Town of Falmouth
2013 Comprehensive Plan
Volume III: Maps

Adopted by Town Council, February 24, 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. Publicly-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.

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| Base Map - Layers on all other maps | • Tax Parcels  
• Building Footprints  
• Major Road Labels  
• Road Centerlines  
• Surrounding Towns/Water | • 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.ogis.state.me.us/catalog](http://apollo.ogis.state.me.us/catalog) |
| Current Land Use                | Land Use (see categories on map legend)          | • Town of Falmouth, Assessing Data simplified to create broad categories |
| Future Land Use Plan            | • Future Land Use Plan  
○ Designated Commercial Growth Areas  
○ Designated Residential Growth Areas  
○ Designated Rural Areas | • Town of Falmouth Long-Range Planning Advisory Committee (LPAC) |
| Residential and Commercial Growth 1990 – 2010 | • Recent Commercial Development  
• Recent Residential Development  
• Future Land Use Plan | • 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      | • Potentially Developable Land  
• Built Out Land  
• Not Buildable Land  
• Future Land Use Plan | • 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 |
<table>
<thead>
<tr>
<th>Map</th>
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| Natural Resource Limitations | - Wetlands  
   - Significant Wildlife Habitat  
     - 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 | - National Wetland Inventory  
   - Beginning with Habitat  
     - iwwh  
   - shorebird  
   - twwh  
   - ehrtern  
   - dwa  
   - BKT_habitat  
   - MNAP_features  
     - Beginning with Habitat  
   - Undeveloped Blocks > 100 acres  
   - Town of Falmouth.  
   - Town of Falmouth, LPAC  |
| Preferred Sewer Expansion Possibility in Growth Area | - Existing Sewer Connection  
   - Preferred Sewer Expansion in Growth Areas  
   - Future Land Use Plan | - Town of Falmouth, Sewer Dept.  
   - Town of Falmouth, LPAC  
   - Town of Falmouth, LPAC  |
| Areas for Potential Zoning Review | - Future Land Use Plan  
   - Designated Commercial Growth Areas  
   - Designated Residential Growth Areas  
   - Designated Rural Areas  
   - Zoning Map | - Town of Falmouth  
   - Long-Range Planning Advisory Committee (LPAC)  
   - Town of Falmouth  |
| Pedestrian and Bicycle Transportation | - Existing Trails  
   - Proposed Trails  
   - Existing Sidewalks  
   - Proposed Sidewalks  
   - Existing Bicycle Route  
   - Proposed Bicycle Route  
   - River Trail | - All Data from  
   - Town of Falmouth, Parks & Community Programs Dept., Public Works Dept, and Open Space Ombudsman |
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<td>Ordinance) Map</td>
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Town of Falmouth
Future Land Use Plan
2013 Comprehensive Plan Update

Data Sources:
Town of Falmouth
Maine Office of GIS
Map Prepared by:
207.846.2355
www.spatialalternatives.com

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

Data Sources:
Town of Falmouth
Maine Office of GIS
Map Produced: July 2013
See 2013 Comprehensive Plan for further discussion.

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

Miles
Town of Falmouth
Potentially Developable Land
2013 Comprehensive Plan Update

Data Sources:
Town of Falmouth
Maine Office of GIS
See 2013 Comprehensive Plan for further discussion.

Map Produced: July 2013
Map Prepared by:
www.spatialalternatives.com

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
See 2013 Comprehensive Plan
for further discussion.

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Spatial Alternatives

± 0.5 Miles

Town of Falmouth
Natural Resource Limitations
2013 Comprehensive Plan
Town of Falmouth
Natural Resources
2013 Comprehensive Plan

Data Sources:
Town of Falmouth
Maine Office of GIS
Beginning with Habitat
See 2013 Comprehensive Plan for further discussion.

Map Produced: April 2013
Map Prepared by:
Spatial Alternatives
207.846.2355
www.spatialalternatives.com
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

Data Sources:
Town of Falmouth
Maine Office of GIS
Maine State Archaeologist
Nat’l Register Historic Places
See 2013 Comprehensive Plan
for further discussion.

Map Produced: April 2013
Map Prepared by:

0.5 Miles
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 district 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.

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

Base Effective: April 1, 2008
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:
All other data from Town of Falmouth.