



**TOWN OF FALMOUTH  
ORDINANCE NO 116-2017**

**An Ordinance Amending the Code of Ordinances  
Regarding Net Residential Area in the VMU district**

**Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that the Falmouth Code of Ordinances, Zoning and Site Plan Review Ordinance be amended to read as follows:**

**Sec. 19-64.2 Minimum Net Residential Area Per Lot [Adopted 8/26/96] [Amended 7/24/2000; 12/22/05; 1/24/11; 3/14/11; 7/11/2011; 7/11/2016; 11/14/16]**

Any residential lot created after August 26, 1996 must meet the following lot area requirements:

A. After deducting land that falls within the categories in Section 19-64.1.b through f, the lot area equals at least the following square footage per dwelling unit:

1. Residential A - 5,000
2. Residential B - 10,000
3. Residential C - 30,000
4. Residential D - 15,000
5. Farm and Forest - 40,000
6. Village Mixed Use - with sewer 5,000, without sewer 10,000
7. Mixed Use Cluster - with sewer 7,500, without sewer 15,000.

B. Lots created in the RCZO under Section 19-18.5 D. shall have at least 50% of the total lot area consist of land that does not fall within the categories in Sections 19-64.1 b through f or else meet the requirements of Section 19-64.2 A.

C. For residential planned developments, at least seventy-five (75%) percent of any lot shall consist of land that does not fall within the categories of Section 19-64.1. b through f.

D. Notwithstanding subsections A, B, and C above, lots created prior to August 26, 1996 and altered in either of the following ways shall not be considered new lots for purposes of this section:

1. subsequently divided if the division is for purposes of conveyance to a governmental or non-profit agency for the sole purpose of protecting natural resources in perpetuity or providing public access to protected natural resource areas; or
2. encumbered with an easement or other legal instrument held by a governmental or non-profit agency for the purposes of protecting natural resources in perpetuity or providing public access to protected natural resource areas.

**Attest:** \_\_\_\_\_

**Ellen Planer**  
**Town Clerk**  
**March 27, 2017**