



Town of Falmouth Community Development Department  
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## Memorandum

**Date:** November 21, 2014  
**To:** Nathan A. Poore, Town Manager  
**From:** Amanda L. Stearns, Community Development Director  
**Cc:** Town Council  
Justin Brown, Code Enforcement Officer  
Ethan Croce, Senior Planner  
**Re:** Zoning Amendments in Recent Years

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As requested by the Council, I have prepared a list of the more recent zoning amendments that were developed for individual properties or situations. Amendments were drafted to provide a broader impact where possible and desirable.

1. Commercial Schools (5/27/08) – allow certain types of commercial schools in the BP District.
2. Poultry(12/12/11 and 10/27/08) – amended several times to allow for poultry in residential districts with certain lot sizes
3. Mislocated Dwellings (11/10/08) – new provision to allow the BZA to grant a conditional use and the Town Council to enter into a consent agreement for single family homes that are discovered to violate the setback provisions.
4. 234 Middle Road Special District (11/24/08)– zoning change to allow for non-residential development of an historical commercial building (included two amendments)
5. Residential Community Overlay District (06/15/09)– changes made to allow for additional development for OceanView
6. Property Identification Signs (01/24/11) – added a new provision for the placement of signs near the ROW in BP and allow them in residential districts for subdivision.
7. Conservation Lots (07/11/11)– excluded lots divided for purposes of creating conservation land from being defined as a new lot for purposes of zoning
8. Roadside Stands (02/27/12)– Added opportunity to have a roadside stand and sell Made in Maine goods in residential districts
9. Elementary School Redevelopment District (05/30/12)– replaced RB to accommodate the redevelopment of the elementary schools
10. West Falmouth Crossing (10/10/12)– amendment to change requirements for signs
11. Restaurant Drive Thru (11/14/12)– added in Mixed Use Cluster
12. Commercial Greenhouses (12/09/13)– added commercial greenhouses as part of the definition of farming in the Farm and Forest District
13. Retail Service (12/09/13) – allow certain types of retail service in the BP District.
14. Garden Center Special District (05/12/14) – relaxation of some Village Center standards to allow Walmart to maintain their outdoor garden center.
15. Village Park Special District (05/28/14)– relaxation of some Village Center standards to allow Casco Bay Arena to locate in Village Park
16. Utility Infrastructure (7/28/14) – amendments to certain shoreland zoning provisions to allow the redevelopment of the Mill Creek pump station in its current location.