

# Comprehensive Plan Implementation **Growth & Density Evaluation**

Council Update  
February 25, 2019

# What were the December 10 Take-Aways?

- 2013 Comprehensive Plan and its Growth and Rural Areas provide the policy basis for the zoning rules.
- The Plan and subsequent zoning were carefully established.
- Overall growth in Falmouth has not reached annual growth caps.
- New growth enabled by July 2016 amendments has been modest and is spread out.
- RA district is quite varied - work remains to examine how well each new project fits within the RA neighborhood

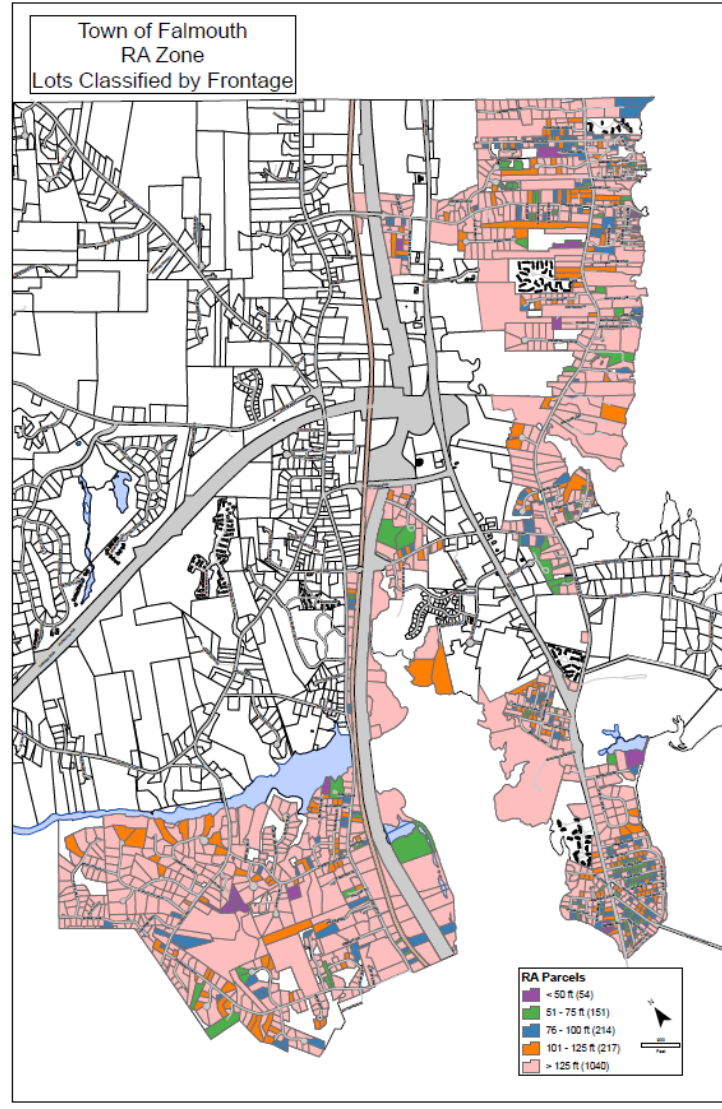
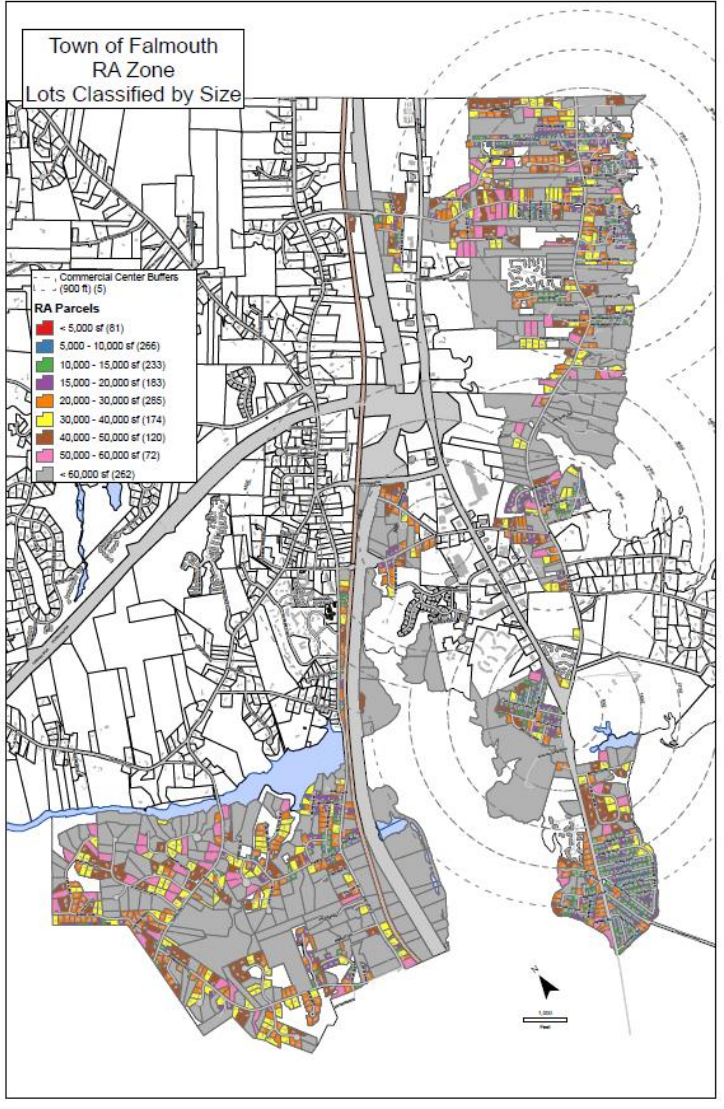
## What are tonight's Take-Aways?

- Dividing the RA district into **two or more subdistricts** has been investigated, but it is complicated and has pros and cons. If this is to be pursued, LPAC needs more time, so it can be done carefully.
- To address the growth and density concerns in the short term, LPAC is pursuing **single RA district modifications**.
- LPAC suggests a **hierarchy of dimensional standards** for single family, two family, and multi-family uses.
- To address concerns raised by residents, LPAC developed, and is currently testing, a set of dimensional RA standards that are a **compromise between pre-2016 and current standards**.

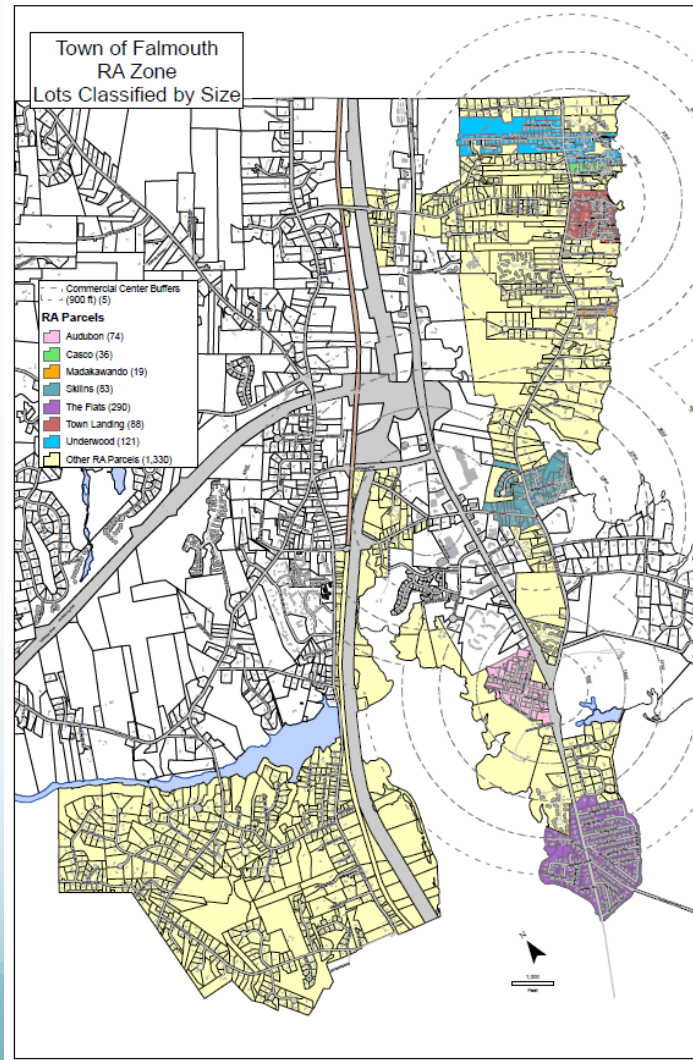
# What has LPAC worked on since December 10?

- ✓ Continued to receive and evaluate public comments
  - ✓ Conducted site visits
  - ✓ Analyzed development data
  - ✓ Considered zoning options
- 
- Prepare preliminary recommendations
  - Conduct 2<sup>nd</sup> public forum
  - Send final recommendations to Town Council

# What does the RA lot size and frontage variation show?



# What do selected small lot neighborhoods look like?



Neighborhood Analysis			
Neighborhood	Parcels	Avg Acres	Avg Sq Ft
Casco Terrace	36	0.17	7,601
Madakawando	19	0.25	10,984
The Flats	287	0.31	13,307
Town Landing	88	0.29	12,712
	430	<b>0.29</b>	<b>12,605</b>
Audubon	74	0.41	18,076
Skillins	83	0.51	22,280
Underwood	121	0.47	20,585
	278	<b>0.47</b>	<b>20,423</b>
Everywhere Else	952	<b>1.32</b>	<b>57,356</b>

# If “everywhere else” has an average lot size of 1.3 acres, could there be an option for areas with large lots?

*Draft: February 15, 2019*

	Pre-July 2016 RA Zoning	July 2016 RA Zoning	March 2018 RA Zoning	Pre-July 2016 RB Zoning	March 2018 RB district	VS - RC 2/7/2019	VS - RA1 2/7/2019	VS - RA2 2/7/2019	VS - RA3 2/7/2019	LPAC 2/7/2019 - RA1 (areas with lots over 60,000 sf)
						blue	pink	green	yellow	
<b>Permitted Uses</b>										
Single Family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Two Family	C	Y	Y	C	Y	N	N	Y	Y	Y
Multi Family	C	Y	Y	C	Y	N	N	Y	Y	Y
Minimum lot size - single family SF	20,000 sf	10,000 sf	10,000 sf	40,000 sf	25,000 sf	60,000 sf	20,000 sf	10,000 sf	5,000 sf	20,000 sf
Minimum lot size - two family TF	2 acres	10,000 sf	10,000 sf	2 acres	25,000 sf	n/a	n/a	20,000 sf	10,000 sf	35,000 sf
Minimum lot size - multi family MF	2 acres	15,000 sf	15,000 sf	2 acres	30,000 sf	n/a	n/a	10,000 sf/unit	5,000 sf/unit	60,000 sf
Minimum lot width - SF	125 ft	50 ft	50 ft	150 ft	100 ft	160 ft	125 ft	75 ft	50 ft	100 ft
Minimum lot width - TF	200 ft	50 ft	50 ft	200 ft	100 ft	n/a	n/a	112.5 ft	75 ft	150 ft
Minimum lot width - MF	200 ft	100 ft	100 ft	200 ft	150 ft	n/a	n/a	150 ft	100 ft	200 ft
Maximum lot coverage	20%	20%	20%	20%	20%	20%				
Maximum Residential Density -SF - For Planning Board Projects	20,000 sf	10,000 sf	10,000 sf	40,000 sf	25,000 sf	60,000 sf				20,000 sf
Maximum Residential Density -TF - For Planning Board Projects	15,000 sf	5,000 sf	10,000 sf	30,000 sf	25,000 sf	n/a				15,000 sf
Maximum Residential Density -MF - For Planning Board Projects	15,000 sf	5,000 sf	10,000 sf	30,000 sf	25,000 sf	n/a				15,000 sf
Minimum Front Setback - SF	25 ft	10 ft	10 ft	25	15	25	25	20	15	25
Minimum Side Setback - SF	20 ft	10 ft	10 ft	20	15	20	20	15	10	20
Minimum Rear Setback - SF	40 ft	30 ft	30 ft	40	30	40	40	30	30	40
Minimum Front Setback - TF	50 ft	10 ft	10 ft	50	15	n/a	n/a	25	20	40
Minimum Side Setback - TF	50 ft	10 ft	10 ft	50	15	n/a	n/a	20	15	40
Minimum Rear Setback - TF	50 ft	30 ft	30 ft	50	30	n/a	n/a	35	35	40
Minimum Front Setback - MF	50 ft	10 ft	10 ft	50	15	n/a	n/a	30	25	50
Minimum Side Setback - MF	50 ft	10 ft	10 ft	50	15	n/a	n/a	25	20	50
Minimum Rear Setback - MF	50 ft	30 ft	30 ft	50	30	n/a	n/a	40	40	50
Minimum Net Residential Area per Dwelling Unit per Lot	15,000 sf	5,000 sf	5,000 sf	20,000 sf	10,000 sf	30,000 sf				12,000 sf

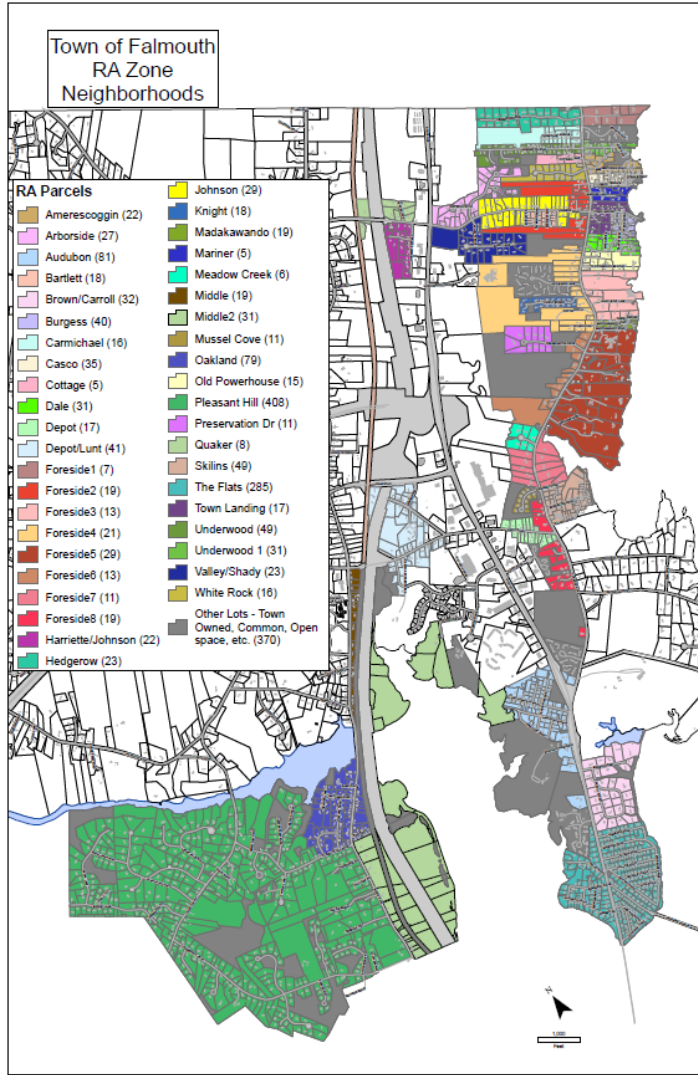
# What is the potential impact of a large lot zoning option?

RA1 = >60,000 sf				
		Pre July 2016	Current	2/15/2019 zoning test
<b>40,000 sf lot</b>				
	SF	2	4	2
	TF	0	4	2
	MF	0	4	2
<b>60,000 sf lot</b>				
	SF	3	6	3
	TF	0	6	4
	MF	0	6	4
<b>100,000 sf lot</b>				
	SF	5	10	5
	TF	6	10	6
	MF	6	10	6

**Caution:** There is some nuance to putting together representations like this, because there are multiple different variables at play that could result in either greater or fewer dwelling units in this analysis (e.g. whether or not Planning Board approval is required; how many existing dwelling units there are on a parcel; widths of lots; shapes of lots; amount of NRA per development site; etc.). These numbers are meant to capture “typical” scenarios, and are not meant to be a definitive answer to every lot scenario.



# How about analyzing the entire RA district?



## RA neighborhoods by location

Draft: February 19, 2019

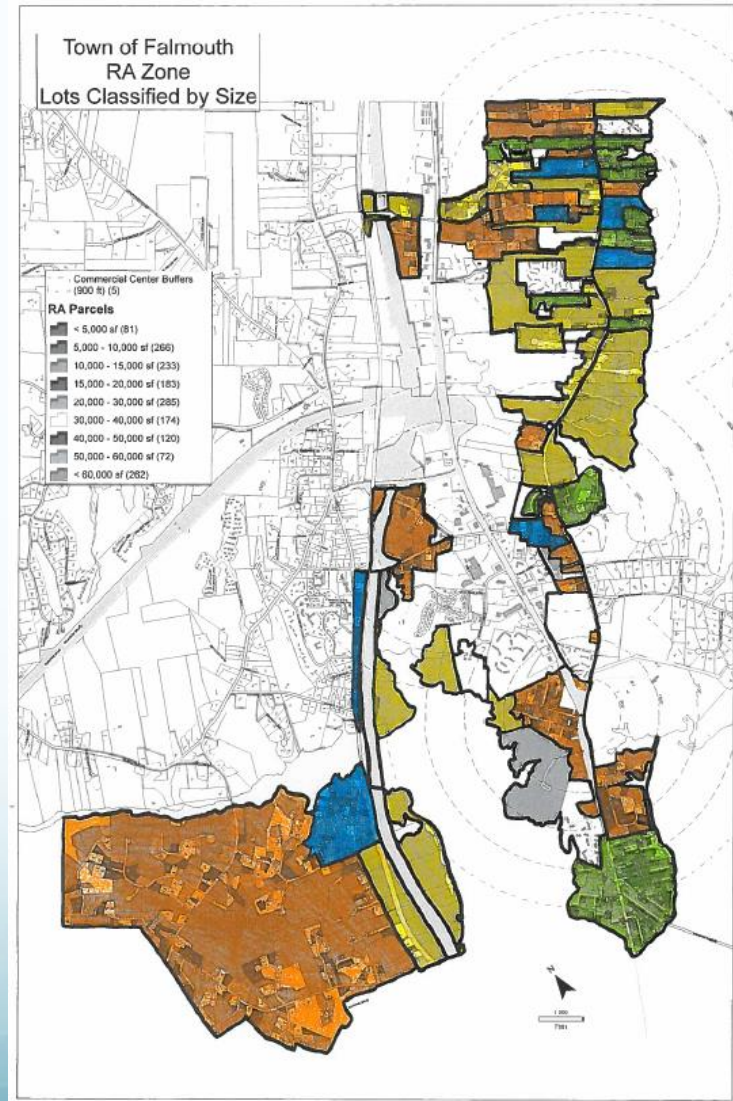
Neighborhood	Count	Lot Size						Std Dev
		Avg (Ac.)	Avg (sq.ft.)	Min (Ac.)	Min (sq.ft.)	Max (Ac.)	Max (sq.ft.)	
<b>East of Rt 88 - from north to south</b>								
Foreside1	7	2.05	89,485	1.02	44,431	3.60	156,816	0.90
Underwood 1	31	0.19	8,412	0.02	871	0.42	18,343	0.13
Amerescoggin	22	0.40	17,259	0.14	6,098	0.69	30,056	0.15
Casco	35	0.17	7,530	0.04	1,742	1.00	43,560	0.18
Mariner	5	1.14	49,658	0.85	37,026	1.44	62,726	0.27
Town Landing	17	0.62	27,162	0.05	2,178	1.85	80,586	0.51
Burgess	40	0.12	5,439	0.03	1,307	0.36	15,682	0.08
Dale	31	0.31	13,301	0.06	2,614	0.91	39,640	0.22
Old Powerhouse	15	0.85	36,957	0.09	3,756	4.16	181,210	0.98
Foreside3	13	1.94	84,473	0.46	20,038	7.87	342,817	1.93
Madakawando	19	0.23	9,997	0.05	2,178	0.44	19,350	0.11
Foreside5	29	3.09	134,518	0.23	10,019	13.27	578,042	3.28
Foreside7	11	2.43	105,732	1.01	43,996	4.30	187,308	0.93
Skilins	49	0.37	16,267	0.01	600	2.00	87,120	0.36
<b>West of Rt 88 - from north to south</b>								
Hedgerow	23	0.94	40,847	0.59	25,700	2.03	88,427	0.35
Carmichael	16	1.24	53,928	0.36	15,682	12.18	530,561	2.92
Underwood	49	0.30	13,085	0.09	4,000	1.85	80,586	0.27
Cottage	5	1.17	51,137	0.34	14,628	3.66	159,430	1.41
White Rock	16	0.73	31,772	0.37	16,117	2.53	110,207	0.51
Foreside2	19	1.64	71,424	0.19	8,276	6.77	294,901	2.26
Foreside4	21	4.32	187,967	0.08	3,485	50.23	2,188,019	10.76
Knight	18	0.43	18,944	0.35	15,080	0.68	29,621	0.11
Preservation Dr	11	1.40	60,871	0.73	31,942	3.06	133,294	0.73
Foreside6	13	2.64	115,172	0.39	17,065	23.00	1,001,880	6.13
Meadow Creek	6	1.09	47,553	0.61	26,572	1.65	71,874	0.37
Foreside7	11	2.43	105,732	1.01	43,996	4.30	187,308	0.93
Mussel Cove	11	0.37	16,194	0.33	14,385	0.44	18,989	0.03
Foreside8	19	0.99	42,979	0.06	2,434	3.11	135,472	0.67
Depot	17	0.65	28,442	0.36	15,682	1.26	54,886	0.24
<b>Route 1, from Rt 88 to south</b>								
Audubon	81	1.06	45,993	0.10	4,356	48.10	2,095,236	5.31
Brown/Carroll	32	1.25	54,411	0.72	31,363	4.29	186,872	0.68
The Flats	285	0.29	12,615	0.05	2,178	1.50	65,340	0.20
<b>West of I-295, south to north</b>								
Middle2	31	5.67	247,027	0.25	10,890	48.10	2,095,236	9.38
Pleasant Hill	408	1.27	55,393	0.05	2,178	19.00	827,640	1.63
Oakland	79	0.59	25,551	0.03	1,307	5.77	251,341	0.71
Middle	19	0.50	21,739	0.21	9,148	1.27	55,321	0.30
<b>East of I-295</b>								
Depot/Lunt	41	1.11	48,216	0.19	8,276	6.70	291,852	1.28
<b>Johnson Road, west to east</b>								
Quaker	8	2.19	95,288	0.75	32,670	8.00	348,480	2.45
Harriette/Johnson	22	0.92	40,230	0.30	13,068	6.48	282,269	1.36
Valley/Shady	23	1.30	56,573	0.37	16,117	7.18	312,761	1.35
Arborside	27	2.74	119,210	0.18	7,841	52.00	2,265,120	10.05
Johnson	29	0.93	40,587	0.37	15,960	2.08	90,605	0.39
Bartlett	18	0.27	11,718	0.14	6,098	0.38	16,553	0.07

# Can there be multiple RA subdistricts based on predominant average lot size?

## RA neighborhoods sorted by average lot size

Draft: February 19, 2019

Neighborhood	Count	Lot Size						
		Avg (Ac.)	Avg (sq.ft.)	Min (Ac.)	Min (sq.ft.)	Max (Ac.)	Max (sq.ft.)	Std Dev
<b>Average lot size greater than 60,000 sf</b>								
Middle2	31	5.67	247,027	0.25	10,890	48.10	2,095,236	9.38
Foreside4	21	4.32	187,967	0.08	3,485	50.23	2,188,019	10.76
Foreside5	29	3.09	134,518	0.23	10,019	13.27	578,042	3.28
Arborside	27	2.74	119,210	0.18	7,841	52.00	2,265,120	10.05
Foreside6	13	2.64	115,172	0.39	17,065	23.00	1,001,880	6.13
Foreside7	11	2.43	105,732	1.01	43,996	4.30	187,308	0.93
Quaker	8	2.19	95,288	0.75	32,670	8.00	348,480	2.45
Foreside1	7	2.05	89,485	1.02	44,431	3.60	156,816	0.90
Foreside3	13	1.94	84,473	0.46	20,038	7.87	342,817	1.93
Foreside2	19	1.64	71,424	0.19	8,276	6.77	294,901	2.26
Preservation Dr	11	1.40	60,871	0.73	31,942	3.06	133,294	0.73
<b>Average lot size between 40,000 and 60,000 sf</b>								
Valley/Shady	23	1.30	56,573	0.37	16,117	7.18	312,761	1.35
Pleasant Hill	408	1.27	55,393	0.05	2,178	19.00	827,640	1.63
Brown/Carroll	32	1.25	54,411	0.72	31,363	4.29	186,872	0.68
Carmichael	16	1.24	53,928	0.36	15,682	12.18	530,561	2.92
Cottage	5	1.17	51,137	0.34	14,628	3.66	159,430	1.41
Mariner	5	1.14	49,658	0.85	37,026	1.44	62,726	0.27
Depot/Lunt	41	1.11	48,216	0.19	8,276	6.70	291,852	1.28
Meadow Creek	6	1.09	47,553	0.61	26,572	1.65	71,874	0.37
Audubon	81	1.06	45,993	0.10	4,356	48.10	2,095,236	5.31
Foreside8	19	0.99	42,979	0.06	2,434	3.11	135,472	0.67
Hedgerow	23	0.94	40,847	0.59	25,700	2.03	88,427	0.35
Johnson	29	0.93	40,587	0.37	15,960	2.08	90,605	0.39
Harriette/Johnson	22	0.92	40,230	0.30	13,068	6.48	282,269	1.36
<b>Average lot size between 20,000 and 40,000 sf</b>								
Old Powerhouse	15	0.85	36,957	0.09	3,756	4.16	181,210	0.98
White Rock	16	0.73	31,772	0.37	16,117	2.53	110,207	0.51
Depot	17	0.65	28,442	0.36	15,682	1.26	54,886	0.24
Town Landing	17	0.62	27,162	0.05	2,178	1.85	80,586	0.51
Oakland	79	0.59	25,551	0.03	1,307	5.77	251,341	0.71
Middle	19	0.50	21,739	0.21	9,148	1.27	55,321	0.30
<b>Average lot size less than 20,000 sf</b>								
Knight	18	0.43	18,944	0.35	15,080	0.68	29,621	0.11
Amerescoggin	22	0.40	17,259	0.14	6,098	0.69	30,056	0.15
Skilins	49	0.37	16,267	0.01	600	2.00	87,120	0.36
Mussel Cove	11	0.37	16,194	0.33	14,385	0.44	18,989	0.03
Dale	31	0.31	13,301	0.06	2,614	0.91	39,640	0.22
Underwood	49	0.30	13,085	0.09	4,000	1.85	80,586	0.27
The Flats	285	0.29	12,615	0.05	2,178	1.50	65,340	0.20
Bartlett	18	0.27	11,718	0.14	6,098	0.38	16,553	0.07
Madakawando	19	0.23	9,997	0.05	2,178	0.44	19,350	0.11
Underwood 1	31	0.19	8,412	0.02	871	0.42	18,343	0.13
Casco	35	0.17	7,530	0.04	1,742	1.00	43,560	0.18
Burgess	40	0.12	5,439	0.03	1,307	0.36	15,682	0.08



# What are the pros and cons of single vs. multiple zones?

## Single Zone

- **Pros:** simplicity, continuity with current approach, uniformity
- **Cons:** compromise to the variety of lot sizes in the zone, less conformity

## Multiple Zones

- **Pros:** better aligned to neighborhood character, more conformity
- **Cons:** more complex, planning for future development more difficult, additional burden for Town staff

# What could a single RA district look like?

Draft: February 19, 2019		Pre-July 2016 RA Zoning	Current RA Zoning (adopted March 2018)	LPAC 2/19/2019 Possible new RA Zoning
<b>Permitted Uses</b>				
	<b>Single Family</b>	Y	Y	Y
	<b>Two Family</b>	C	Y	Y
	<b>Multi Family</b>	C	Y	Y
<b>Minimum lot size - single family SF</b>		20,000 sf	10,000 sf	15,000 sf
<b>Minimum lot size - two family TF</b>		2 acres	10,000 sf	20,000 sf
<b>Minimum lot size - multi family MF</b>		2 acres	15,000 sf	30,000 sf
<b>Minimum lot width - SF</b>		125 ft	50 ft	100 ft
<b>Minimum lot width - TF</b>		200 ft	50 ft	100 ft
<b>Minimum lot width - MF</b>		200 ft	100 ft	100 ft
<b>Maximum lot coverage</b>		20%	20%	20%
<b>Maximum Residential Density -SF - For Planning Board Projects</b>		20,000 sf	10,000 sf	15,000 sf
<b>Maximum Residential Density -TF - For Planning Board Projects</b>		15,000 sf	10,000 sf	10,000 sf
<b>Maximum Residential Density -MF - For Planning Board Projects</b>		15,000 sf	10,000 sf	10,000 sf

# What could a single RA district look like?

Draft: February 19, 2019

	Pre-July 2016 RA Zoning		Current RA Zoning (adopted March 2018)	LPAC 2/19/2019 Possible new RA Zoning
<b>Minimum Front Setback - SF</b>	25 ft		10 ft	10 ft
<b>Minimum Side Setback - SF</b>	20 ft		10 ft	15 ft
<b>Minimum Rear Setback - SF</b>	40 ft		30 ft	30 ft
<b>Minimum Front Setback - TF</b>	50 ft		10 ft	10 ft
<b>Minimum Side Setback - TF</b>	50 ft		10 ft	15 ft
<b>Minimum Rear Setback - TF</b>	50 ft		30 ft	30 ft
<b>Minimum Front Setback - MF</b>	50 ft		10 ft	50 ft
<b>Minimum Side Setback - MF</b>	50 ft		10 ft	50 ft
<b>Minimum Rear Setback - MF</b>	50 ft		30 ft	50 ft
<b>Minimum Net Residential Area per Dwelling Unit per Lot</b>	15,000 sf		5,000 sf	7,500 sf

# How does this possible RA district “test” out?

	Pre July 2016 zoning	Current zoning	2/19/2019 RA zoning test				
<b>10,000 sf lot</b>							
SF	0	1	0				
TF	0	2	0				
MF	0	0	0				
<b>20,000 sf lot</b>							
SF	1	2	1				
TF	0	4	2				
MF	0	0	0				
<b>40,000 sf lot</b>							
SF	2	3	2				
TF	0	4	4				
MF	0	3	3				
<b>60,000 sf lot</b>							
SF	2	5	3				
TF	0	4	4 (rev.)				
MF	0	5	5				
<b>100,000 sf lot</b>							
SF	4	9	6				
TF	6	8	8				
MF	6	9	9				

**Caution:** There is some nuance to putting together representations like this, because there are multiple different variables at play that could result in either greater or fewer dwelling units in this analysis (e.g. whether or not Planning Board approval is required; how many existing dwelling units there are on a parcel; widths of lots; shapes of lots; amount of NRA per development site; etc.). These numbers are meant to capture “typical” scenarios, and are not meant to be a definitive answer to every lot scenario.

# What are LPAC's next steps and approximate dates?

1. Continue to receive and evaluate public comments
2. Finalize preliminary recommendations (February 28)
3. Conduct 2<sup>nd</sup> public forum to get feedback (March 13, to be confirmed)
4. Finalize recommendations for Council (March 14)
5. Present RA recommendations to Town Council (March 25)

# When does LPAC expect to conclude this assignment?

- March 25, 2019
- The schedule depends, in part, on specific Council input and direction on what it wants LPAC to address



# Where can I find more information on this assignment?

- Go to [www.falmouthme.org](http://www.falmouthme.org)
- Type in “Growth Density” in Search box
- Click on top link that comes up

Direct questions and comments to:

- Theo Holtwijk, Director of Long Range Planning
- [tholtwijk@falmouthme.org](mailto:tholtwijk@falmouthme.org)
- 699-5340

## Recap of tonight's Take-Aways

- Dividing the RA district into **two or more subdistricts** has been investigated, but it is complicated and has pros and cons. If this is to be pursued, LPAC needs more time, so it can be done carefully.
- To address the growth and density concerns in the short term, LPAC is pursuing **single RA district modifications**.
- LPAC suggests a **hierarchy of dimensional standards** for single family, two family, and multi-family uses.
- To address concerns raised by residents, LPAC developed, and is currently testing, a set of dimensional RA standards that are a **compromise between pre-2016 and current standards**.

Thank you!