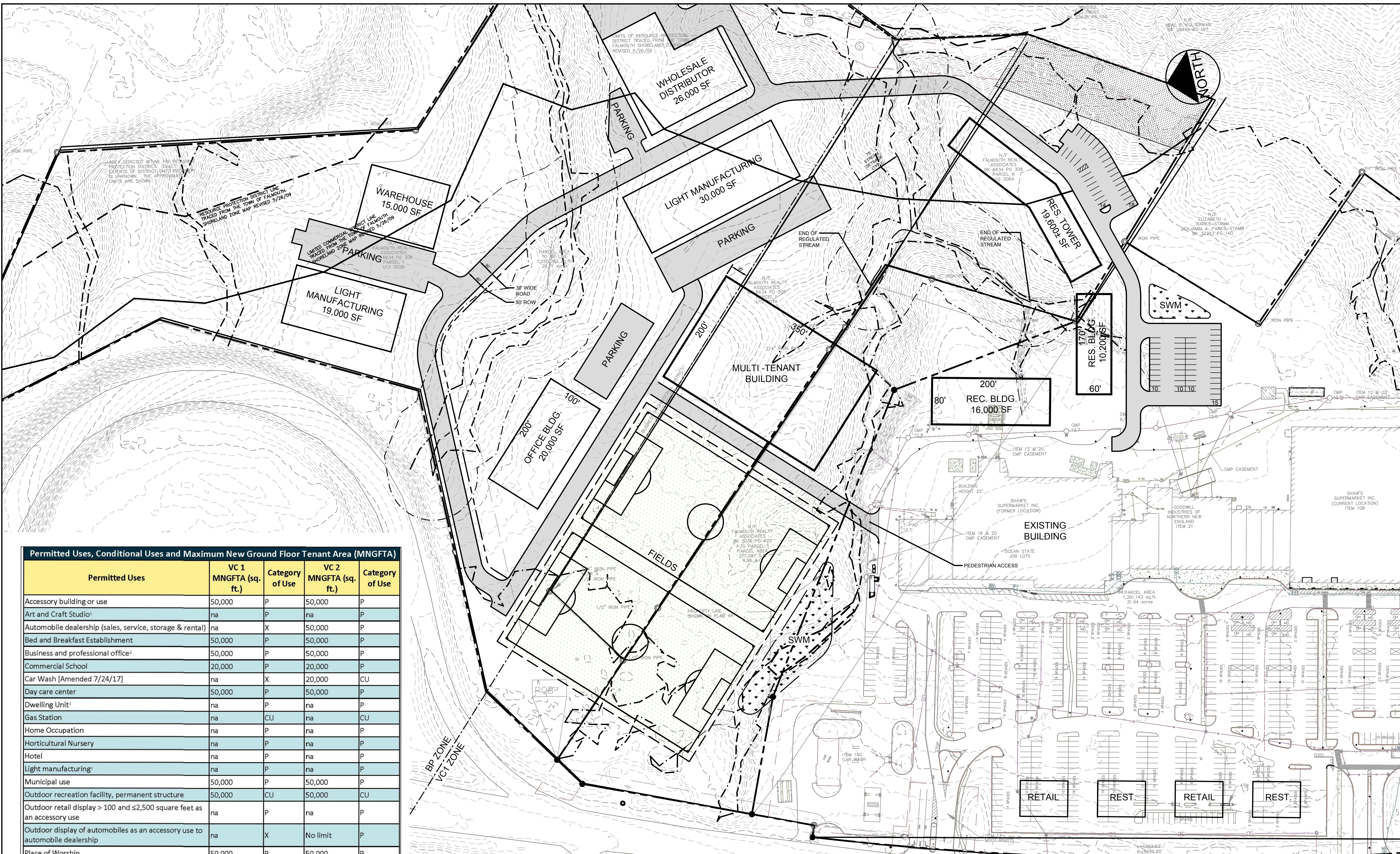


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Consultants

Notes



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 <sup>1</sup>	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 <sup>2</sup>	50,000	P	50,000	P
Commercial School	20,000	P	20,000	P
Car Wash [Amended 7/24/17]	na	X	20,000	CU
Day care center	50,000	P	50,000	P
Dwelling Unit <sup>3</sup>	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 <sup>4</sup>	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
Retail and service establishment, includes outdoor retail display not to exceed 100 sq. ft.	50,000	P	50,000	P
Retail, grocery <sup>5</sup>	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 <sup>6</sup>	na	P	na	P
Wholly enclosed place of assembly, amusement, recreation, culture, and government	50,000	P	50,000	P

<sup>1</sup> Permitted on upper floors only  
<sup>2</sup> Includes Veterinary Clinic  
<sup>3</sup> Retail, Grocery is limited to 60,000 gross square feet total for all floors  
P - Permitted; CU - Conditional Use Permit Required; X - Not permitted

Permitted Structures and Uses	Conditional Uses
A. Business and professional offices	A. Light manufacturing operations
B. Retail Service	B. Laboratory facilities
C. Tier I Personal Wireless Service Facilities [Adopted, 4/25/05]	C. Private clubs
D. Tier II Personal Wireless Service Facilities [Adopted, 4/25/05]	D. Research facilities
E. Essential Services** [Adopted, 7/28/2014]	E. Warehouses and wholesale distributors not exceeding 30,000 SF in gross floor area and not having more than two off-street loading berths.
	F. Hotels and motels, but only on the westerly side of U.S. Route One in the area between Bucknam Road and Johnson Road.
	G. Churches [Amended, 7/22/91]
	H. Outdoor Eating Areas [Adopted, 5/28/96]
	I. Day Care Centers [Adopted, 7/23/01]
	J. Ballet Arts Facilities [Adopted 5/24/04]
	K. Commercial Schools not exceeding 2,000 square feet of net leasable area. [Adopted 5/27/08]

\*\*[Note: establishment of an essential service that includes vehicular access or structures requires site plan approval by the Planning Board.]

Revision	By	Date
5 - CONCEPTUAL PLAN 3	SRB	18.12.18
4 - CONCEPTUAL PLAN 4	SRB	18.07.21
3 - CONCEPTUAL PLAN 3	SRB	18.06.28
2 - CONCEPTUAL PLAN 2	SRB	18.06.21
1 - CONCEPTUAL PLAN 1	SRB	18.06.11
	Appd.	17.MAY.10

File Name: CONCEPT-BASE PBF SRB SRB 18.06.11  
DWN. CHKD. DSGN. DATE  
Permit-Seal

Client/Project  
FALMOUTH GATEWAY

Title  
BY RIIGHT CONCEPT PLAN

Project No. Scale  
1" = 80'

Sheet  
1