

## Attachment

**Article A:** To see if the Town will vote to amend the Town of Wellfleet Zoning By-laws, **SECTION III, DISTRICTS, Section 3.2 District Objectives**, by deleting the existing National Seashore Park objectives and replacing it as follows, or do or act anything thereon.

National Seashore Park – To provide for those residential and limited commercial uses that are consistent with the ~~purposes for which~~ **regulations governing the activities within** the Cape Cod National Seashore ~~was created and~~ **are consistent with and** to support preservation of the character of the land within the Park, including preservation of its historic and natural features, scenic areas, scale of structures and other visual elements of the zoning district, while providing for compatible recreational and leisure time activities for residents and other users of the Park.

**Comment:** To clarify, in essence this would modify the existing language of Section 3.2 by-law in the following manner:

National Seashore Park - To provide for those residential and **limited** commercial uses that ~~do not conflict~~ **are consistent** with the regulations governing the activities of the **Cape Cod** National Seashore, ~~Park~~ and are ~~not incompatible~~ **consistent** with **and support preservation of** the character of **the land within** the park, including the preservation of **historic and natural features**, ~~and~~ scenic areas, **scale of structures and other visual elements of the zoning district**, ~~as well as~~ **while** providing ~~of certain~~ **for compatible** recreational and leisure time activities for **residents and other** users of the park.

**Article D:** To see if the Town will vote to amend the Town of Wellfleet Zoning By-laws, **Section VI, GENERAL REGULATIONS**, by adding **Section 6.24, National Seashore Park District Special Permit** as follows, or do or act anything thereon.

**(Comment:** We recommend Applicability threshold item be moved to Criteria.)

### 6.24.2 APPLICABILITY

A National Seashore Park District Special Permit is required for any private property within the boundaries of the Cape Cod National Seashore whose owner proposes to tear down, build anew, make alterations to, or relocate existing buildings, or add new accessory buildings that would:

- a. exceed ~~either the Cape Cod National Seashore's fifty percent (50%) expansion regulations or the Maximum Site Coverage in the National Seashore Park District listed in Section 5.4.3.1 of this By-law~~, **or**
- b. otherwise increase the nonconforming nature of the structure **and/or lot**, within the standards of **§6.1.5** ~~§6.1.5(2)~~ of this By-law.

~~The Cape Cod National Seashore's 50% expansion regulation is based on "the livable area of the single family residence that existed as of September 1, 1959" and allows for 50% expansion to the single family dwelling; and of this expansion total sum another 50% is allowed for use on an~~

~~accessory structure(s). For example, 1000 sq. ft. of single-family dwelling living space from September 1, 1959 is expandable to 1500 sq. ft., and of this total sum another 750 sq. ft. is allowable for an accessory building.~~

### 6.24.3 STANDARDS AND CRITERIA

**(Comment:** Criteria moved from Applicability above.)

The Board shall consider the Cape Cod National Seashore's 50% Use Guideline in addition to Maximum Site Coverage. Proposed development shall not exceed the 50% formula unless the Board finds that the development will not have negative impacts on the scenic views and on the scale, mass and character of the neighborhood.

The Cape Cod National Seashore's 50% expansion guideline is based on "the livable area of the single-family residence that existed as of September 1, 1959" and allows for 50% expansion to the single-family dwelling; and of this expansion total sum another 50% is allowed for use on an accessory structure(s). For example, 1000 sq. ft. of single-family dwelling living space as of September 1, 1959 is expandable to 1500 sq. ft., and of this total sum another 750 sq. ft. is allowable for an accessory building.