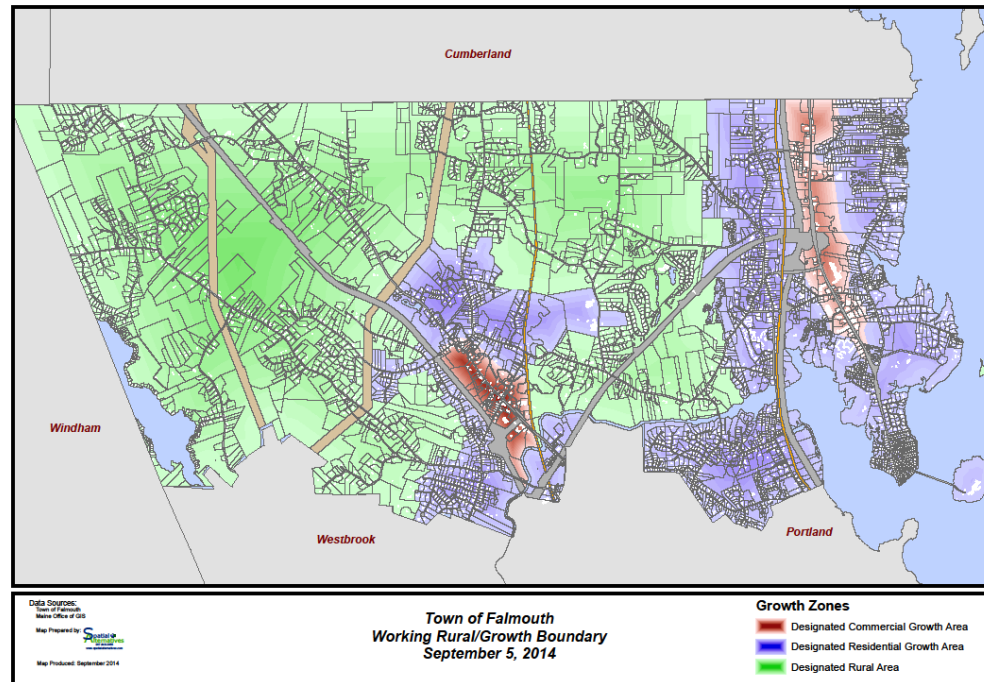


Comprehensive Plan
Implementation
Land Use Strategies – Year 1
April 2015

Recommendations
to Town Council
prepared by CDC and LPAC

2013 Comprehensive Plan

- Adopted by Council February 2014
- Recommended Growth Areas (red/blue) and Rural Areas (green)



2014 Council Assignment - majority of new homes in the Growth Area over the next 10 years

- CDC - Maintain the character of, and limit growth in, the Rural Area
- LPAC - Enable compatible residential growth in Growth Areas

Outreach to date

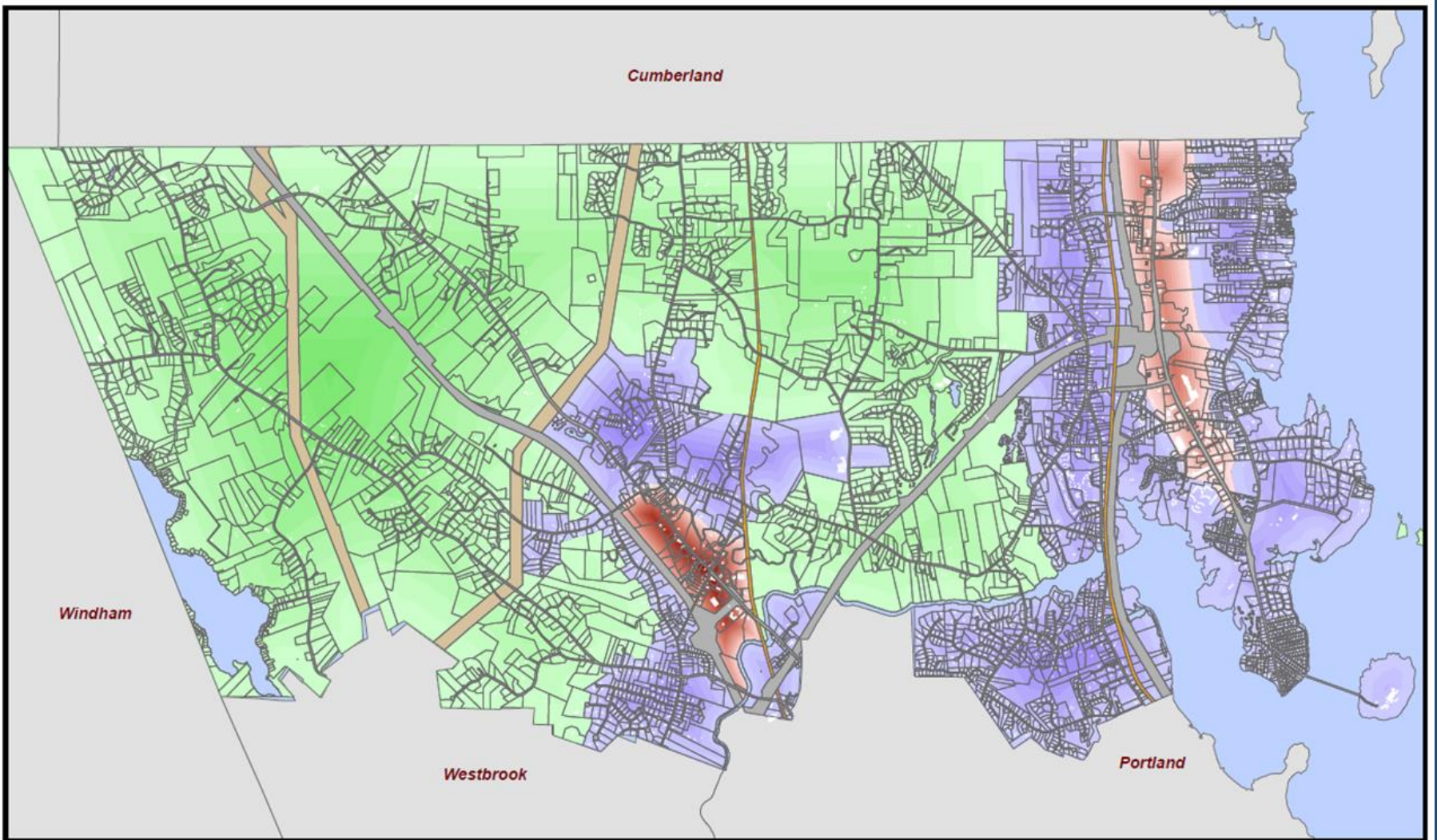
- LPAC: met with BZA and Town staff
- Three joint CDC-LPAC outreach meetings:
 - Town board and committee members
 - Real Estate Development Professionals
 - General public

CDC – Rural Recommendations

1. Finalize Growth-Rural Area Boundary
2. Place annual residential growth permit “cap” on new single family units in Rural Area
3. Encourage “conservation developments” in Rural Area
4. Recommend zoning language be clarified for Rural Area relative to accessory units without changing policy

Rural/Growth Area Boundary Map

- Follow property boundaries
- Place “split” parcels in Growth Area
- Place protected land adjacent to boundary in Rural Area



Cumberland

Windham

Westbrook

Portland

Data Sources:
Town of Falmouth
Maine Office of GIS

Map Prepared by:
Spatial
Systems
www.spatialsystems.com

Map Produced: September 2014

**Town of Falmouth
Working Rural/Growth Boundary
September 5, 2014**

Growth Zones

- Designated Commercial Growth Area
- Designated Residential Growth Area
- Designated Rural Area

Residential Growth Permit Cap Rural Area

- Single family units are the predominant residential building type
- Proposal
 - Maintain single family cap town wide at 65 units/year
 - Establish cap of 26 single family units (maintains same average rate of growth of last 8 years)

Open Space Preservation Rural Area

- Current open space preservation program contributes to reducing development in the Rural Area
- Proposal
 - Encourage use of “conservation development” model which allows limited development to offset conservation expenses and preserves majority of the land for conservation
 - Recognize the priority of land within the Rural Area when considering purchase of land in fee or easement

Accessory Dwelling Units – Rural Area

- Accessory Dwelling Units should continue to be permitted in the current manner.
- Proposal
 - Maintain current language for accessory cottages
 - Recommend clarification of apartment size calculation

Growth Area Goals

- Encourage people to grow families and age in place
- Change current density and setbacks to reflect historical growth patterns (Reduce nonconformities to 25% +/-)
- Reduce unnecessary approval processes
- Allow infill

LPAC – Growth Area Recommendations

1. Change rules to allow improvements or expansions of existing homes and infill development
2. Enable more accessory dwelling units
3. Make compatible multi-family housing more feasible
4. Rezone current Farm and Forest District areas that are now placed in Growth Areas

Nonconformities-Growth Area

- LPAC studied sample neighborhoods and level of non-conformity in RA and RB Districts
 - Lot size 79-94%
 - Lot width 52-74%
 - Lot coverage 39-97%
 - Setback: 86-100%

Nonconformities – Growth Area

- Increase density to bring more lots into conformity
- Reduce lot sizes to create more flexibility for lot layout

	Current	Max. density	Min. lot size
Residential A	20,000 sf	10,000 sf/unit	5,000 sf
Residential B1	40,000 sf	30,000 sf/unit	15,000 sf
Residential B2	40,000 sf	40,000 sf/unit	20,000 sf

Zoning Map – 4 Recommendations in Growth Area

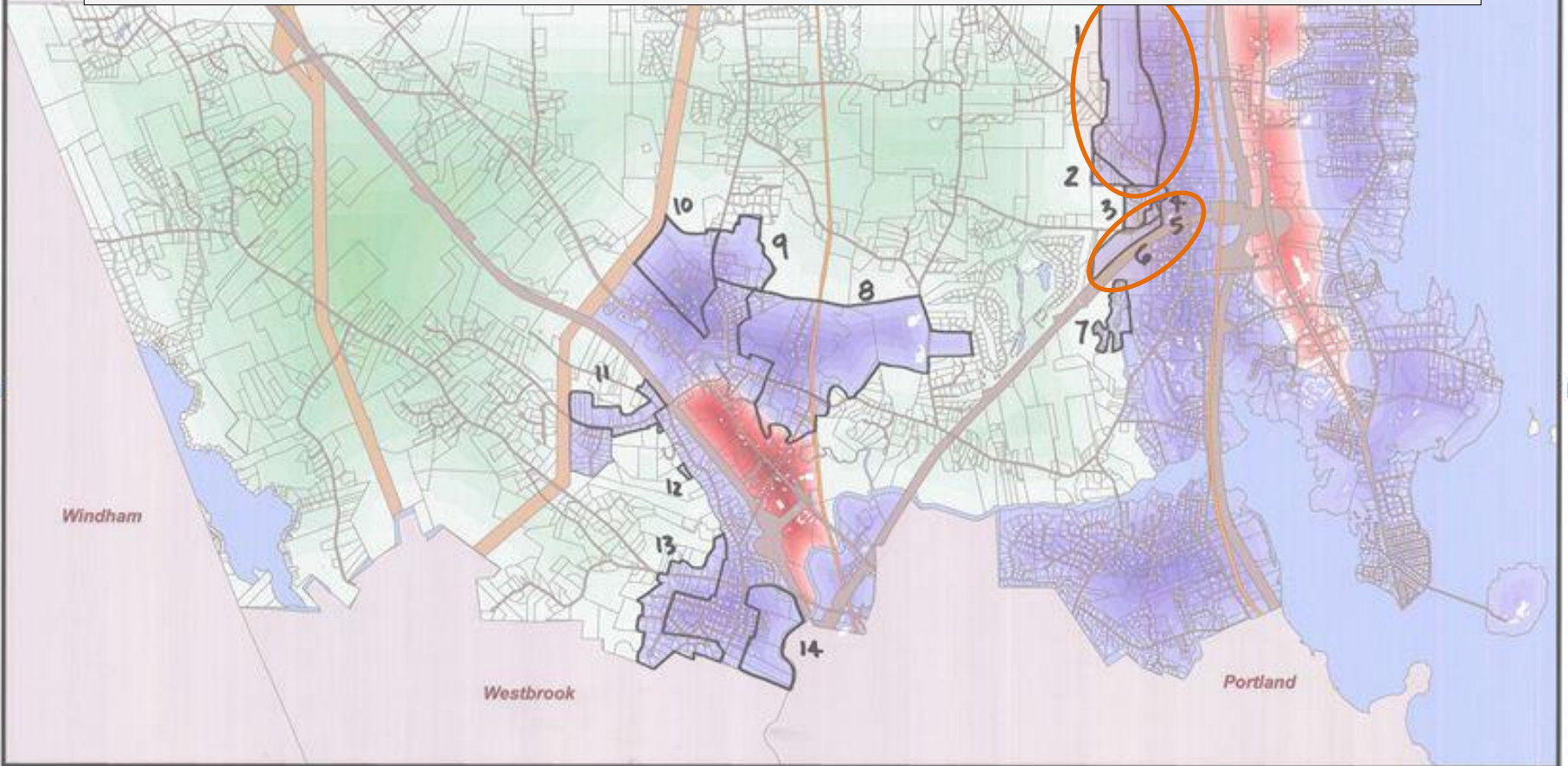
- Rezone Farm and Forest portions in East Falmouth to Residential B1
- Rezone Farm and Forest portions in West Falmouth to Residential B2
- Keep Area 9 as Farm and Forest
- Keep OSRD as is (Areas 3 and 7)

Density Recommendations

Growth Area

- Residential A District
 - From 20,000 sf/unit to 10,000 sf/unit
- Residential B1 District
 - From 40,000 sf/unit to 30,000 sf/unit
- Residential B2 District
 - Keep at 40,000 sf/unit
- Farm and Forest District (Area 9) inside Growth Area
 - Keep at 80,000 sf/unit

1. Rezone Farm and Forest portions in East Falmouth to Residential B1, 30,000 sf/unit - areas 1, 2, 4, 5, and 6



Data Sources:
Town of Falmouth
Maine Office of GIS

Map Prepared by:  Spatial Solutions

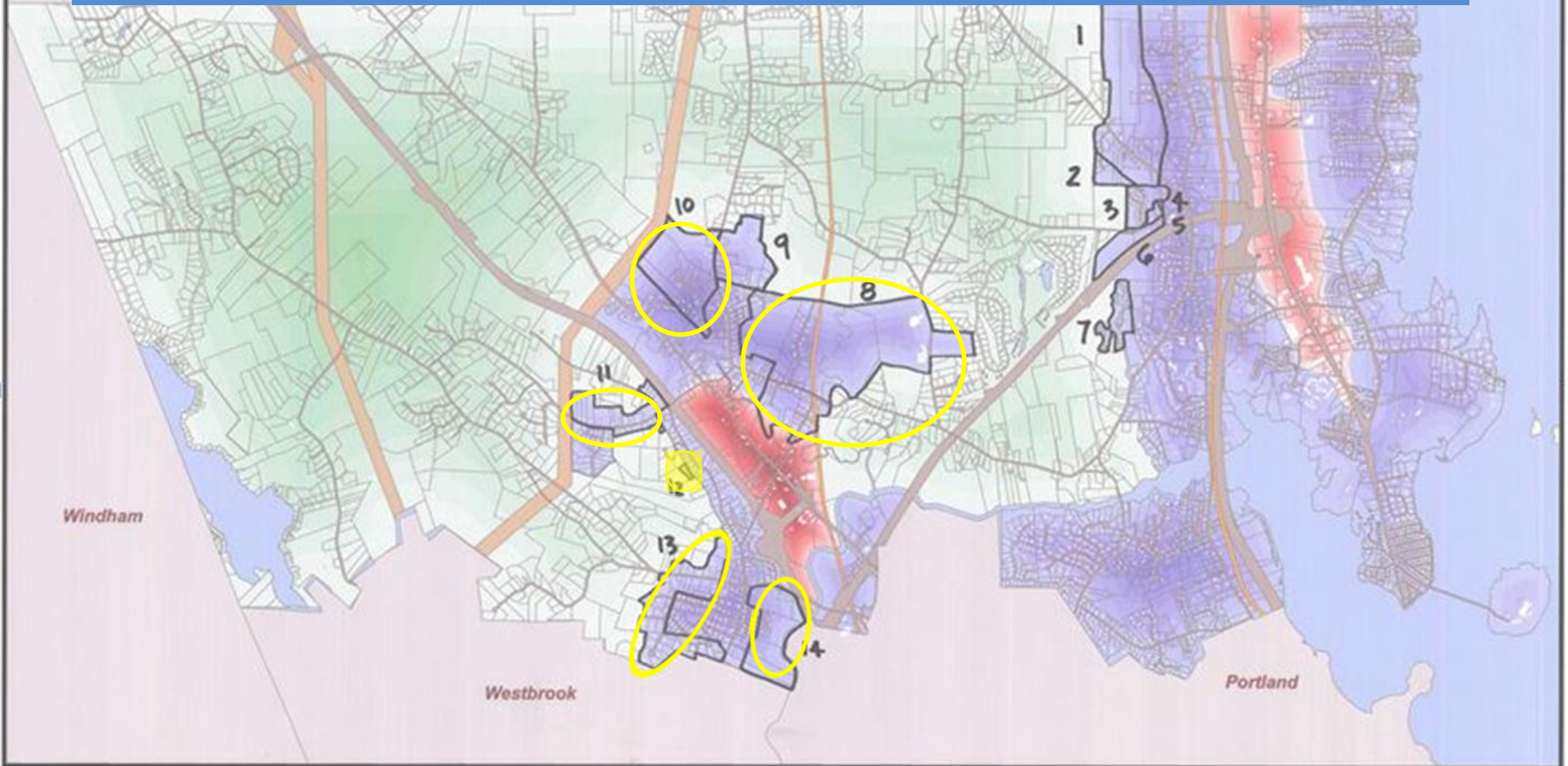
Map Produced: September 2014

Town of Falmouth
Working Rural/Growth Boundary
September 5, 2014

Growth Zones

-  Designated Commercial Growth Area
-  Designated Residential Growth Area
-  Designated Rural Area

2. Rezone Farm and Forest portions in West Falmouth to Residential B2, 40,000 sf/unit - areas 8, 10, 11, 12, 13, and 14



Data Sources:
Town of Falmouth
Maine Office of GIS

Map Prepared by
 Spatial Solutions
www.spatial-solutions.com

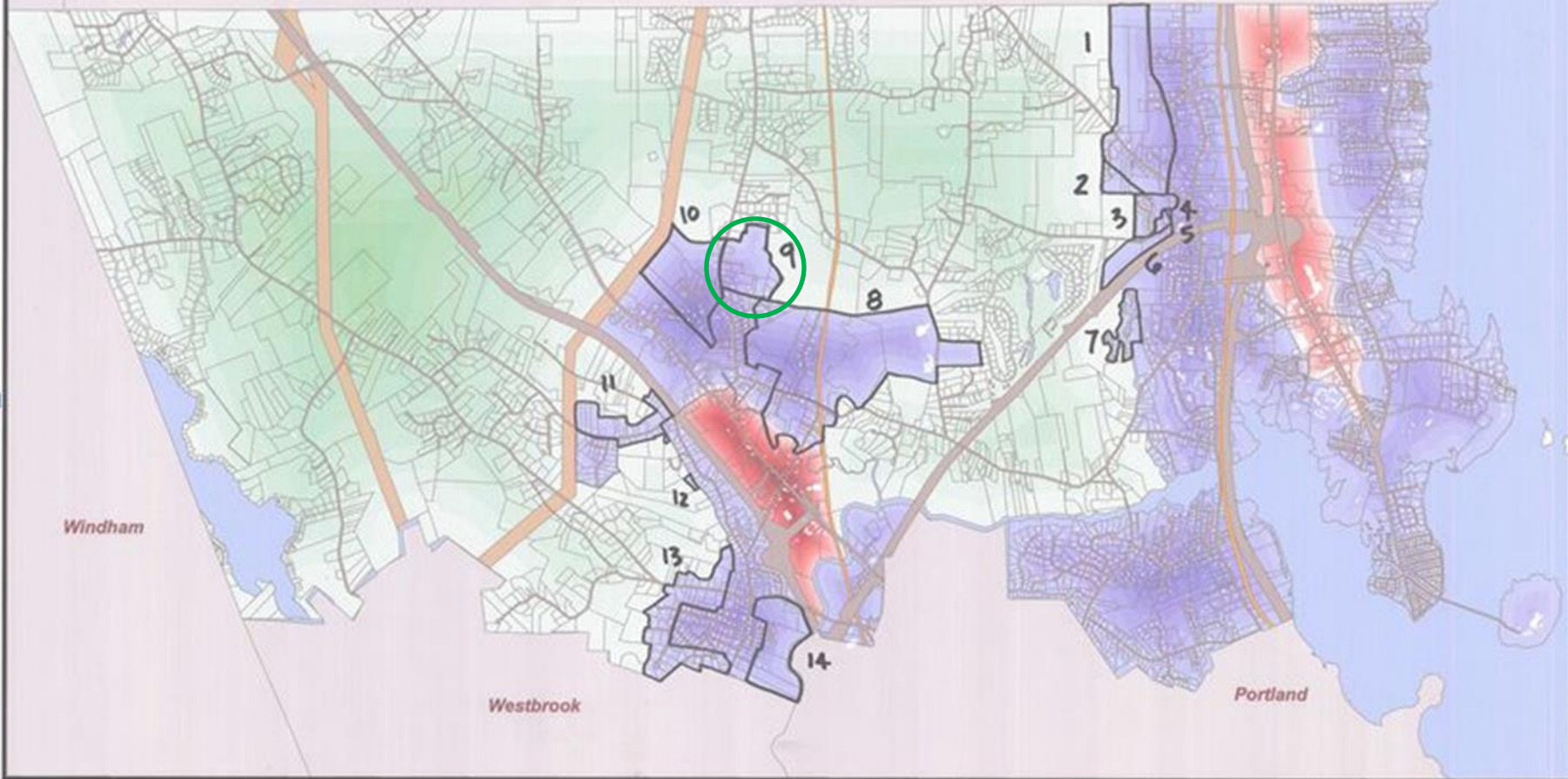
Map Produced: September 2014

Town of Falmouth
Working Rural/Growth Boundary
September 5, 2014

Growth Zones

-  Designated Commercial Growth Area
-  Designated Residential Growth Area
-  Designated Rural Area

3. Keep Area 9 as Farm and Forest - 80,000 sf/unit



Data Sources:
Town of Falmouth
Maine Office of GIS

Map Prepared by  Spatial Solutions

Map Produced: September 2014

Town of Falmouth
Working Rural/Growth Boundary
September 5, 2014

Growth Zones

-  Designated Commercial Growth Area
-  Designated Residential Growth Area
-  Designated Rural Area

Current Accessory Dwelling Units Growth Area

- ADU = living quarters on single-family lot that are independent of main dwelling unit
 - Separate living with kitchen/bathroom
 - Attached or in main dwelling (“ADU apartment”)
 - Detached from main dwelling (“ADU cottage”)
 - Typically small. Must be subordinate in size to main dwelling.

Current Accessory Dwelling Units Growth Area

- ADU is housing option that is expected to increase in popularity
- ADU rules are confusing and limiting
- All ADU's require approval from the Board of Zoning Appeals (BZA)

ADU Recommendations – Growth Area

- Same standards for ADU cottages and apartments
- No minimum or maximum ADU size
- ADU cannot be greater than 100% of main dwelling
- Review of ADUs that are 75% or less of main dwelling and less than 1,000 sf by CEO
- Review of ADUs that are 75% or more of main dwelling or more than 1,000 sf by BZA
- Require property to be owner-occupied at the time of approval for accessory unit

Multi-family Housing – Growth Area

- Currently, multi-family units are permitted, but dimensional rules make it hard to do
- Recommend enabling the building of multi-family units (includes duplexes) by:
 - Permitting it by right (no special approvals)
 - Modifying certain dimensional standards

Next steps

- Council approves policy recommendations and refers (in whole or in part) to CDC/staff for finalization
- Staff generates an implementation schedule.
- CDC/LPAC present recommended Year 2 tasks to Council for authorization
- Year 1 zoning amendments considered by Council
- CDC/LPAC begin work on Year 2 tasks

Amendment List

- Growth Cap in Rural Area
- Accessory Dwelling Units
- Multi-family setbacks in Growth Area
- Create new districts in Growth Area
- Change lot sizes/density/setbacks for new districts in Growth Area

Available Documents on website www.falmouthme.org

- CDC and LPAC Year 1 Reports
- Outreach Feedback
- Recommendations Chart
- PowerPoint presentation

Staff contacts

Community Development Committee

Amanda Stearns, 699-5312

astearns@falmouthme.org

Long-Range Planning Advisory Committee

Theo Holtwijk, 699-5340

tholtwijk@falmouthme.org

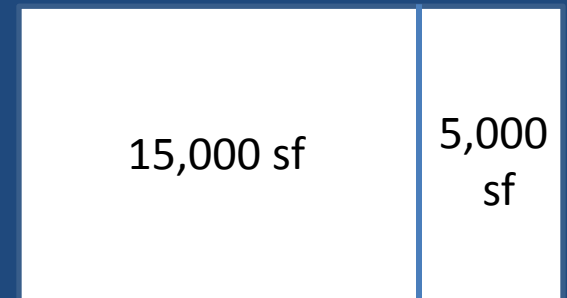
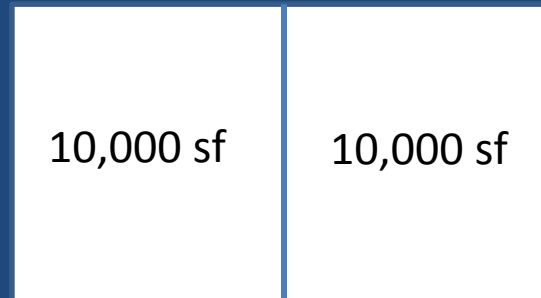
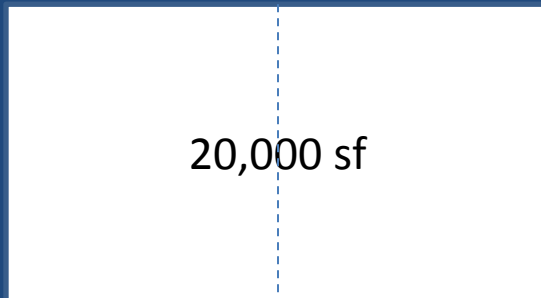
Existing 20,000 sf lot in RA

Density:

Currently 20,000 sf/unit

Proposed 10,000 sf/unit

Divide into maximum two lots



Option A: Create two 10,000 sf lots

Layout:

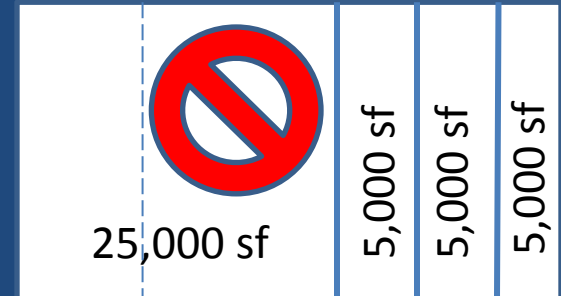
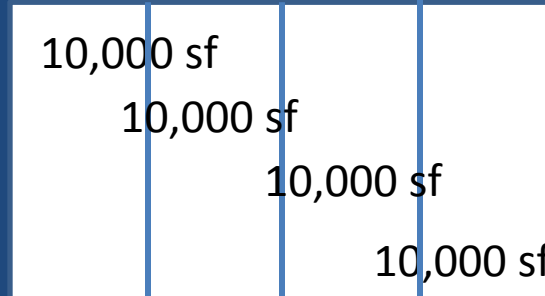
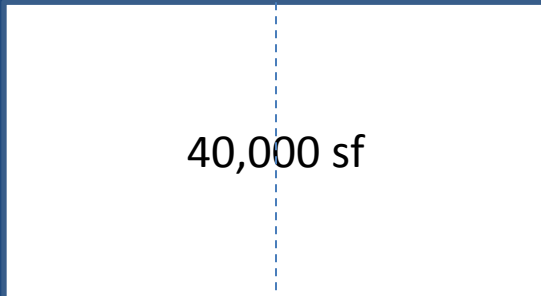
Option B: Create one 15,000 sf lot and one 5,000 sf lot

Existing 40,000 sf lot in RA

Density:

Currently 20,000 sf/unit
Can split into two 20,000 sf lots

Proposed 10,000 sf/unit
Divide into maximum four lots



Option A: Create four 10,000 sf lots

Layout:

Option B: Create one 25,000 sf lot * and three 5,000 sf lots
(* 25,000 sf lot comes with 15,000 sf development restriction that is Recorded in Registry of Deeds)