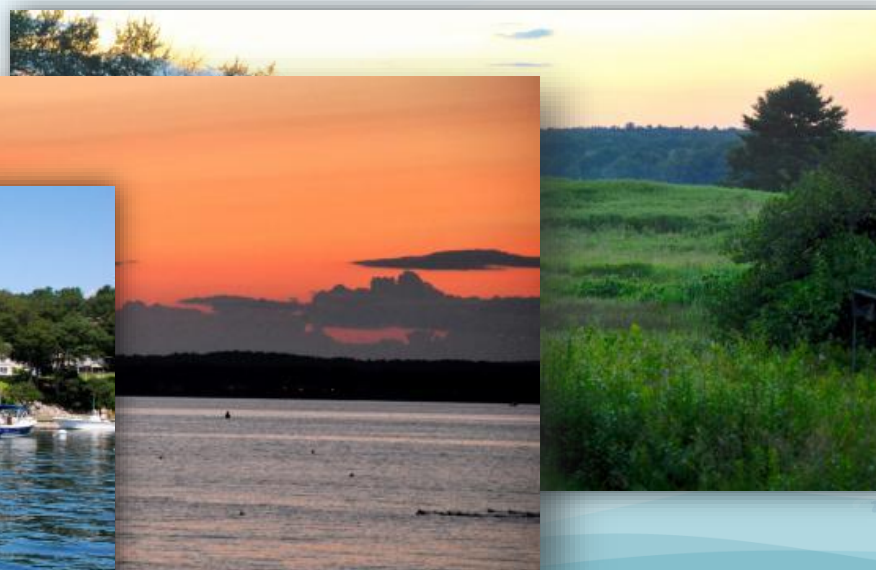


## Reorganization of Development Ordinances



# General Project Purposes

- Address the structure, organization, and readability of the Code
- Unify all development-related ordinances into a Unified Development Code (UDC)
- Update terminology and resolve issues of interpretation
- Revise non-policy related content (standards, criteria, and procedures)
- Include appropriate tables, graphics, and illustrations
- Publish on-line in a user-friendly accessible format




# What is to be included in the Unified Development Code (UDC)?

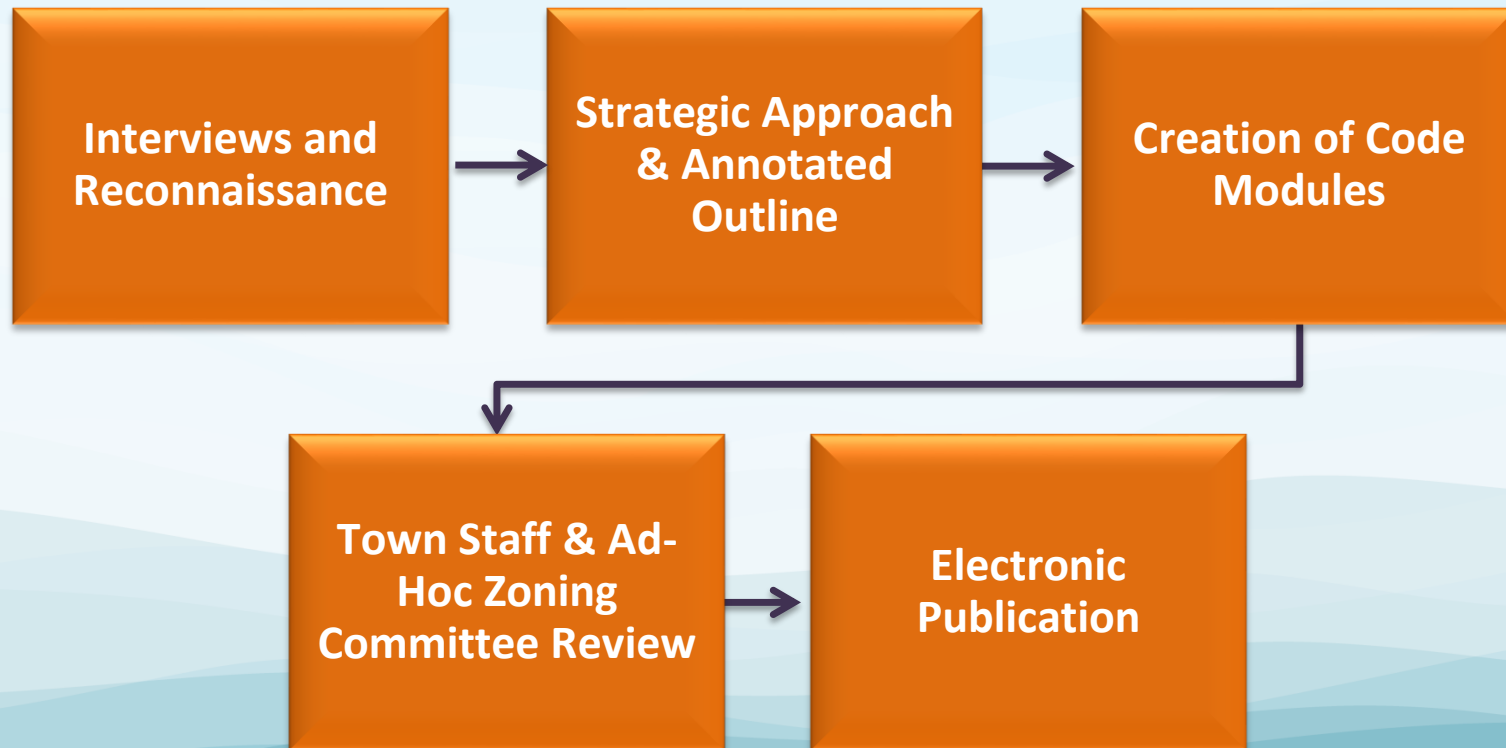
- Zoning and Site Plan Review Ordinances (Ch. 19, Zoning and Floodplain Management)
- Subdivision Ordinance (Ch. 7)
- Floodplain Management (Art. II, Ch. 19, Zoning and Floodplain Management)
- Stormwater and Non-Stormwater Discharge Ordinance (Ch. 20)
- Other related provisions:
  - Ch. 2, Administration; Art. III, Boards, Committees, Commissions (e.g. BZA and Planning Board)
  - Ch. 4, Buildings and Building Regulations; Art. IV, Condominium Conversions
  - Ch. 8, Licenses, Permits, and Business Regulations; Art. X, Personal Wireless Service Facilities Siting; Art. XI, Temporary Signs
  - Ch. 11, Mobile Homes and Mobile Home Parks
  - Ch. 14, Streets, Sidewalks, and Other Public Places; Art. II, Streets
  - Ch. 15, Swimming Pools



## What is the value of a UDC?

- Consolidate all development-related ordinances into a single document
  - Ensure consistency among different components
  - Allow a more holistic consideration of subdivision, zoning, and site plan requirements
  - Ease navigation and comprehension for technical and casual users alike
  - Allow for better cross-referencing
  - Condense in one code section all administrative procedures
  - Streamline and make clearer roles and responsibilities of decision-making bodies
  - Consolidate and eliminate conflicts among definitions
  - Simplify and streamline future code amendments
- 

# Code Drafting Process



# Elaboration of Approach



- Meeting with Ad-Hoc Zoning Committee
  - Interviews with boards and stakeholders
  - Technical input meetings with Town Staff
  - Field reconnaissance and observation
- 
- Technical staff coordination
  - Update and revise the ordinances in two modules
  - WebEx presentations to the Ad-Hoc Zoning Committee
  - Incorporate requested changes and revisions
  - Produce a public hearing draft UDC
- 
- Coordinate public hearing process
  - Adoption facilitated by Town staff
  - Publish adopted UDC online in **enCodePlus**



## Public Information

- Brief narrative description of the project posted to the Town's website
- Tentative calendar of project events and activities
- Information about KKC and enCodePlus
- PowerPoint presentations of UDC modules





## Interviews and Reconnaissance

- **Facilitated work session with Ad-Hoc Zoning Committee**
  - Administration, implementation, and enforcement of current ordinances
  - Strengths and weaknesses of the ordinances
  - Conflicts, inconsistencies, and warranted revisions or modifications
  - Provisions that are difficult to understand or interpret
  - Submittal, review, and approval procedures
- **Interview Project Stakeholders (e.g. boards, committees, commissions)**
  - Discover key regulatory and procedural issues
  - Identify examples of “good” development
- **Meetings with Town Staff**
  - Understand processes and practices
  - Identify limitations or problems with administration and enforcement
- **Field Reconnaissance: Observe on-the-ground development outcomes**





## Strategic Approach and Annotated Outline

- Provide an objective critique of the ordinances and how they're organized, interpreted, and applied
- Observe issues of ordinance structure and organization
- Provide context relative to legal consistencies
- Memorandum:
  - Approach to rewrite
  - Means to simplify and streamline procedures
  - Potential coding problems
  - Legal compliance
- Table of contents of proposed new UDC organization



## Code Drafting

- **Content of “Modules” determined by Strategic Outline**
- **Limited to non-policy oriented revisions; no new regulatory language**
- **Reorganize individual ordinances into unified code**
- **Revise and enhance language of existing ordinances, as needed**
- **Presentations to Ad-Hoc Zoning Committee via WebEx Conferencing**



## Town Staff and Ad-Hoc Zoning Committee Review

- Ad-Hoc Zoning Committee provides comments to Town staff
- Town staff responsible for soliciting and documenting Committee comments
- Comments recorded online in enCodePlus
- Edits incorporated into online code

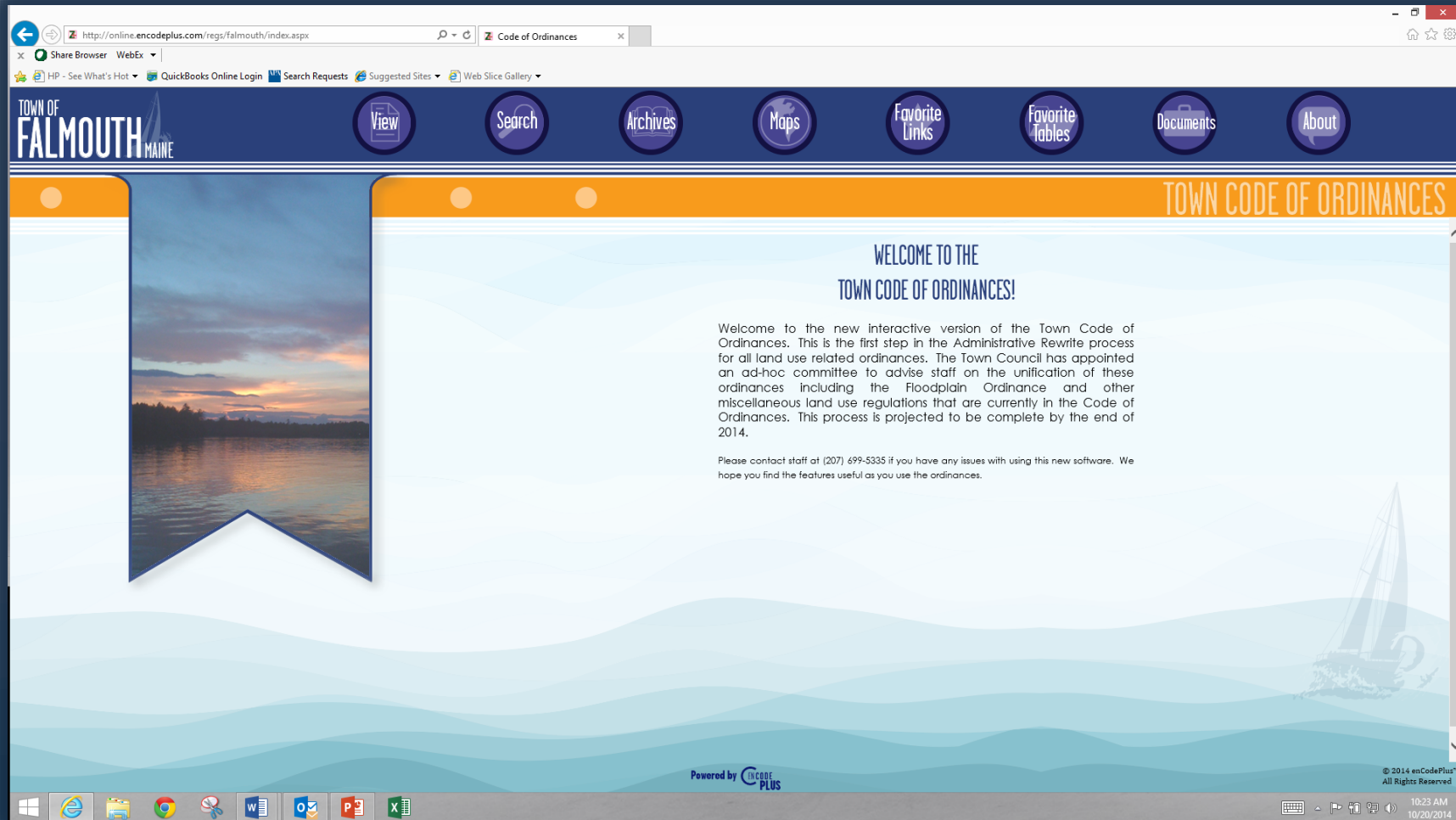


## Public Hearing, Adoption, and Electronic Publication

- Preparation of Public Hearing Draft
- Ad-Hoc Zoning Committee final review
- Planning Board or Town Council public hearing
- Town Council consideration of adoption
- Electronic Publication



# online.enCodePlus.com/regs/falmouth



# Search the Online Code

**TOWN OF FALMOUTH MAINE**

**Code of Ordinances**

- Table of Contents
- Code of Ordinances
- Part I Council-Manager Charter of T
- Part II Code of Ordinances
  - Ch. II-1 GENERAL PROVISIONS
  - Ch. II-2 ADMINISTRATION
  - Ch. II-3 ANIMALS
  - Ch. II-4 BUILDINGS AND BUILDI
  - Ch. II-4.5. DISCRIMINATION
  - Ch. II-5 ELECTIONS
  - Ch. II-6 GENERAL ASSISTANCE
  - Ch. II-7 LAND SUBDIVISION
  - Ch. II-8 LICENSES, PERMITS AN
  - Ch. II-9 MARINE ACTIVITIES, ST
  - Ch. II-10 MISCELLANEOUS OFF
  - Ch. II-11 MOBILE HOMES AND MC
  - Ch. II-11.5 PROPERTY ASSESSI
  - Ch. II-12 NUISANCES
  - Ch. II-13 SOLID WASTE
  - Ch. II-14 STREETS, SIDEWALKS
  - Ch. II-15 SWIMMING POOLS
  - Ch. II-16 TAXATION AND FINAN
  - Ch. II-17 TRAFFIC AND MOTOR
  - Ch. II-18 UTILITIES
  - Ch. II-19 ZONING AND FLOODP**
  - ART. II-19-1. IN GENERAL
  - ART. II-19-2. FLOODPLAIN MA
  - Ch. II-20 STORMWATER AND N

**Part II Code of Ord**

**II-19 ZONING AND FLOODPLAIN MANAGEMENT**

The farm and forest district is an area which is not expected to be provided with public sewer, located in a generally rural area and intended to remain in that character. The district allows residential uses at low density and recreational and agricultural pursuits.

Permitted Structures and Uses	Conditional
1. Accessory buildings & uses	1. Accessory
2. Animal husbandry	2. Cemetery
3. Farming	3. Day care
4. Forestry	4. Day care
5. Municipal buildings & uses	5. Churches
6. Outdoor recreation	6. Extractive industries
7. Single Family Detached Dwellings	7. Health Institutions
8. Tier I Personal Wireless Service Facilities [Adopted: 4/25/05]	8. Home occupations
9. Tier III Personal Wireless Service Facilities [Adopted: 4/25/05]	9. Kennels
10. Personal Use Airstrip [Adopted: 9/26/05]	10. Libraries
	11. Museums
	12. Private clubs
	13. Private schools
	14. Riding stables
	15. Amateur Radio Towers [Adopted: 4/23/90]
	16. Public Utilities [Adopted: 7/22/91]
	17. Veterinary Clinics [Adopted: 5/27/93]
	18. Bed and Breakfast Establishments [Adopted: 5/27/93]
	19. Elderly Boarding Home [Adopted: 5/28/96]
	20. Outdoor Eating Areas [Adopted: 5/28/96]
	21. Roadside Stand [Adopted: 02/27/12]

**Health Institutions:** A hospital, clinic, nursing home, boarding care facility and any other place for the treatment or diagnosis of human ailments. (Click on term to view full definition.)

Table amended 1/24/11	Minimum Lot Size		Max. Lot Coverage	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)		
All Uses	--	250'	15%	--
Cemeteries	--	--	--	10
Day Care Centers	--	--	--	2
Churches	--	--	--	5
Health Institute	--	--	--	5
Private Clubs	--	--	--	3
Private Schools	--	--	--	3
Riding Stables	--	--	--	3
Single Family Detached & Other Uses	80,000	--	--	--

**Minimum Setbacks In Feet**

	Front	Side	Rear

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10:27 AM 10/20/2014

# Search Ordinances Archives

The screenshot shows a web browser window with the URL `http://online.encodeplus.com/regs/falmouth/archiveDialog.aspx`. The page features a navigation bar with icons for View, Search, Archives, Maps, Favorite Links, Favorite Tables, Documents, and About. The 'Archives' icon is highlighted with a yellow arrow.

Below the navigation bar, the text 'TOWN CODE OF ORDINANCES' is displayed. A yellow arrow points to the 'Archives' button in the navigation bar.

The main content area contains the following text:

View the archives by setting the date or the ordinance you are interested in. Once the archive reference point is established documents will be displayed as they were at that time.

Below this text is a 'Select by Date:' label and a date selection calendar for October 2014. A yellow arrow points to the calendar.

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

At the bottom of the page, the text 'Powered by enCode PLUS' is visible. The footer also includes the copyright notice '© 2014 enCodePlus™ All Rights Reserved' and the date '10/20/2014'.



# Locate Property Information

The screenshot displays the Town of Falmouth GIS Viewer interface within an Internet Explorer browser window. The browser's address bar shows the URL `http://online.encodeplus.com/regs/falmouth/archiveDialog.aspx`. The page features a navigation bar with icons for View, Search, Archives, Maps, Favorite Links, Favorite Tables, Documents, and About. A large yellow arrow points to the 'Maps' icon in this bar.

Below the navigation bar is a section titled 'TOWN CODE OF ORDINANCES'. The main content area contains a 'Town of Falmouth, Maine Geographic Information System' window. This window has a 'Map Search' panel on the left with a dropdown menu set to 'Parcel By Address' and a text input field containing '271 FALMOUTH'. A 'Find' button is located below the input field. A second large yellow arrow points to this 'Find' button.

The 'Map Search' panel also includes tabs for 'Maps', 'Results', 'Selection', and 'Layers'. Under the 'Results' tab, it states 'Contains 1 parcel(s)' and provides buttons for 'Clear', 'Zoom to Selection', and 'Export'. Below these, the selected parcel is identified as 'HOTHEIM MAURICE C LIV TR & TURNPIKE R07-158', with options for 'Zoom', 'Details', and 'Deselect'. The main map area shows a colorful land use map with various colored zones labeled with codes such as VMU, RB, LC, RP, LR, WFCMPD, and MUG. A scale bar at the bottom of the map indicates distances of 500, 1000, and 2000 feet. The bottom of the browser window shows the Windows taskbar with icons for Internet Explorer, File Explorer, Google Chrome, and several Microsoft Office applications. The system clock in the bottom right corner shows '10:34 AM 10/20/2014'.

# Search “Favorite Links”

The screenshot shows a web browser window displaying the Town of Falmouth website. The address bar shows the URL: <http://online.encodeplus.com/regs/falmouth/favorites.aspx#secid-000>. The website header features the Town of Falmouth logo and a navigation menu with icons for View, Search, Archives, Maps, Favorite Links, Favorite Tables, Documents, and About. A large yellow arrow points to the 'Favorite Links' icon. Below the navigation menu, the page title is 'TOWN CODE OF ORDINANCES'. The main content area displays the 'PART II CODE OF ORDINANCES' and 'CH. II-19 ZONING AND FLOODPLAIN MANAGEMENT'. A sidebar on the left lists 'Quick Links' including various sections of the town code. The footer indicates the website is powered by eCodePlus and includes a copyright notice for 2014.

Quick Links

- Ch. II-7 LAND SUBDIVISION
  - Sec. 7-7. Major Subdivision [Amended 12/22/05]
  - Sec. 7-8. Minor Subdivisions
  - Appendix 7-1 General Requirements
  - Appendix 7-5 Street Standards
- Ch. II-19 ZONING AND FLOODPLAIN MANAGEMENT
  - ART. II-19-1. IN GENERAL
    - Div. II-19-1-3. Establishment of Districts
    - Div. II-19-1-4. General Provisions
    - Div. II-19-1-5. Specific Requirements

**FALMOUTH**  
TOWN CODE OF ORDINANCES

**PART II CODE OF ORDINANCES**

**CH. II-19 ZONING AND FLOODPLAIN MANAGEMENT**

FOOTNOTE(S):

--- (1) ---

**Editor's note—** The zoning, flood prevention and protection and site plan regulations of the town are not printed in this Code, but are on file in the town clerk's office.

**Editor's note—** At the city's instruction, Ord. of Sept. 24, 2007, Arts. I—XV, set out provisions intended for inclusion with Ch. II-19. For purposes of clarity, and at the editor's discretion, these provisions have been included as Art. II-19-2.

**Cross reference—** Boundaries of the town, § 2-2; provisions for notices for nuisances, signs, dangerous, unsafe, dilapidated buildings, and any other action the expense of which may be collected from the property owner, § 2-3; board of appeals, § 2-60 et seq.; parks and community programs advisory committee, § 2-85 et seq.; planning board, § 2-95 et seq.; waterfront and harbor committee, § 2-115 et seq.; division of planning, § 2-246; division of code administration functions, § 2-248; animals, Ch. II-3; buildings and building regulations, Ch. II-4; condominium conversion regulations, § 4-100 et seq.; land subdivision, Ch. II-7; licenses, permits and business regulations, Ch. II-8; marine activities, structures and ways, Ch. II-9; junked and abandoned motor vehicles prohibited on public and private property, § 12-3; solid waste regulations, Ch. II-13; swimming pools, Ch. II-15; traffic and motor vehicles, Ch. II-17; utilities, Ch. II-18; certain discharges into the public sewer system prohibited, § 18-190 et seq.

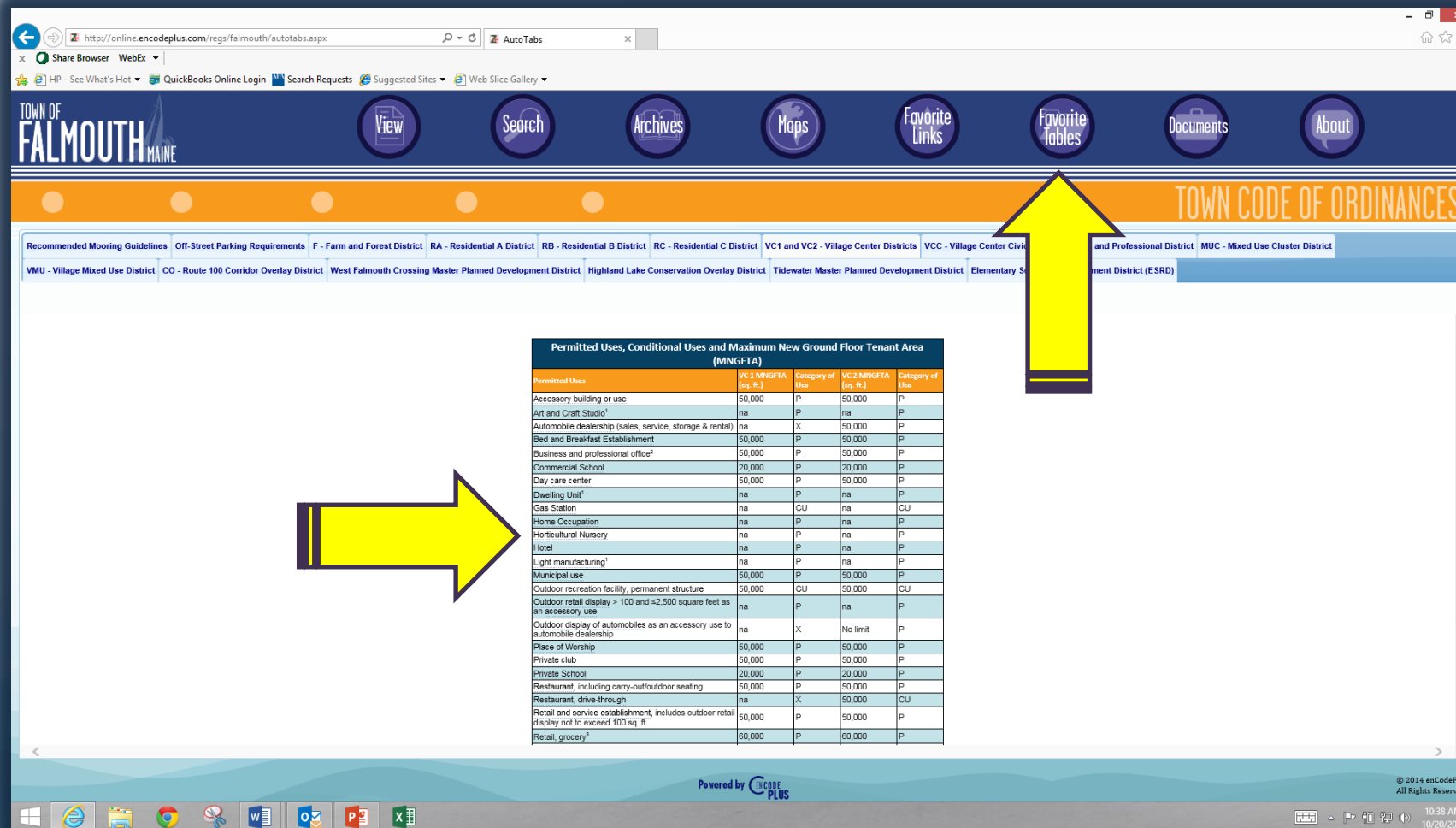
**ART. II-19-1. IN GENERAL**

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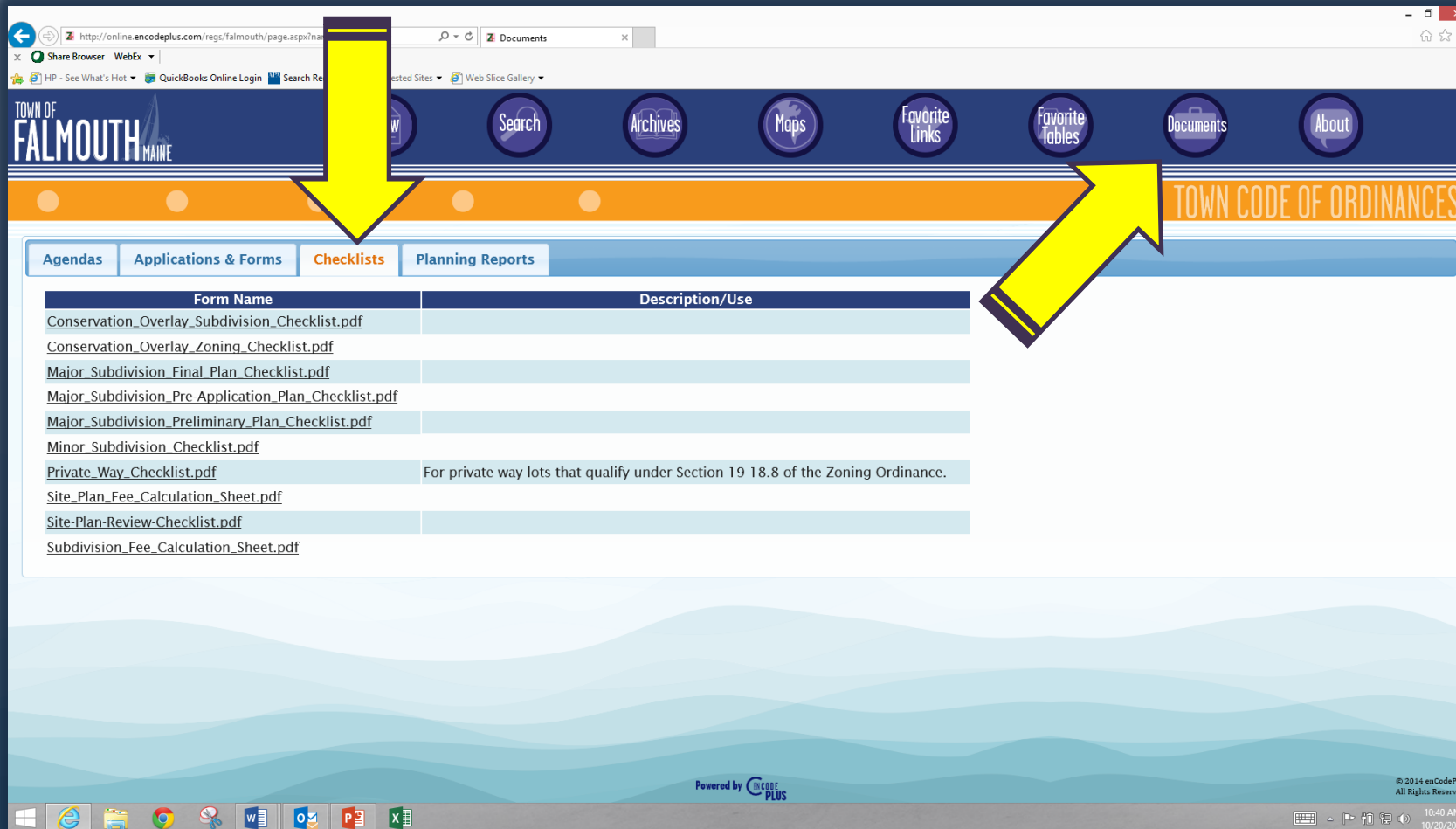
# Review "Favorite Tables"



The screenshot shows the Town of Falmouth website interface. The navigation bar includes links for View, Search, Archives, Maps, Favorite Links, Favorite Tables, Documents, and About. The 'Favorite Tables' link is highlighted with a yellow arrow. Below the navigation bar, the 'TOWN CODE OF ORDINANCES' section is visible, with a yellow arrow pointing to the 'Favorite Tables' link. The table 'Permitted Uses, Conditional Uses and Maximum New Ground Floor Tenant Area (MNGFTA)' is displayed, showing various permitted uses and their corresponding maximum new ground floor tenant area (MNGFTA) in square feet.

Permitted Uses	VC-1 MNGFTA (sq. ft.)	Category of Use	VC-2 MNGFTA (sq. ft.)	Category of Use
Accessory building or use	50,000	P	50,000	P
Art and Craft Studio <sup>1</sup>	na	P	na	P
Automobile dealership (sales, service, storage & rental)	na	X	50,000	P
Bed and Breakfast Establishment	50,000	P	50,000	P
Business and professional office <sup>2</sup>	50,000	P	50,000	P
Commercial School	20,000	P	20,000	P
Day care center	50,000	P	50,000	P
Dwelling Unit <sup>1</sup>	na	P	na	P
Gas Station	na	CU	na	CU
Home Occupation	na	P	na	P
Horticultural Nursery	na	P	na	P
Hotel	na	P	na	P
Light manufacturing <sup>1</sup>	na	P	na	P
Municipal use	50,000	P	50,000	P
Outdoor recreation facility, permanent structure	50,000	CU	50,000	CU
Outdoor retail display > 100 and <2,500 square feet as an accessory use	na	P	na	P
Outdoor display of automobiles as an accessory use to automobile dealership	na	X	No limit	P
Place of Worship	50,000	P	50,000	P
Private club	50,000	P	50,000	P
Private School	20,000	P	20,000	P
Restaurant, including carry-out/outdoor seating	50,000	P	50,000	P
Restaurant, drive-through	na	X	50,000	CU
Retail and service establishment, includes outdoor retail display not to exceed 100 sq. ft.	50,000	P	50,000	P
Retail, grocery <sup>2</sup>	60,000	P	60,000	P

# Review Agendas, Applications, Checklists, and Reports



The screenshot shows the Town of Falmouth website interface. The top navigation bar includes links for Search, Archives, Maps, Favorite Links, Favorite Tables, Documents, and About. Below this is a secondary navigation bar with tabs for Agendas, Applications & Forms, Checklists, and Planning Reports. The 'Checklists' tab is selected, displaying a table of various checklists. A yellow arrow points to the 'Checklists' tab, and another yellow arrow points to the 'TOWN CODE OF ORDINANCES' link on the right side of the page.

Form Name	Description/Use
<a href="#">Conservation_Overlay_Subdivision_Checklist.pdf</a>	
<a href="#">Conservation_Overlay_Zoning_Checklist.pdf</a>	
<a href="#">Major_Subdivision_Final_Plan_Checklist.pdf</a>	
<a href="#">Major_Subdivision_Pre-Application_Plan_Checklist.pdf</a>	
<a href="#">Major_Subdivision_Preliminary_Plan_Checklist.pdf</a>	
<a href="#">Minor_Subdivision_Checklist.pdf</a>	
<a href="#">Private_Way_Checklist.pdf</a>	For private way lots that qualify under Section 19-18.8 of the Zoning Ordinance.
<a href="#">Site_Plan_Fee_Calculation_Sheet.pdf</a>	
<a href="#">Site-Plan-Review-Checklist.pdf</a>	
<a href="#">Subdivision_Fee_Calculation_Sheet.pdf</a>	

TOWN CODE OF ORDINANCES

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# Observations



# Preliminary Code Observations

- Inconsistent or conflicting definitions between ordinances (e.g., conservation subdivision, site inventory and analysis, street, etc.)
- Warrant for land use definitions corresponding with permitted/conditional uses
- Needed provisions for handling of “Unlisted Uses”
- Inclusion of standards within the definitions (e.g., manufactured housing units) and definitions embedded elsewhere in the ordinances (e.g.
- Conflict with Religious Land Use and Institutionalized Persons (RLUIP) Act
  - Church: A building or structure, or groups of buildings or structures, designed, primarily intended or used for the conduct of religious services and accessory uses associated therewith.
  - Place of Worship: A building or structure, or groups of buildings or structures, designed, primarily intended or used for the conduct of religious services and accessory uses associated therewith. [Adopted 5/13/13]
- Opportunity to shorten and simplify review of districts and uses (e.g., use tables) and development standards



# Example of a Land Use Matrix

Table 25.02.11 Institutional, Recreation, and Amusement Uses																		
Land Use	Standards Reference <sup>1</sup>	Zoning Districts																
		Agriculture	Residential				Mixed Use	Nonresidential				Overlay and Special			Historic <sup>2</sup>			
		AG	RR	SR	GR	UR	MU	SC <sup>2</sup>	GC	DC <sup>2</sup>	BP	GI	AP	CE <sup>2</sup>	PI	HA-4	HA-P	HA-N
Institutional Uses																		
Adult Day Care	-	P	P	P	P	P	A	A	A	A	P	P	Refer to BP and GI Districts. Also, see Subsection 25.02.06.1 Airport Protection (AP) Overlay District	P	P	A	A	P
Child Care Center	§ 25.02.17	P	C	C	C	C	A	A	A	A	A	C		P	P	A	A	C
Crematory	§ 25.02.17	P	P	P	P	P	P	P	C	P	A	A		P	P	P	P	P
Funeral Home, Chapel, or Mortuary	§ 25.02.17	P	P	P	C	C	A	C	A	A	P	P		P	P	P	P	C
Government Office	-	P	P	P	P	P	A	P	A	A	A	A		P	A	A	A	P
Institutional Residential	§ 25.02.17	C	C	C	C	L	A	L	A	A	P	P		P	P	A	A	C
Library	-	P	C	C	C	A	A	A	A	A	P	P		A	A	A	A	C
Place of Assembly	§ 25.02.17	C	C	C	C	C	A	C	A	A	A	P		A	A	A	A	C
Post Office	-	P	P	P	P	C	A	C	A	A	A	A		A	A	A	A	P
Private Club	-	P	P	P	P	P	A	C	A	A	A	A		A	A	A	A	P
Public Safety Facility	-	A	C	C	C	C	A	C	A	A	A	A	A	A	A	A	A	



# Example of a Development Standards Table

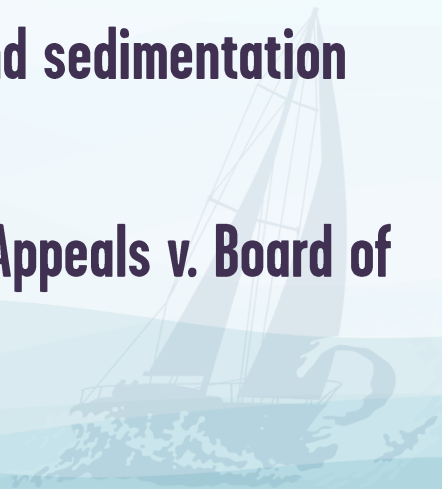
Table 25.03.03.3A Single-Family Detached Lot and Building Standards									
District and Neighborhood Type	Minimum						Maximum		
	Lot Dimension		Setbacks				Building		Impervious Coverage Ratio
	Area	Width	Front	Interior Side <sup>4</sup>	Street Side	Rear	Height	Coverage Ratio	
Agricultural (AG)									
Standard (Farm)	20 ac.	600'	50'	75'	50'	75'	45'	5%	1%
Rural Residential (RR)									
Standard (Acreage)	10 ac.	500'	50'	50'	50'	75'	45'	5%	1%
Cluster (Ranchette)	2 ac.	175'	50'	15'	30'	75'	45'	10%	2%
Planned (Homestead)	1 ac.	125'	50'	12'	30'	75'	35'	15%	2%
Suburban (SR)									
Standard	2 ac.	175'	50'	15'	30'	75'	45'	5%	1%
Cluster <sup>1</sup>	31,000 sf.	110'	50'	10'	20'	75'	35'	30%	10%
Planned <sup>1</sup>	6,000 sf.	60'	25'	6'	15'	25'	35'	40%	30%

# Preliminary Code Observations

- Number of base (11), special (5), and overlay (6) zoning districts and sub-districts (3) and opportunities for consolidation and simplification
- Imbalance of permitted and conditional uses and opportunity for “limited” uses
- Inconsistent development standards by district (e.g., lot area and width, lot coverage, residential area per dwelling unit, impervious surface)
- Existence / absence of district purpose and applicability statements
- Standards interwoven throughout the zoning ordinance (e.g. signage, buffering, parking, etc.) rather than centralized in respective code sections
- Warrant for reorganization
  - Blending of uses, standards, and procedures
  - Centralize similar standards (e.g. signage, buffering, parking, etc.)

# Preliminary Code Observations

- Broad array of “Specific Requirements” including conditional use standards, parking/loading requirements, sign standards and procedures, accessory structures, calculation of net residential area, residential growth, stream buffers, tree preservation and planting, erosion and sedimentation control, etc.
- Potential conflict between code of ordinances and zoning ordinance, e.g. Board of Appeals v. Board of Zoning Appeals
- Organize Administration into:
  - Development Review Bodies — appointment, composition, meetings, etc.
  - Permits and Procedures
- Move design standards from Planning Board Site Plan Review to section on Site Design Standards



# Preliminary Code Observations

- **Blend together similar provisions:**
  - Master development plan procedures for West Falmouth Crossing and Tidewater
  - Parking, signage, and landscaping standards across multiple districts



# Proposed Organization (Preliminary)



# Proposed Organization (Preliminary)

## ❑ AUTHORITY, JURISDICTION, APPLICATION, AND PURPOSES

- Authority, Jurisdiction, Application, and Purposes

- Authority
- Jurisdiction
- Application
- Purposes
- Effective Date

- Transitional Provisions

- Pending Applications
- Approvals that Predate this Code
- Prior Conditions of Approval
- Annexed Property
- Existing Planned Developments
- Existing Violations
- Private Restrictions



# Proposed Organization (Preliminary)

## ❑ ZONING DISTRICTS AND LAND USES

- Purpose and Application
- Zoning Districts
  - Official Zoning Map
  - Establishment of Zoning Districts
- Land Uses
  - Residential and Commercial Uses of the Home
  - Institutional, Recreation, and Amusement Uses
  - Commercial Uses
  - Agriculture, Industrial, Utility, and Communication Uses
  - Uses Not Listed
- Conditional Uses
- Temporary Uses (as needed)





# Proposed Organization (Preliminary)

## ❑ DEVELOPMENT STANDARDS

- Purpose and Application
- Development Yield and Lot Standards
  - Residential Development Standards
  - Conservation Subdivision Standards
- Nonresidential and Mixed Use Standards
  - Nonresidential Development Standards
  - Mixed Use Development Standards
  - Master Planned Development District Standards
- Height and Area Exceptions



# Proposed Organization (Preliminary)

## ❑ ACCESSORY AND SUPPLEMENTAL USE STANDARDS

- Purpose and Application
- Accessory Uses
  - Accessory Apartments
  - Accessory Cottages
  - Accessory Dwelling Units
  - Animals
- Motor Vehicles
  - Commercial Motor Vehicles
  - Recreational Vehicles
- Display and Storage
- Setbacks
  - Accessory Structures
  - Wastewater Pump Station



# Proposed Organization (Preliminary)

## ❑ DESIGN AND SPECIAL DEVELOPMENT STANDARDS

- Village Center (VC), applicable to VC1, VC2, and VCC
  - Site Planning
  - Streetscape
  - Internal Drives
  - Architecture
  - Pedestrian and Bicycle Movement
  - Landscaping and Screening (unless centralized)
  - Lighting (unless centralized)
  - Signage (unless centralized)
  - Parking Areas (unless centralized)
  - Service Areas
  - Stormwater Management Facilities
  - Focal Points
  - Outdoor Spaces



# Proposed Organization (Preliminary)

- **West Falmouth Crossing (WFC)**
  - Exit 10 Design Guidelines
  - WFC Sign Controls (unless centralized)
- **Retirement Community**
  - Development Along Adjacent Roads
  - Design Elements
- **Tidewater Village (TV)**
  - TV Design Guidelines
  - TV Sign Controls (unless centralized)



# Proposed Organization (Preliminary)

- **234 Middle Road (MRSD)**
  - MRSD Building Conditions
  - MRSD Lighting (unless centralized)
  - MRSD Signage (unless centralized)
  - MRSD Landscaping and Screening (unless centralized)
  - MRSD Protection of Natural Resources
- **Elementary School Redevelopment (ESRD)**
  - ESRD Master Sign Plan (unless centralized)
  - ESRD Underground Utilities
- **Garden Center (GCSOD)**
  - GCSOD Outdoor Retail Display and Outdoor Sales and Storage (unless centralized)



# Proposed Organization (Preliminary)

- Village Park (VP)
  - VP Architecture
  - VP Hockey Rink
  - VP Parking Areas (unless centralized)
- Residential Planned Development
  - Road Layout
  - Road Construction Standards
  - Utilities
  - Utilization of the Parcel
  - Environmentally Sensitive Areas
  - Relationship of Residences and Open Spaces
  - Buffering



# Proposed Organization (Preliminary)

- **Residential Planned Development**
  - Open Space
  - Recreational Facilities
  - Private Outdoor Space
  - Storage
  - Development Plan
  - Pedestrian Circulation
  - Shoreline Relationship
- **Route 100 Standards**
  - Road Frontage
  - Curb Cuts
  - Signs





# Proposed Organization (Preliminary)

- **Route 100 Standards**
  - Landscape Border Strip
  - Master Development Plan Required
  - Building Separation
- **Resource Conservation Overlay District Standards**
  - Purpose and Application
  - Development Patterns
  - Common Open Space
  - Priorities
  - Use of Common Open Space
  - Stewardship
  - Individual Residential Lots



# Proposed Organization (Preliminary)

- **Resource Conservation Overlay District Standards**
  - Layout and Design
  - Streetscape Buffers Adjacent to Existing Streets
  - Perimeter Buffers
  - Conceptual Long Range Development Plan
  - Alteration of Natural Resources
- **Standards for Country Estate Lots**
  - Purpose and Application
  - Standards for Individual Lots
  - Layout and Design
  - Streetscape Buffers
  - Perimeter Buffers
  - Conceptual Long Range Development Plan
  - Exempt Lots



# Proposed Organization

## ❑ SITE DEVELOPMENT

- **Parking and Loading**
  - Parking and Loading Calculations
  - Required Off-Street Parking
  - Shared Parking
  - Design
  - Loading
  - Parking in Special Areas (if centralized)
- **Site Access**
  - Private Access Drives for Country Estate Lots
  - Location and Design
  - Dimensions
  - Surfacing
  - Acceleration and Deceleration Lanes
  - Drive-Through Facilities



# Proposed Organization

## □ SITE DEVELOPMENT

- **Lighting**
  - Plans
  - Design Standards
- **Landscaping and Screening**
  - Purpose and Application
  - Preservation of Existing Plant Materials
  - Parking Lot Landscaping
  - Landscape Design
  - Maintenance
  - Inspection



# Proposed Organization

## ❑ SITE DEVELOPMENT

- **Buffering**
  - Purpose and Application
  - Exemptions
  - Guidelines
  - Special Area Requirements
- **Signs**
  - Purpose and Application
  - Sign Permits
  - Maintenance and Conformance
  - Safety Standards
  - Exceptions
  - Temporary Signs
  - Permanent Signs
  - Size of Freestanding Signs
  - Illumination



# Proposed Organization

## □ ENVIRONMENTAL MANAGEMENT

- Natural Resource Buffering
  - Purpose and Application
  - Protected Resources
  - Required Buffers and Setbacks
  - Exemptions
  - Non-Forested Areas
  - Maintenance of Forested Buffers
  - Enforcement of Buffers
- Fill
  - Purpose and Application
  - Guidelines



# Proposed Organization

## □ ENVIRONMENTAL MANAGEMENT

- **Erosion and Sedimentation Control**
  - Purpose and Application
  - General Standards
  - Requirements
  - Plans
  - Inspections
  - Enforcement
- **Post-Construction Stormwater Management**
  - Purpose and Application
  - Compliance



# Proposed Organization

## □ ENVIRONMENTAL MANAGEMENT

- **Shoreland Protection**
  - Purpose and Application
  - Authority
  - Conflicting Regulations
  - Permitting
  - Special Exceptions
  - Land Clearing
  - Mineral Exploration and Extraction
  - Structures and Uses Over or Below Normal High Water Line
  - Roads and Driveways
  - Septic Waste Disposal
  - Soils





# Proposed Organization

## □ ENVIRONMENTAL MANAGEMENT

- **Shoreland Protection**
  - Principal and Accessory Structures and Lots
  - Timber Harvesting
  - Water Quality
  - Individual Private Campsites
  - Essential Services
  - Archeological Sites
- **Highland Lake Protection**
  - Purpose and Application
  - Requirements
  - Natural Forestland Buffers
  - Phosphorous Controls



## Reorganization of Development Ordinances

# Thank you

