



REMINDER – TRURO SPECIAL TOWN MEETING

Tues Nov 13, 6 p.m. Truro Central School

PLEASE VOTE YES ON ARTICLE 6

What does Proposed Residential District House Size Bylaw do?

- This article is designed to significantly reduce the building of very large houses in Truro's Residential District, where the trend is for building larger and larger houses.
- It sets limits on house size that are based on lot size – larger houses are permitted on larger lots.
- It uses the same approach to limiting building size in proportion to lot size as the Seashore Bylaw passed overwhelmingly last year & approved by the Attorney General's Office.
- It is the result of modifications based on over a year of community input & feedback and analysis of existing house size data.
- It specifically excludes approved Accessory Dwelling Units & Deed Restricted Affordable Housing.

Why is it Needed?

- Currently there are no house size limitations outside the Seashore District except for: Zoning setbacks from property boundaries; Zoning height limits & Board of Health limits on number of bedrooms.
This means that today your neighbor could legally build a 15,000 sq. ft. house on a ¼ acre lot!
- More & more larger houses are being built and proposed in the Residential District
 - Over 60% of the houses over 5,000 sq. ft. have been built since 2005.
 - The 5 largest homes in the Residential District (all over 7,500 sq. ft.) were built in the last 10 years.

Where Will the Proposed Building Size Limits Apply?

- Truro's Residential District only, including Truro's bayside where many larger houses are being built.
- Not: Beach Point, the Commercial & Limited Business Districts (Route 6 Commercial, Truro Center, N. Truro Center, N. Truro 6A Limited Business) or the Seashore District.

Don't let all our hills and dunes become dominated by over-size houses like these!



Now's the time to protect our town's future!

SUMMARY OF THE PROPOSED BYLAW

- **3,600 sq. ft. Allowed by Right for the .775-acre Minimum Lot Size in the Residential District**
- **PLUS OR MINUS 300 sq. ft. per acre for larger or smaller lots,**
 - **And pro-rated for a portion of an acre**
 - For 1-acre lot
 - Difference between a 1-acre Lot & the Minimum Lot Size of .775 acre = .225 acres
 - Multiplying .225 X 300 sq. ft. equals 68 sq. ft.
 - 3,600 + 68 = 3,668 sq. ft. as shown below
 - For a 2-acre lot
 - Add the 300 sq. ft. additional allowed per acre to 3,668 to get 3,968 sq. ft. and so on for larger lots
 - For a .5-acre lot
 - Difference between .5 Acre lot & 1 acre = -.5
 - Multiplying -.5 x 300 sq. ft. = -150
 - 3,668 - 150 = 3,518 sq. ft.
- **PLUS up to 1,000 sq. ft. Allowed with a Zoning Board of Appeals Special Permit**
- **Approved Accessory Dwelling Units and Permanently Deed-restricted affordable housing are specifically excluded.**

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

Lot size	By Right Up To	With Special Permit Up To	Plus Approved ADU Of Up To
.5 acre	3,518	4,518	1,000 sq. ft.
Minimum Lot size (.775 acre)	3,600	4,600	
1 acre	3,668	4,668	
2 acres	3,968	4,968	
3 acres	4,268	5,268	
6 acres	5,168	6,168	
10 acres	6,368	7,368	

Why are the Building Size Limits Different from the Seashore Building Size Bylaw Limits?

The Planning Board’s initial draft used the same limits as the Seashore District. However:

- Homes in the Residential District are larger than in the Seashore District
 - There are 26 homes in the Residential District larger than the largest home in the Seashore District.
 - The median house size (half the houses are larger than this size & half are smaller) in the Residential District is more than 400 sq. ft. larger than the Seashore District.
- Adjusting the limits to reflect prevailing size strengthens the legal defensibility of the proposed bylaw.

How is it Different From the Seashore District Bylaw?

- It takes the 3,600 sq. ft allowed by right on a Minimum Lot Size in the Seashore District (3 acres) and applies that to Minimum Lot Size in the Residential District (.775 acre).
- If the Seashore limits were applied, only a 3,155 sq. ft home would be allowed by right on a .775 acre lot in the Residential District – a difference of 445 sq. ft. compared to the proposed bylaw.

**REASONABLE PEOPLE DIFFER ON EXACTLY WHAT THE BEST LIMITS ARE
But right now there are No Limits!**