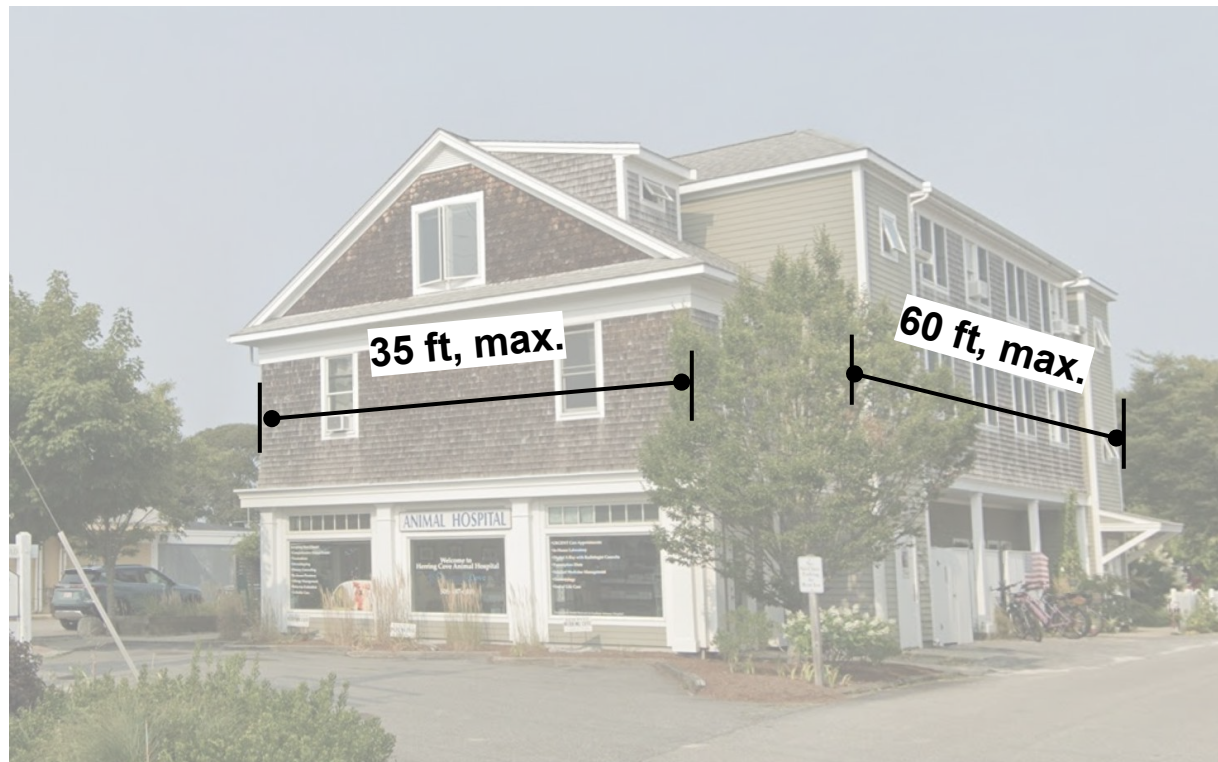
7' min. setback

# Facade Articulation

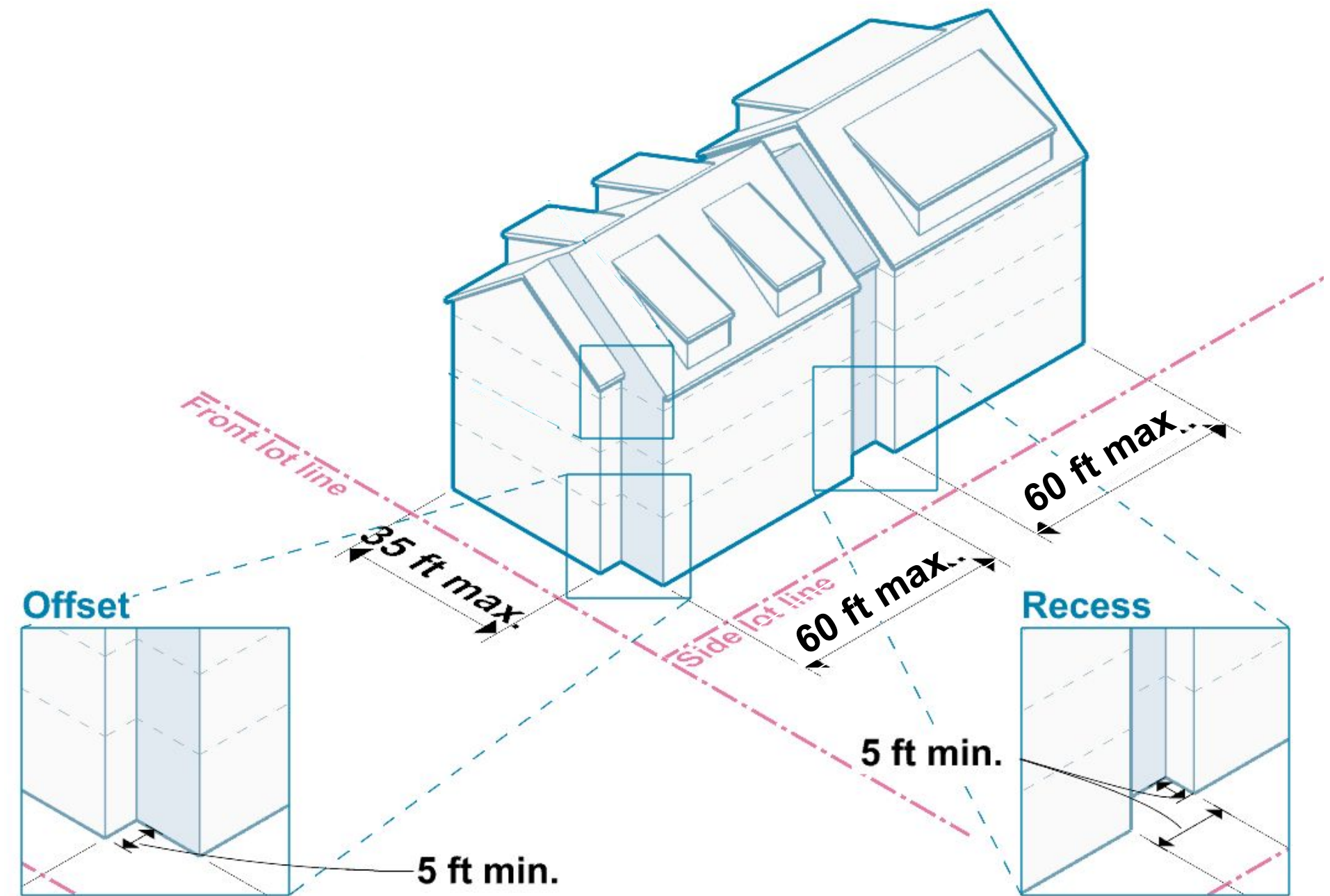
## Design Standards

Proposed standards will include the requirement to break up facades with either a facade recess or facade offset.

- **Facades facing a front lot line**
  - Limited to maximum continuous length of 35'
- **All other facades:**
  - Limited to maximum continuous length of 60'



Example from Provincetown  
Shank Painter Road



# Draft Zoning Standards

## Draft Zoning Standards

### Zone 1: Village Center

This zone reinforces “village”-scale character along key streets in Downtown Orleans.

### Zone 2: Commercial Center

This zone does not have a 100’ front lot line buffer, allowing for larger development in less sensitive areas of Downtown Orleans.

### Zone 3: Town Cove

This zone encourages gentle density with cottage court-style development along the Town Cove.

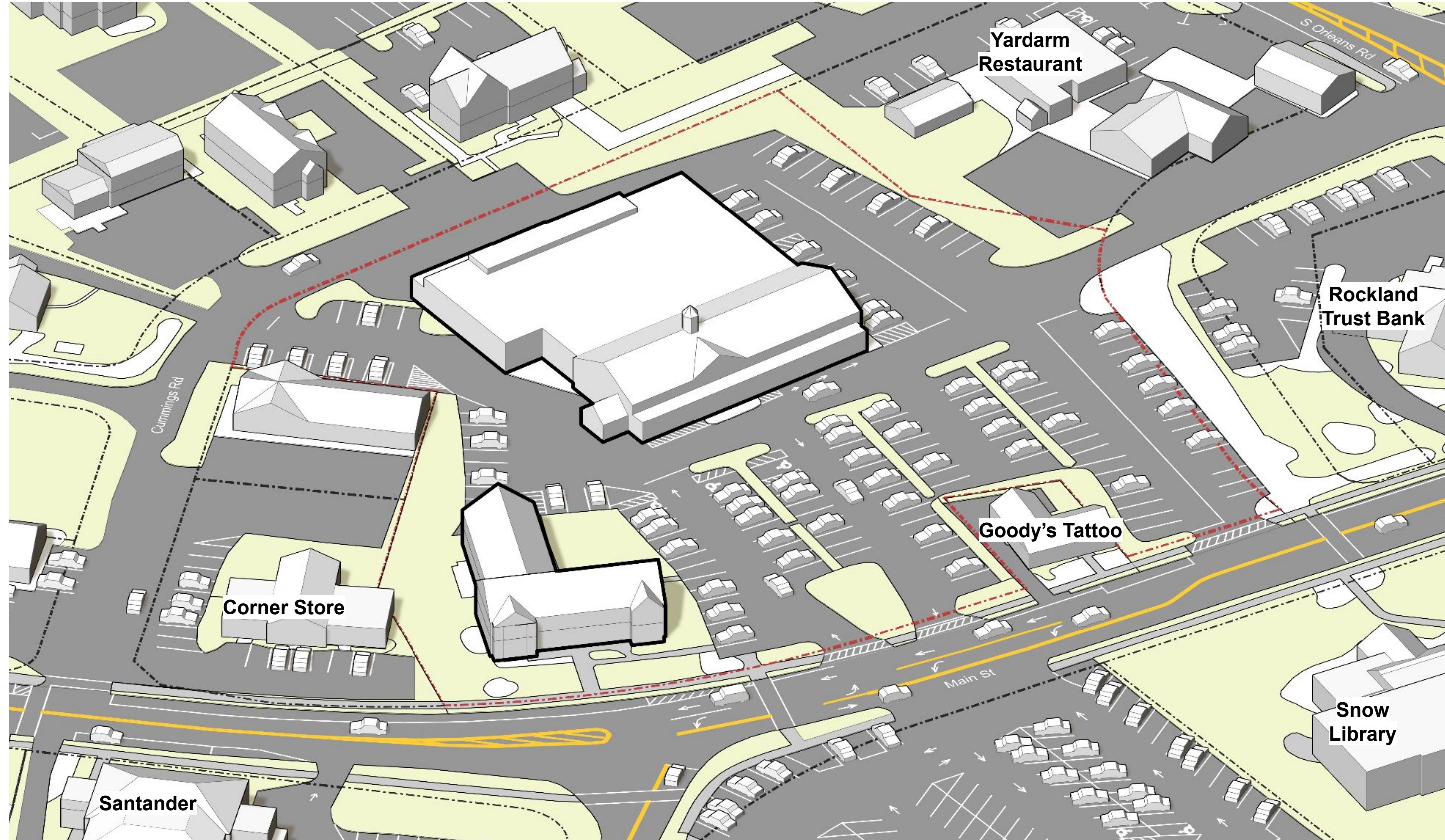
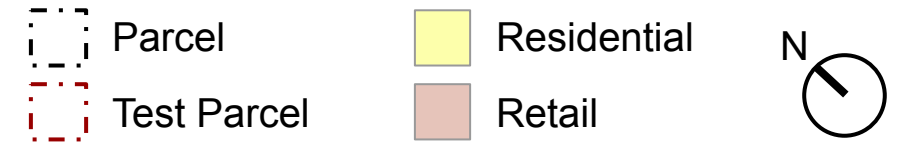
	Zone 1: Village Center	Zone 2: Commercial Center	Zone 3: Town Cove
<b>Building Footprint, Max.</b>			
Within 100’ Buffer Zone	<b>4,000 SF</b> primary building; <b>2,000 SF</b> secondary buildings	<b>N/A</b>	<b>2,000 SF</b>
Outside 100’ Buffer Zone	<b>8,000 SF</b>	<b>N/A</b>	<b>1,000 SF</b>
–	<b>N/A</b>	<b>8,000 SF</b>	<b>N/A</b>
<b>Building Height, Max.</b>			
Within 100’ Buffer Zone	–	–	<b>2.5 Stories</b>
Outside 100’ Buffer Zone	–	–	<b>1.5 Stories</b>
–	<b>3.5</b>	<b>3.5</b>	<b>N/A</b>
<b>Roof Form</b>	Pitched and Flat Roof Buildings Allowed		
<b>Facade Articulation</b>			
Facing the Front Lot Line	35’ Max. Continuous Facade		
All Other Facades	60’ Max. Continuous Facade		

# Post Office Square

Existing Site



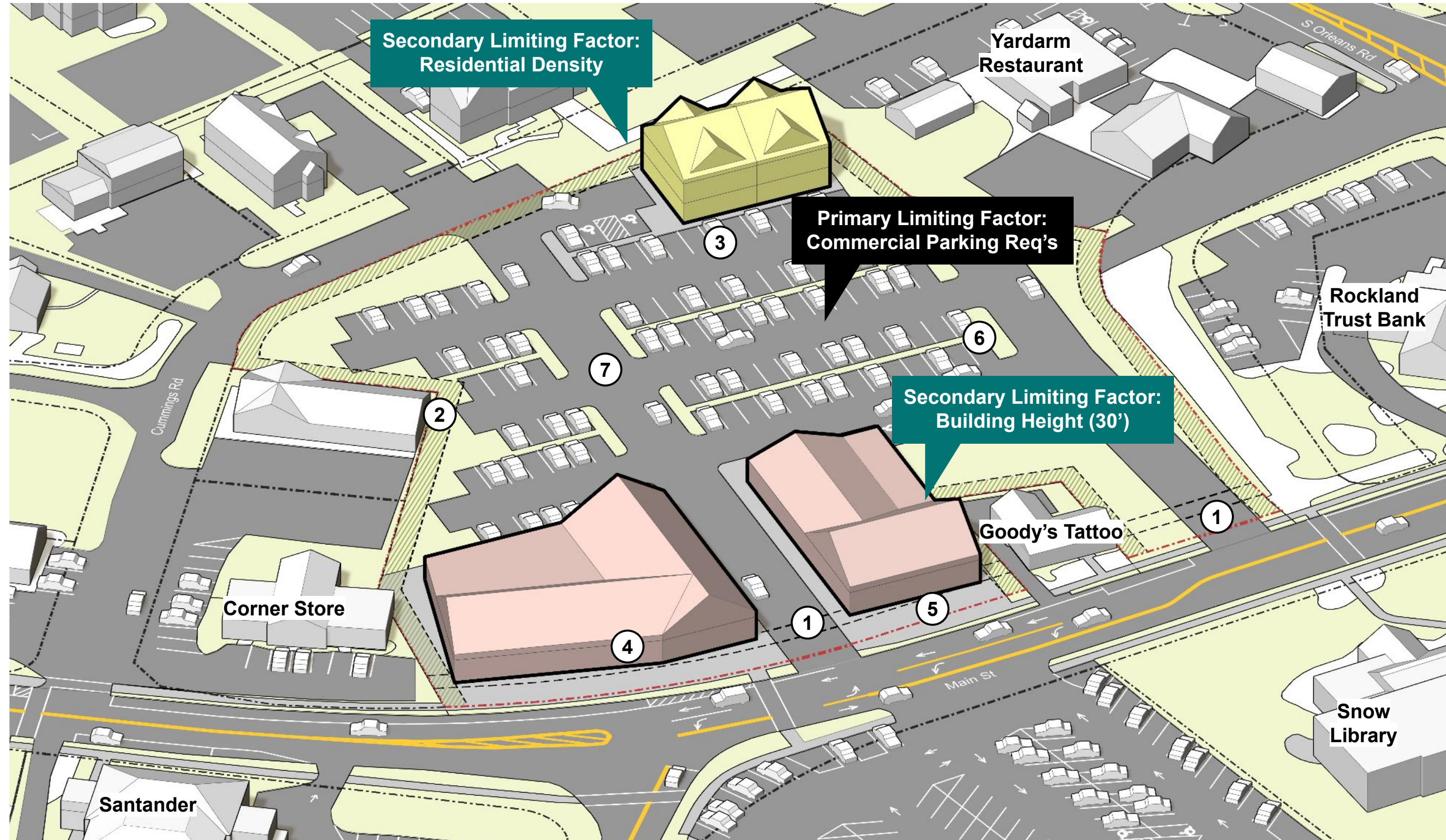
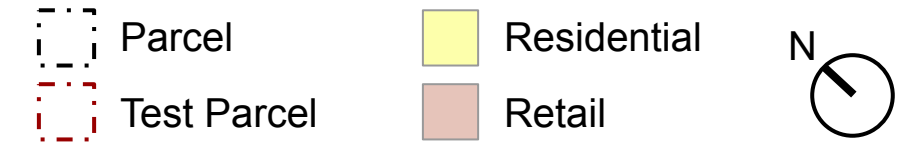
**Zoning:** Village Center  
**Lot Size:** 2.76 AC (120,050 SF)  
**Year Built:** 1987, c.1960  
**FAR:** 0.23



# Post Office Square

## By-Right Test-fit

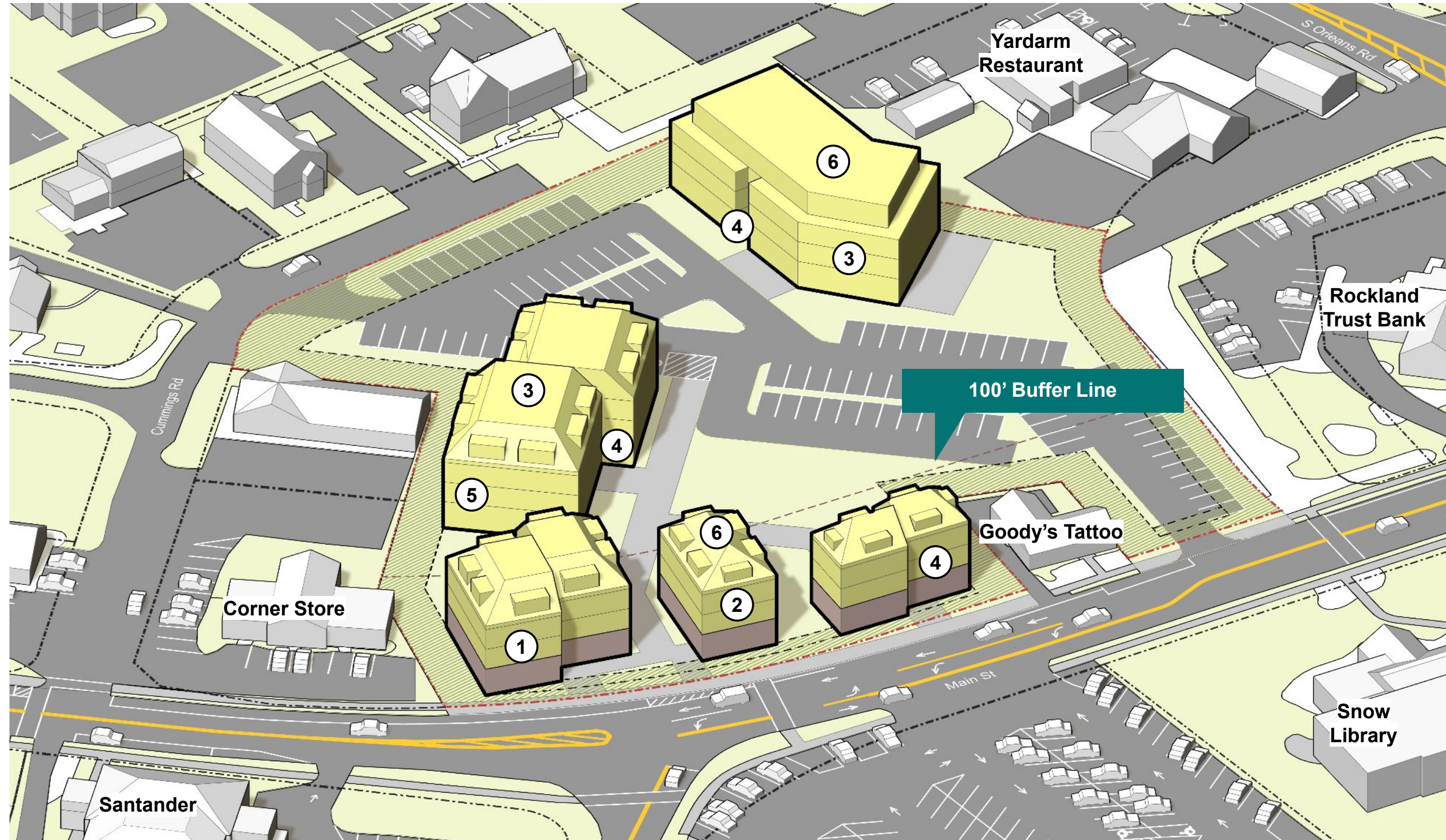
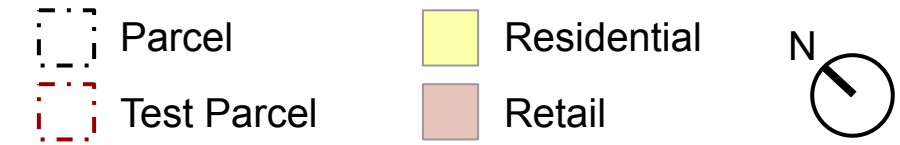
1. Wide maximum driveway width (30'); maximum of 2 driveways onto street, separated by 200'
2. Parking areas must be min. 10' away from any street or lot line, with a green zone
3. Parking areas can abut building
4. Low building transparency req. on 1st floor facing street (30%)
5. Sidewalk and planting area reqs along street frontage
6. Parking lot planting reqs, including trees
7. No limits on impervious surface



# Post Office Square

## Draft Zoning Test-fit

1. Within the 100' Buffer Zone, one building is permitted to have a maximum footprint of 4,000 SF
2. Any supplemental buildings within the 100' Buffer Zone may have a maximum footprint of 2,000 SF
3. Buildings behind the 100' Buffer Zone may be a maximum of 8,000 SF
4. Facades facing the front lot line may be max 35' before a recess or offset, facades not facing the street may be max 60' before a recess or offset
5. All buildings may be up to 3.5 stories
6. Both flat and pitched roofs are permitted

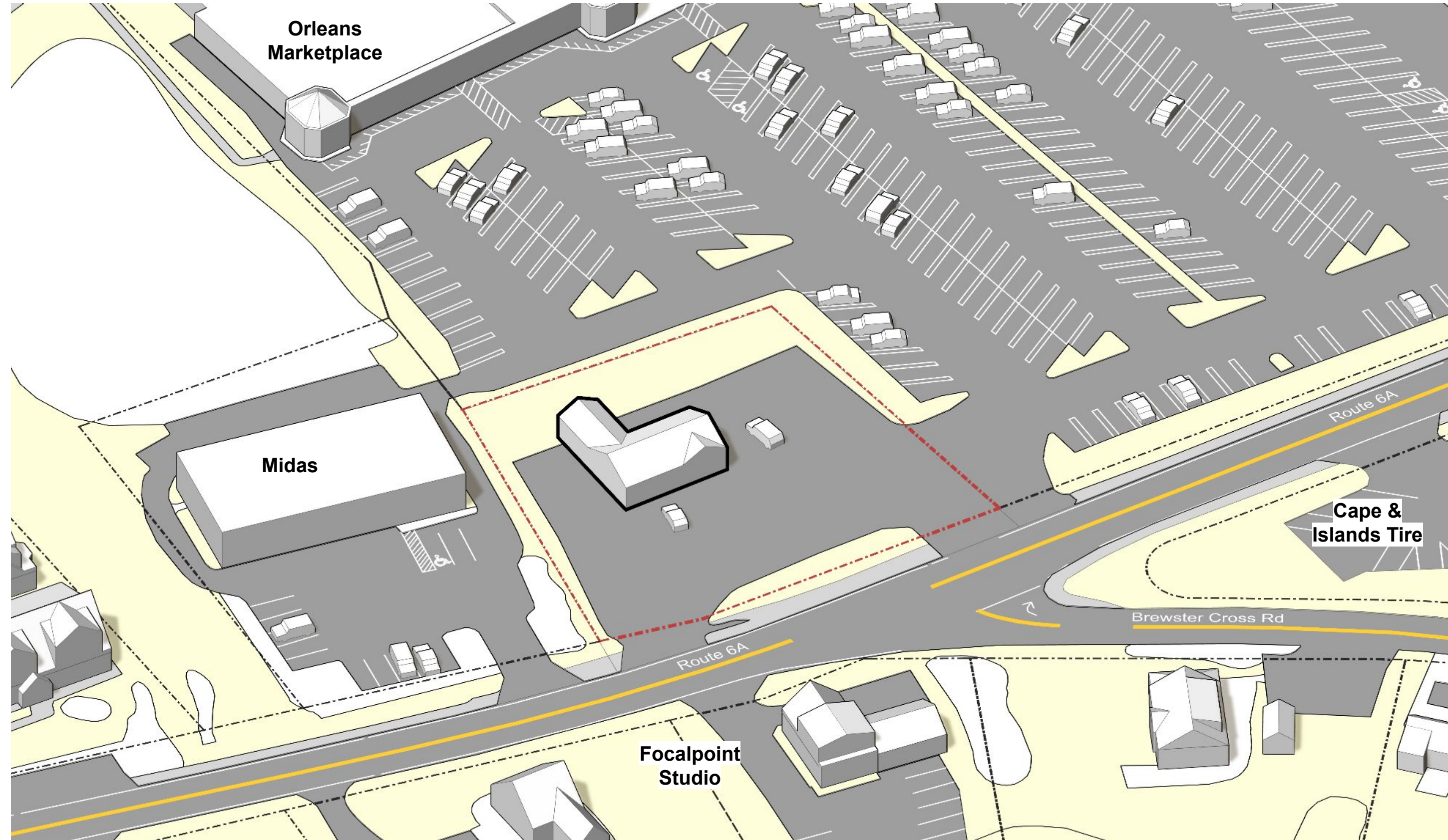
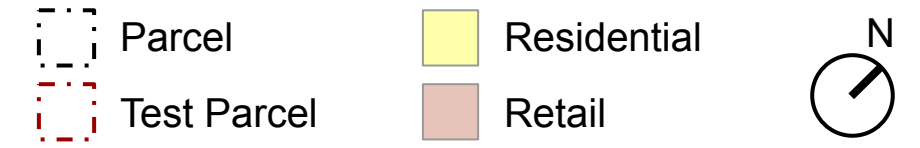


# Tedd's Garage

Existing Site



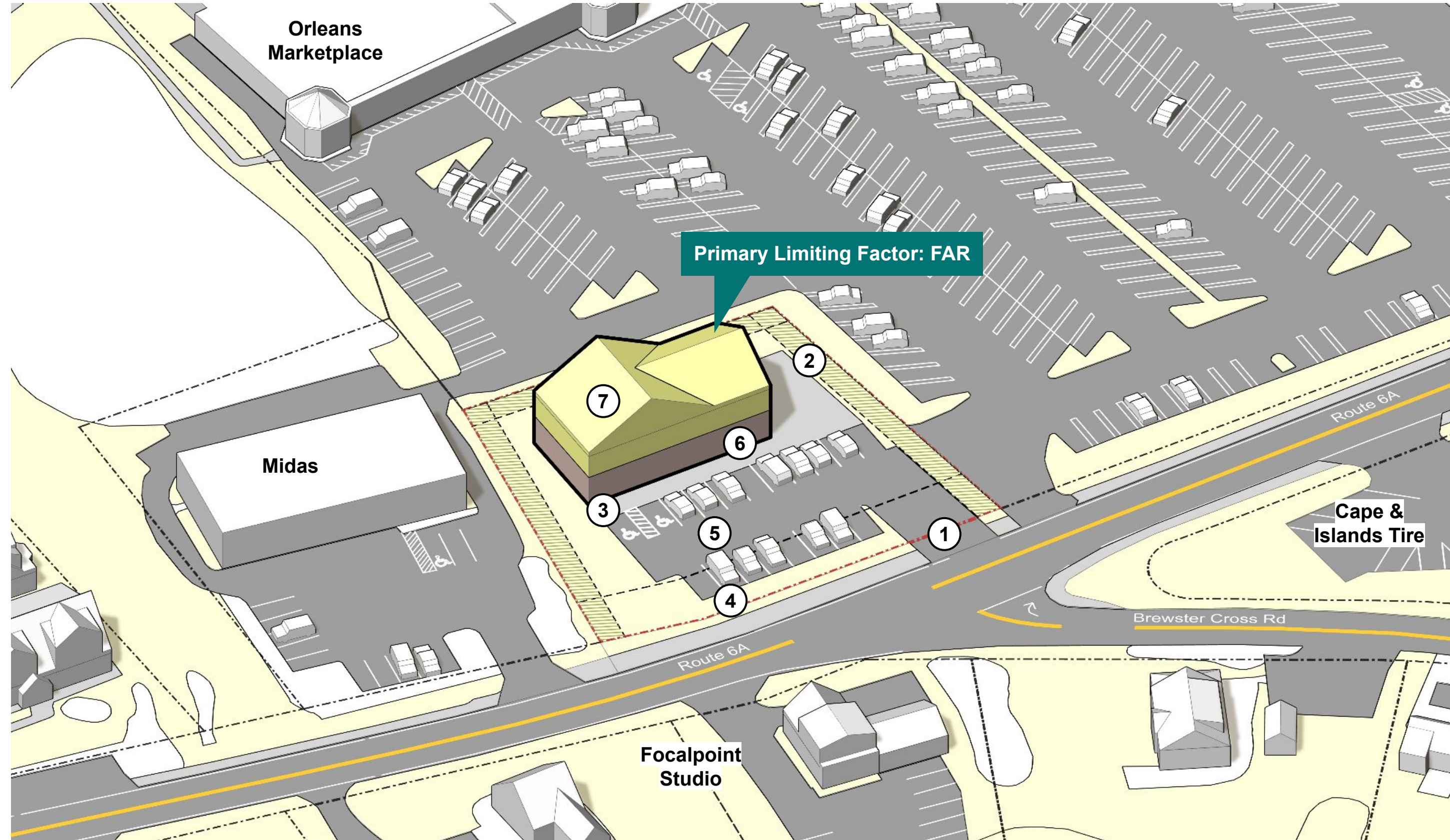
**Zoning:** Limited Business  
**Lot Size:** 0.52 AC (22,589 SF)  
**Year Built:** 1962  
**FAR:** 0.066



# Tedd's Garage

## By-Right Test-fit

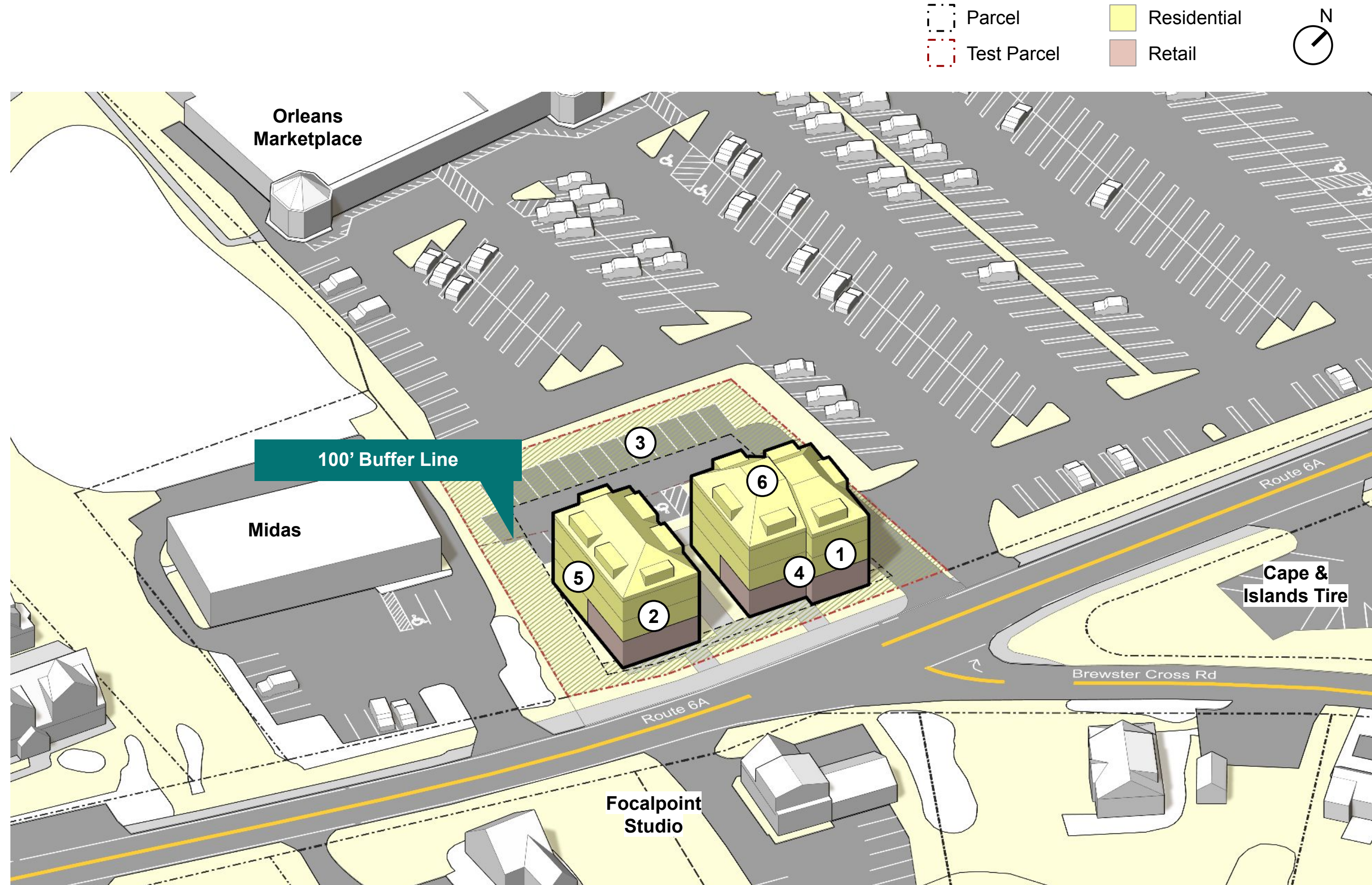
1. Wide maximum driveway width (30')
2. Parking areas must be min. 10' away from any street or lot line, with a screened green zone
3. Parking areas must be min. 10' away from building, with green area and pedestrian walkway
4. Front yard must be landscaped, 6' min depth.
5. Parking is allowed in the front of the lot
6. Commercial area must be min. 30% of floor area, and be located on the first floor fronting the street
7. Third floor housing has low-pitch roof requirements (8:12)



# Tedd's Garage

## Draft Zoning Test-fit

1. Within the 100' Buffer Zone, one building is permitted to have a maximum footprint of 4,000 SF
2. Any supplemental buildings within the 100' Buffer Zone may have a maximum footprint of 2,000 SF
3. Buildings behind the 100' Buffer Zone may be a maximum of 8,000 SF
4. Facades facing the front lot line may be max 35' before a recess or offset, facades not facing the street may be max 60' before a recess or offset
5. All buildings may be up to 3.5 stories
6. Both flat and pitched roofs are permitted

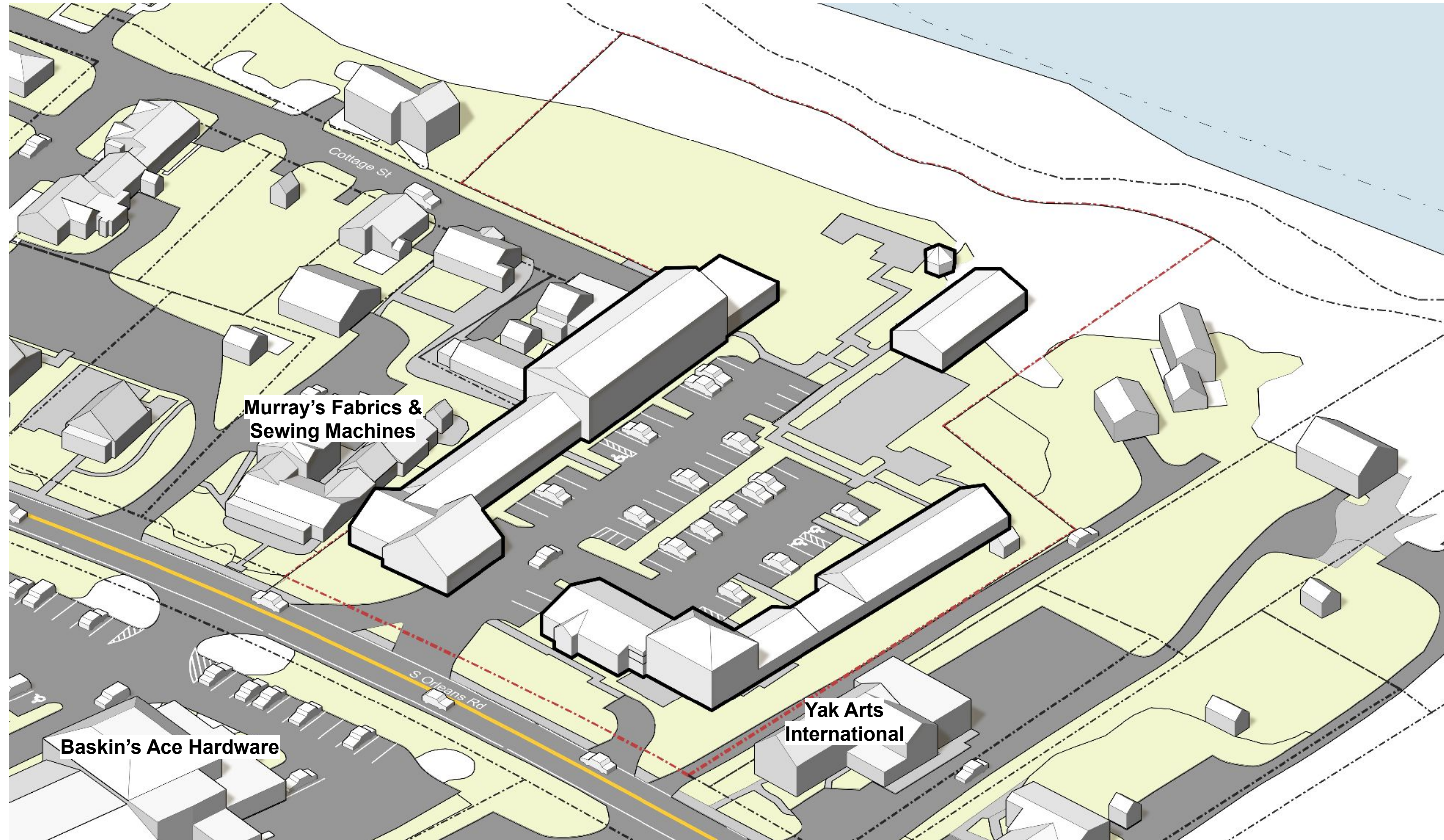
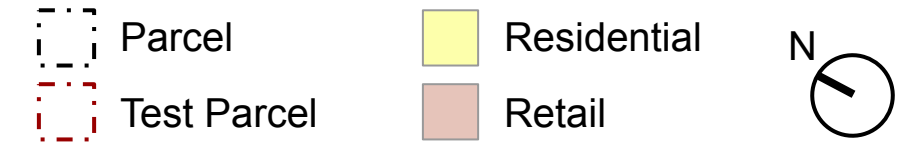


# Cove Motel

Existing Site



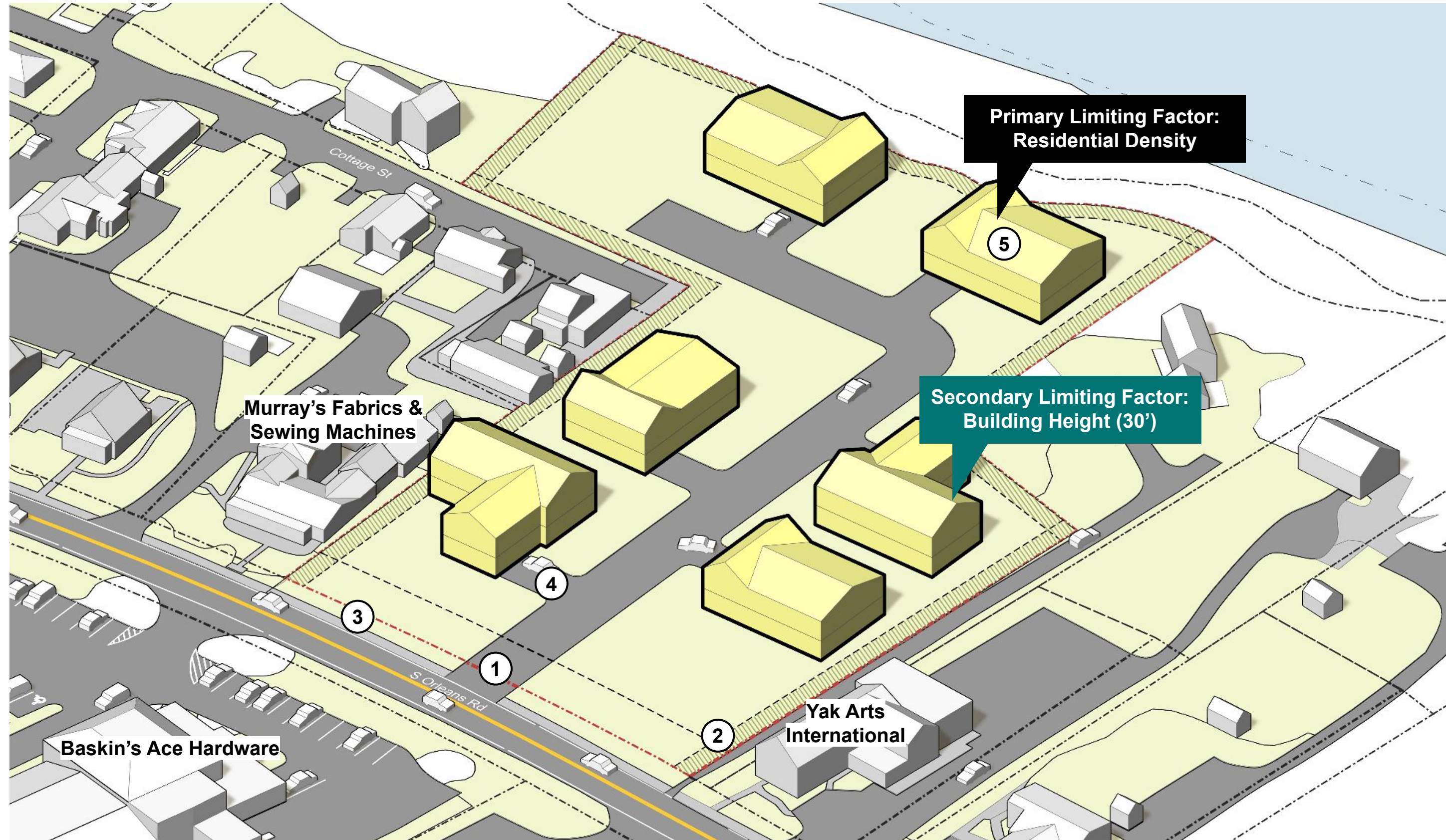
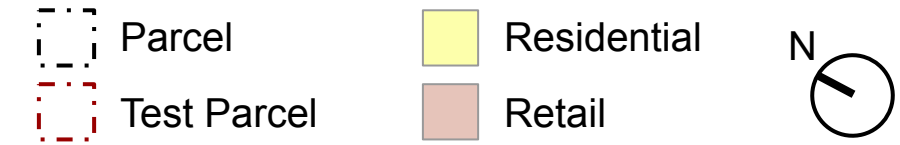
**Zoning:** Limited Business  
**Lot Size:** 2.50 AC (108,704 SF)  
**Year Built:** 1959  
**FAR:** 0.21



# Cove Motel

## By-Right Test-fit

1. Wide maximum driveway width (30')
2. Parking areas must be min. 10' away from any street or lot line, with a screened green zone
3. Front yard must be landscaped, 6' min depth.
4. Parking is allowed in the front of the lot
5. Maximum 6 DU's are permitted on single lot



# Cove Motel

## Draft Zoning Test-fit

1. Within the 100' Buffer Zone, multiple buildings are permitted to have a maximum footprint of 2,000 SF
2. Buildings behind the 100' Buffer Zone may be a maximum of 1,000 SF
3. Facades facing the front lot line may be max 35' before a recess or offset, facades not facing the street may be max 60' before a recess or offset
4. Buildings within the 100' buffer zone may be up to 2.5 stories, buildings behind the 100' buffer zone may be up to 1.5 stories
5. Both flat and pitched roofs are permitted



# Draft Zoning Standards

## 1: Village Center

## 2: Commercial Center

## 3: Town Cove

### Building Footprint, Max.

Within 100' Buffer Zone	<b>4,000 SF</b> primary building; <b>2,000 SF</b> secondary buildings	<b>N/A</b>	<b>2,000 SF</b>
Outside 100' Buffer Zone	<b>8,000 SF</b>	<b>N/A</b>	<b>1,000 SF</b>
–	<b>N/A</b>	<b>8,000 SF</b>	<b>N/A</b>

### Building Height, Max.

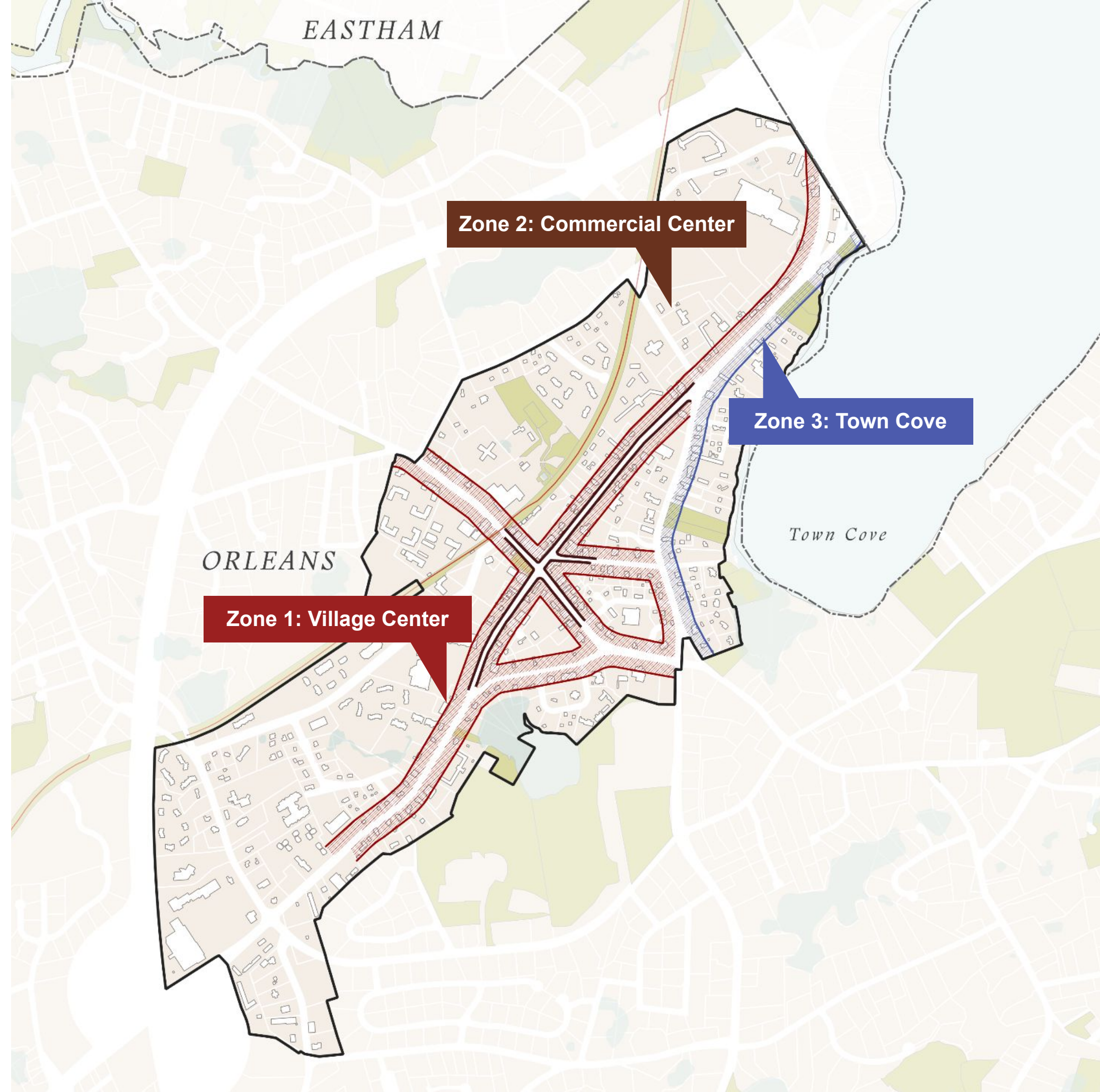
Within 100' Buffer Zone	–	–	<b>2.5 Stories</b>
Outside 100' Buffer Zone	–	–	<b>1.5 Stories</b>
–	<b>3.5</b>	<b>3.5</b>	<b>N/A</b>

### Roof Form

Pitched and Flat Roof Buildings Allowed

### Facade Articulation

Facing the Front Lot Line	35' Max. Continuous Facade
All Other Facades	60' Max. Continuous Facade



# Next Steps

- **Zoning Test-fits and Mapping Scenario Refinement:**
  - Continue to develop and refine draft zoning standards and map-based zoning districts based on feedback from the Planning Board and Town Staff. Refine the zoning test-fits on the selected soft sites accordingly.
- **Community Meeting Preparation**

# Thank You