

Exhibit E

Allowed Uses within the Tidewater Farm Protected Property

The use of land, buildings and structures within the Tidewater Farm shall be as follows:

Permissible Uses¹

Structures

- (a) Stormwater management facilities and underground utilities
- (b) Small unlighted signs to indicate property ownership
- (c) Benches, walkways, bridges and small interpretive, educational and/or directional signs as approved by the Planning Board
- (d) Fencing and boundary markers, walls, hedges, and other landscaping improvements
- (e) Trail improvements such as gravel or pavement, handrails, culverts, walkways and steps
- (f) Sheds, farm stands and other small ancillary structures required to support anticipated agricultural, research and educational uses
- (g) Temporary tents or structures for scientific, agricultural, artistic, cultural, educational and hosted events

Activities

- (a) Arts and cultural events including concerts, performances, films, public lectures, conferences and symposia, outdoor and indoor exhibitions and installations, and artist residency programs.
- (b) Educational programs and events, including but not limited to workshops, courses, tours, demonstrations, and other educative activities consistent with the Vision.
- (c) Low-intensity agricultural including animal husbandry. Such uses (including horticultural, gardening and minimal livestock use) shall be 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.
- (d) Public low-intensity, non-motorized recreational activities such as walking, bird watching, and cross-country skiing.
- (e) Recreational and community events such as small hosted weddings, farmers' markets, seasonal festivals, and other reasonable similar initiatives, any of which could entail appropriate, and tasteful temporary indoor and outdoor decorations to support activities and programs
- (f) Special event overflow parking areas in the open field area

¹ This exhibit was compiled from information obtained from the Town of Falmouth Planning Staff and is based on the Town's Zoning Ordinance – Sec. 3.18; The Tidewater Master Planned Development District Master Plan, the Conservation Easement and the Management Plan for the Protected Property Tidewater Farms.

- (g) Outdoor eating areas and facilities supporting recreation, entertainment and culture

Building Uses

- (a) Residential space for artist and craftsmen in residence, caretaking activities and other educationally related activities
- (b) Professional offices consistent with the permissible uses in the Protected Property
- (c) Research facilities
- (d) Wholly enclosed places of assembly, amusement, recreation and government
- (e) Small organically oriented restaurant including educational demonstration kitchen
- (f) Retail and service establishments consistent with activities in the Protected Property