

Falmouth Center Project - Developer Requests for Zoning Relief through 12/17/18
VC1 District vs BP District Comparison

This list represents the requests for zoning relief identified to-date by the developer of the proposed Falmouth Center project. This list is not intended to include all uses proposed within the project, rather, only those uses for which zoning relief has been requested.

“Y” indicates that the use/activity is either a permitted or conditional use in the zoning district. “N” indicates that the use/activity is not allowed. Superscript numbers reference regulatory exceptions or additional explanatory information.

DEVELOPER ZONING REQUEST	VC1	BP
Gas station	Y	N
Car Wash	N ¹	N ¹
Retail	Y	N
Grocery retail	Y	N
Restaurant	Y	N
Residential on upper floors	Y	N
Residential on ground floor	N ²	N ²
Hotel	Y	N ³
Outdoor Recreation Facility	Y	N
Wholly Enclosed Place of Assembly/Recreation	Y ⁴	N
Light poles ≤ 80 feet tall for fields	N ⁵	N ⁵
Metal siding for buildings	N	N
High level architectural treatment for < 4 sides of a building	N	N ⁶

Notes:

1. Request is to relocate the existing on-site car wash to another area of the site
2. Ground floor residential only being requested in one building
3. Hotels are only allowed in BP on the west side of Rt.1 between Bucknam & Johnson Roads
4. Use limited to 50,000 square feet ground floor tenant area. Developer requesting 70,000 square feet
5. Only allowed with a Planning Board waiver
6. Only allowed if the building will not be visible from adjacent properties