

Town of Falmouth
Amendment to the Code of Ordinances, Chapter 19
Regarding Uses in the VC Districts

The following amendments to Chapter 19, Zoning and Site Plan Review Ordinance are introduced with a retroactive effective date of May 15, 2017.

Add a new definition:

Car Wash:

An establishment engaged in the washing of motor vehicles.

19-11.3.1 VC1 and VC2

Permitted Uses, Conditional Uses and Maximum New Ground Floor Tenant Area (MNGFTA)				
Permitted Uses	VC 1 MNGFTA (sq. ft.)	Category of Use	VC 2 MNGFTA (sq. ft.)	Category of Use
Accessory building or use	50,000	P	50,000	P
Art and Craft Studio ¹	na	P	na	P
Automobile dealership (sales, service, storage & rental)	na	X	50,000	P
Bed and Breakfast Establishment	50,000	P	50,000	P
Business and professional office ²	50,000	P	50,000	P
Commercial School	20,000	P	20,000	P
<u>Car Wash</u>	<u>na</u>	<u>X</u>	<u>20,000</u>	<u>CU</u>
Day care center	50,000	P	50,000	P
Dwelling Unit ¹	na	P	na	P
Gas Station	na	CU	na	CU
Home Occupation	na	P	na	P
Horticultural Nursery	na	P	na	P
Hotel	na	P	na	P
Light manufacturing ¹	na	P	na	P
Municipal use	50,000	P	50,000	P
Outdoor recreation facility, permanent structure	50,000	CU	50,000	CU
Outdoor retail display > 100 and ≤2,500 square feet as an accessory use	na	P	na	P
Outdoor display of automobiles as an accessory use to automobile dealership	na	X	No limit	P
Place of Worship	50,000	P	50,000	P
Private club	50,000	P	50,000	P
Private School	20,000	P	20,000	P
Restaurant, including carry-out/outdoor seating	50,000	P	50,000	P
Restaurant, drive-through	na	X	50,000	CU

Permitted Uses, Conditional Uses and Maximum New Ground Floor Tenant Area (MNGFTA)				
Permitted Uses	VC 1 MNGFTA (sq. ft.)	Category of Use	VC 2 MNGFTA (sq. ft.)	Category of Use
Retail and service establishment, includes outdoor retail display not to exceed 100 sq. ft.	50,000	P	50,000	P
Retail, grocery ³	60,000	P	60,000	P
Service garage	50,000	CU	50,000	CU
Tier I & Tier II Personal Wireless Service Facility	na	P	na	P
Tradesmen's Office ¹	na	P	na	P
Wholly enclosed place of assembly, amusement, recreation, culture, and government	50,000	P	50,000	P
¹ Permitted on upper floors only				
² Includes Veterinary Clinic				
³ Retail, Grocery is limited to 60,000 gross square feet total for all floors				
P – Permitted; CU – Conditional Use Permit Required; X – Not permitted				