

Comprehensive Plan Implementation  
**Proposed Residential Zoning  
Amendments**

April 25, 2016 Council Hearing

# Comprehensive Plan 2013 Vision

“In 2023 Falmouth is a smart town with great neighborhoods.”

“Residents enjoy a myriad of housing opportunities that can fit changing life circumstances .... (with) neighborhoods that offer convenient and walkable access to services and entertainment, and others that offer privacy and quiet in a rural environment.”

“Our geographic location and public transportation provide residents easy connections to businesses, entertainment, and the arts in surrounding areas.”

# Establish Growth/Rural Areas

- Growth Area

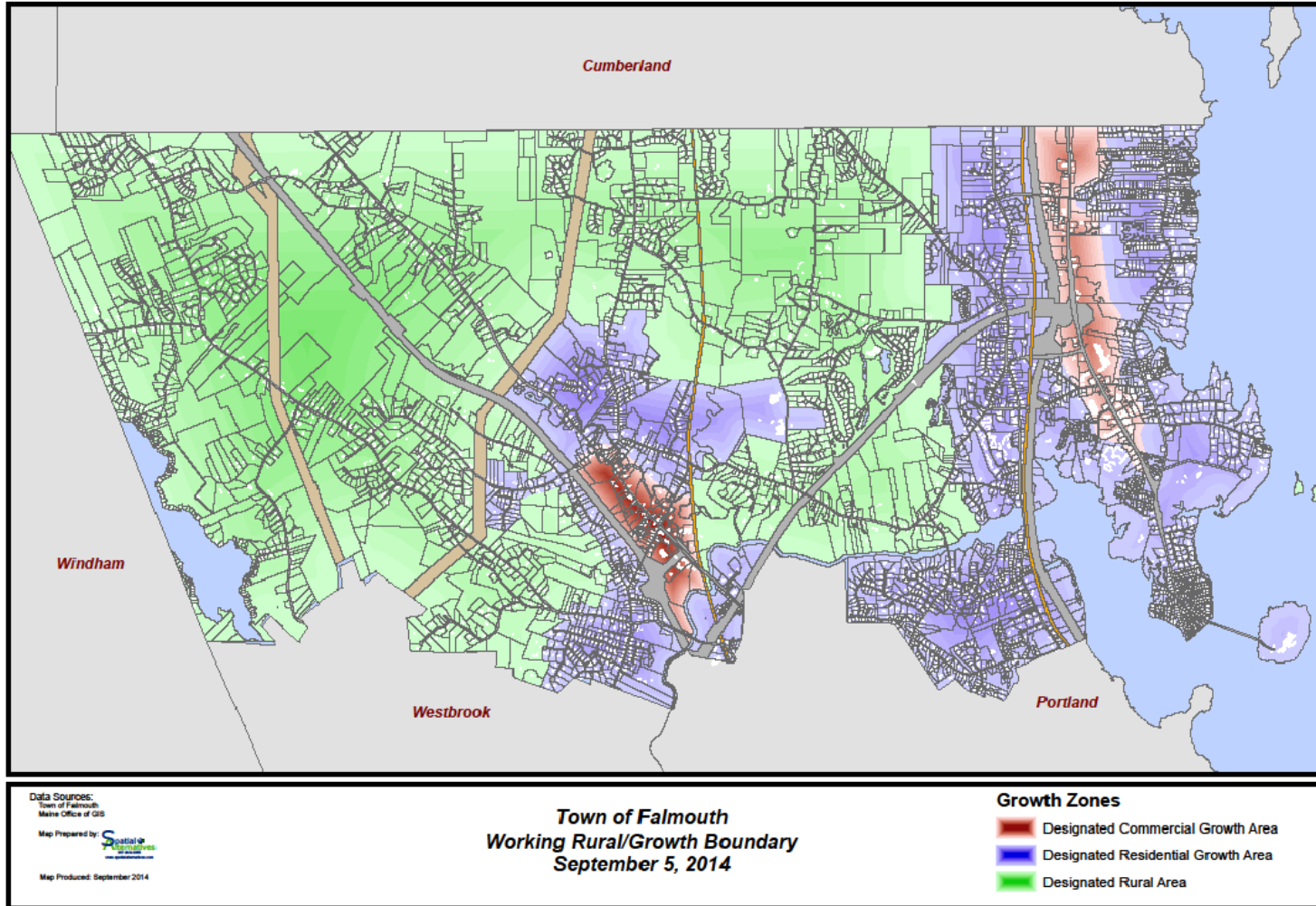
- where there is or will be infrastructure
- close to amenities and services
- existing area of more dense development

- Rural Area

- valued natural resources
- agricultural and forestry opportunities
- existing area of less dense development

# Rural Growth Boundary Map

## Council Approved 2015

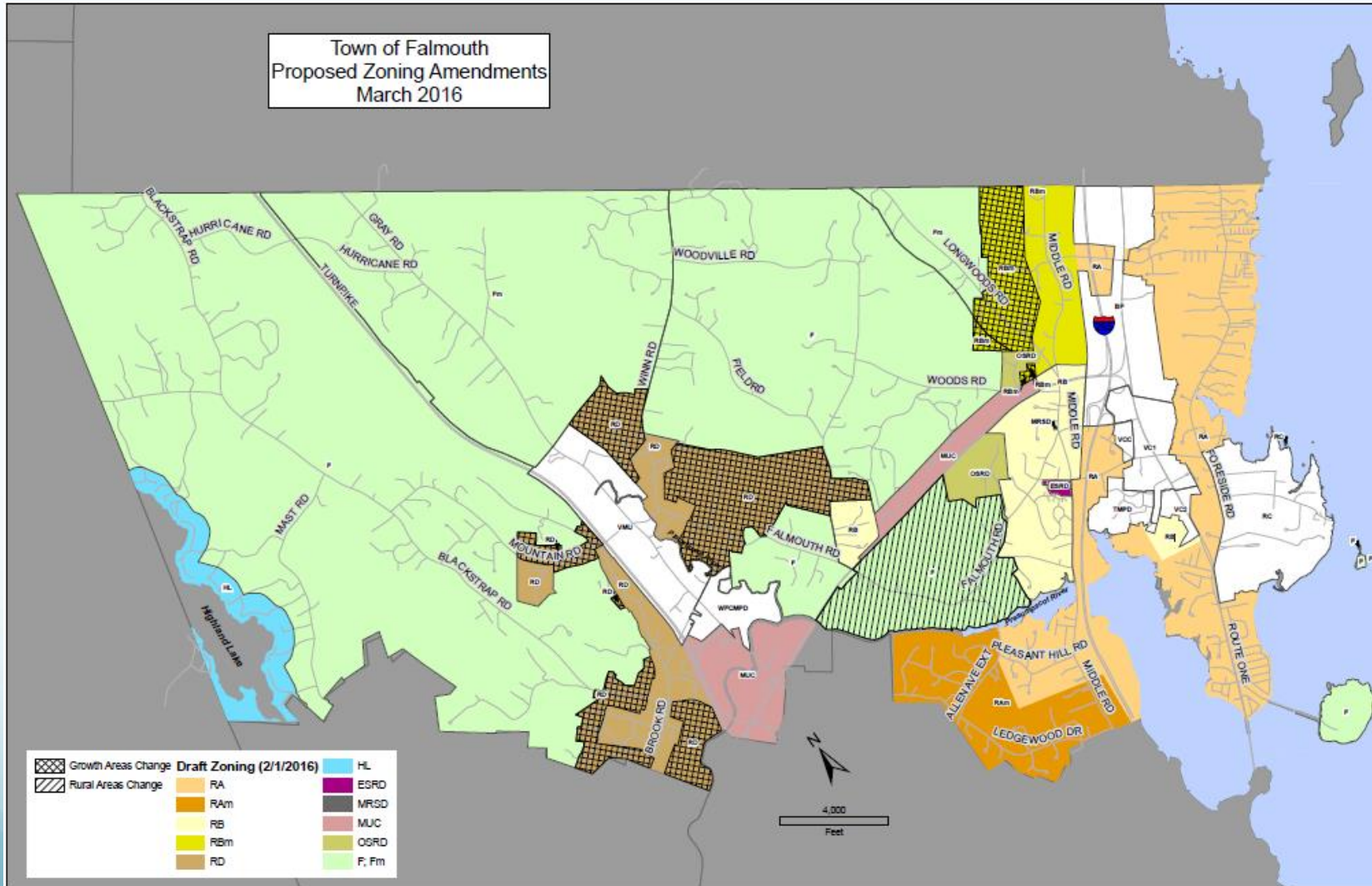


# FAQs

# How do the Rural and Growth Areas affect existing zoning districts?

- All land in the Growth Area and not in commercial or mixed use districts will be RA, RB, RC or RD.
- Some areas in FF next to RB districts are recommended to be rezoned to an R type (residential growth) district.
- All land in the Rural Area will be zoned either FF or HL.
- One area along Falmouth Road will be rezoned from RB to FF.
- Density increases in districts west to east.

# Proposed Zoning District Changes





# How and why were dimensional standards changed in the Growth Area?

- Comp plan calls for infill development and for greater use of existing lots (grow in place) to direct development away from Rural area
- LPAC and CDC were informed by pattern of development in existing sample neighborhoods in the Growth area, up to 90% of lots non-conforming, yet are the most attractive neighborhoods
- A few examples: reduced setbacks and lot sizes

*(Please see the matrix handout for details on how the standards are changing in the various districts.)*



# In the Growth area, how close will buildings be to the street and to each other?

- Setbacks are minimums, development of lots will vary
- Front setbacks measured from public right of way
- Depends on district RA, RB or RD
- Lot owners will choose where to locate structures provided the setbacks are met
- Single detached, two and multi-family attached dwellings, all with the same setbacks and height restrictions (35 feet)

# How will lot approvals change in the Water View Overlay District?

- Currently conforming lots do not need any additional approvals, however, most lots are non-conforming in some manner.
- Some lots will become conforming and no longer need Conditional Use approval.
- Development on non-conforming lots will continue to require a Conditional Use Permit.

# What housing types will be allowed?

- Single-family detached (all districts)
- Single-family with accessory dwelling unit (all districts)
- Two-family must be attached (top/down, side-by-side, front/back) but is possible on same sized conforming lot as single-family (HL, RA, RB and RD)
- Multi-family, up to 6 units per structure, must be attached, distance requirements between structures governed by building code (RA, RB and RD)
- None greater than 35 ft. in height (all districts)

# How fast is our town going to grow?

- Current ordinance has growth limits per calendar year for certain types of housing: single family, multi-family and accessory cottages
- Recommendations modify existing limits and create rural limit that is subset of overall town limit
- Within the limits set by the town, the market will influence rate and location of growth

## Residential Growth Permits Allowed per Calendar Year

	Current (town wide)
Single Family	65
Multiplex (two and multi-family)	65
Accessory Cottages	10
Total	140

	Proposed (town wide)	Proposed (Rural Districts) <sup>1</sup>
Single Family/Two-family <sup>2</sup>	65	26
Multi-family	24	NA
Accessory units (cottages <b>and</b> apartments)	20	8
Total	109	34

<sup>1</sup>Rural is a subset of overall town

<sup>2</sup>Two-family permitted in HL only

**Thank you.**