

Town of Falmouth  
Proposed Amendments  
To the Zoning and Site Plan Review Ordinance

**Section 3.18 Tidewater Master Plan Development District**

**3.18.11 Master Development Plan Time Limits**

If the Town Council grants approval of a Master Development Plan, the applicant's legal rights, duties or privileges determined thereby, shall expire if the development is not commenced within two (2) years of the date on which approval was granted and shall expire as to any portion of the development that is not substantially completed within ~~ten (10)~~ twenty (20) years of the date on which approval was granted. The Council may extend these time limits upon showing by the applicant that additional time is needed due to required local, state, or federal permits or approvals, or because of market conditions.