

\$395,000



Address	1456 Falmouth Road Centerville, MA 02632
Land Area	0.65+/- Acres
Map/Parcel	209/019
Zoning	Highway Office, in AP Zone.
Price	\$395,000

PRIME Commercial Land Between Mashpee & Hyannis

0.65 acres of commercial zoned land

Over 100' of frontage on Falmouth Road

Zoned Highway Office: Permitted uses include business & professional offices, bank (including drive thru), medical, dental and clinical offices, technological and computer research, publishing and printing operations.

Land
for sale

A. Standards applicable to all uses within the HO Highway Office District:

(1) Naturally occurring vegetation, including trees shall be incorporated into the design of the site wherever possible, and natural vegetation shall be retained in landscaped buffer areas to the maximum extent feasible. The limit of clearing shall be indicated on plans submitted to site plan review pursuant to Article IX herein. No clearance of vegetation shall occur prior to submission to site plan review.

(2) No nonresidential development shall have principal vehicular access through a single-family residentially zoned area, or principal vehicular access via a road located in a single-family residential zoning district.

(3) Building and site design shall, in so far as practical, conform to officially published, local and regional design guidelines applicable to Cape Cod.

B. Principal permitted uses. The following uses are permitted in the HO Highway Office Zone:

(1) Business, professional and governmental office; bank, including drive-through facilities.

(2) Medical, dental office and clinic, including patient treatment facilities.

(3) Technological and computer research, data processing; computer operations.

(4) Publishing and printing operations.

C. Accessory uses. (Reserved for future use.)

D. Conditional uses. (Reserved for future use.)

E. Special permit uses. (Reserved for future use.)

F. Bulk regulations.

(c) Natural vegetation shall be retained in landscape buffers and supplemented, or replanted where natural vegetation has been lost, with similar plant materials common to Cape Cod, including bushes, trees and ground cover.

(b) Landscape buffer from rear yard: 20 feet.

(a) Landscape buffer from side yard: 10 feet.

(2) Landscape buffer:

(1) Dimensional requirements.

NOTE: Front yard landscaped setback from the road lot line: 45 feet. Existing trees and shrubs shall be retained within the road right-of-way and within the required front yard landscaped setback. Where natural vegetation cannot be retained, the front yard landscaped setback shall be landscaped with a combination of grasses, trees and shrubs commonly found on Cape Cod. A minimum of one street tree with a minimum caliper of three inches shall be provided per 30 feet of road frontage distributed throughout the front yard setback area. No plantings shall obscure site at entrance and exit drives and road intersections. All landscaped areas shall be continuously maintained, substantially in accordance with any site plan approved pursuant to Article IX herein.

³ Floor area ratio (FAR) is the ratio of gross building square feet to lot area.

¹ Or two stories, whichever is lesser.

Zoning Districts	Lot Area (square feet)	Frontage (feet)	Lot Width (feet)	Minimum Yard Setbacks (feet)	Maximum Building Height (feet)	Maximum Floor Area Ratio ²
HO	2 acres	200	—	45	15	20
						30 ¹
						0.3