

Cape Cod Sustainable Development Principles

Location in Village or Commercial Centers – This is the preferred location for projects as infill development, redevelopment or new construction.

Infill or Redevelopment Projects – Project redevelops existing commercial development and/or building or shall infill within existing development. Projects that redevelop existing strip commercial development are viewed as most favorable.

Concentration of Development – Project is clustered, minimize footprint while maximizing height as appropriate to location and provide no more than 20% of housing units as detached single family homes. A project that proposes no detached single family housing is most desirable.

Mixed Use Development – Project proposes a mix of residential and commercial uses. Mixed use projects are not located in zoning districts where proposed commercial uses are prohibited.

Adaptive Reuse – Project preserves and/or reuses historic structures, schools, vacant commercial buildings or existing housing.

Housing Type – Project proposes a mix of housing types within the project or demonstrates that the housing type proposed diversifies the housing stock relative to adjacent properties. A mix of housing types includes multi-family, duplex units, mixed use units, townhouses and single family units with accessory units provided as attached or as small detached accessory units. All housing units shall be designed in accordance with local design guidelines or use traditional Cape Cod design.

Site Design – Project provides parking at the rear of structures, pedestrian amenities, attractively landscaped and user friendly public spaces, employs best management practices for stormwater management, and protects sensitive natural areas.

Wastewater Management – Project provides additional wastewater capacity above project needs with excess capacity made available to abutting properties or project shall provide denitrifying treatment system. Project includes provisions for the ongoing operation and maintenance of treatment facilities. Alternatively projects connect to existing municipal sewer system.

Rental Housing – Project provides a minimum of 25% of total housing units as rental units. Project that propose 50% to 100% rental are strongly encouraged

Price Diversity - Project provides a minimum of 25% of total housing units as units affordable to households whose income is less than 80% of median income and provides an additional percentage units restricted to other income ranges not exceeding 120% of median income.