

Comprehensive Plan Implementation  
**Proposed Residential Zoning  
Amendments**  
March 2016

# Comprehensive Plan 2013/14

- **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”

# Land Use Recommendations

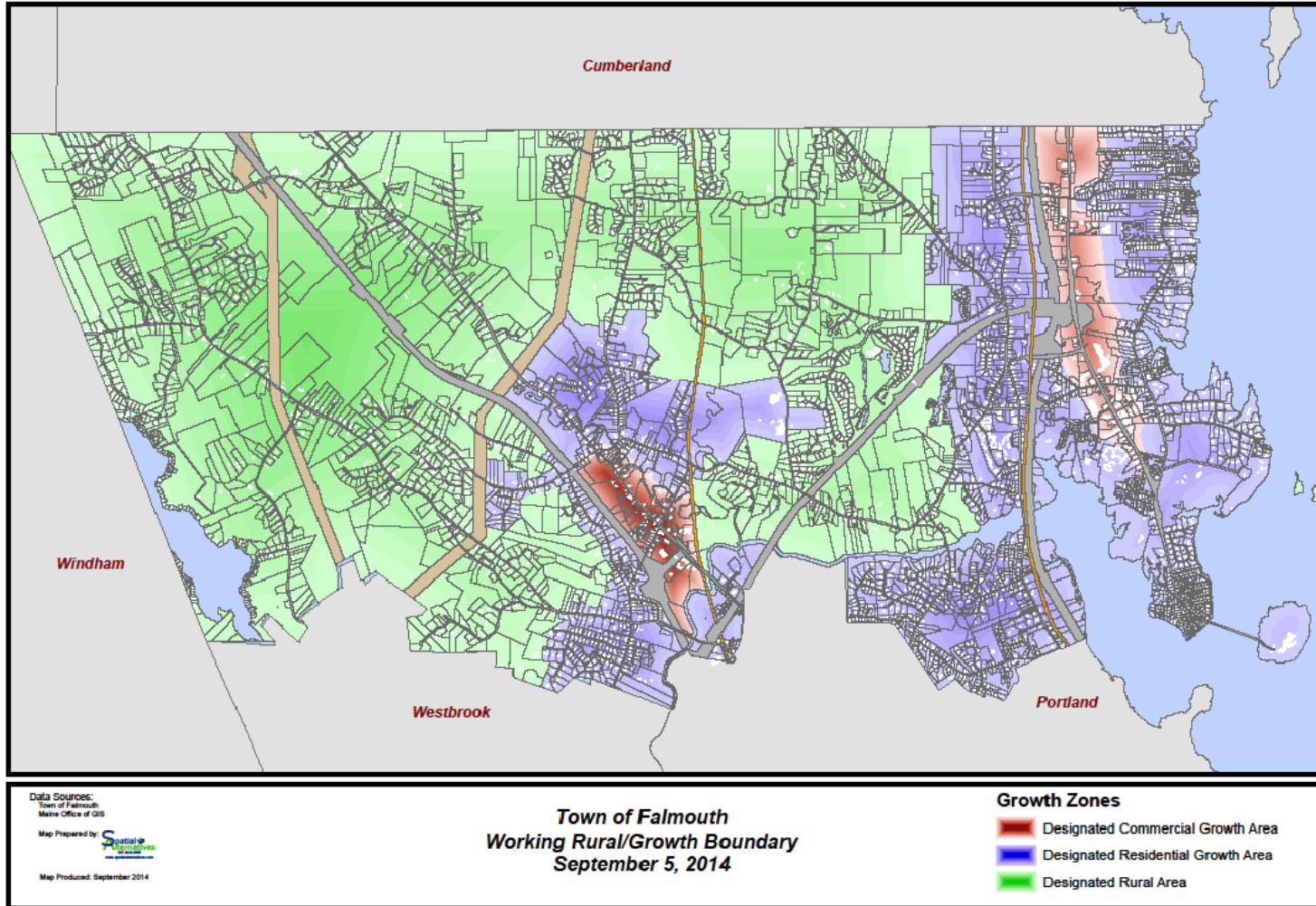
## Growth/Rural Descriptions

- Growth Area - where there is or will be infrastructure
- Growth Area - close to amenities and services
- Growth Area – area of denser development
- Rural Area – valued natural resources
- Rural Area – agricultural and forestry opportunities
- Rural Area – area less dense development

# History: Comp Plan Land Use Recommendations

- Comprehensive Plan 2013 adopted by Town Council Feb. 2014
- Council assigned LPAC strategies and tools for directing growth to Growth Area; CDC strategies and tools for limiting growth in Rural Area
- LPAC and CDC held numerous public forums and meetings in 2014 and 2015
- Feb. 2015 Council accepted residential tools/strategies for both areas. Asked CDC to further zoning amendment concepts
- CDC invited Council to CDC meeting for presentation 2015
- CDC presentation to current and former members of municipal land use committees 2016
- CDC public presentation and Q&A 2016

# Rural Growth Boundary Map Approved 2015



# Goals of CDC's proposed zoning amendments

To the greatest extent possible, use Council accepted recommendations from LPAC & CDC, and align proposals with goals used by LPAC & CDC:

- Maintain the character of, and limit residential growth in, the Rural Area
- Offer opportunity for residential growth in Growth Area, compatible with existing neighborhoods
- Provide opportunity for range of housing types in Growth Area
- Increase conformity among existing Growth Area house lots thereby increasing opportunities for property enhancement by right rather than with BZA approval

# Rural Area: Maintain character, limit residential growth

- Make one change to Farm & Forest District – simplify ADU requirements and approval
- Make limited changes to Highland Lake RB District: ADUs, eliminate multi-family and new name (HL)
- Establish a yearly rural area cap of 26 single-family (town wide cap including two-family of 65)
- Establish a yearly rural area cap of 8 accessory dwelling units (town wide cap of 20)

# **Growth Area: Increase opportunities for residential development**

- Enable growth compatible with existing neighborhoods by lessening dimensional standards
- Provide opportunities for a range of housing types by simplifying rules regarding accessory dwelling units, two-family and multi-family units
- Simplify process to enhance existing lots by increasing number of existing conforming lots through lessening dimensional standards



# Growth Area: RA District Single-Family Proposal

Reduce single-family unit dimensional requirements to increase conformity and the opportunity for infill, a range of housing options, and new single-family homes

- Min. lot size: reduce from 20K sq. ft. to 10K sq. ft.
- Min. lot width: reduce from 125 ft. to 50 ft.
- Min. side setback: reduce from 20 ft. to 10 ft.
- Min. front setback: reduce from 25 ft. to 10 ft.
- Min. rear setback: reduce from 40 ft. to 30 ft.
- Net Residential Area (NRA): reduce from 15K sq. ft. to 5K sq. ft.
- Retain 35 ft. building height limit
- Eliminate minimum unit size (currently 600 sq. ft.)

# Growth Area: RA District

## Two-Family Proposal

Reduce two-family unit dimensional requirements to increase the opportunity for infill, range of housing options, and new two-family homes

- Two units must be attached
- Min. lot size: reduce from 2 acres to 10K sq. ft.
- Min. lot width: reduce from 200 ft. to 50 ft.
- Min. side setback: reduce from 50 ft. to 10 ft.
- Min. front setback: reduce from 50 ft. to 10 ft.
- Min. rear setback: reduce from 50 ft. to 30 ft.
- Net Residential Area (NRA): reduce from 15K sq. ft. to 5K sq. ft. per lot and per unit
- Retain 35 ft. building height limit
- Eliminate minimum unit size (currently 600 sq. ft.)

# Growth Area: RA District Multi-Family Proposal

Reduce multi-family unit dimensional requirements to increase the opportunity for infill, range of housing options, and new multi-family homes

- Limit up to 6 attached units per building
- Min. lot size: from 2 acres to 15K sq. ft.
- Min. lot width: from 200 ft. to 100 ft.
- Min. side setback: from 50 ft. to 10 ft.
- Min. front setback: from 50 ft. to 10 ft.
- Min. rear setback: from 50 ft. to 30 ft.
- Net Residential Area (NRA): from 15K sq. ft. to 5K sq. ft. per lot and per unit.
- Retain 35 ft. building height limit
- Eliminate minimum unit size (currently 600 sq. ft.)

# Summary of housing types in Residential A, B (east) and D (west) Districts

- Single-family
- Single-family with accessory dwelling unit (ADU may be attached or detached but cannot be greater than 850 sq. ft. or size of primary unit, whichever is less)
- Two-family must be attached (top/down, side-by-side, front/back) but is possible on same sized conforming lot as single-family
- Multi-family, up to 6 units per structure, must be attached, distance requirements between structures governed by building code
- None greater than 35 ft. in height

# RA – Existing Nonconforming Lot

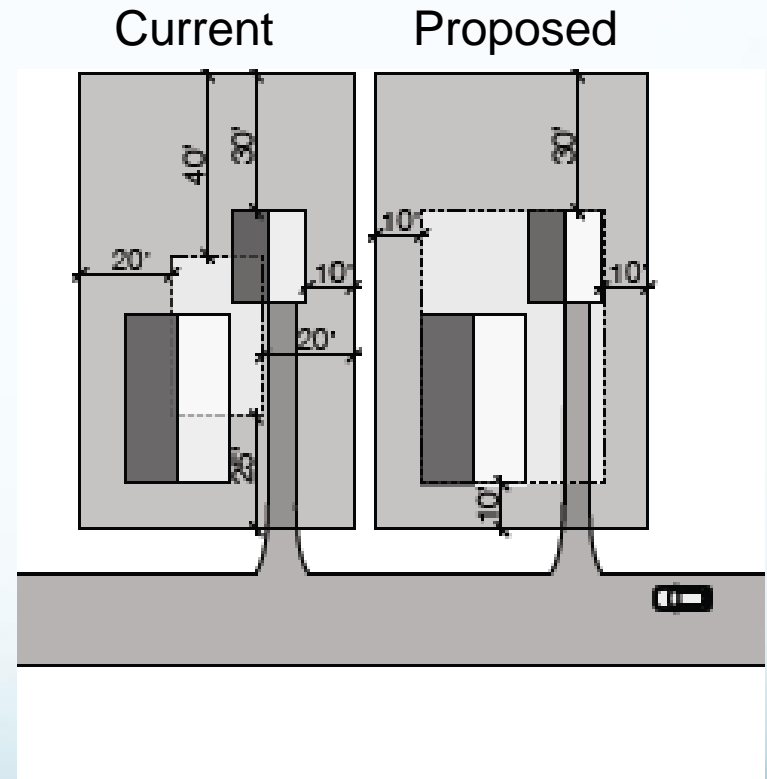
6,000 square feet with house and garage, 60 foot lot width

## Current

- Nonconforming Lot area
- Nonconforming Lot width
- Nonconforming Structures

## Proposed

- Nonconforming Lot area - BZA approval not required
- Conforming Lot width
- Conforming structures



# RA – Existing Nonconforming Lot

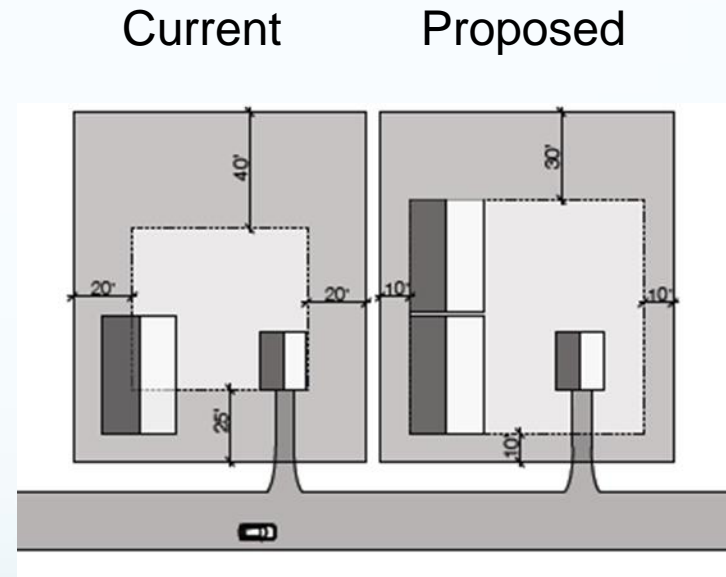
12,000 square feet with house and garage,  
100 foot lot width

## Current

- Nonconforming Lot area
- Nonconforming Lot width
- Nonconforming Structure

## Proposed

- Conforming Lot area
- Conforming Lot width
- Conforming structures
- Ability to convert to two-family



# RA – Existing Conforming Lot

24,000 square feet - vacant

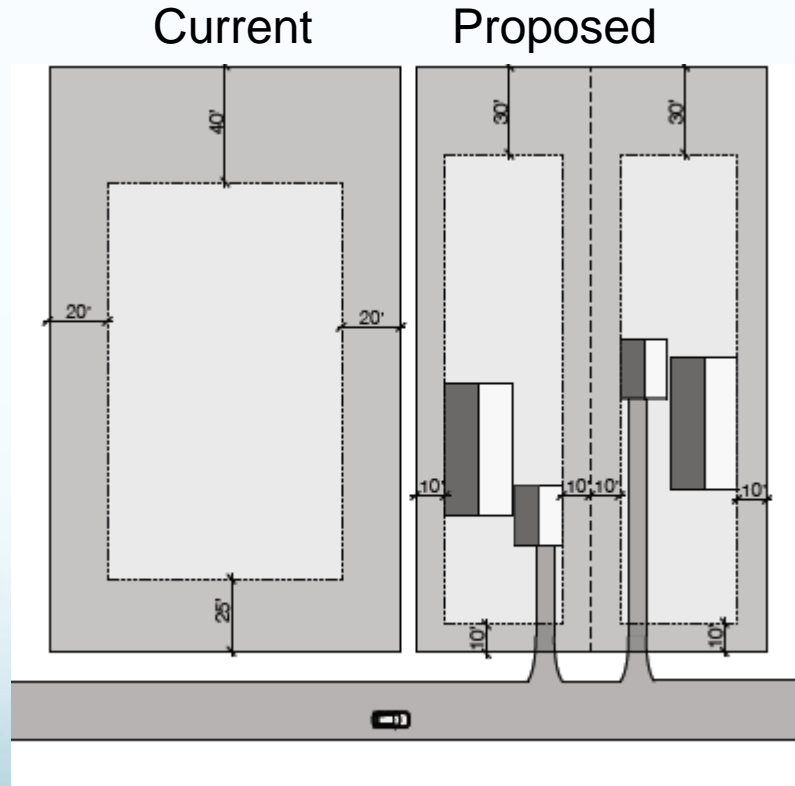
120 feet lot width

## Current

- Conforming Lot area
- Nonconforming Lot width
- Vacant

## Proposed

- Split into two conforming lots
- Conforming Lot width
- Conforming structures
- Ability to add two-family on each lot if desired



# Growth Area: RB & RD Districts

- Create transition from east to west within Growth Area by means of gradual reduction in density as infrastructure reduces (less of both water and sewer) and distance from commercial area(s) increases
- Expand existing RB district(s) to more closely align with existing density patterns, availability of water/sewer and proximity to commercial area
- Achieve transition by creating RB (east) and RD (RB west) districts
- State of Maine requires schools to be in Growth Area, therefore, proposed zoning is RD (RB west)
- Highland Lake retains zoning of current RB district—there are limited zoning changes proposed—ADUs, eliminate multi-family, and name HL

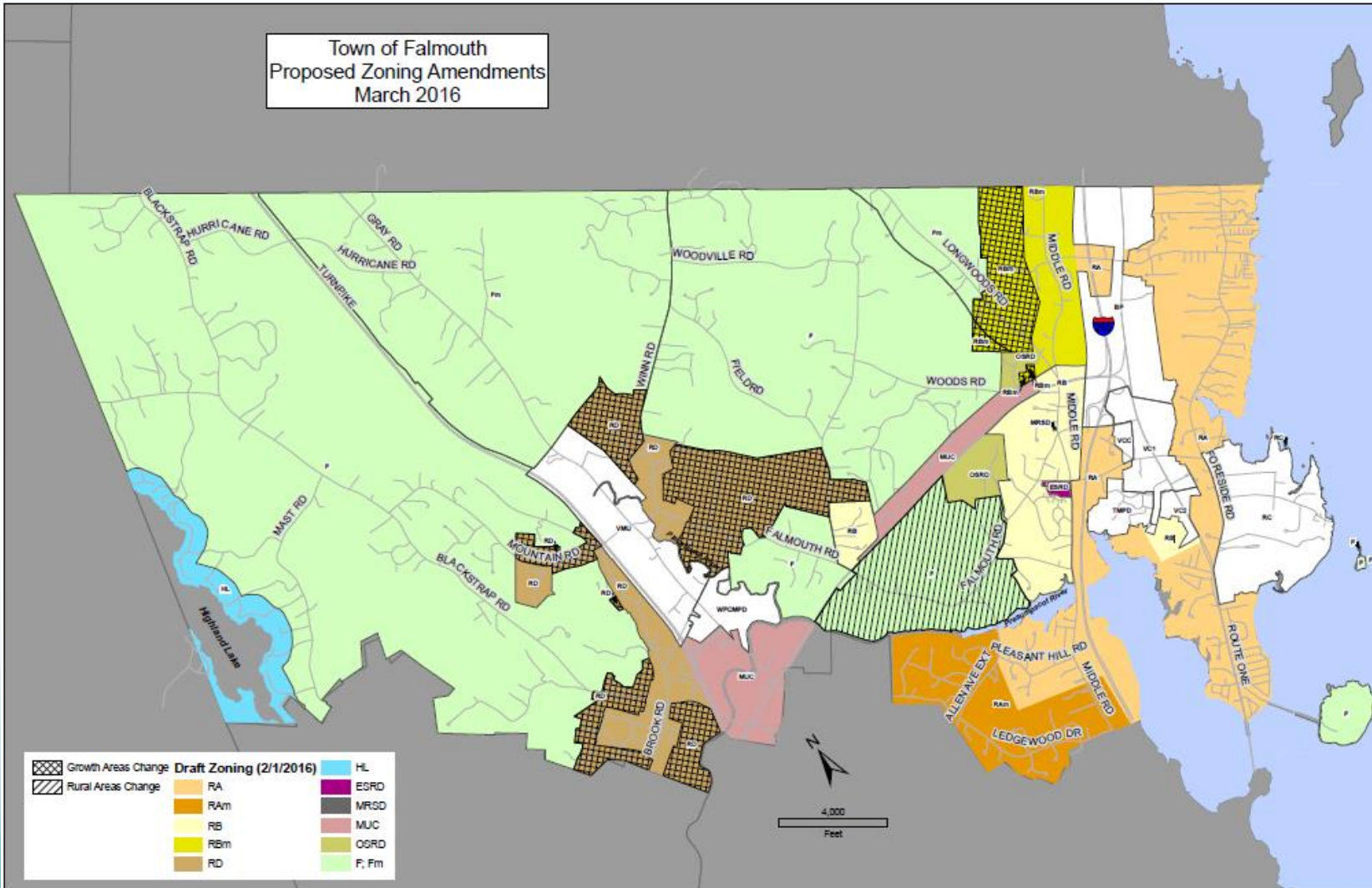


# Growth Area: RB (East) & RD (RB West) Residential Proposals

- Single-family residential dimensional standards lessened
- Two-family residential dimensional standards lessened
- Multi-family residential dimensional standards lessened
- Proposals mirror proposals in RA district but with eye to less density in RB, and even less density in RD

# Proposed Zoning District Changes

Town of Falmouth  
Proposed Zoning Amendments  
March 2016



# GROWTH CAP RECOMMENDATIONS

- Town-wide cap of 65 single and two family dwellings, 26 of which can be in Rural Area
- Town-wide cap of 24 multi family dwellings, none in Rural Area
- Town-wide cap of 20 accessory dwelling units, 8 of which can be in Rural Area

# Additional Recommendations

- RA District
  - Non-conforming lot size exclusion to increase conformity among existing lots greater than or equal to 5,000 sq. ft.
- Accessory Dwelling Units (ADU):
  - Single type of ADU town-wide (no cottage distinction), may be attached or detached
  - Retain accessory nature of ADU (maximum 850 sq. ft. or equal to square footage of primary dwelling, whichever is less)

# Additional Recommendations

- Conforming lots in Growth Area permitted to build ADU and two-family unit by right. Need only code enforcement officer approval
- Conforming lots in Growth Area permitted to build multi-family unit by right, but must still be reviewed by Planning Board
- Eliminate distance requirement between multi-family structures
- Require connectivity for multi-family development

# Additional Recommendations

## Housekeeping

- Clarify current practice of calculating density allowance for private ways and subdivisions
- Amend Resource Conservation Overlay District and Retirement Community Overlay District to reflect RA reduced lot dimensions

# Summary: Proposed Amendments

- Maintain Town-wide growth cap, add Rural Area specific caps— maintains current rate of growth and directs residential growth to Growth Area
- Reduce lot dimensional requirements in Growth Area to increase opportunities for residential growth compatible with existing neighborhoods and for a range of housing types
- Increase number of existing conforming lots to reduce approvals needed by property owners
- Create new RB and RD districts to create transition within Growth Area from east to west and align with existing water/sewer service
- No change to Farm & Forest District except ADUs
- Limited change to Highland Lake RB District - ADUs, eliminate multi-family, and name (HL)

**Questions?**

**Comments?**

**Next steps...**