

# GRANT HAYS ASSOCIATES

ARCHITECTURE ✚ INTERIOR DESIGN

## MEMO

**DATE:** December 1, 2014

**TO:** Nathan Poore – Town of Falmouth

**FROM:** Mike Hays

**RE:** TV-4 Zoning Amendments for Town Council Approval  
**PROPOSED AMENDMENT CONDITIONS**

**CC:** Amanda Stearns, Ethan Croce, Tammy Doten, Steve Doten, Lance Meader, Amy Meader & Ross Cudlitz

---

Town of Falmouth  
Proposed Amendments  
To the Zoning & Site Plan Review Ordinance  
Tidewater Master Planned Development District  
Allowing Restaurant Use on TV-4

Introduced December 8, 2014  
Public Hearing January 12, 2015  
Adopted January 12, 2015

*(Strikethrough text indicates language to be deleted from the ordinance)  
Underlined text indicates language to be added to the ordinance*

Section 1: Be it hereby ordered that the Development Parameters “Tidewater Master Planned Development District” be amended by adding “Restaurants” and “Outdoor Dining Areas” to the list of permitted uses in the T.V. Area 4 District.

Section 2: Be it hereby ordered that the Development Parameters “Tidewater Master Planned Development District” be amended by changing the maximum building size from 8,000 s.f. to 11,400 s.f.

Section 3: Be it hereby ordered that Section C4.04 Visual Orientation of the Tidewater Village Design Guidelines, Falmouth, Maine dated August 2005 and amended 9/22/08 be amended to read as follows:

C4.04 Visual Orientation – The primary building entry shall face Hat Trick Drive.

Section 4: Be it hereby ordered that the number of on-site parking spaces required for TV-4 shall be no less than 22 spaces. The balance of the parking spaces required for a Restaurant use shall be fulfilled by shared parking spaces within a 1,300 foot radius from the parcel.

This is a true attest copy of the order passed by the Falmouth Town Council at their Regular Meeting of  
, 2015.

Town Clerk: \_\_\_\_\_

Date: \_\_\_\_\_