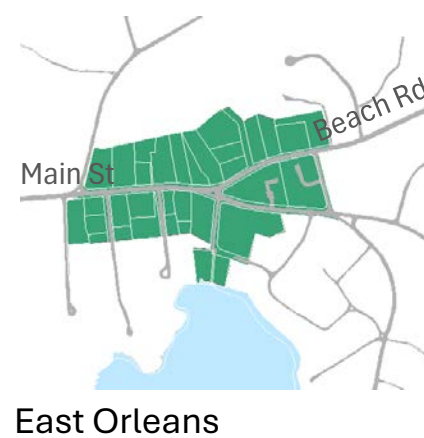
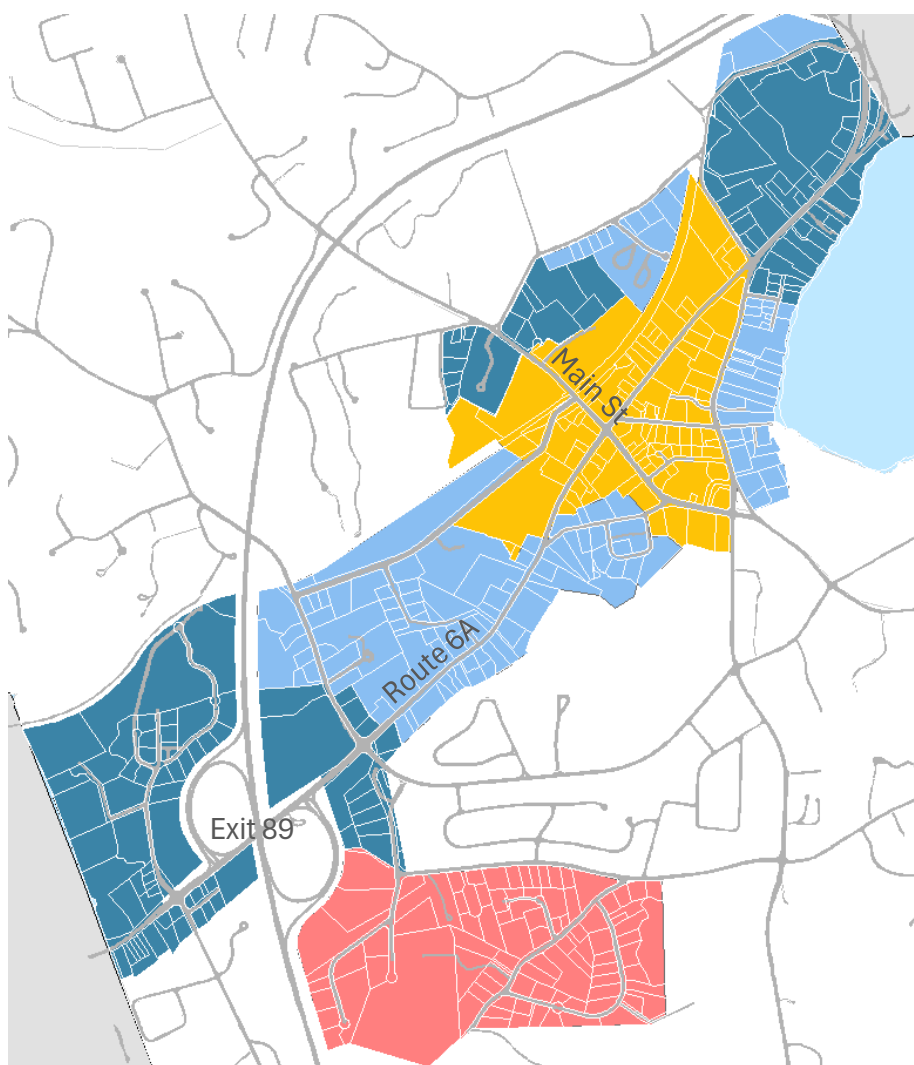




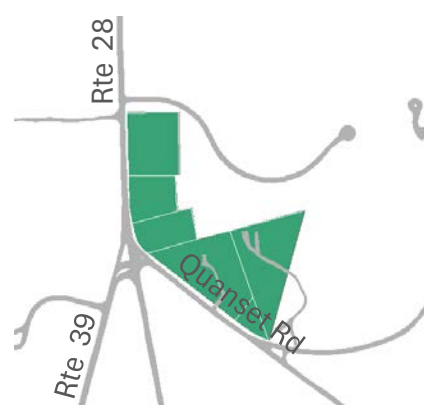
Town of Orleans

Zoning for Year-Round Housing

1 Unit	Accessory Dwelling Units No rentals less than 90 days	By-Right	All Districts
2 Units	Two Dwelling Units on Sewer	By-Right	LB, GB, VC
3 – 6 Units	Apartments in Commercial Districts	By-Right	RB, LB, GB, VC
4 Units	Up to 4 Dwelling Units within or accessory to a commercial structure	By-Right	All Districts
7 + Units	Apartments in Rural Business Districts: 3 units/acre	Special Permit	RB
7+ Units	Apartments in Central Business Districts: 8 units/acre; max 12 units/acre with density bonuses	Special Permit	GB, LB
7+ Units	Apartments in Village Center: 10 units/acre; max 14 units/acre with density bonuses	Special Permit	VC
Parking Requirements		1 Space per Dwelling Unit	All Districts
Inclusionary Affordable Housing Requirement		One Affordable Housing Unit (80% AMI) for every 10 units	All Apartments
Rental Requirements		No rental of apartments for less than 30 days	All Apartments



East Orleans



South Orleans

- GB General Business
- I Industrial
- LB Limited Business
- RB Rural Business
- VC Village Center

Orleans Zoning

For more information on housing in the Town of Orleans, contact Planning & Community Development at 508-240-3700 or visit town.orleans.ma.us