

## **Excerpt from 5-13-2013 Zoning and Site Plan Review Ordinance**

### **3.7 "BP" - Business and Professional District**

To establish within the Town of Falmouth space for business and professional offices, with exceptions for certain other uses with appropriate site design. Uses locating in this District shall be located, sited and landscaped in such a manner as to preserve open space, control vehicle access and traffic, maintain appropriate setbacks, buffers and natural screening, and to screen parking areas from Route One and other roadways.

#### **Permitted Structures and Uses**

1. Business and professional offices
2. Tier I Personal Wireless Service Facilities [Adopted, 4/25/05]
3. Tier II Personal Wireless Service Facilities [Adopted, 4/25/05]

#### **Conditional Uses**

1. Light manufacturing operations
2. Laboratory facilities
3. Private clubs
4. Research facilities
5. Warehouses and wholesale distributors not exceeding 30,000 SF in gross floor area and not having more than two off-street loading berths.
6. Hotels and motels, but only on the westerly side of U.S. Route One in the area between Bucknam Road and Johnson Road.
7. Public Utilities [Adopted, 7/22/91]
8. Churches [Amended, 7/22/91]
9. Outdoor Eating Areas [Adopted, 5/28/96]
10. Day Care Centers [Adopted, 7/23/01]
11. Ballet Arts Facilities [Adopted 5/24/04]
12. Commercial Schools not exceeding 2,000 square feet of net leasable area. [Adopted 5/27/08]