



TOWN OF FALMOUTH

ORDINANCE NO 81-2015

An Ordinance Amending the Zoning and Site Plan Review Ordinance Regarding the Tidewater Master Plan Development District.

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

Section 3.18 Tidewater Master Plan Development District

3.18.3 Additional Standards and Requirements

Notwithstanding other provisions of ~~the this~~ ordinance, the placement of buildings, structures, parking, and site improvements shall be generally consistent with the adopted Master Development Plan and development within the Tidewater Master Planned Development District shall conform to the following standards:

A. Off Street Parking and Loading

Parking shall be provided for uses within the District in conformance with the provisions of Section 5.5 except as follows:

1. - On street parking in conformance with the approved Master Development Plan may be counted toward the parking requirement for non-residential uses.
2. - Parking does not have to be located on the same lot as the use it serves provided that such parking is located within ~~five one thousand hundred~~three hundred (~~5001,300~~) feet of the use.
3. - Parking may be located in the area adjacent to the property or lot line in conformance with the adopted Master Development Plan provided such parking is appropriately screened.

4. - The required number of parking spaces for all dwelling units including multiplex units shall be two (2) spaces per unit.

Be it further ordered, that the Tidewater Village Design Guidelines are amended as follows:

Section C4.01 Permitted Uses

C4.01 Permitted Uses – Permitted uses ~~are is~~ limited to Commercial Office, ~~use~~ Restaurants, and Outdoor Dining Areas only.

Section C4.02 Maximum Building Size

C4.02 Maximum Building Size – The maximum building gross floor area is 8,000 square feet exclusive of basements.

A. The maximum building height is three stories.

Section C4.04 Visual Orientation

C4.04 Visual Orientation – The primary building entry shall address Hat Trick Drive. ~~the adjacent building across the street.~~

Be it further ordered, that the Tidewater Master Plan is amended as follows: to reverse the location of the building and parking on TV4 so that the building is at the corner of Hat Trick Drive and Clearwater Avenue and the parking is in the rear of the lot (see attached plan).

Attest: _____

**Ellen Planer
Town Clerk
March 9, 2015**