



Town of Falmouth Community Development Department
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Memorandum

Date: March 21, 2013
To: Town Council
From: Amanda L. Stearns, Community Development Director
Cc: Community Development Committee
Nathan A. Poore, Town Manager
Theo Holtwijk, Director of Long-Range Planning
Re: Zoning Amendments for Route One

Please find attached the documents that comprise the amendments to Chapter 601, Zoning and Site Plan Review Ordinance and the Code of Ordinances that have been approved by the Community Development Committee and are recommended to the Council. All elements of the package are amendments to the Zoning Ordinance except for Part 6, which is an amendment to the Code of Ordinances. Included in your packet are five documents. They are submitted separately to simplify the organization and tracking of changes. It is the intent of the CDC that all six parts be voted on as a package as they are interdependent.

1. Part 1 of 6 – Section 1, Zoning Map
2. Part 2 of 6 – Section 2, Definitions - This includes repeal of terms that are no longer relevant in the ordinance and the addition of new terms necessary for the amendment
3. Part 3 of 6 – Section 3.6 - This is the essence of the amendment along with the zoning map. It establishes the new VCI, VC2 and VCC Districts and sets out uses allowed, dimensional requirements and performance standards for use of property within the districts. It is intended to be read in concert with all other sections of the Zoning Ordinance, especially Sections 5 and 9 that address general requirements for development such as parking as well as requirements for site plan approval by the Planning Board for non-residential and multi-family development.
4. Part 4 of 6 – Sections 5, 6, and 9 – These sections are being amended to support the development of the VC Districts as well as make improvements to regulations that affect other districts. This includes buffer requirements, parking requirements, development of multiplex units, and Site Plan Review.
5. Part 5 of 6 – Sections 5.11 – 5.19 – These sections pertain specifically to signs and are amended as standards for signs in the VC Districts are addressed in Section 3.6 under the amendment. The process for permitting certain signs remains under Section 5.11.

Please contact me with any questions or comments you might have. My direct line is 699-5312 and my email address is astearns@town.falmouth.me.us.