**LAND USE**

**COMMUNITY GOAL AND PUBLIC POLICIES:**

Falmouth shall use land appropriately to create places to **live**, **work**, and **play** by encouraging **sustainable**, and **balanced** growth.

**Policy #1:** Falmouth shall continuously analyze the zoning rules that guide development to ensure that they are flexible, fair, and innovative to improve the quality of the public streetscape.

**Policy #2:** Falmouth shall thrive and grow by guiding development into convenient and pleasant villages suitable for the 21st Century, balanced with large reserves of open land.

**Policy #3:** Falmouth shall encourage a high-quality and durable built environment that respects the culture of the community.

**Policy #4:** Falmouth shall provide for a comprehensive network of access corridors, to accommodate many modes of travel.

**Policy #5:** Falmouth shall encourage increased density, primarily through redevelopment, in some areas, and discouraging further development in others.

**ACTION ITEMS FOR IMPLEMENTATION:**

- Create a Redevelopment Authority
- Establish a TDR bank
- Investigate adoption of a Form Based Zoning Code
- Adopt design review guidelines to be administered by the Planning Board
- Increase the amount of land available for business and industrial uses
- Create a multi-family district zoning bylaw
- Acquire contiguous areas of the town as resource areas, but with some potential, compatible uses such as recreation and agriculture
- Design a human-scaled and walkable environment
- Farmland preservation trust
- Revise local grandfathering (240-3) bylaws.