

Tidewater Farm
Matrix of Uses Permitted

This table is intended to represent the uses as currently permitted under the Tidewater Master Plan Development District. The documents used to compile the matrix are the Town of Falmouth Zoning and Site Review Ordinance (12-17-07), The Tidewater Master Planned Development District Master Plan (April 4, 2005), Conservation Easement (23279/235) and the Management Plan For the Protected Property Tidewater Farms (April 4, 2005). Prepared by Planning Staff 3-5-08

	TF1 (Protected Property)	TF2 (Finks Farm)	TF3 (Hotel)
Zoning Ordinance Section 3.18	<p>NOTE: The Zoning Ordinance does not distinguish between the various development areas. It is staff's interpretation that the Ordinance defers to the Master Plan for specifically permitted uses in each area. The following language is a quote from the Ordinance:</p> <p>“3.18.1 Allowed Uses</p> <p>The use of land, buildings and structures within the Tidewater Master Planned Development District shall be consistent with the adopted Master Development Plan. The following uses shall be specifically allowed in accordance with the Master Development Plan:”</p> <p>Permitted Uses</p> <ol style="list-style-type: none"> 1. Accessory buildings and structures 2. Single family detached dwellings 3. Two-family dwellings 4. Multiplexes 5. Apartments on the upper floors of a mixed-use building 6. Business and professional offices 7. Research facilities 8. Wholly enclosed places of assembly, amusement, recreation, and government 9. Outdoor facilities for recreation, entertainment and culture 10. Retail and service establishments 11. Restaurants (not including drive through service) 12. Outdoor eating areas 		

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Zoning Ordinance Section 3.18 contd.	13. Hotels 14. Municipal buildings and uses 15. Day care centers 16. Churches 17. Health Institutions 18. Libraries 19. Museums 20. Private clubs 21. Farming 22. Animal Husbandry 23. Farm Stands 24. Forestry 25. Riding Stables 26. Farmer's Markets Conditional Uses¹ 1. Public utilities 2. Light manufacturing operations with no exterior storage of material, equipment or products 3. Home occupations		
Master Plan	The plan refers to the conservation easement and management plan	“...historic farm and barn to be utilized in a manner consistent with the approved management plan...” and the following uses as listed in the Zoning Ordinance 6. Business and professional offices 8. Wholly enclosed places of assembly,	<ul style="list-style-type: none"> • Destination Resort and related accessory uses including but not limited to restaurant, health spa, indoor and outdoor swimming facilities. • Architectural design subject to the Tidewater Village Design Guidelines

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Master Plan contd.		amusement, recreation, and government 9. Outdoor facilities for recreation, entertainment and culture 10. Retail and service establishments 11. Restaurants (not including drive through service)	
Conservation Easement	Refers out to the management plan and also lists the following “structures” as allowed: (a) Underground utilities (b) Stormwater management facilities (c) Small unlighted signs to indicate ownership of the property (d) Benches (e) Landscaping fencing, walls, hedges, and other landscaping (f) Signage as approved by the Planning Board (g) Trail improvements such as gravel or pavement, handrails, culverts, walkways and steps (h) Fencing, sheds and other similar structures ancillary to the anticipated agricultural, research and educational uses of the Protected Property	Refers to the “Historic Finks Farm Buildings” in Paragraph 5. <u>Structures</u> . And reads “Grantor and Town recognize and agree that the Historic Finks Farm Building shall be maintained and enhanced for agricultural, educational and cultural purposes...”	Does not apply

	TF1 (Protected Property)	TF2 (Finks Farm)	TF3 (Hotel)
Management Plan	<p>Under paragraph titled “Allowed Use of the Protected Property” the following uses are permitted:</p> <ul style="list-style-type: none"> (1) Arts and cultural events consistent with the Vision including but not limited to concerts, performances, films, public lectures, conferences and symposia, outdoor and indoor exhibitions and installations, and artist residency programs (2) Educational programs and events, including but not limited to workshops, courses, tours, demonstrations, and other educative activities consistent with the Vision. (3) Low-intensity agricultural uses (including horticultural, gardening and minimal livestock use) consistent with the property’s historic use as a farm, garden, pasture, and orchard including the use of the premise as a demonstration farm as part of a legitimate educational or government program. (4) Public low-intensity, non-motorized recreational activities such as walking, bird watching, and cross-country skiing. (5) Fundraising events such as hosting weddings, Farmers’ Markets, gala receptions, auctions, seasonal festivals, and other reasonable similar initiatives, any of which could entail appropriate, and tasteful temporary indoor and outdoor decorations to support activities and 	Does not apply	Does not apply

	TF1 (Protected Property)	TF2 (Finks Farm)	TF3 (Hotel)
Management Plan Contd.	<p>programs consistent with the Vision for the property.</p> <p>New buildings and structures will be limited to those that are consistent with the Vision for the property including:</p> <ul style="list-style-type: none"> (i) Fences and boundary markers (ii) Benches, walkways, bridges and small interpretive, educational or directional signs (iii) Structures necessary to accomplish art and cultural programs (iv) Agricultural buildings and structures needed to support a demonstration farm, educational facility or other low-intensity agricultural or educational uses (v) Special event overflow parking areas in the open field area (vi) Temporary tents or structures for scientific, agricultural, artistic, cultural, and educational events, and for fundraising activities. 		

¹There is no guidance in the Zoning Ordinance or the Master Plan with regard to where and how Conditional Uses are allowed.