

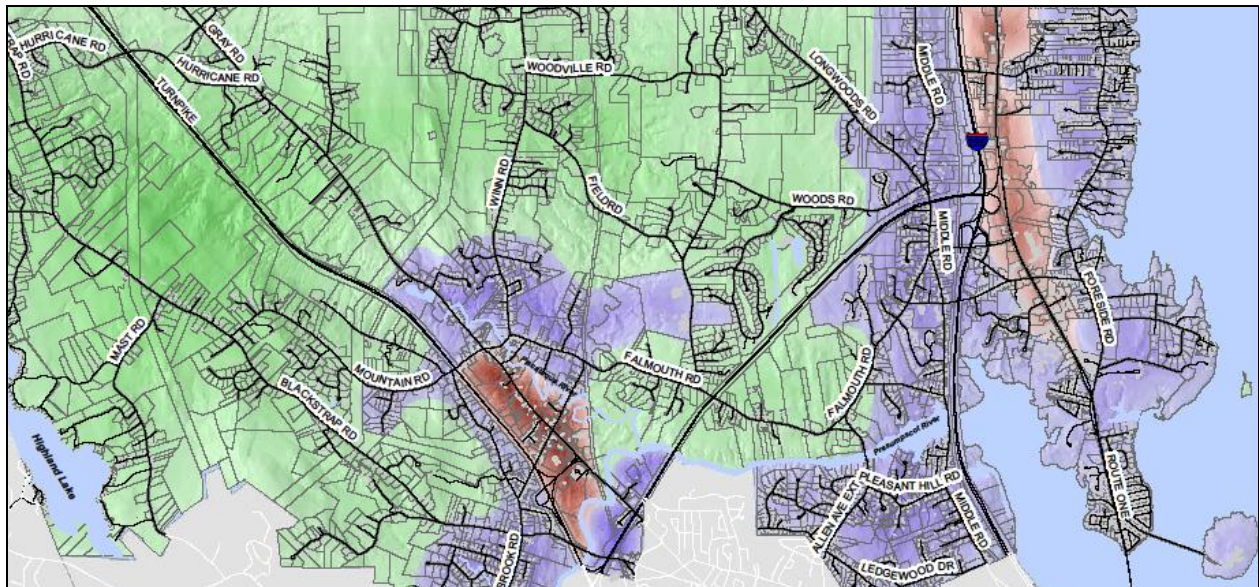
Town of Falmouth

2013 Comprehensive Plan

Volume III: Maps

~~Adopted by Town Council, October 28, 2013~~

Proposed revisions re. State of Maine comments, February 7, 2014



Maps

- A. Current Land Use
- B. Future Land Use Plan
- C. Residential and Commercial Growth, 1990-2011
- D. Potentially Developable Land
- E. Natural Resource Limitations
- F. Preferred Sewer Expansion Possibility in Growth Area
- G. Areas for Potential Zoning Review
- H. Pedestrian and Bicycle Transportation
- I. Town Facilities
- J. Utilities
- K. Natural Resources
- L. Water Resources
- M. Publically-Accessible Recreation Facilities
- N. Marine Resources
- O. Agricultural and Forest Resources
- P. Historic and Archaeologic Resources
- Q. Zoning
- R. Town-Wide Resource Conservation Overlay Zoning Districts
- S. Shoreland Zoning
- T. Coastal Bluff Hazards (Shoreland Zoning)

Map Sources

Judy Colby-George of Spatial Alternatives in Yarmouth prepared the maps for the plan. The data sources for each of the maps are as follows.

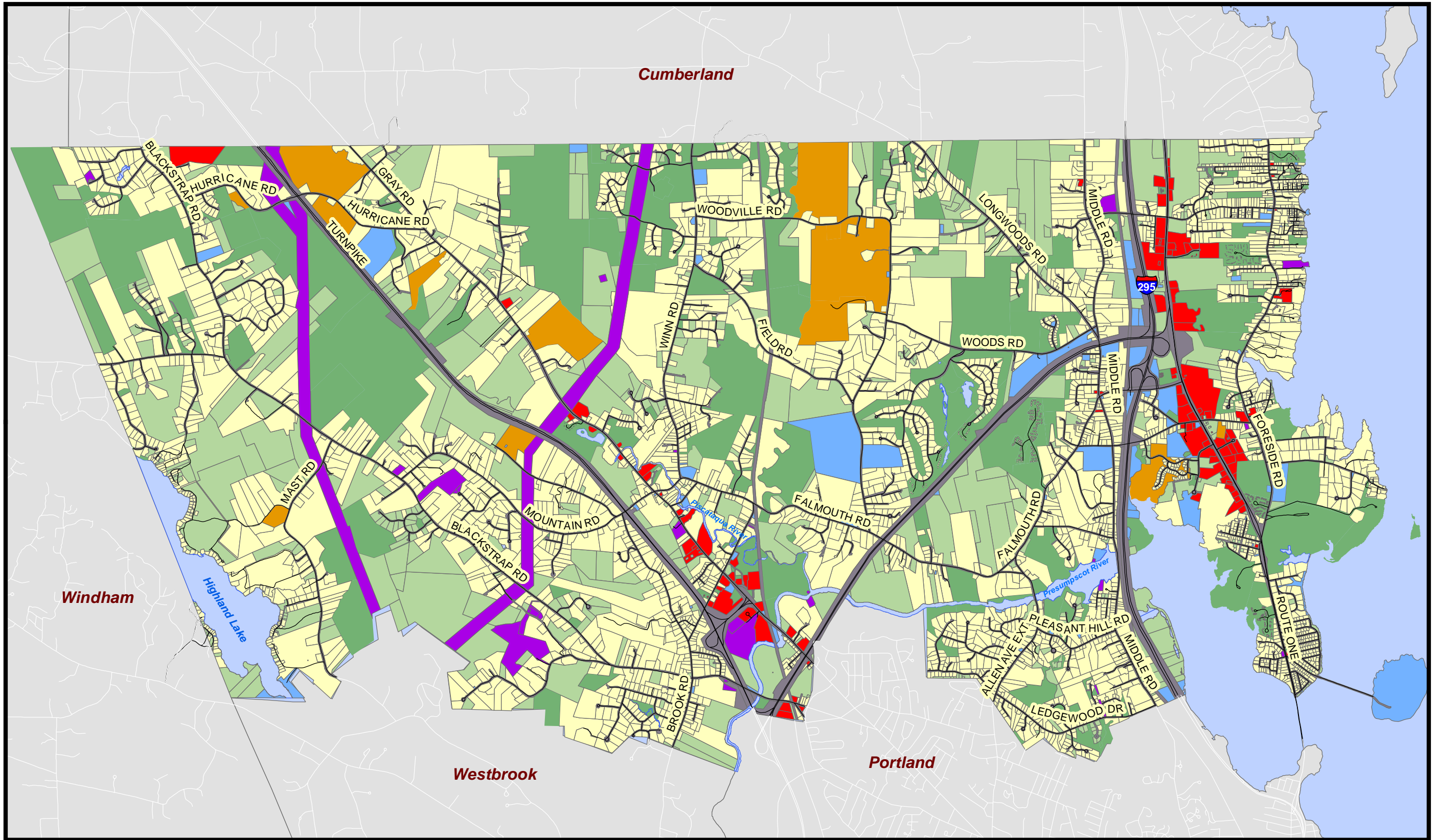
Map	Data Layers	Source/Layer Name
Base Map - Layers on all other maps	<ul style="list-style-type: none"> • Tax Parcels • Building Footprints • Major Road Labels • Road Centerlines • Surrounding Towns/Water 	<ul style="list-style-type: none"> • Town of Falmouth GIS • Town of Falmouth GIS • Town of Falmouth GIS • Maine Office of GIS – E911 Roads • Maine Office of GIS – METWP24P http://apollo.oqis.state.me.us/catalog
Current Land Use	Land Use (see categories on map legend)	<ul style="list-style-type: none"> • Town of Falmouth, Assessing Data simplified to create broad categories
Future Land Use Plan	<ul style="list-style-type: none"> • Future Land Use Plan <ul style="list-style-type: none"> ○ Designated Commercial Growth Areas ○ Designated Residential Growth Areas ○ Designated Rural Areas 	<ul style="list-style-type: none"> • Town of Falmouth Long-Range Planning Advisory Committee (LPAC)
Residential and Commercial Growth 1990 – 2010	<ul style="list-style-type: none"> • Recent Commercial Development • Recent Residential Development • Future Land Use Plan 	<ul style="list-style-type: none"> • Town of Falmouth, Assessing Data Commercial Land use and Year Built between 1990 – 2011 • Town of Falmouth, Assessing Data Residential Land use and Year Built between 1990 – 2011 • Town of Falmouth, LPAC
Potential Developable Land	<ul style="list-style-type: none"> • Potentially Developable Land • Built Out Land • Not Buildable Land • Future Land Use Plan 	<ul style="list-style-type: none"> • All data developed for Comprehensive Plan: • Parcels > 2x minimum lot size (if built on) or vacant • Parcels < 2x minimum lot size or in existing subdivision • Land restricted through conservation, utility or government ownership • Town of Falmouth, LPAC

Map	Data Layers	Source/Layer Name
Natural Resource Limitations	<ul style="list-style-type: none"> • Wetlands • Significant Wildlife Habitat <ul style="list-style-type: none"> ○ Inland Waterfowl/Wading Birds ○ Shorebird Areas ○ Tidal Waterfowl/Wading Birds ○ Roseate Tern ○ Candidate Deer Wintering Area ○ Brook Trout Habitat ○ Rare/Endangered Plants • Undeveloped Habitat Blocks • Public Lands • Future Land Use Plan 	<ul style="list-style-type: none"> • National Wetland Inventory http://www.fws.gov/wetlands/ • Beginning with Habitat • iwwh • shorebird • twwh • ehrtern • dwa • BKT_habitat • MNAP_features http://www.beginningwithhabitat.org • Beginning with Habitat Undeveloped Blocks > 100 acres • Town of Falmouth. • Town of Falmouth, LPAC
Preferred Sewer Expansion Possibility in Growth Area	<ul style="list-style-type: none"> • Existing Sewer Connection • Preferred Sewer Expansion in Growth Areas • Future Land Use Plan 	<ul style="list-style-type: none"> • Town of Falmouth, Sewer Dept. • Town of Falmouth, LPAC • Town of Falmouth, LPAC
Areas for Potential Zoning Review	<ul style="list-style-type: none"> • Future Land Use Plan <ul style="list-style-type: none"> ○ Designated Commercial Growth Areas ○ Designated Residential Growth Areas ○ Designated Rural Areas • Zoning Map 	<ul style="list-style-type: none"> • Town of Falmouth Long-Range Planning Advisory Committee (LPAC) • Town of Falmouth
Pedestrian and Bicycle Transportation	<ul style="list-style-type: none"> • Existing Trails • Proposed Trails • Existing Sidewalks • Proposed Sidewalks • Existing Bicycle Route • Proposed Bicycle Route • River Trail 	<ul style="list-style-type: none"> • All Data from Town of Falmouth, Parks & Community Programs Dept., Public Works Dept, and Open Space Ombudsman

Map	Data Layers	Source/Layer Name
Town Facilities	<ul style="list-style-type: none"> • Town Facilities 	<ul style="list-style-type: none"> • Town of Falmouth, Community Development Dept.
Utilities	<ul style="list-style-type: none"> • Wastewater Pump Stations • Wastewater Treatment Plant • Wastewater Gravity Main • Wastewater Force Main • Properties with Wastewater Service • Existing Gas Line • Water Lines • Power Transmission Lines 	<ul style="list-style-type: none"> • Town of Falmouth, Sewer Dept. • Town of Falmouth, Sewer Dept. • Town of Falmouth, Sewer Dept. • Town of Falmouth, Sewer Dept. • Town of Falmouth, Sewer Dept. • Town of Falmouth, GIS • Portland Water District • Town of Falmouth, GIS
Natural Resources	<ul style="list-style-type: none"> • Water Features • Wetlands • Significant Wildlife Habitat <ul style="list-style-type: none"> ○ Inland Waterfowl/Wading Birds ○ Shorebird Areas ○ Tidal Waterfowl/Wading Birds ○ Roseate Tern ○ Candidate Deer Wintering Area ○ Brook Trout Habitat ○ Rare/Endangered Plants • Undeveloped Habitat Blocks • Public Lands 	<ul style="list-style-type: none"> • Town of Falmouth, GIS • National Wetland Inventory http://www.fws.gov/wetlands/ • Beginning with Habitat <ul style="list-style-type: none"> • iwwh • shorebird • twwh • ehrtern • dwa • BKT_habitat • MNAP_features http://www.beginningwithhabitat.org • Beginning with Habitat Undeveloped Blocks > 100 acres • Town of Falmouth, Community Development Dept.

Map	Data Layers	Source/Layer Name
Water Resources	<ul style="list-style-type: none"> • DEP Point Source Threats <ul style="list-style-type: none"> ○ Hazardous Oil Spill System Sites ○ Registered Petroleum Tanks Database ○ Remediation Sites ○ Solid Waste-Closed Municipal Landfills ○ Wastewater Facilities and Outfalls • Watersheds • Road Centerlines • Water Features • Wetlands • Riparian Habitat • Aquifer 	<ul style="list-style-type: none"> • State of Maine, Department of Environmental Protection http://www.maine.gov/dep/gis/datamaps/index.html • Maine Office of GIS-medrdvd • Maine Office of IGS-E911 • Town of Falmouth, GIS • National Wetland Inventory http://www.fws.gov/wetlands/ • Beginning with Habitat http://www.beginningwithhabitat.org/the_map/map1-water_habitat.html • Maine Office of GIS-aquifer_polygons
Publically-Accessible Recreation Facilities	<ul style="list-style-type: none"> • Playground • Recreation Facility • Trails Site • Public Water Access • Trails • Publically-Accessible Lands 	<ul style="list-style-type: none"> • All data from Town of Falmouth, Parks & Community Programs Dept.
Marine Resources	<ul style="list-style-type: none"> • Water Dependent Business • Public Water Access • Volunteer Water Quality Monitoring Site • Eel Grass Beds • Marine Worm Habitat • Roeseate Tern Habitat • Blue Mussel Habitat • Softshell Clam Habitat 	<ul style="list-style-type: none"> • Town of Falmouth, Com. Dev. Dept. • Town of Falmouth, GIS • Maine Office of GIS <ul style="list-style-type: none"> ○ volmon24 ○ eelgrass2010 ○ worm ○ ehrtern ○ blue_mussel ○ softshell_clam http://apollo.oqis.state.me.us/catalog

Map	Data Layers	Source/Layer Name
Agriculture & Forest Resources	<ul style="list-style-type: none"> • Farmland • Tree Growth • Town & Land Trust Owned Woodlots • Large Forested Blocks • Soils of Statewide Importance for Farming • Prime Soils for Farming 	<ul style="list-style-type: none"> • Town of Falmouth, Assessing Data Current Use Taxation for Farms • Town of Falmouth, Assessing Data Current Use Taxation for Forestry • Town of Falmouth, Com. Dev. Dept. • Beginning with Habitat (Maine Natural Areas Program) http://www.beginningwithhabitat.org • USDA/NRCS SSURGO Soils • USDA/NRCS SSURGO Soils http://soils.usda.gov/survey/geoqraphy/ssurgo/description.html
Historic & Archaeologic Resources	<ul style="list-style-type: none"> • Buildings on National Register of Historic Places • Historic Sites • Houses Built Before 1945 • Prehistoric Sites & • Prehistoric Sensitive Areas 	<ul style="list-style-type: none"> • National Register of Historic Places http://www.nps.gov/nr/research/ • Maine Historic Preservation Commission http://www.state.me.us/mhpc/ • Town of Falmouth, Assessing Data • Maine Historic Preservation Commission http://www.state.me.us/mhpc/
Zoning Map	<ul style="list-style-type: none"> • Zoning Districts 	<ul style="list-style-type: none"> • Town of Falmouth GIS
Town-Wide Resource Conservation Zoning Overlay Districts Map	<ul style="list-style-type: none"> • Resource Conservation Overlay Zoning Districts 	<ul style="list-style-type: none"> • Town of Falmouth GIS
Shoreland Zoning Map	<ul style="list-style-type: none"> • Shoreland Zoning Districts 	<ul style="list-style-type: none"> • Town of Falmouth GIS
Coastal Bluff Hazards (Shoreland Zoning Ordinance) Map	<ul style="list-style-type: none"> • Coastal Bluff Hazards 	<ul style="list-style-type: none"> • Town of Falmouth GIS



Data Sources:

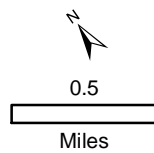
Town of Falmouth
Maine Office of GIS

Map Prepared by:



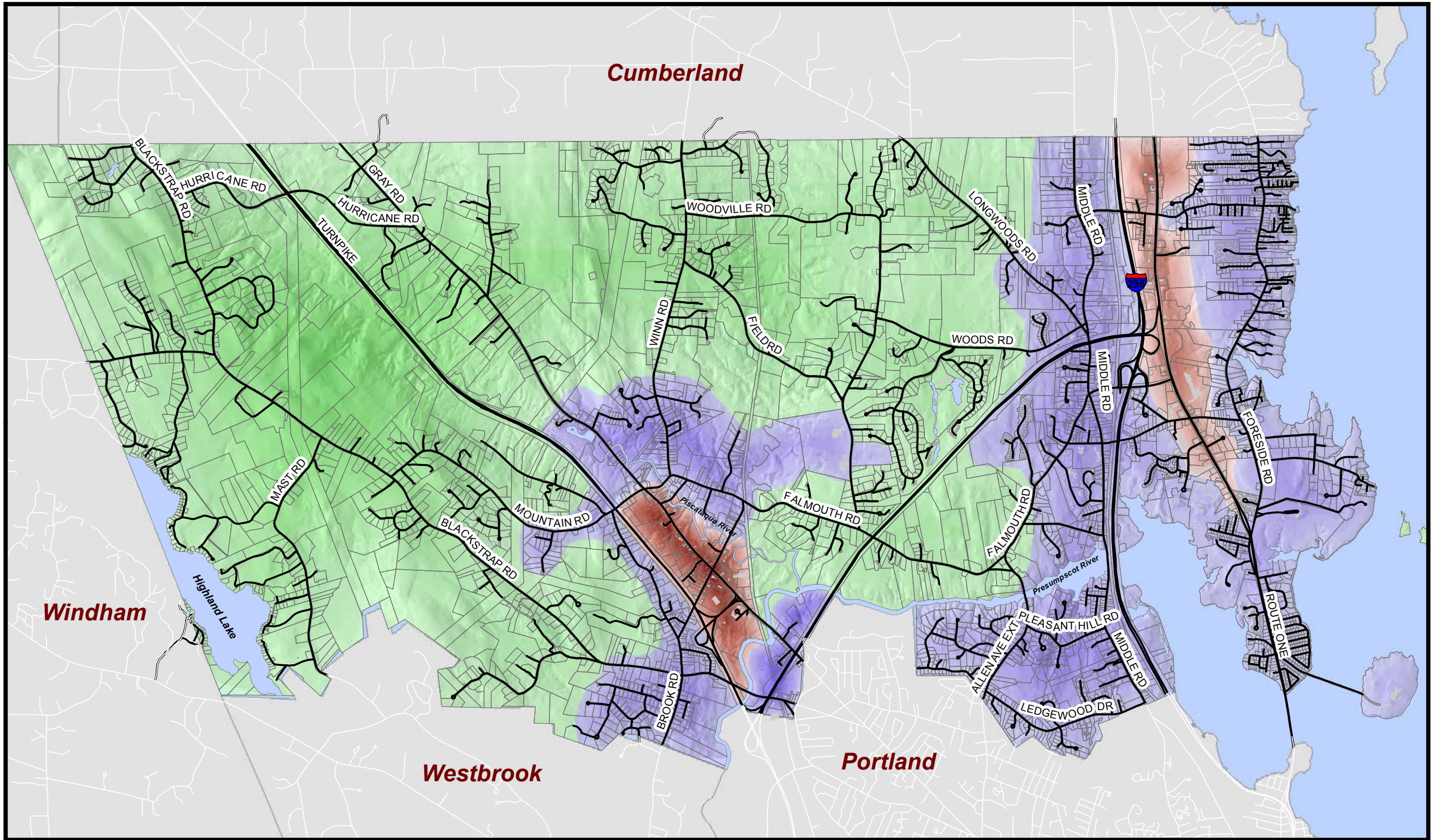
Map Produced: May 2013

See 2013 Comprehensive Plan
for further discussion.



Town of Falmouth Current Land Use 2013 Comprehensive Plan

 Residential	 Farmland
 Commercial	 Conservation/Recreation/Open Space
 Industrial	 Undeveloped Land
 Government/Civic/Education	 Water
 Transportation	






Data Sources:
 Town of Falmouth
 Maine Office of GIS

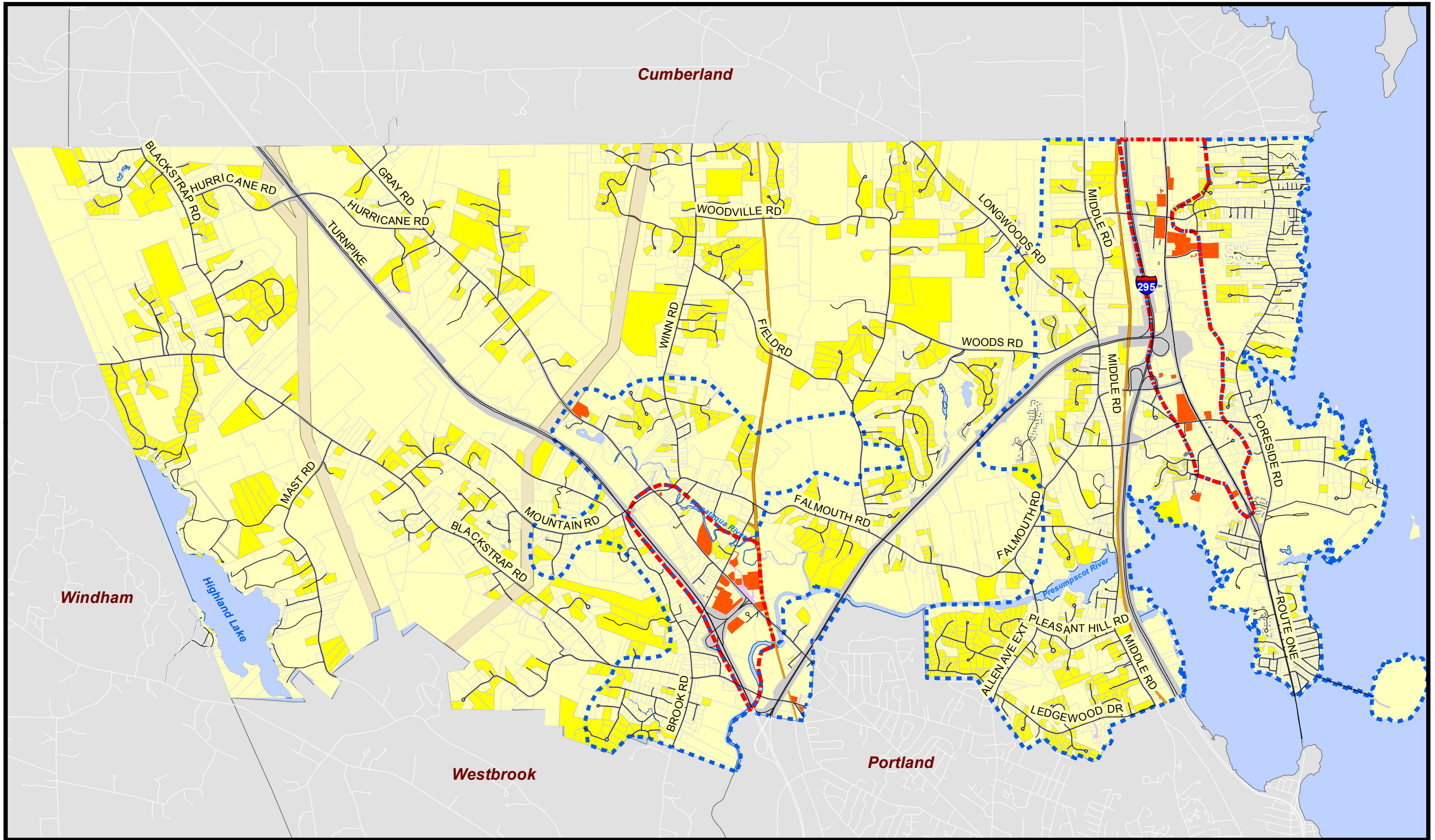
Map Prepared by:  Spatial Alternatives
 207.446.2385
 www.spatialalternatives.com

Map Produced: July 2013

See 2013 Comprehensive Plan
 for further discussion.

**Town of Falmouth
 Future Land Use Plan
 2013 Comprehensive Plan Update**

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

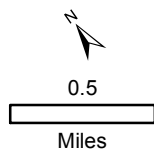


Data Sources:
 Town of Falmouth
 Maine Office of GIS

Map Prepared by:  Spatial Alternatives
 207.446.2385
 www.spatialalternatives.com

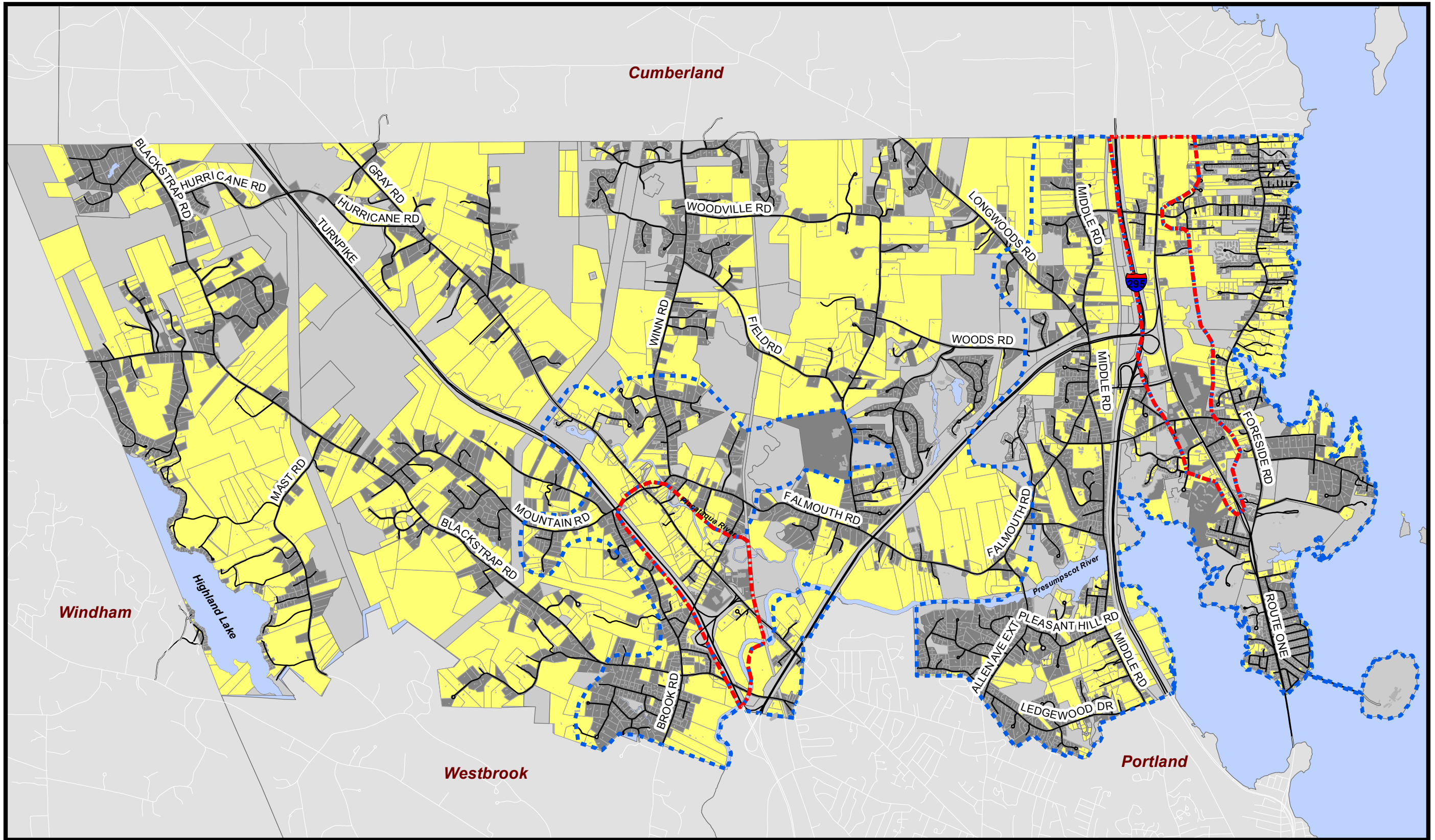
Map Produced: July 2013

See 2013 Comprehensive Plan
 for further discussion.



Town of Falmouth Residential and Commercial Growth, 1990-2011 2013 Comprehensive Plan

- Recent Commercial Development
- Recent Residential Development
- Designated Commercial Growth Area
- Designated Residential Growth Area



Data Sources:
 Town of Falmouth
 Maine Office of GIS

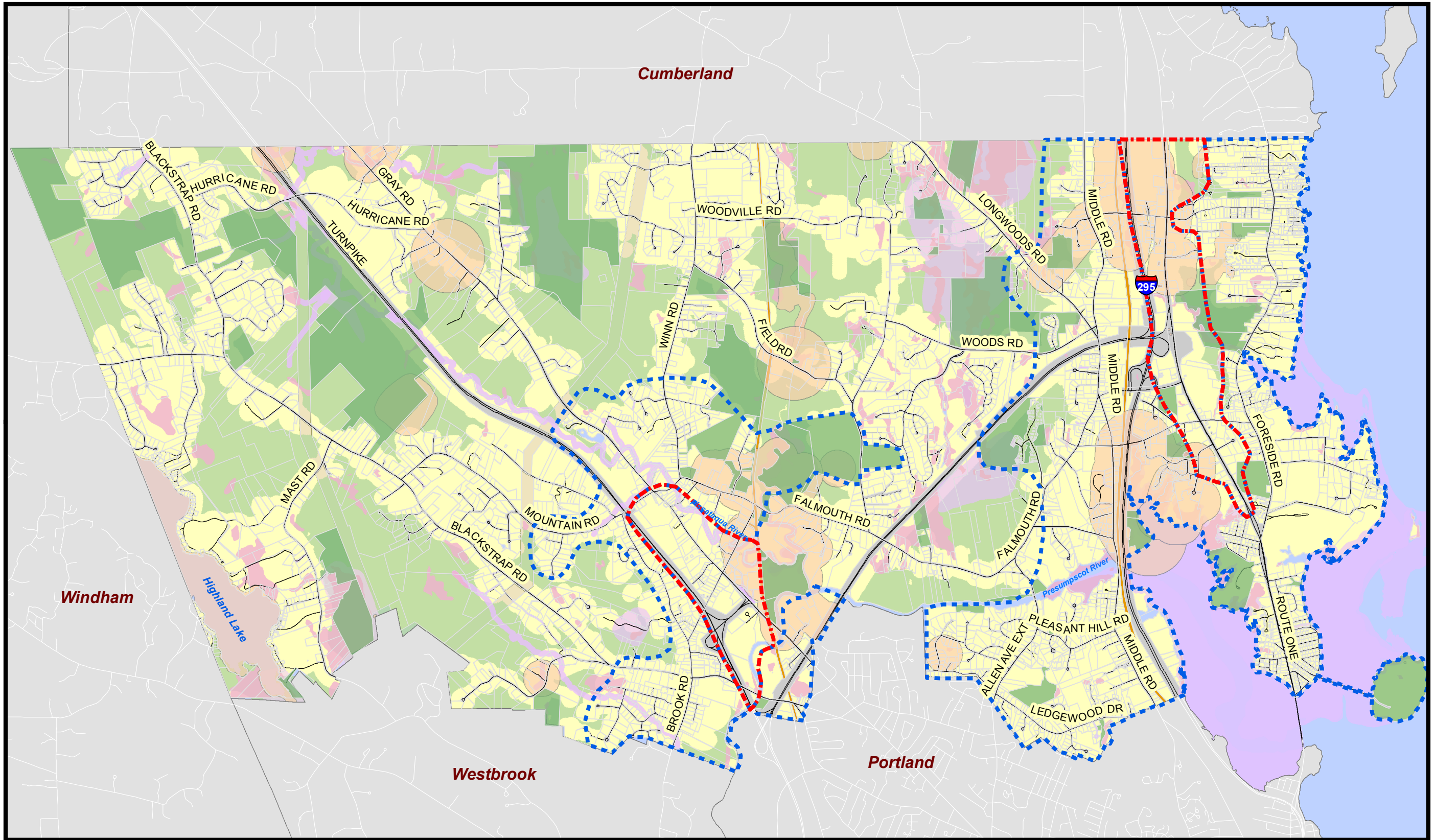
Map Prepared by:  Spatial Alternatives
 207.646.2385
 www.spatialalternatives.com

Map Produced: July 2013

See 2013 Comprehensive Plan
 for further discussion.

Town of Falmouth Potentially Developable Land 2013 Comprehensive Plan Update

- Potentially Developable Land
- Built Out Land
- Not Buildable Land
- Designated Commercial Growth Area
- Designated Residential Growth Area



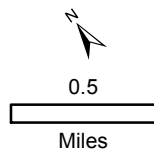
Data Sources:
 Town of Falmouth
 Maine Office of GIS
 Beginning with Habitat

Map Prepared by:

 www.spatialalternatives.com

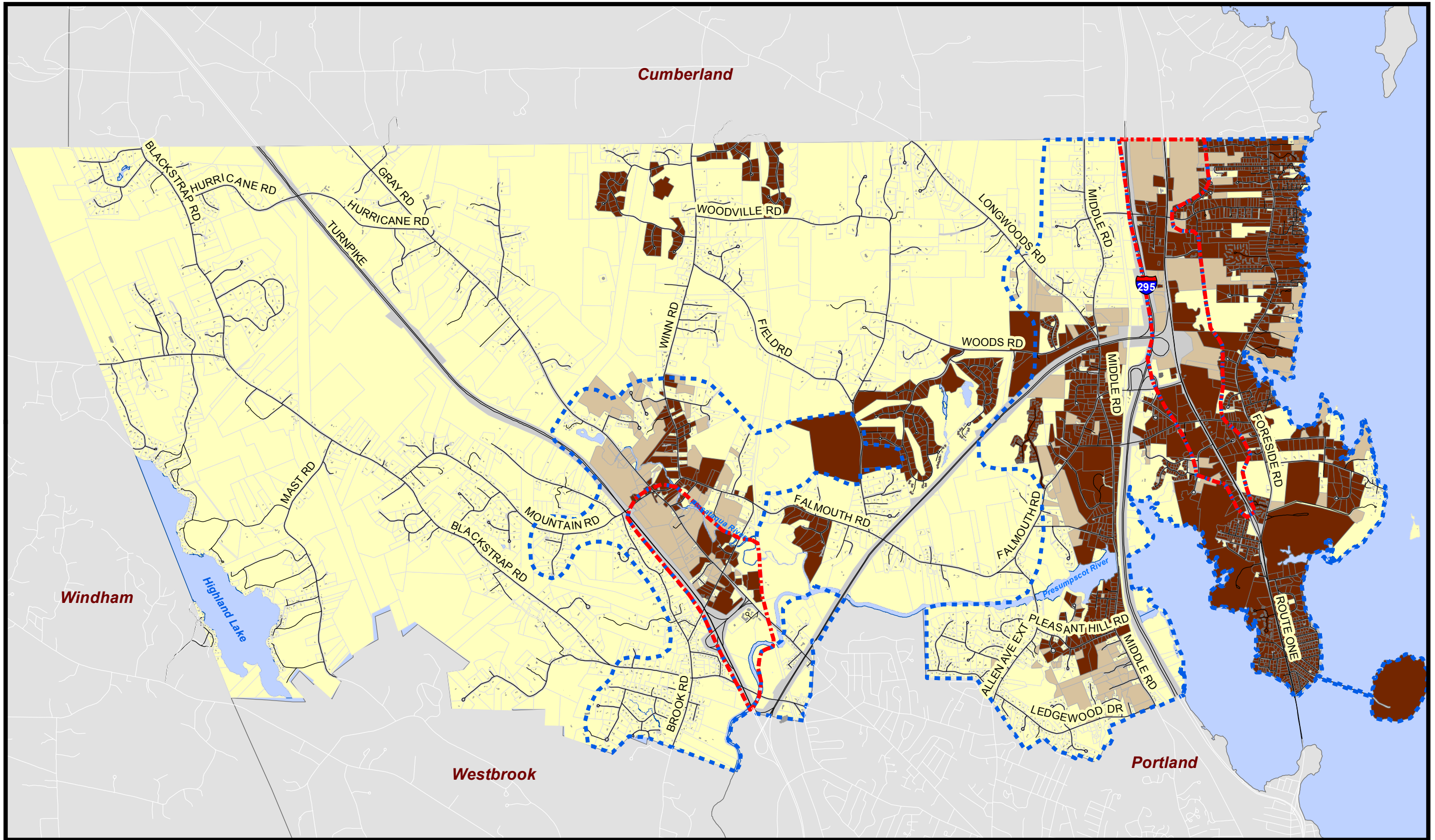
Map Produced: July 2013

See 2013 Comprehensive Plan
 for further discussion.



Town of Falmouth Natural Resource Limitations 2013 Comprehensive Plan

-  Designated Commercial Growth Area
-  Designated Residential Growth Area
-  Public Lands
-  Rare & Endangered Species
-  Wetlands
-  High Value Habitat
-  Undeveloped Habitat Blocks



Data Sources:

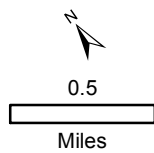
Town of Falmouth
Maine Office of GIS

Map Prepared by:



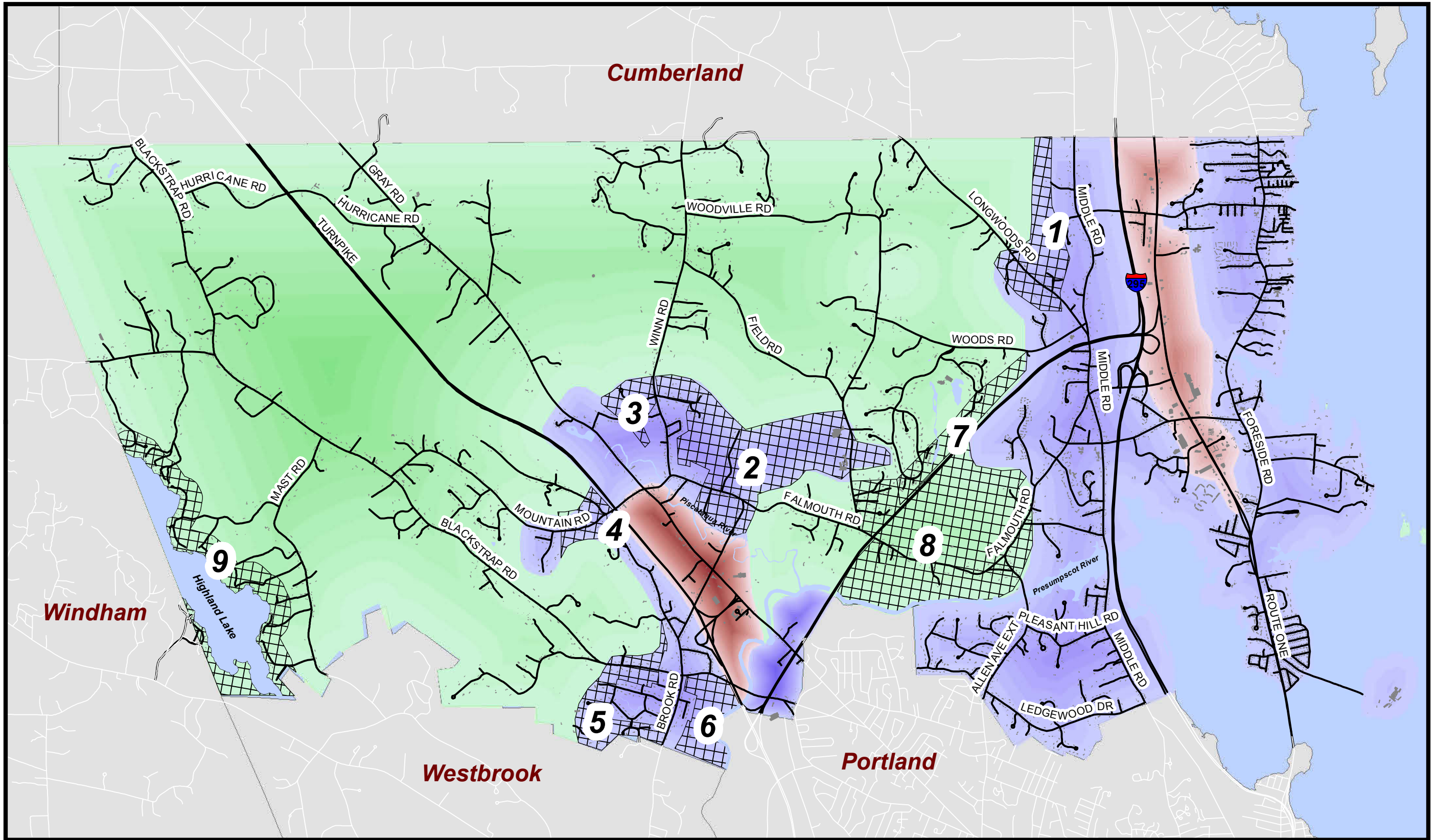
Map Produced: July 2013

See 2013 Comprehensive Plan
for further discussion.



**Town of Falmouth
Preferred Sewer Expansion Possibility in Growth Area
2013 Comprehensive Plan**

- Existing Sewer Hookup
- Preferred Sewer Expansion in Growth Area
- Designated Commercial Growth Area
- Designated Residential Growth Area







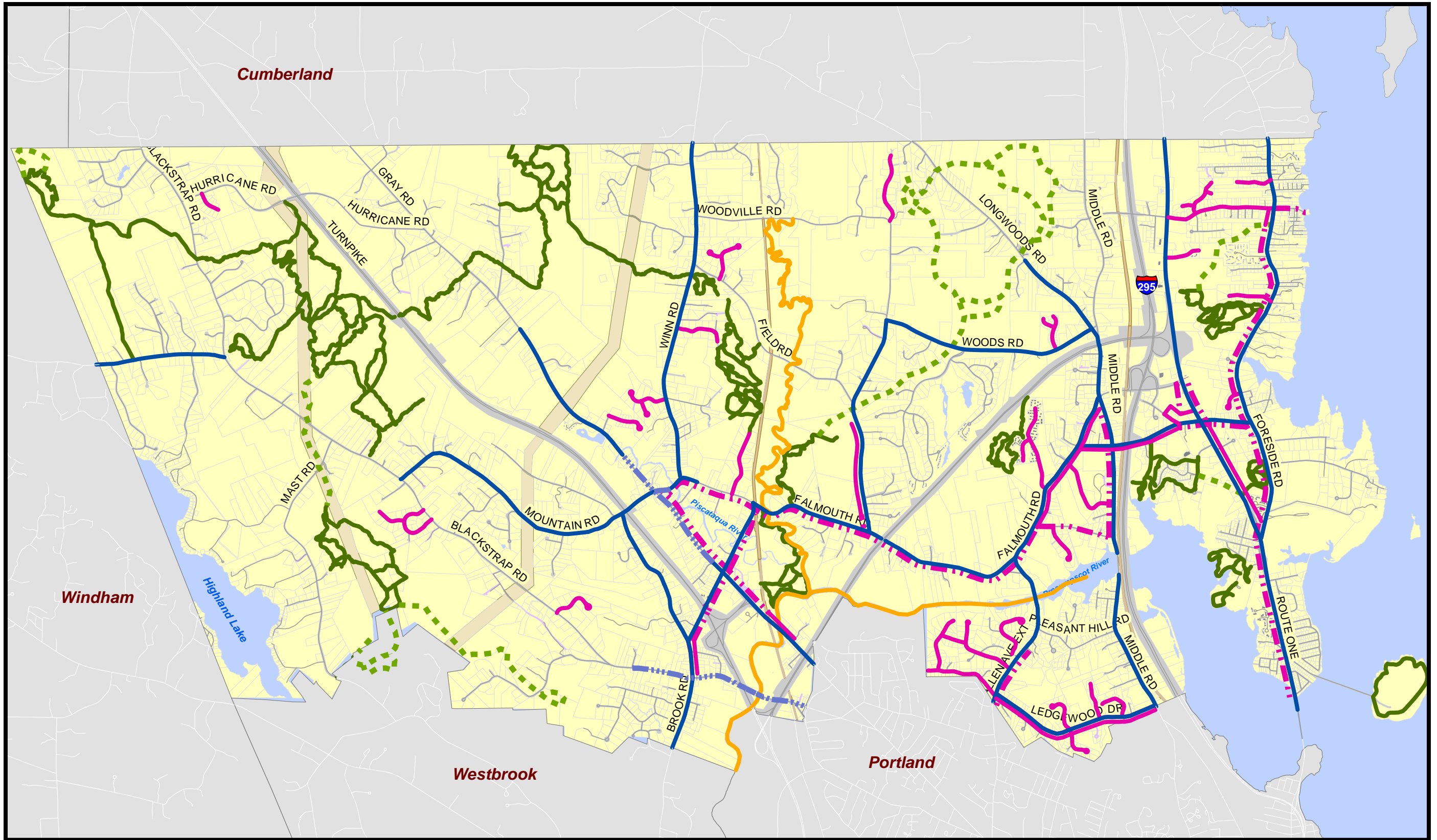
Data Sources:
 Town of Falmouth
 Maine Office of GIS

Map Prepared by:  Spatial Alternatives
 207.446.2385
 www.spatialalternatives.com

Map Produced: July 2013
 See 2013 Comprehensive Plan
 for further discussion.

Town of Falmouth Areas for Potential Zoning Review 2013 Comprehensive Plan Update

-  Areas for Potential Zoning Review
-  Designated Commercial Growth Area
-  Designated Residential Growth Area
-  Designated Rural Area



Data Sources:

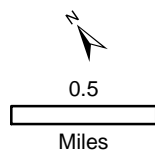
Town of Falmouth
Maine Office of GIS

Map Prepared by:



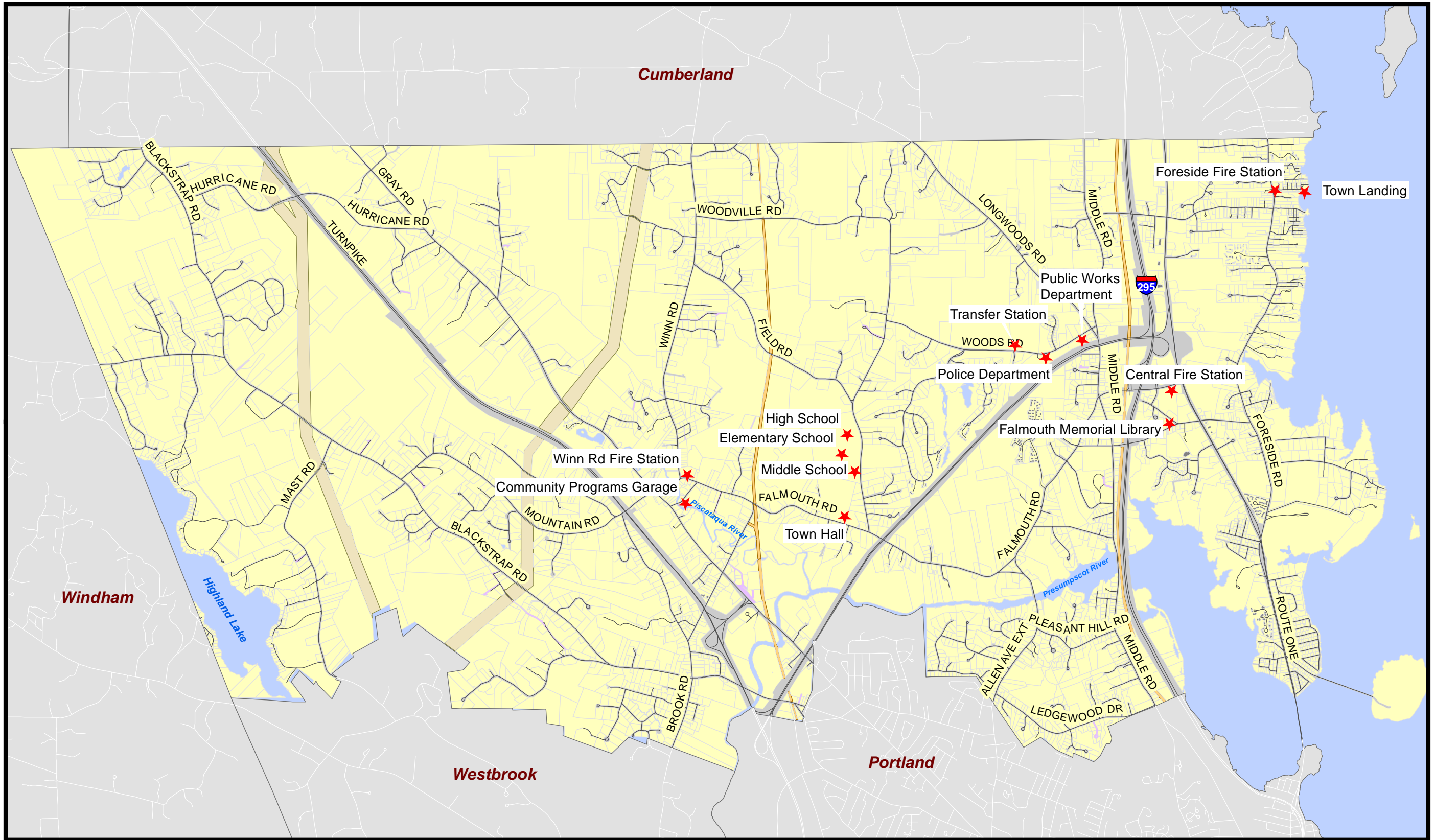
Map Produced: February 2013

See 2013 Comprehensive Plan
for further discussion.



Town of Falmouth Pedestrian and Bicycle Transportation 2013 Comprehensive Plan

- | | |
|--------------------|------------------------|
| Existing Trails | Existing Bicycle Route |
| Proposed Trails | Proposed Bicycle Route |
| Existing Sidewalks | River Trail |
| Proposed Sidewalks | |



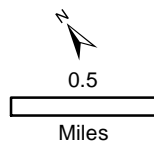
Data Sources:
Town of Falmouth
Maine Office of GIS

Map Prepared by:



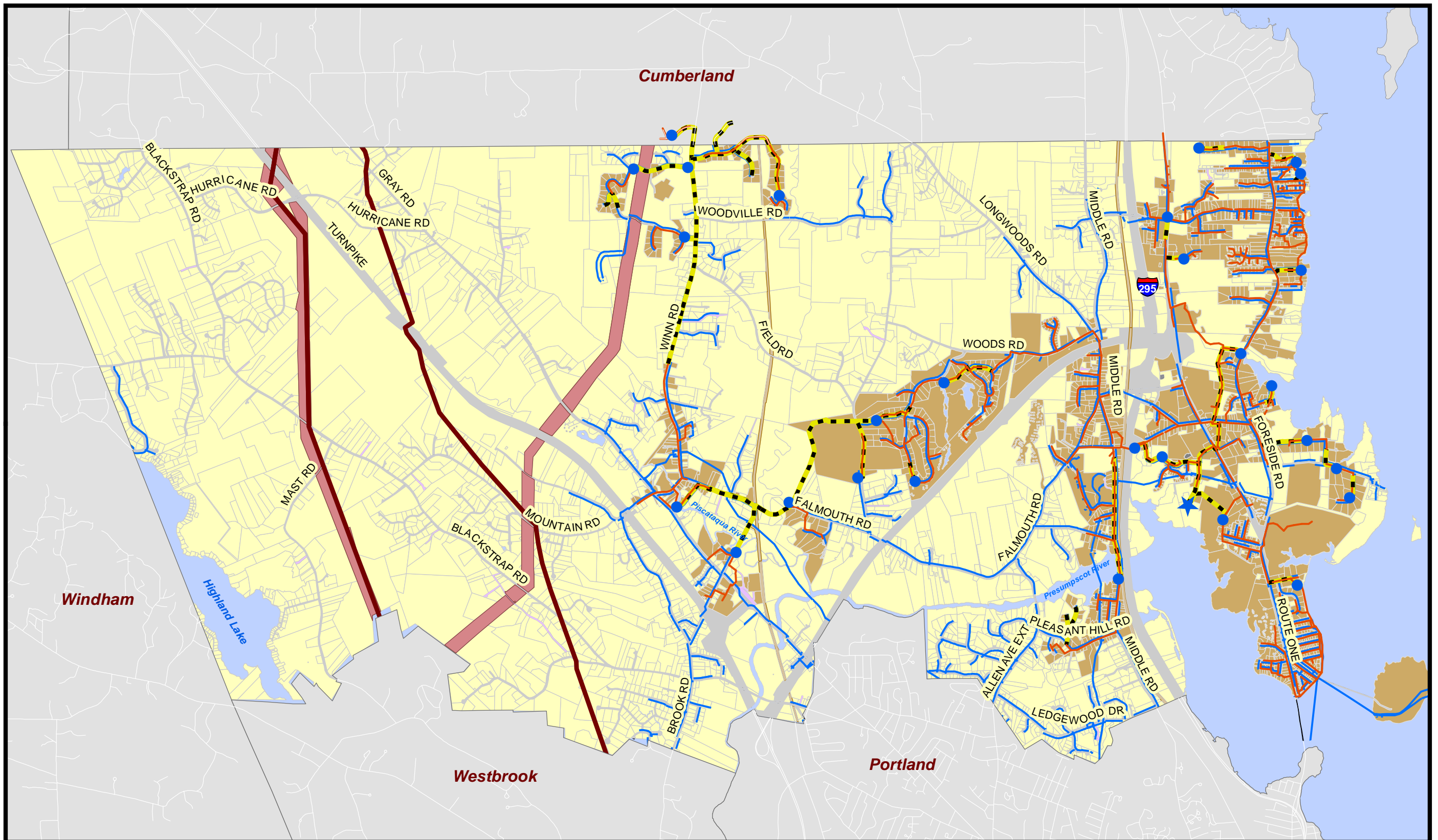
Map Produced: April 2013

See 2013 Comprehensive Plan
for further discussion.



Town of Falmouth Town Facilities 2013 Comprehensive Plan

★ Town Facilities



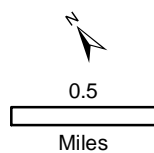
Data Sources:
 Town of Falmouth
 Maine Office of GIS
 Portland Water District

Map Prepared by:

 2017.8.46.2355
 www.spatialalternatives.com

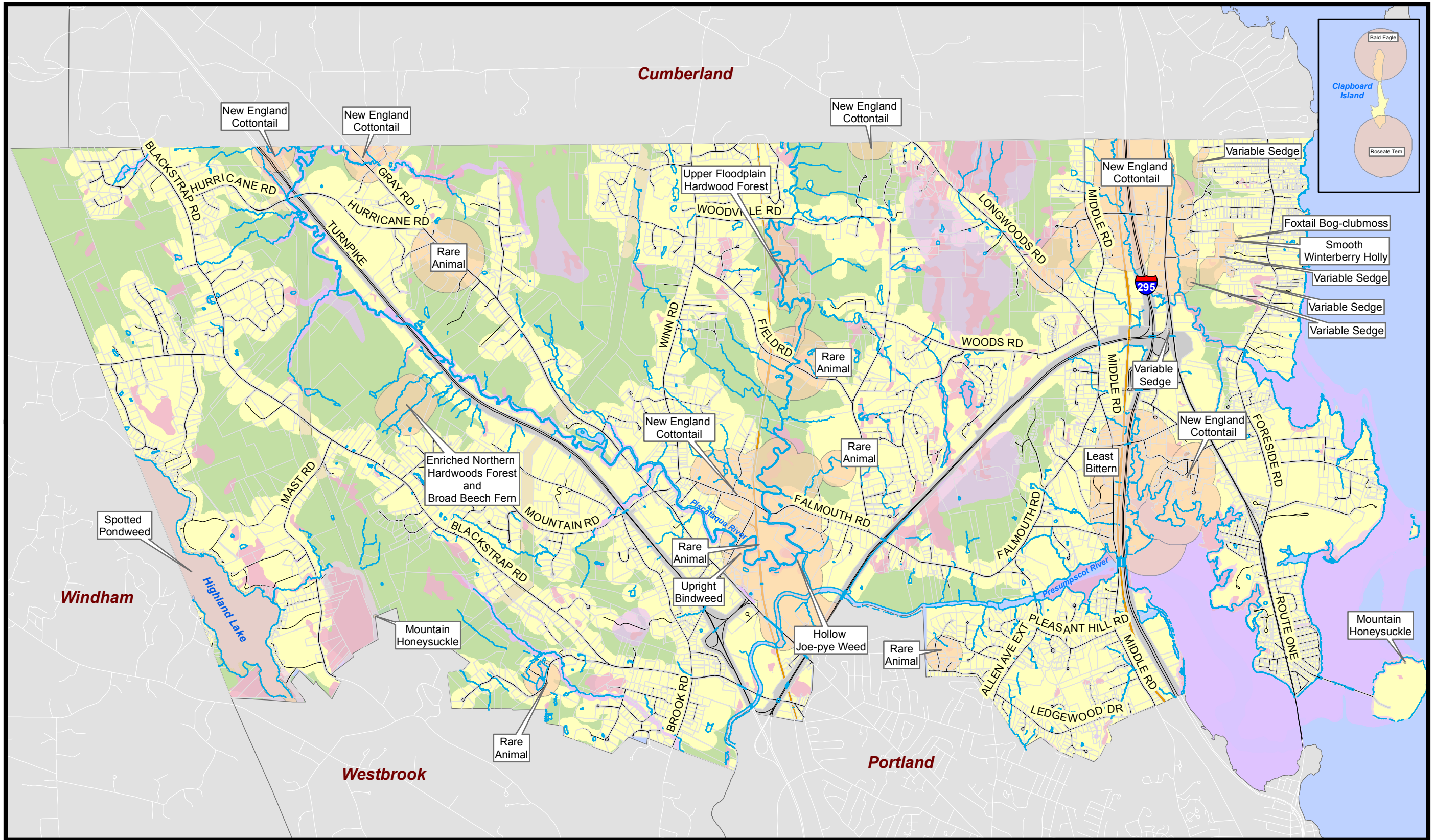
Map Produced: April 2013

See 2013 Comprehensive Plan
 for further discussion.



Town of Falmouth Utilities 2013 Comprehensive Plan

- Wastewater Pump Stations
- ★ Wastewater Treatment Plant
- Wastewater Gravity Main
- Wastewater Force Main
- Properties with Wastewater Service
- Existing Gas Lines
- Water Lines
- Power Transmission Lines

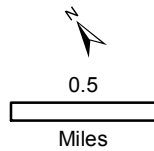


Data Sources:
 Town of Falmouth
 Maine Office of GIS
 Beginning with Habitat

Map Prepared by:  Spatial Alternatives
 207.446.2385
 www.spatialalternatives.com

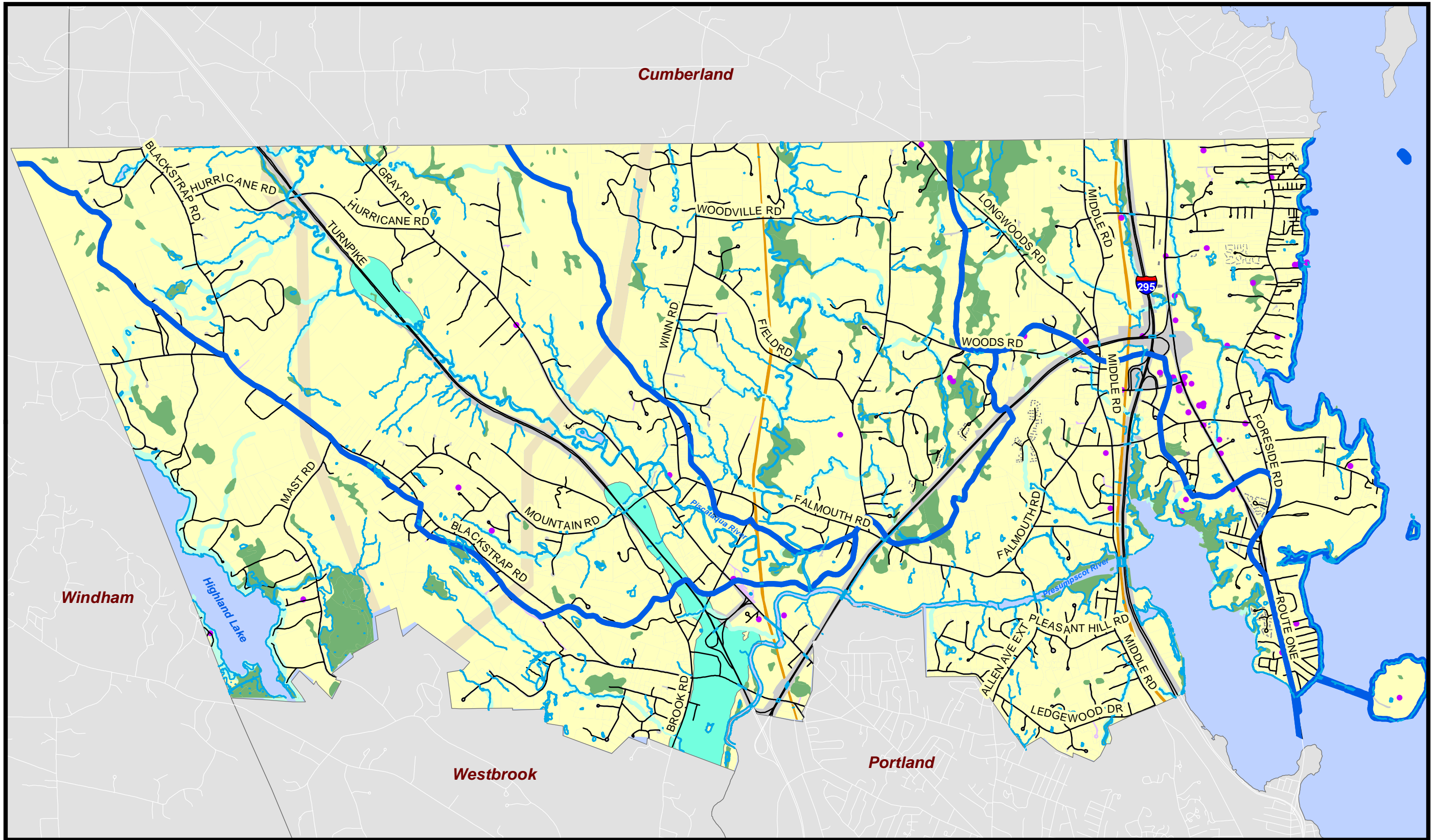
Map Produced: April 2013

See 2013 Comprehensive Plan
 for further discussion.



Town of Falmouth Natural Resources 2013 Comprehensive Plan

- Water Features
- Rare & Endangered Species
- Wetlands
- High Value Habitat
- Undeveloped Habitat Blocks



Data Sources:

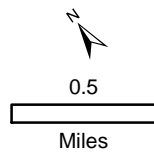
Town of Falmouth
Maine Office of GIS

Map Prepared by:



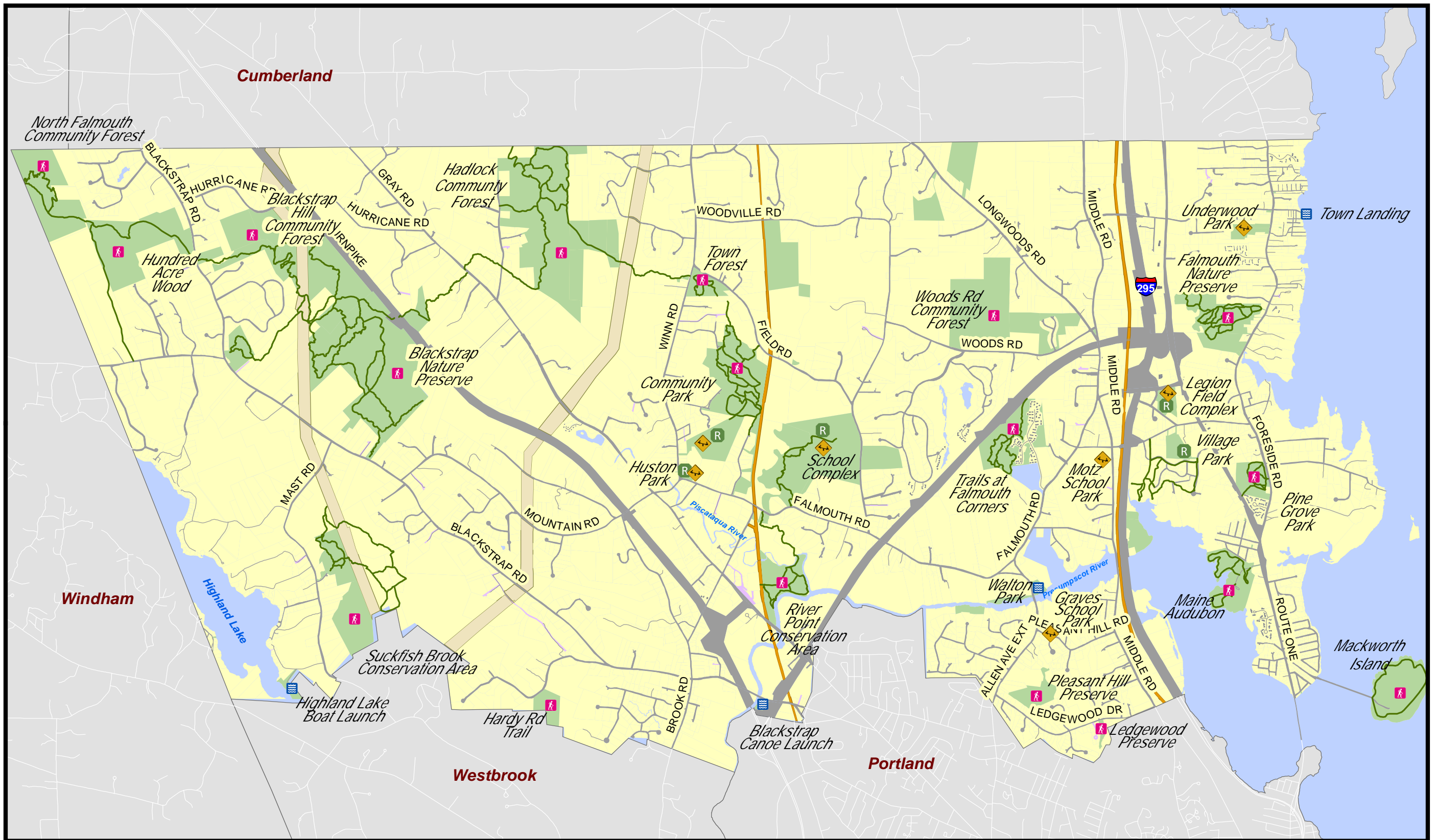
Map Produced: April 2013

See 2013 Comprehensive Plan
for further discussion.



Town of Falmouth Water Resources 2013 Comprehensive Plan

- DEP Point Source Threats
- ⬇ Watersheds
- Road Centerlines
- Water Features
- Wetlands
- Riparian Habitat
- Aquifer (10 - 50 GPM)



Data Sources:

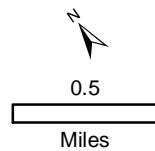
Town of Falmouth
Maine Office of GIS

Map Prepared by:



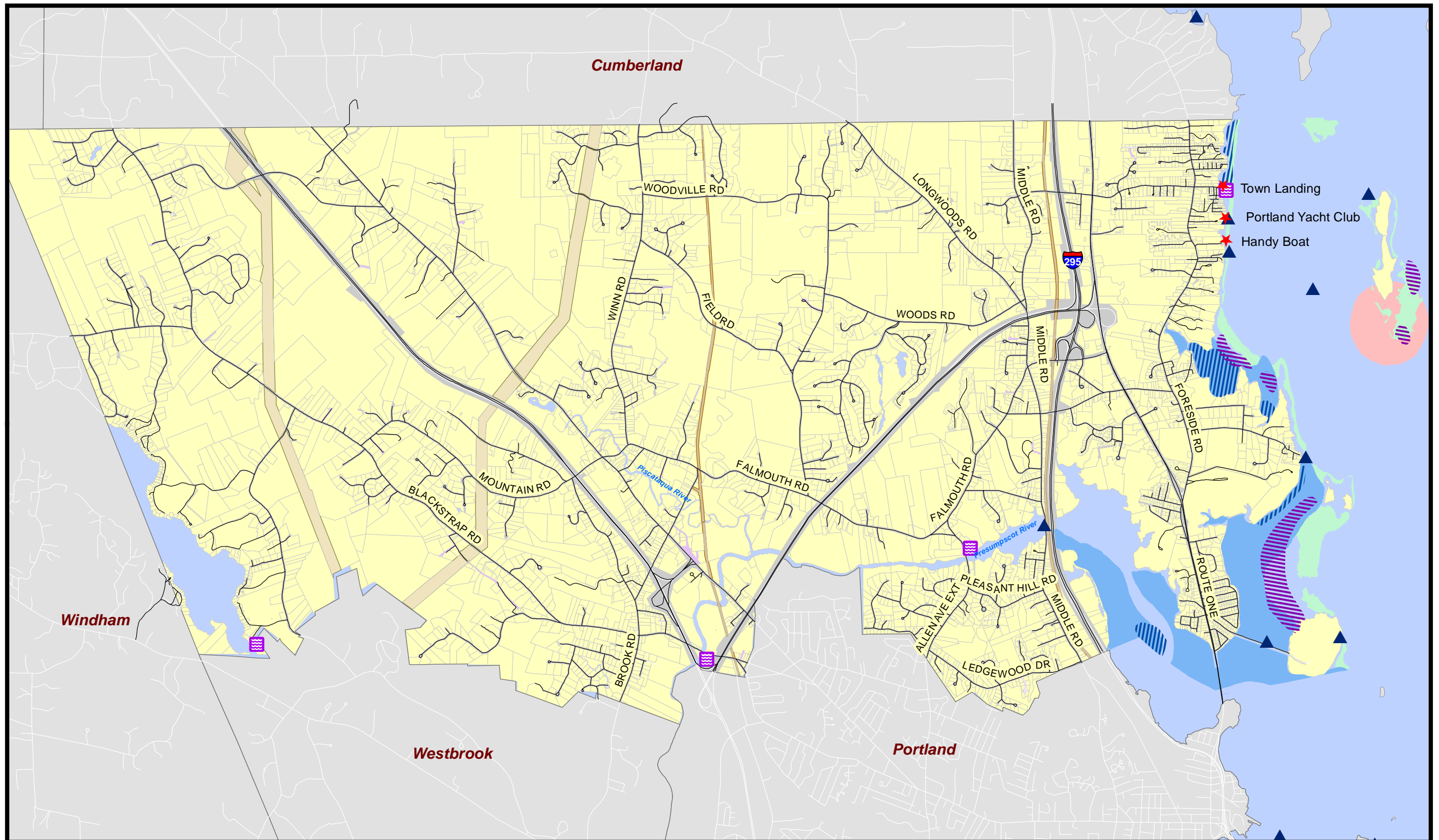
Map Produced: April 2013


See 2013 Comprehensive Plan
for further discussion.

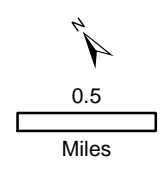


Town of Falmouth Publicly-Accessible Recreation Facilities 2013 Comprehensive Plan

- Playground
- Recreation Facility
- Trails Site
- Public Water Access
- Trails
- Publicly-Accessible Lands

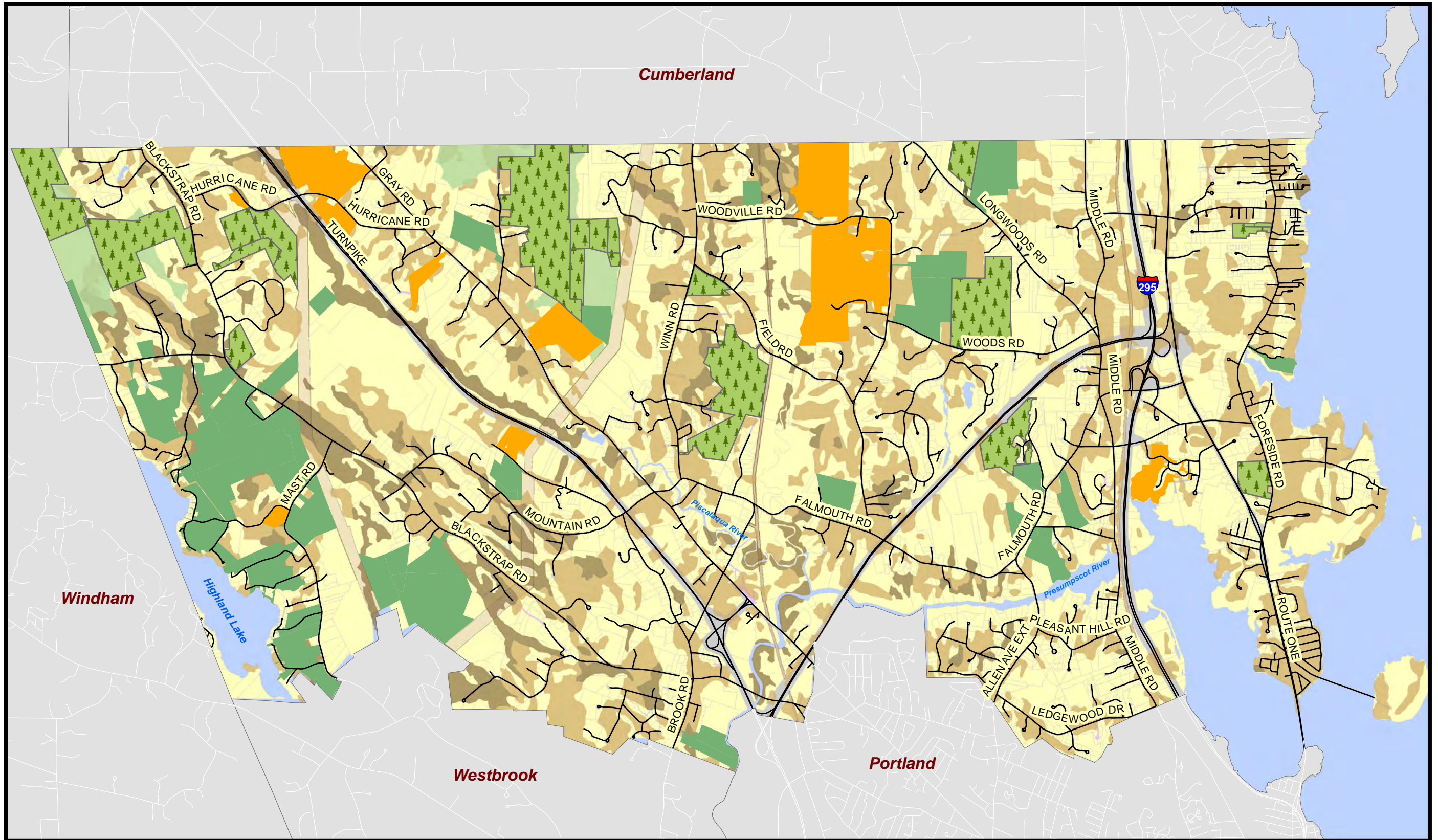


Data Sources:
 Town of Falmouth
 Maine Office of GIS
 Maine Dept. of Marine Res.
 Map Prepared by:

 www.spatialalternatives.com
 Map Produced: April 2013
 See 2013 Comprehensive Plan
 for further discussion.



Town of Falmouth Marine Resources 2013 Comprehensive Plan

- ★ Water Dependent Business
-  Public Water Access
-  Volunteer Water Quality Monitoring Site
-  Eel Grass Beds
-  Marine Worm Habitat
-  Roseate Tern Habitat
-  Blue Mussel Habitat
-  Softshell Clam Habitat

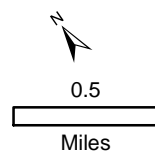


Data Sources:
 Town of Falmouth
 Maine Office of GIS
 Beginning with Habitat
 USDA Soils







Map Prepared by:  Spatial Alternatives
 207.646.2365
 www.spatialalternatives.com

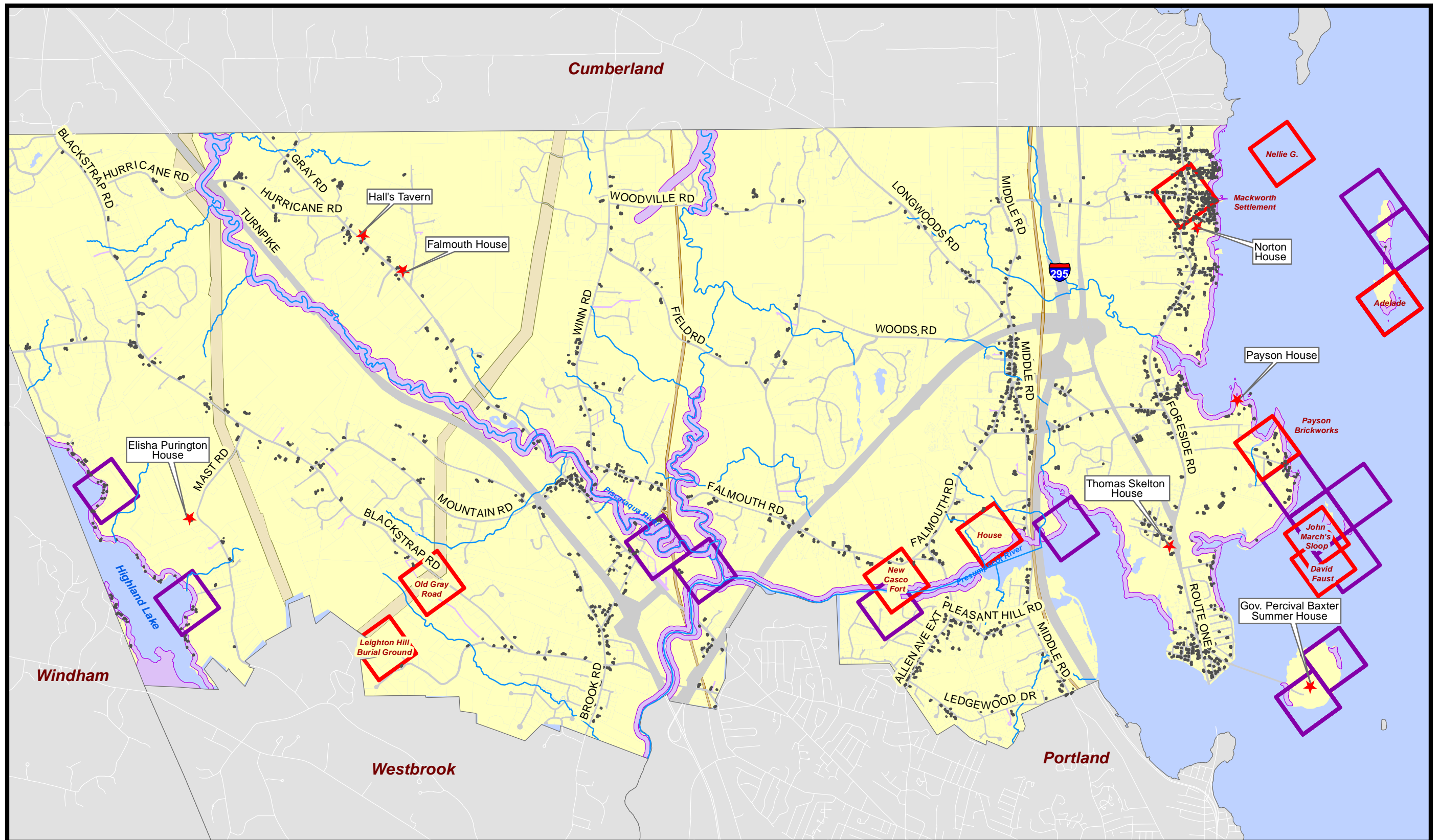
Map Produced: February 2013


See 2013 Comprehensive Plan
 for further discussion.

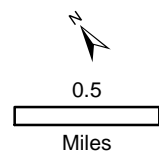


Town of Falmouth Agricultural and Forest Resources 2013 Comprehensive Plan

- | | |
|--|---|
|  Farmland |  Large Forested Blocks |
|  Tree Growth |  Soils of statewide importance for Farming |
|  Town & Land Trust Owned Woodlots |  Prime Soils for Farming |



Data Sources:
 Town of Falmouth
 Maine Office of GIS
 Maine State Archaeologist
 Nat'l Register Historic Places
 Map Prepared by: 
 Map Produced: April 2013
 See 2013 Comprehensive Plan
 for further discussion.

























Town of Falmouth Historic and Archaeologic Resources 2013 Comprehensive Plan

- ★ Buildings on the National Register of Historic Places
- Historic Sites
- Homes Built before 1945
- Prehistoric Sites
- Prehistoric Sensitive Areas

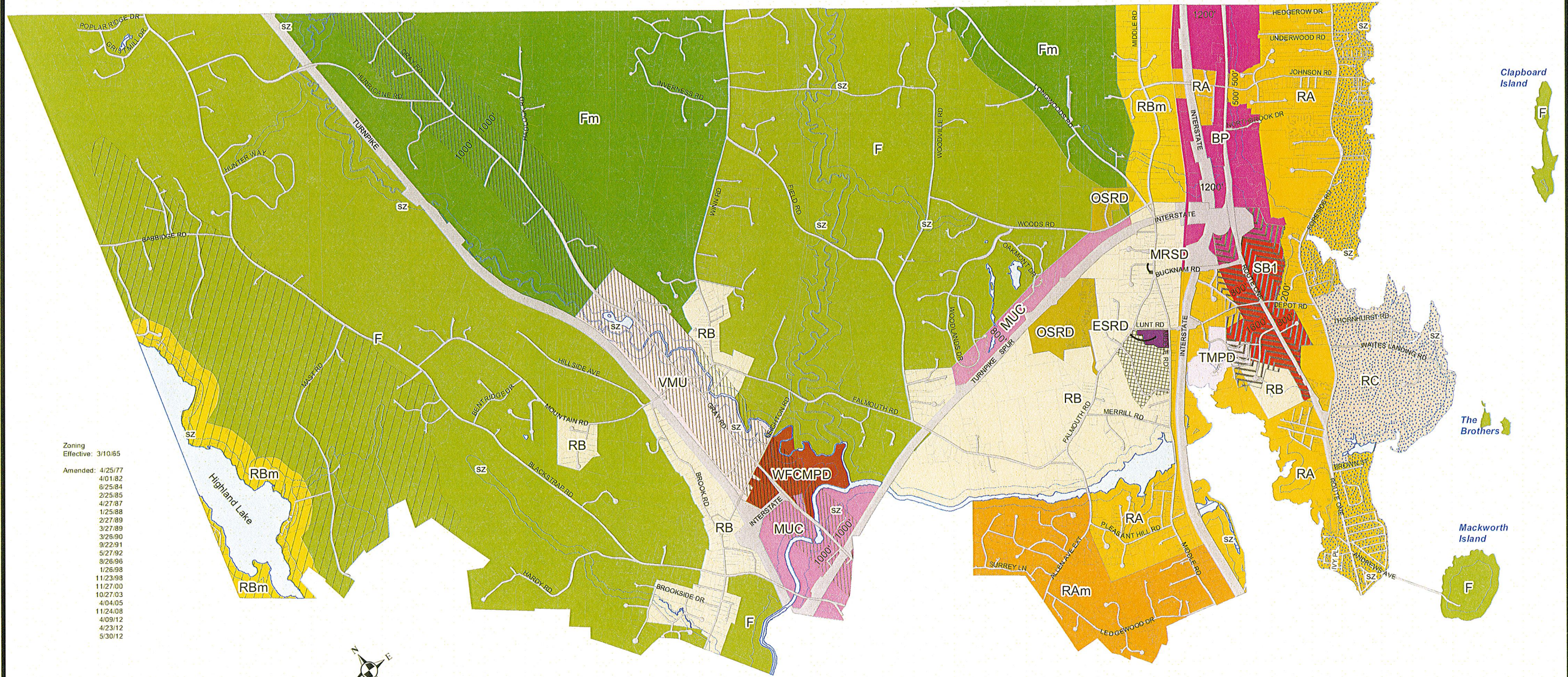
Falmouth, Maine

ZONING MAP

Zoning Districts

 RA Residential A 20,000 sq.ft. Minimum Lot Width 125 ft.	 F Farm and Forest 80,000 sq.ft. Minimum Lot Width 250 ft.	 BP Business Professional
 RAm Residential A Manufactured Housing Subdistrict	 Fm Farm and Forest Manufactured Housing District	 OSRD Open Space Residential District
 RB Residential B 40,000 sq.ft. Minimum Lot Width 150 ft.	 SB1 Suburban Business 1 Minimum Street Frontage 200 ft.	 WFCMPD West Falmouth Crossing Master Planned Dev
 RBm Residential B Manufactured Housing Subdistrict	 MUC Mixed Use Cluster	 Corridor Overlay 1,000 ft. from center of Route 100 in either direction.
 RC Residential C 60,000 sq.ft. Minimum Lot Width 160 ft.	 VMU Village Mixed Use	 Highland Lake Overlay District
 TMPDD Tidewater Master Planned Development District	 MRSD Middle Road Special District	 Ocean View Retirement Community
	 ESRD Elementary School Redevelopment District	 Village Center Overlay District
		 Water View Overlay District
		 SZ See the official Falmouth Shoreland Zoning Map for Shoreland Zoning District delineation.

NOTE: Also see Town of Falmouth's Zoning and Site Plan Review Ordinance for spatial requirements and performance standards.




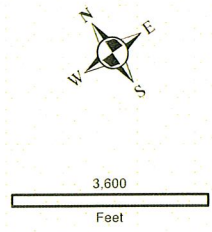
Zoning Effective: 3/10/65

Amended: 4/25/77
4/01/82
6/25/84
2/25/85
4/27/87
1/25/88
2/27/89
3/27/89
3/26/90
9/22/91
5/27/92
8/26/96
1/26/98
11/23/98
11/27/00
10/27/03
4/04/05
11/24/08
4/09/12
4/23/12
5/30/12

Base Effective: April 1, 2011

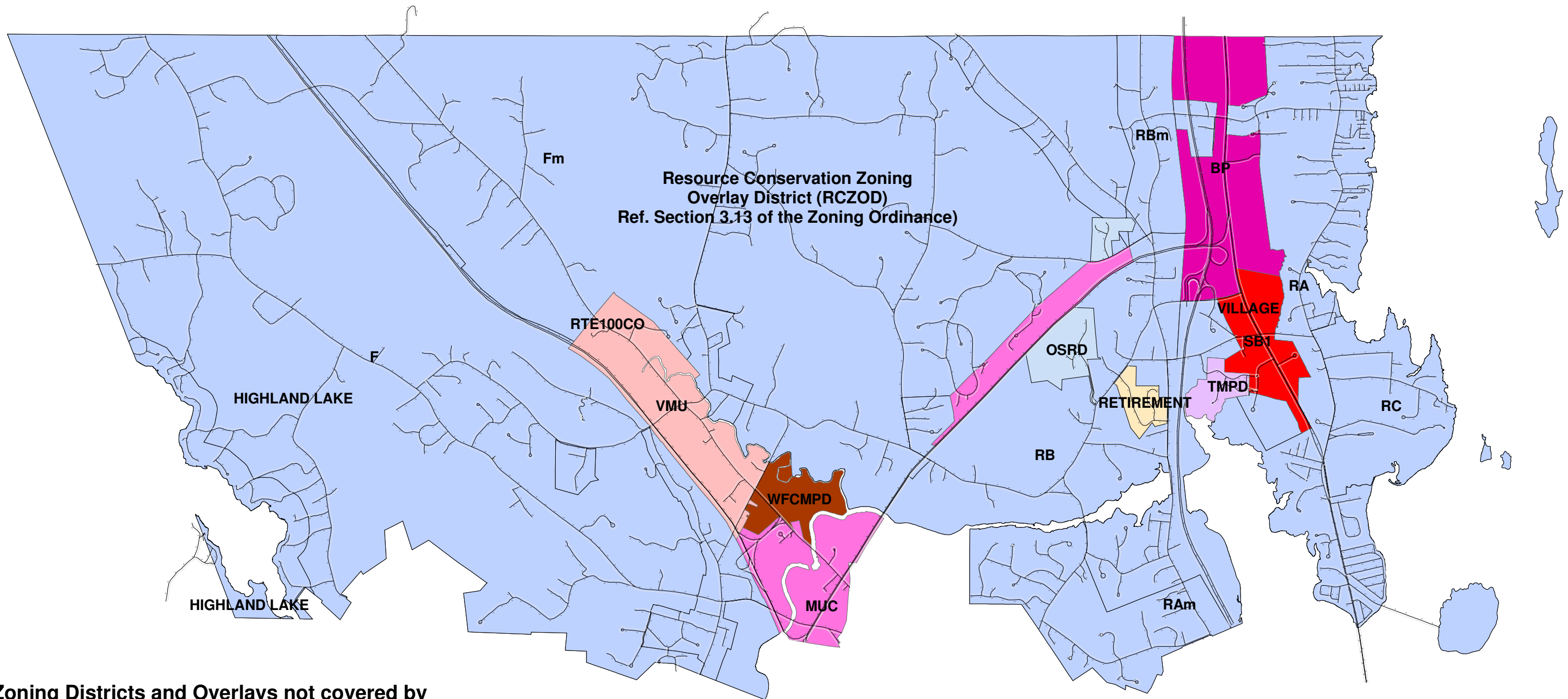
Map Prepared by:

 Jennifer Phinney
GIS Administrator



I CERTIFY THIS TO BE A TRUE COPY OF THE OFFICIAL ZONING MAP AS AMENDED BY VOTE OF THE TOWN COUNCIL.


TOWN CLERK



Zoning Districts and Overlays not covered by the Resource Conservation Zoning Overlay

- BP *BP - Business Professional*
- MUC *MUC - Mixed Use Commercial*
- SB1 *SB1 - Suburban Business 1*
- TMPDD *TMPD - Tidewater Master Planned Development*
- VMU *VMU - Village Mixed Use*
- WFCMPD
- OSRD *OSRD - Open Space Residential District*
- RCO *(Oceanview) Retirement Community Overlay*

**Resource Conservation Zoning Overlay District - RCZOD
(Ref. Section 3.13 of the Zoning Ordinance)**

RCZOD - Resource Conservation Zoning Overlay



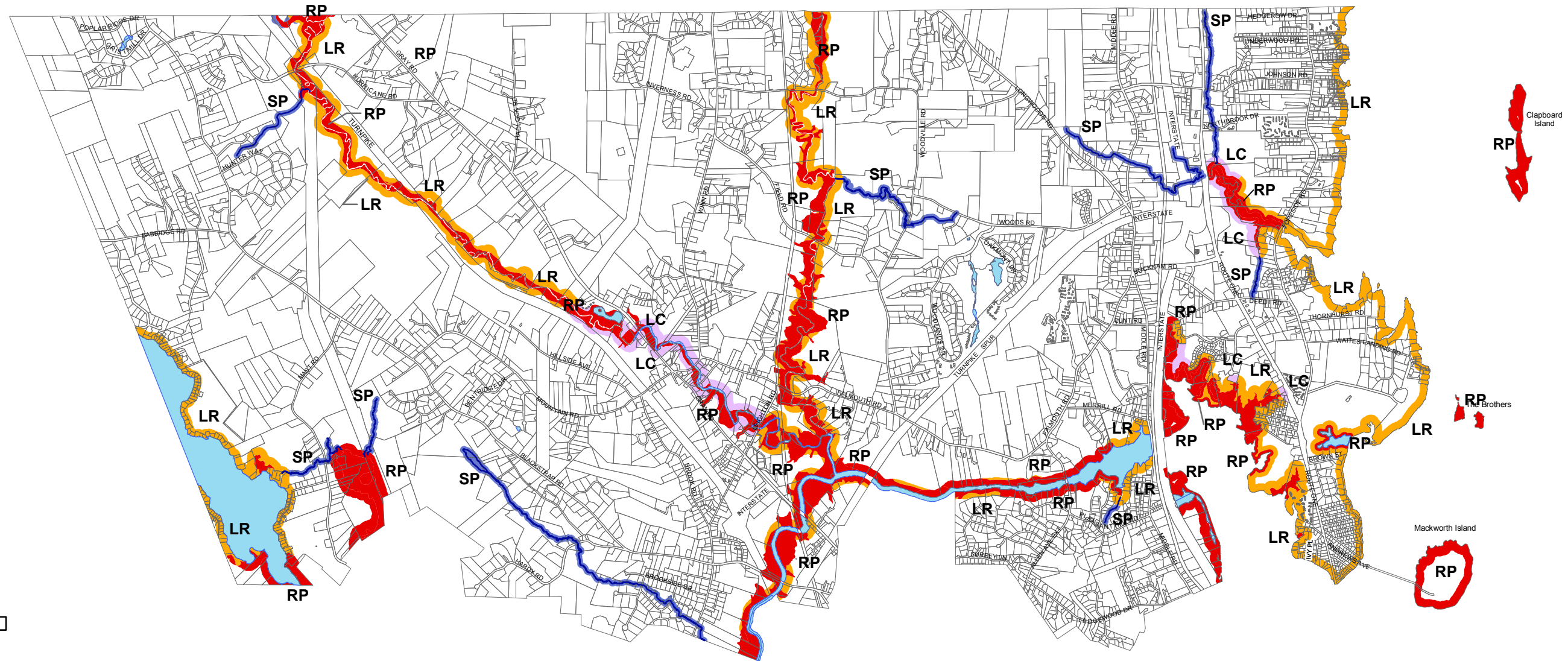
Town-Wide Resource Conservation Zoning Overlay Districts Map

Open Space Plan Update 2004
Prepared by the Falmouth Planning Office
July 10, 2008
1 inch equals 3,500 feet

Falmouth, Maine
**SHORELAND
 ZONING MAP**
 Amended 5/26/09

Shoreland Zoning Districts

- RP Resource Protection
- LC Limited Commercial District
- LR Limited Residential District
- SP Stream Protection District

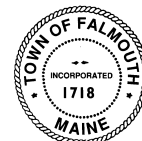


4,000 Ft

Base Effective: April 1, 2008

NOTES:

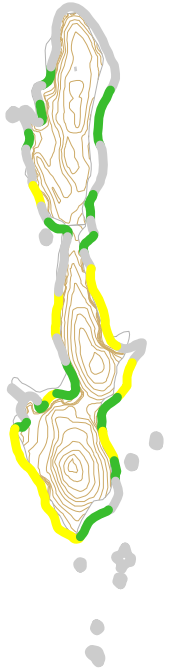
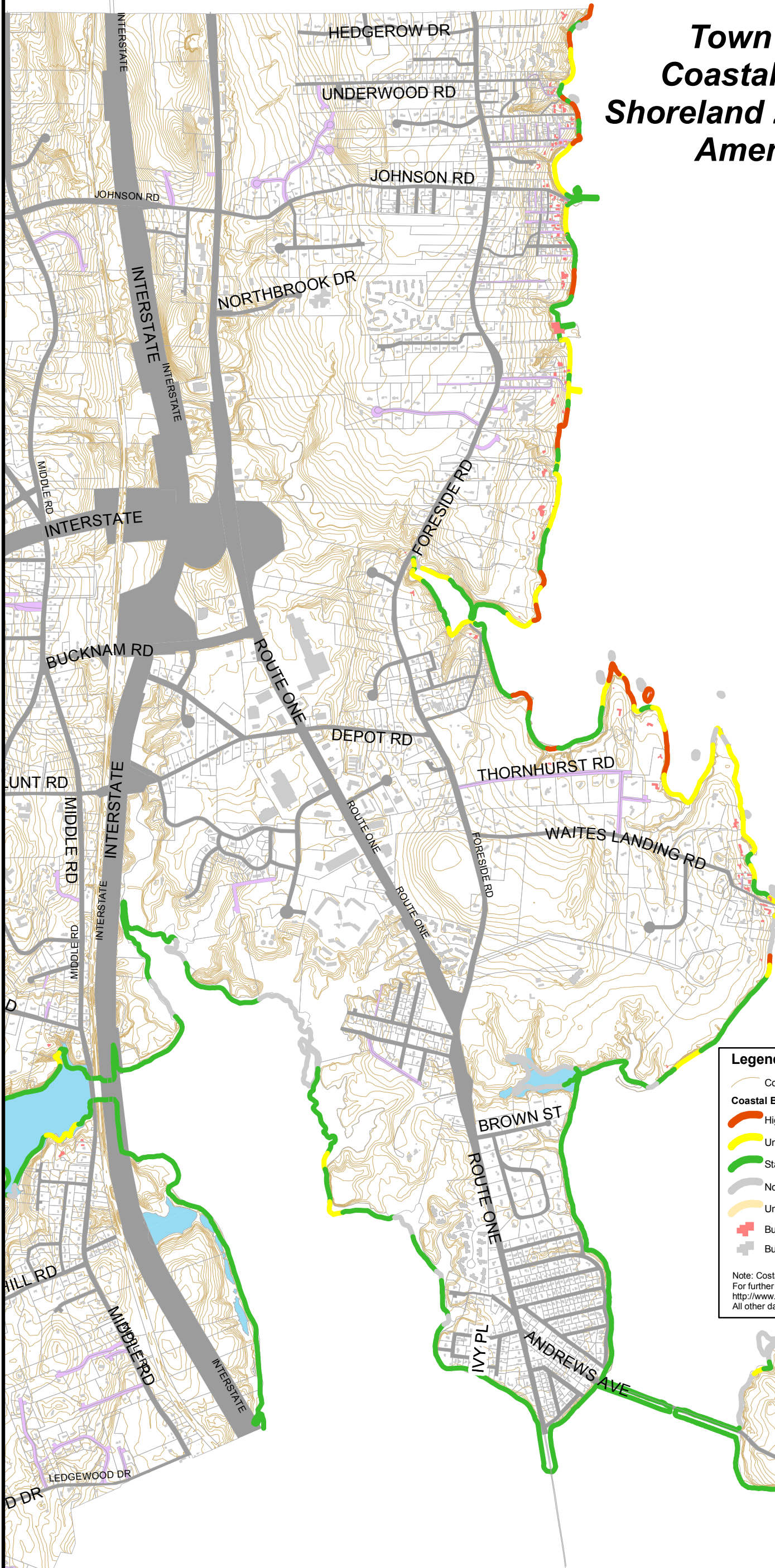
1. All rear lines of the shoreland zone are 250 ft. from the normal high water line or upland edge of designated wetland.
2. The SP district is 100 ft. from the normal high water line of any designated stream or brook.
3. The boundaries shown on this map are illustrative of the general location of shoreland zoning districts boundaries. Precise locations must be field determined and are subject to Planning Board interpretation.
4. For spatial requirements and performance standards, see the Falmouth Zoning and Site Plan Review Ordinance, Section 7.
5. The provisions of shoreland zoning apply in addition to all other zoning requirements of the underlying zoning district.



I CERTIFY THIS TO BE A TRUE COPY OF THE OFFICIAL
 SHORELAND ZONING MAP AS AMENDED BY VOTE OF
 THE TOWN COUNCIL.

 TOWN CLERK

Town of Falmouth Coastal Bluff Hazards Shoreland Zoning Ordinance Amended 5/26/09



Legend

- Contours (5ft)
- Coastal Bluff Hazards**
 - Highly Unstable
 - Unstable
 - Stable
 - Not a bluff
 - Unmapped
- Buildings within 200 ft Unstable or Highly Unstable Bluffs
- Building Footprints

Note: Coastal Bluff data from Maine Geologic Survey
For further detail:
<http://www.maine.gov/doc/nimc/mgs/pubs/online/bluffs/bluffs.htm>
All other data from Town of Falmouth

