

Town of Falmouth

March 10, 2011 Draft Order to amend various sections of the Zoning and Site Plan Review Ordinance regarding common open space and net residential area.

Be it ordained this day the _____ 2011 by the Town Council of the Town of Falmouth, Maine in Town Council assembled:

Pursuant to Section 10.10 of the Town of Falmouth Zoning and Site Plan Review Ordinance and the Town Charter, the Council hereby amends the Town of Falmouth Zoning and Site Plan Review Ordinance as attached hereto.

5.31 Net Residential Area [Amended 8/26/96] [Amended 7/24/2000]

5.31.2 Minimum Net Residential Area Per Lot [Amended 1/24/11] [Amended ??????, 2011]

- a. ~~Residential lots created after August 26, 1996 January 24, 2011 shall have the following minimum square feet of net residential area or fifty percent of the lot area whichever is less. Any residential lot created after August 26, 1996 shall consist of land, in the minimum square footage amount(s) prescribed below, that does not fall within Section 5.31.1b. through f., whichever is less.~~
 1. At least fifty percent (50%) of the lot area, or
 2. A square footage amount of:
 - a) Residential A – 15,000
 - b) Residential B - 20,000
 - c) Residential C – 30,000
 - d) Farm and Forest – 40,000
 - e) Village Mixed Use – 15,000
 - f) Mixed Use Cluster – with sewer 7,500, without sewer 15,000
- b. For residential planned developments, at least seventy-five (75%) percent of any lot shall consist of land that does not fall within the categories of Section 5.31.1. [Adopted 8/26/96] [Amended 7/24/2000; 12/22/05]