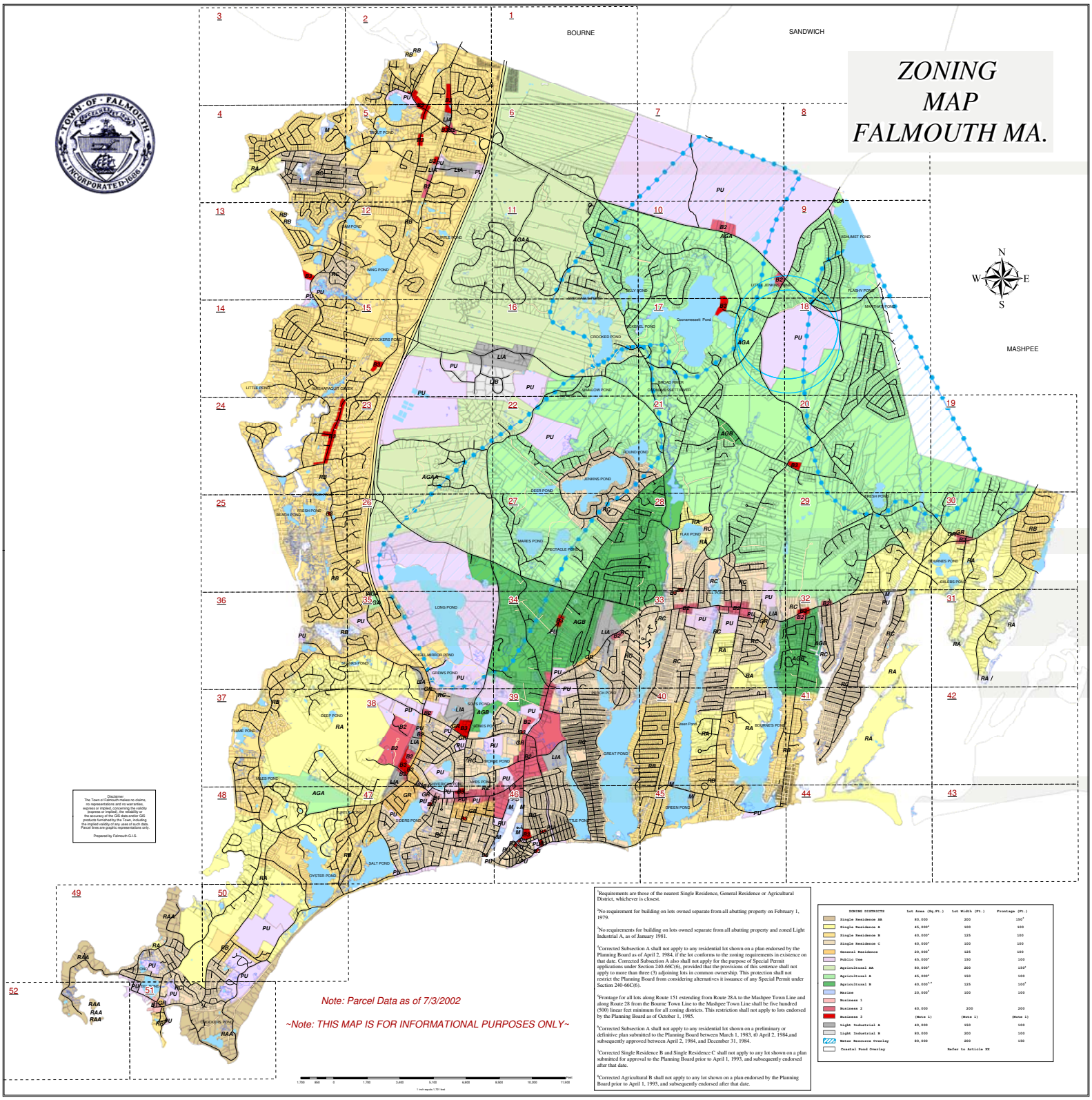
ZONING MAP FALMOUTH MA.



[1]Requirements are those of the nearest Single Residence, General Residence or Agricultural District, whichever is closest.

[2]No requirement for building on lots owned separate from all abutting property on February 1, 1979.

[3]No requirements for building on lots owned separate from all abutting property and zoned Light Industrial A, as of January 1981.

[4]Corrected Subsection A shall not apply to any residential lot shown on a plan endorsed by the Planning Board as of April 2, 1984, if the lot conforms to the zoning requirements in existence on that date. Corrected Subsection A also shall not apply for the purpose of Special Permit applications under Section 240-66C(6), provided that the provisions of this sentence shall not apply to more than three (3) adjoining lots in common ownership. This protection shall not restrict the Planning Board from considering alternatives it issuance of any Special Permit under Section 240-66C(6).

[5]Frontage for all lots along Route 151 extending from Route 28A to the Mashpee Town Line and along Route 28 from the Bourne Town Line to the Mashpee Town Line shall be five hundred (500) linear feet minimum for all zoning districts. This restriction shall not apply to lots endorsed by the Planning Board as of October 1, 1985.

[6]Corrected Subsection A shall not apply to any residential lot shown on a preliminary or definitive plan submitted to the Planning Board between March 1, 1983, t0 April 2, 1984,and subsequently approved between April 2, 1984, and December 31, 1984.

[7]Corrected Single Residence B and Single Residence C shall not apply to any lot shown on a plan submitted for approval to the Planning Board prior to April 1, 1993, and subsequently endorsed after that date.

[8]Corrected Agricultural B shall not apply to any lot shown on a plan endorsed by the Planning Board prior to April 1, 1993, and subsequently endorsed after that date.

ZONING DISTRICTS	Lot Area (Sq.Ft.)	Lot Width (Ft.)	Frontage (Ft.)
Single Residence AA	80,000	200	150[5]
Single Residence A	45,000[6]	100	100
Single Residence B	40,000[6]	125	100
Single Residence C	60,000[6]	100	100
General Residence	20,000[6]	125	100
Public Use	45,000[6]	150	100
Agricultural AA	80,000[6]	200	150[5]
Agricultural A	45,000[6]	150	100
Agricultural B	40,000[6,8]	125	105[5]
Marine	20,000[6]	100	100
Business 1			
Business 2	40,000	200	200
Business 3	(Note 1)	(Note 1)	(Note 1)
Light Industrial A	40,000	150	100
Light Industrial B	80,000	200	100
Water Resource Overlay	80,000	200	150
Coastal Pond Overlay	Refer to Article XX		