



Town of Falmouth Community Development Department

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Memorandum

Date: May 8, 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, Final Edits

Based on the comments made at the Town Council meeting on April 22, the meeting of the CDC on April 24 and recommended edits from staff, I offer the following summary of the final edits to the group of Route One Zoning Amendments to be considered for adoption at the May 13, 2013 meeting of the Town Council. CDC recommendations are shown in yellow highlighting and staff recommendations are shown in gray highlighting. In the listing below, the CDC recommendations are shown in yellow highlighting.

1. Part 1 of 6 – Section 1, Zoning Map – no changes
2. Part 2 of 6 – Section 2, Definitions
 - a. Page 2 – add definition for *Invasive Species*
 - b. Page 2 – amend *Marquee* so that it is not required to extend over the street right of way
 - c. Page 2/3 – amend *Retail and Service Establishment* to clarify that fuel pumps are considered an accessory use in all districts except VC1 and VC2.
 - d. Page 3 – amend *Sign, Canopy* to read *Sign, Fuel Pump Canopy*
 - e. Page 3 – add definition of *Sign, Directional*
 - f. Page 3 – clarify *Transition Zone*
3. Part 3 of 6 – Section 3.6, Village Center Districts
 - a. Page 3 – Use Table is amended to remove the superscript for Private School. It initially was reference to the then 20,000 square foot limitation of non-retail/service uses in the districts.
 - b. Page 4 – Performance Standards for Horticultural Nursery – add reference to the MDEP Stormwater Best Practices Manual that outlines Low Impact Development standards and techniques
 - c. Page 5 – Add reference in Section 3.6.4 to the Village Center Civic District.
 - d. Page 6 – amend 3.6.5 to reflect the addition of the Village Center Civic District.
 - e. Page 6 – amend 3.6.5.1 to exempt accessory structures and buildings from the maximum setbacks provided that no access by the public is permitted.
 - f. Page 6 – amend 3.6.5.2.1, Corner Lots to require buildings on corner lots to be placed at the corner unless the site plan identifies a distinct building site for the corner.

- g. Page 6 – amend 3.6.5.2.2, to clarify that the frontage must be developed in the current front setback area.
- h. Page 7 – clarify that outdoor display areas that are immediately adjacent to the public rights of way need to be enclosed.
- i. Page 7 – add word “South” to the reference to the Route One South Infrastructure Plan.
- j. Page 7 – amend 3.6.5.3, Streetscape to combine Items 1 and 4.
- k. Page 8 – amend 3.6.5.5, Architecture, Item 1, to remove the staff waiver accommodation for Minor Site Plan Review. This will be included in the amendment for that item if the Council moves that forward.
- l. Page 9 – amend Architecture, General Design Standards d. & e. – make terms “primary”, “main”, “internal”, and “street.”
- m. Page 9 – amend 3.6.5.5.2 for same reason as item l. and correct reference.
- n. Page 9 – amend 3.6.5.5.4 to remove term “visible” as all sides are visible.
- o. Page 9 – amend Multi-story treatment 1) remove “guideline” and 2) Standards to refer to internal drive rather than alley.
- p. Page 11 – Fenestration, a. – clarify that any façade has to meet transparency standards.
- q. Page 12 – amend 3.6.5.7, Landscaping and Screening to prohibit invasive species.
- r. Page 13 – amend 3.6.5.7.8 Lighting to remove reference to types of lighting and just refer to the cutoff requirement.
- s. Page 13 – amend Signage to refer to “primary” façade regarding street number.
- t. Page 13 – amend Signage, Freestanding signs in VC1 to clarify that only one sign is permitted at an intersection and only one for each public street frontage. NOTE: With the removal of the 100 foot separation requirement, it would allow a sign at every intersection regardless of how close they are to each other.
- u. Page 13 – amend Signage, Freestanding signs in VC2 to clarify that signs may be placed on streets or internal drives.
- v. Page 14 – Wall Sign, amend to require that signs cannot project above the fascia trim.
- w. Page 14 – Marquee Sign, amend to fix reference.
- x. Page 15 – Tenant Directory signs, amend to require that they are placed on a wall. NOTE: directories are also allowed as a free standing sign.
- y. Page 15 – Tenant Directory signs, amend to clarify location.
- z. Page 15 – Directional Signs, amend to reduce size from 3 to 2 square feet and limit the size of the logo. These signs are intended for circulation on a site, not for advertising.
- aa. Page 15 – correct reference for Electronic and manual readerboards.
- bb. Page 15 – add wall signs on third and fourth stories but limited to building name or business name and a logo.
- cc. Page 15 – remove restriction on signs in the public right of way as the ordinance allows freestanding signs in the right of way with permission of the town. NOTE: State may prohibit signage in certain instances. This will have to be reviewed on a case by case basis.
- dd. Page 15 – correct reference pertaining to off premise signs.
- ee. Page 16 – Parking Areas, Item 3, correct grammar.
- ff. Page 16 – Parking Areas, Items 11 and 12, amend to clarify screening and use of landscaped islands as stormwater management areas.

- gg. Page 17 – Service Areas – clarify requirements.
- hh. Page 17 – Stormwater Management Facilities – clarify that development must be “generally” compliant with the Grant Report. It has not been officially adopted by the Council.
- ii. Page 18 – Outdoor Spaces, Item 4, fix reference to Infrastructure Plan.
- 4. Part 4 of 6 – Sections 5, 6, and 9 – Parking, Site Plan Review, Various
 - a. Page 5 – Section 9.7.a, Preservation of the Landscape – removed the exemption for VC Districts. New development is required to meet the setbacks and it can be left to the Planning Board to determine what landscaping can be preserved while still meeting the setback requirements.
 - b. Page 9 – Section 9.28, Required Plant Types, prohibit invasive species of plants.
- 5. Part 5 of 6 – Sections 5.11 – 5.19 – Signs, no changes
- 6. Part 6 of 6 – Code of Ordinances, Temporary Signs, no changes.

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.