

**SUMMARY OF CDC ACTIONS TO-DATE ON ROUTE 100 VISION PLAN’S LAND USE RECOMMENDATIONS  
(Revised through 4/30/18 CDC meeting)**

<b>Vision Plan Reference</b>	<b>CDC Recommendation</b>	<b>Description</b>
DS1	Recommend	Limit “big box stores” in MUC by enacting a maximum ground floor tenant area of 50,000 square feet for retail uses. (Similar to VC Districts)
DS3	Recommend	Eliminate the 60-seat limitation for restaurants in the VMU if served by public sewer.
DG2	Recommend	Review Exit 10 Design Guidelines to see if still current – CDC recommends revising as follows: 1. Eliminate requirement to use metal halide lighting; 2. Remove allowance to use driveways & parking areas as “outdoor spaces” in developments; 3. Incorporate page 23 Route 100 Vision Plan graphic to show example of desired development pattern, while being clear it is not mandatory for all situations.
PU5	Recommend	Review Route 100 Corridor Overlay to see if still current – CDC recommends four amendments: 1. Eliminate 50-foot setback for Residential Planned Developments in MUC and VMU (Sec.19-15.1); 2. Restrict use of Residential Planned Development density bonus, for siting buildings farther from the street, to the Farm and Forest District (Sec.19-15.2); 3. Eliminate requirement for buildings to be separated by height equivalent of taller building (Sec.19.15.8); 4. Limit required landscaping within buffer strip between buildings and the street to only canopy trees in instances where buildings are located less than 10 feet from the street (Sec. 19-15.6)
N/A	Recommend	Delete Conditional Use G from the VMU use table. The conversion of an existing structure into a three-unit multi-family should not be required to obtain BZA CU approval. Multi-family dwellings are a permitted use requiring Site Plan Review.

N/A	Recommend	In Sec. 19-14 (VMU) - Delete all five of the “Additional Standards”. These standards were deemed either superfluous to other ordinance requirements (#1 & #2) or unnecessary (#3-5). (These standards are attached for reference to the end of this document.)
N/A	Recommend	In MUC and West Falmouth Crossing - Add “Service Garages” as a conditional use.
N/A	Recommend	In MUC - Move Vet Clinics, Outdoor Eating Areas, and Day Care Homes from conditional uses to permitted uses.
N/A	Recommend	In West Falmouth Crossing – Move Day Care Centers, Churches, Vet Clinics, and Outdoor Eating Areas from conditional uses to permitted uses.
N/A	Recommend	In West Falmouth Crossing - Remove the list of uses under subsection i of the use table except for those uses that currently exist in the district. This will reduce confusion around implying that these uses, which require Council rezoning anyway, are treated differently than other uses that would need Council rezoning.
N/A	Recommend	Update and/or remove incorrect/outdated use terms (e.g. Farmers Markets as a permanent use, Service Establishments, Movie Theaters, Automobile Related Sales and Services).
N/A	Recommend	Enact a town-wide cap of 60,000 square feet on the size of Grocery Retail uses. (Consistent with the existing VC District limitation)
PU2 & DS2	Recommend with revisions	Add Hotels (max. footprint 20,000 s.f. & max. height 3 stories) as permitted uses in MUC and West Falmouth Crossing. CDC also recommends allowing the same in VMU.

PU3	Recommend with revisions	Eliminate the mixed-use requirement for individual structures in the MUC. Allow these uses to be “stand-alone” uses. (Retail, Residential Planned Developments, Two-family, Multi-family, Grocery Retail). CDC similarly proposes eliminating the mixed-use requirement for individual structures in West Falmouth Crossing. (Retail, Commercial Schools, Grocery Retail)
PU4	Recommend with revisions	Allow Carry-out Restaurants in VMU District. CDC also recommends allowing Carry-out Restaurants in West Falmouth Crossing.
DS6	Recommend with revisions	Vision Plan recommends reducing minimum lot width in VMU to 75 feet. CDC recommends reducing minimum lot width to 75 feet in VMU. (The CDC considered that the VC Districts have no minimum lot width and that the RA District has a 50 foot minimum lot width.)
SM1	Recommend with revisions	Vision Plan recommends amending ordinance to include stormwater recommendations from Route One Stormwater Report. CDC recommends that a Route 100-specific stormwater management plan be developed for the Route 100 corridor.
DS5	Recommend with revisions and additional discussion	Eliminate front setbacks and require maximum 30 foot front setback in MUC and VMU south of Mountain/Falmouth Rd unless not feasible due to topographic limitations. CDC proposes to expand this concept to all of the VMU and proposes to limit this regulation to only new commercial/mixed-use buildings, not to single-use residential buildings. Additional discussion is needed on how to provide flexibility for topographical limitations.
DG1	Additional discussion	Incorporate more flexibility for reuse of existing structures during site plan review.
AM1	Additional discussion	Update access management rules to strive for future shared access driveways and lot interconnections where possible.

PU1	Additional discussion	Expand uses allowed in existing structures on farms in Farm and Forest District. CDC believes more discussion is needed on the scope of this recommendation (geographic bounds; nature and intensity of additional uses; etc.). Concern was expressed about allowing permanent event space due to the scale/intensity of that use. CDC recognizes that the viability of farms has, to some extent, been supported by recent zoning amendments allowing expanded accessory uses for farms. Farms may also utilize home occupations and roadside stands as a means to diversify income.
PU5	Additional discussion	CDC believes more discussion may be warranted to determine whether the landscaped buffer strip requirement along Route 100 is still desired.
N/A	Additional discussion	CDC believes that more discussion is needed to analyze the appropriateness of all dimensional standards and net residential area/density requirements in MUC and VMU.
ZM1	No action proposed	Change zoning boundaries in four areas to match existing property boundaries - CDC notes that two of the four areas identified for changing appear to have been addressed by recent zoning map changes. CDC does not feel the need to change the remaining two areas at this time in the absence of a compelling reason to do so.
DS4	No action proposed	Require redevelopment of 60 Gray Road parcel to comply with Vision Plan's recommendation DS5 to discourage parking within the front setback.
DS5	No action proposed	Discourage parking between new buildings and the front setback in MUC and VMU - CDC agrees but believes this restriction should only apply to commercial/mixed-use buildings and not to single-use residential buildings. CDC believes, therefore, that the Design Guidelines already address this issue adequately while providing flexibility for developers and the Planning Board.

**Section 19-14 VMU District “Additional Standards” - Proposed to be deleted**

1. The conversion of an existing building or structure to another use shall be permitted only if off-street parking can be provided to meet the requirements of Section [19-38](#).
2. The enlargement of an existing building or structure shall be permitted only if off-street parking can be provided to meet the requirements of Section [19-38](#).
3. Any modification of any existing building or structure including, without limitation, any enlargement or change in use which results in an increase in the level of traffic generation, shall be permitted only if the vehicle entrance(s) meets the sight distance requirements set forth in Section [19-140](#) or improvements will be made to meet this requirement.
4. Notwithstanding the setback requirements above and in subsection [19-136.c](#), the area between the front lot line and a line drawn at the actual front setback depth and parallel to a straight line connecting the intersections of the front lot line with the side lot lines shall not be used for parking or service and shall be maintained as landscaped area except for necessary access roads and pedestrian ways.
5. In areas where the existing buildings have an established uniform setback relationship to the street, any new building or modification to an existing building shall maintain this established relationship notwithstanding the setback provisions of this section. An established uniform setback relationship is deemed to exist when the actual front setbacks for the two adjacent parcels on either side of and fronting on the same street as the subject parcel are within +/- 5 feet of the average actual front setback for the four (4) parcels. For lots near intersections, the parcels on the opposite side of the intersection and on the same side of the street shall be considered for this determination if necessary.