

PROPOSED AMENDMENT TO THE FALMOUTH ZONING AND SITE PLAN REVIEW ORDINANCE

3.23 Casco Bay Arena/Hat Trick Drive Special District

3.23.1 Purpose- The Casco Bay Arena/Hat Trick Drive Special District (CBSD) is established due to the existing configuration of outdoor ice rink, town park, and existing parking arrangement on the site. Maintaining the current locations of these three elements will better serve the Town's zoning goals of a livable mixed use area with multiple uses serviced by a multi-modal transportation network.

3.23.2 Conformance with other Requirements - All development and use of land within the CBSD shall conform to all other requirements of the Zoning and Site Plan Review Ordinances for the VC1 zone (3.6.1 through 3.6.5.14) except as specifically provided for in this section.

3.23.3 District Boundaries – The boundaries of the CBSD are as depicted on the Official Zoning Map of Falmouth.

3.23.4 Permitted Uses –

- a. All uses permitted in the VC1 District pursuant to Section 3.6.3.1.
- b. Partially enclosed recreation facilities shall be a permitted use with a MNGFTA of 50,000 square feet.

3.23.5 Dimensional Standards – Dimensional standards shall comply with the VC1 zone except that the front setback from a public right of way, parking drive aisle, or sidewalk of an internal drive to any point on the front elevation of the building shall be between zero feet to one hundred and fifty feet.

3.23.6 Change of Use – Site Plan approval must be obtained prior to any change of use, addition of a new use, structural alteration, modification of lot lines, or major site improvements.

3.23.7 Architectural Standards – Architectural Standards shall comply with the VC1 zone except for the following:

- a. Metal siding may be used in conjunction with other durable building materials noted in Section 3.6.5.5.3.
- b. Unenclosed areas are exempt from the architectural design requirements of the VC1 zone. (Sections 3.6.5.5.3 through 3.6.5.5.5.)
- c. Facades facing a public street or internal drive shall provide fenestration appropriate to the internal function. A minimum of 30% fenestration between three feet and ten feet is encouraged but not required if inappropriate for the internal use. ie: locker rooms, bathrooms, storage rooms, etc.

3.23.8 Parking Areas – The parking lot design shall comply with the VC1 zone except for the following:

- a. The existing parking shall be allowed between the building and Hat Trick Drive.
- b. Screening between the parking and Hat Trick Drive is not required.