



Town of Falmouth Community Development Department
271 Falmouth Road
Falmouth, ME 04105
☎ 207.781.5253
📄 207.781.8677
💻 www.town.falmouth.me.us

Memorandum

Date: September 30, 2009
To: Nathan Poore and Town Council
From: Amanda L. Stearns, Community Development Director
Re: Amendments to the Retirement Community Overlay District

I have outlined the changes to the Zoning and Site Plan Review Ordinance below. These follow the order shown in the amendment attachment.

1. **Definitions** – In general, definitions have either been replaced or added to reflect current practice and mirror the state definitions where relevant. This will help to streamline the local permitting and state licensing.
 - a. Replaced **Congregate Housing**
 - b. Added **Assisted Living Facility**
 - c. Added **Personal Service** – this is to allow certain associated uses in the RCOD as accessory uses
 - d. Added **Skilled Nursing Facility**
 - e. Added **Nursing Facility**
2. **Parking** – Parking standards were created for this district and address the specific needs of facilities allowed.
3. **Administration and Organization of the Section** – some sub-sections were moved to improve the flow of the language and to consolidate sub-sections that were redundant. Other language was amended to reflect current staffing and administrative procedures. None of these changes were substantive in nature.
4. **Permitted Uses (3.15.5)** – This section was amended to reflect up to date terminology and to clarify uses allowed. Of special note is that associated uses have been more specifically defined so that they do not become primary uses within the district.
5. **Space and Bulk Standards (3.16.7)** – The bulk of the substantive changes occur in this section:
 - a. Density requirements have been increase slightly from 7,500 square feet per unit to 6,000 square feet per unit for single family and from 2,500 square feet per bed to 2,000 square feet per bed.

- b. Building height has been increased from 39 to 45 feet.
- c. Maximum building size has been increased from 70,000 to 100,000 square feet.
- d. Setbacks to the external perimeter of the district have been changed to allow slightly taller buildings to maintain setbacks applied previously. For buildings 40 (previously 35) feet the setback is 90 feet. For buildings 45 (previously 39) feet the setback is 150 (previously 200) feet.
- e. Requirements for buildings that are visible from perimeter streets have been amended to assure that they appear to face the street even though they are accessed internally and to minimize curb cuts.