

3.14 West Falmouth Crossing Master Planned Development District*

[Adopted, 1/26/98] [Amended, 12/22/05] **(Formerly Exit 10 Master Planned Development District)*

To create a planned development at the West Falmouth Crossing interchange that will be in keeping with the semi-rural character of West Falmouth and surrounding neighborhoods. To permit maximum creativity in site design and to ensure high quality construction with special attention to landscaping, lighting, building orientation and form, coordination of architecture, and signage. To accomplish these goals, the Town Council may approve a Master Development Plan that guides the site plan review process in keeping with general performance standards of the ordinance, but with more flexibility granted to developers and the Planning Board in implementing the approved Master Development Plan.

3.14.3 Master Development Plan Sign Controls

The number, size and location of signs shall conform to the requirements set forth in this ordinance, unless a Master Development Plan has been approved. If a Master Development Plan has been approved by the Town Council, the provisions of [Section 3.10, Route 100 Corridor Overlay District \(CO\), as well as](#) Sections 5.11 through 5.20 of this Ordinance shall not be applicable insofar as they relate to number, size and location of signs in the area covered by the approved Master Development Plan. [The Planning Board may approve signage for a parcel within an approved Master Development Plan if it finds that the proposed signage in terms of number, size and location is consistent with the Exit 10 Design Guidelines.](#)

[Amended, 5/27/99]

[NOTES:]

Current provisions of the CO District require the following dimensions:

From 3.10, CO District

5. Notwithstanding the provisions of subsection 5.11 to 5.19, signs within the Overlay District shall be governed by the following additional requirements:
 - (a) The maximum size of freestanding advertising signs shall be 48 sq ft;
 - (b) The maximum number of freestanding signs per lot shall be one; and
 - (c) The maximum height of freestanding signs shall be twelve (12) feet.

The WFCMPDD district governs signs as noted in the blue highlighted text above. Exit 10 Design Guidelines are in a separate document.