



**TOWN OF FALMOUTH
ORDINANCE NO 96-2018**

**An Ordinance Amending the Code of Ordinances
Regarding maximum residential density in RA, RB, and RD Districts for
Two- and Multi-Family Dwellings**

Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that the Falmouth Code of Ordinances be amended to read as follows:

**Div. II-19-1-3. ESTABLISHMENT OF DISTRICTS
Sec. 19-8 Residential A District (RA)**

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi family	15,000	100	--	10,000	--
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two family	10,000	50	--	10,000	--
Single Family Detached & Other Uses	10,000	50	--	10,000 [Amended 1/24/11]	--

Sec. 19-9 Residential B District (RB)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi family	30,000	150	--	25,000	--
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two family	25,000	100		25,000	--
Single Family Detached, & Other Uses	25,000	100	--	25,000 [Amended 7/11/16]	--

Sec. 19-10.1 Residential D District (RD)

	Minimum Lot Size		Max. Lot Coverage	Max. Residential Density (sq ft) See Section 19-64.1	Min. site size (acres)
	Lot Area (sq ft)	Lot Width (ft)			
All Uses	--	--	20%	--	--
Cemeteries	--	300	--	--	10
Day Care Centers	--	200	--	--	2
Churches	--	300	--	--	5
Congregate Housing	--	300	--	7,500	5
Health Institute	--	300	--	--	5
Multi Family	45,000	150	--	30,000	--
Private Clubs	--	200	--	--	3
Private Schools	--	200	--	--	3
Two Family	30,000	100		30,000	--
Single Family Detached & Other Uses	30,000	100	--	30,000	--

Attest: _____

Ellen Planer, Town Clerk
March 12, 2018