

**Route 100 Land Use and Zoning Recommendations
Proposed by Community Development Committee
Concept Discussion – March 8, 2021 Council Meeting**

Notes for interpreting the table of CDC recommendations below:

- The “Vision Plan Reference” column indicates whether a CDC recommendation originated from the Route 100 Vision Plan. In instances where the CDC recommendation originated from the Vision Plan, the field is populated with reference to the specific Vision Plan recommendation.
- The “CDC Recommendation” column indicates whether the CDC is recommending to implement a Vision Plan concept as drafted in the Vision Plan with no changes, whether the CDC is recommending that a Vision Plan concept be implemented in a revised manner, or whether the CDC is recommending no additional action on a Vision Plan concept. (For CDC recommendations that did not originate from the Vision Plan, a designation of “recommend” is provided.)
- The “Presented to Council in 2018?” column indicates whether or not the CDC recommendation was previously presented to the Town Council by the 2018-era CDC at the June 2018 Council meeting.
- The “Description” column summarizes the specific Route 100 Vision Plan recommendation (in instances where a recommendation came directly from the Route 100 Plan) in bold italics. Language in standard font provides detail, where applicable, as to how the CDC proposes to implement a particular recommendation.

TABLE OF CDC LAND USE AND ZONING RECOMMENDATIONS

Vision Plan Reference	CDC Recommendation	Presented to Council in 2018?	Description
Access Management 1	Recommend	N	<p><i>Update access management rules to strive for future shared access driveways and lot interconnections where possible, unless not feasible due to topographic or other limitations</i></p> <p>Add language to the Exit 10 Design Guidelines (similar to a provision in the former Village Center Design Guidelines) that outlines the benefits of shared connecting driveways and that allows an evaluation of the feasibility of driveway connections during Site Plan Review.</p>
Dimensional Standards 1	Recommend	Y	<p><i>Limit “big box stores” in MUC by enacting a maximum ground floor tenant area of 50,000 square feet for retail uses similar to the VC Districts along Rt.1.</i></p>
Dimensional Standards 3	Recommend	Y	<p><i>Eliminate the 60-seat limitation for restaurants in the VMU for restaurants served by public sewer.</i></p>
Dimensional Standards 4	Recommend	N	<p><i>Provide short-term parking setback flexibility for the 60 Gray Road property but require future redevelopment of the property to comply with the Vision Plan’s building setback and parking standards. (Buildings close to the street with parking to side/rear of buildings.)</i></p> <p>Have the 60 Gray Road property, formerly zoned MUC but re-zoned to Gray Road Special District in 2015, revert back to MUC District.</p>
Dimensional Standards 6	Recommend	Y	<p><i>Reduce minimum lot width in the VMU District from 150 feet to 75 feet to promote more compact development.</i></p>

<p>Design Guidelines 2</p>	<p>Recommend</p>	<p>Y</p>	<p><i>Review the Exit 10 Design Guidelines to make sure they are current</i></p> <p>Modify the Guidelines as follows:</p> <ol style="list-style-type: none"> 1. Eliminate requirement to use metal halide lighting in order to allow LED lighting; 2. Remove the ability for developers to use driveways and parking lots to satisfy the requirement to provide “outdoor space”; 3. Incorporate the drawing on Page 23 of the Vision Plan to provide a graphic example of desired development design concepts (interconnected parking lots, combined curb cuts, etc) while being clear that all design concepts are not mandatory for all situations.
<p>Permitted Uses 5</p>	<p>Recommend</p>	<p>Y</p>	<p><i>Review the Route 100 Corridor Overlay District requirements to make sure they are still current</i></p> <ol style="list-style-type: none"> 1. Eliminate the minimum 50-foot setback for Residential Planned Developments in MUC and VMU (Sec.19-15.1). (This standard runs counter to the vision of bringing buildings closer to the street.) 2. Eliminate Residential Planned Development density bonus for siting buildings farther from the street in the MUC and VMU Districts (Sec.19-15.2); (This standard runs counter to the vision of bringing buildings closer to the street.) 3. Eliminate requirement for principal buildings to be separated by the height equivalent of the taller building (Sec.19.15.8); (This runs counter to the vision of promoting more compact development.) 4. Where buildings are located less than 10 feet from the street line, reduce landscaping requirements between the building and the street to just street/canopy trees (Sec. 19-15.6). (This will allow buildings to be brought closer to the street.)

N/A	Recommend	Y	Eliminate the Sec. 19-14 VMU use table requirement for BZA conditional use review for the conversion of an existing structure into a three-unit multi-family use. (New multi-family buildings of up to six units are permitted uses in VMU that do not require BZA review and only require Planning Board site plan review.)
N/A	Recommend	Y	In Sec. 19-14 (VMU) - Delete Additional Standards #s 1, 2, 3, & 5". These standards were deemed either repetitive of other ordinance requirements (#1 & #2) or unnecessary (#3 & #5). (See ordinance excerpt of these four standards following this table of recommendations.)
N/A	Recommend	Y	In MUC and West Falmouth Crossing, add "Service Garages" as a conditional use.
N/A	Recommend	Y	In MUC, move Vet Clinics, Outdoor Eating Areas, and Day Care Centers from conditional uses to permitted uses.
N/A	Recommend	Y	In West Falmouth Crossing, move Day Care Centers, Churches, Vet Clinics, and Outdoor Eating Areas from conditional uses to permitted uses.
N/A	Recommend	Y	In West Falmouth Crossing, remove the list of permitted 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	Y	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	Y	Enact a town-wide cap of 60,000 square feet on the size of Grocery Retail uses to be consistent with the size cap in the VC District.
Permitted Uses 2 & Dimensional Standards 2	Recommend with revisions	Y	<i>Add Hotels as a permitted use in MUC and West Falmouth Crossing Districts. Set a maximum footprint size of 20,000 square feet and a maximum height of three stories.</i> CDC also recommends allowing hotels as a permitted use in the VMU District.
Permitted Uses 3	Recommend with revisions	Y	<i>Allow stand-alone land uses and eliminate the current mixed-use requirement in the MUC District to avoid the arbitrary mixing of uses on a site.</i> CDC also recommends eliminating this same mixed use requirement in West Falmouth Crossing.
Permitted Uses 4	Recommend with revisions	Y	<i>Allow carry-out restaurants as a permitted use in the VMU District.</i> CDC also recommends adding carry-out restaurants as a permitted use in West Falmouth Crossing.
Stormwater Management 1	No action recommended	Y	<i>Amend ordinance to include stormwater recommendations from Route One Stormwater Report.</i> The CDC determined there was little direct applicability/transferability of the Route One Report to the Route 100 corridor, and there was a recognition of broader town/regional efforts around stormwater occurring that will better inform stormwater efforts in this area.

Dimensional Standards 5	Recommend with revisions	<p>Y*</p> <p>*But proposed scope in 2018 was to apply to all areas of VMU and to exempt single use residential buildings from max setback</p>	<p><i>Unless not feasible due to topographic or other limitations, discourage parking between the front lot line and new buildings in MUC and VMU south of Mountain/Falmouth Road. Set front building setback to a minimum of 0 feet and a maximum of approximately 30 feet. This is a more traditional building pattern that is in keeping with many older buildings in the area, one that the committee feels helps to promote walkability in the area.</i></p> <p>Apply the 0 ft. min. front setback and the 30 ft. max. front setback to new buildings in the portions of VMU identified in the Vision Plan and to the portions of MUC within the Route 100 Corridor Overlay;</p> <p>Apply the 0 ft. min. front setback to all properties in the VMU;</p> <p>CDC believes existing regulatory provisions already adequately address the Vision Plan’s goal of discouraging parking at the front of properties.</p>
Permitted Uses 1	Recommend with revisions	<p>N</p>	<p><i>Support existing farms by expanding the list of permitted uses for existing structures on lots in the Farm and Forest District with frontage on Route 100</i></p> <ol style="list-style-type: none"> 1. Add Art and Craft Studios as a permitted use in MUC; 2. Add Art and Craft Studios as a permitted use in the portion of Farm and Forest District within the Route 100 Corridor Overlay if the use is associated with an active farm use. Cap the size of the studios to 2,000 square feet of floor area; 3. Amend the Art and Craft Studio definition to allow the incidental sale of art produced on the premises.
Zoning Map 1	No action recommended	<p>Y</p>	<p><i>Change zoning boundaries in four areas to match existing property boundaries</i></p> <p>CDC notes that two of the four areas identified in the Vision Plan appear to have been addressed by subsequent zoning map changes. CDC does not feel the need to change the remaining two areas at this time in the absence of a better rationale to do so.</p>

Design Guidelines 1	No action recommended	N	<p><i>Incorporate more flexibility for the reuse of existing structures during site plan review.</i></p> <p>CDC believes that adequate flexibility exists for the reuse of existing structures.</p>
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Zoning Ordinance Excerpt – Existing Section 19-14 VMU District Additional Standards (CDC Proposes to delete #1, 2, 3, & 5)

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.