



Town of Falmouth Community Development Committee
271 Falmouth Road
Falmouth, ME 04105
www.town.falmouth.me.us

Memorandum

Date: January 5, 2011
To: Town Council
From: Bonny Rodden, CDC Chairman
Cc: Nathan A. Poore, Town Manager
Amanda L. Stearns, Community Development Director
Theo H. B. M. Holtwijk, Director of Long-Range Planning
Re: Zoning Amendment to regulate building footprints in the SB-1 District

The Community Development Committee is currently finalizing its recommendations to the Council regarding the implementation of aspects of the 2005 Route One Study.

One recommendation of the CDC and the 2005 study is limiting building footprints in the current SBI District in order to retain the character of our community. This is a technique approved by the voters in Bethel, Damariscotta and many other parts of the country to keep the size of commercial buildings commensurate with the size and flavor of the overall commercial space in their communities.

The 2005 Study and the CDC have recommended specific size limitations for footprints for buildings and for tenants in those buildings. However, before addressing those the CDC would like guidance from the Council about some general concepts.

Scenario 1 – Least Restrictive:

Should there be any limitations at all on the size of footprints of buildings in our commercial zone and tenants in those buildings?

Scenario 2- Less Restrictive:

Should there be limitations only on freestanding buildings built in the future and on their tenants?

Scenario 3- Moderately Restrictive:

Should there be limitations on all new buildings and tenants and allow some expansion of existing buildings and tenants? This could entail allowing existing buildings and tenants to expand by a certain percentage, with larger buildings expanding by a smaller percentage, 5 percent for example, and smaller buildings by a larger percentage, such as 10 percent.

Scenario 4 – Most Restrictive

Should there be limitations on all buildings and tenants, both existing and new? Current tenants and buildings would be allowed to maintain their current size but they could not expand beyond the limits.

To give the Council some perspective, the attached maps show the footprints of current buildings in the SBI District and the proposed Village Center Districts where the footprint limitation would be applied.

The CDC has recommended a range of 65,000 to 90,000 maximum footprint for a single tenant building in VC-1 and 50,000 to 75,000 for a single tenant building in VC-2.

For multi-tenant buildings, all three CDC members agreed no single tenant should exceed a maximum footprint of 60,000 in VC-1 and 50,000 in VC-2.

(As a frame of reference, the footprint of the new Shaw's is approximately 72,000 square feet and the footprint of the Wal-Mart/Regal Cinema building is approximately 107,000.)

If you are interested in limiting footprints, it would be helpful to the CDC to know your preference in the range of sizes the CDC has recommended.