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Memorandum

Date: September 9, 2017
To: Claudia King, Town Council
From: Amanda L. Stearns, Community Development Director
Re: Council Work Plan Item - Resource Conservation Zoning Overlay District Policy Implementation – Request for assistance

Staff have begun work on this work plan item and are requesting guidance on policy decisions that are required to implement zoning amendments. The adopted policy included two items and the comments regarding both are below.

1. The resource conservation zoning overlay district apply to all residential development, and not just single family home development, as it currently does. This will provide for a more equitable application of the district's rules.

As noted in the policy statement, the current ordinance is not equitable between all housing types. In order to correct this policy decisions will need to be made. Staff ask that they be provided with some assistance from the Council in some manner. The recommended method would be an ad-hoc sub-committee of two councilors that are well versed in the policy development and the July 2016 amendments. Other options include working with you alone or referring it to the CDC.

2. The following minimum open space acreage amounts:
 - a. For all projects in rural area zoning districts (HL and FF): 50% of calculated NRA + unsuitable area. 50% was the Town's standard prior to 2011. The committee believes that 50% better accomplishes the goal of preserving the character of the rural area.
 - b. For projects in growth area zoning districts involving 3 or more lots or with a project area that is greater than 1 acre: 30% of calculated NRA + unsuitable area. This maintains the current 30% requirement.
 - c. For projects in growth area zoning districts involving 2 lots or less or with a project area that is 1 acre or less: 0% of calculated NRA + unsuitable area. These small projects typically result in open space set asides that due to their small size is less useable for a conservation perspective.

Item a. is simple to implement and could be achieved at the September 25 meeting. Item b. would maintain the current open space requirement so no amendment is necessary. Item c. should be postponed until the Greening of Falmouth 2.0 is completed as there is initial discussion about open space in the growth area.