

Housing, State Law, & Me

(North Yarmouth, ADUs, & LD 2003)

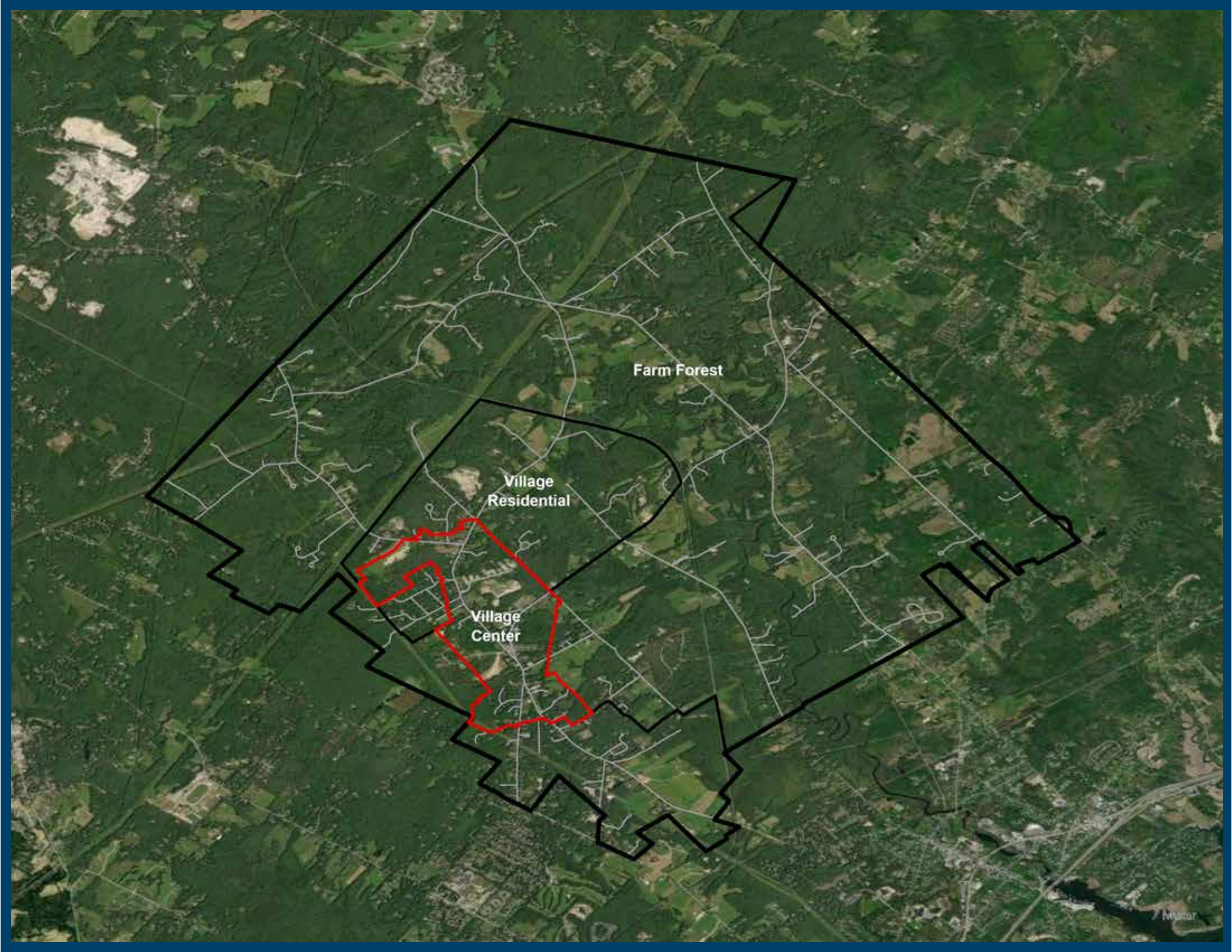
Housing, State Law, & Me

Part II

What Does LD 2003 Actually Do?

Allows more dwelling units
in certain situations via:

- 1) affordable housing density bonus
- 2) multiple dwelling units
- 3) accessory dwelling units



Farm Forest

Village Residential

Village Center

Town of North Yarmouth Land Use Ordinance

TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS [AMENDED 6/19/21, 11/08/22]

District	Minimum Lot Size (Acres)	Maximum Residential Density ¹ (Acres)	Maximum Lot Coverage (%)	Street Frontage (feet)	Structure Setback From Property Lines (Feet) ⁶			Maximum Structure Height (Feet)
					Front	Side	Rear	
Village Center ²	1 acre ⁴	N/A	70%	100' MIN	10' MIN	10' MIN	5' MIN	3 stories, no higher than 50 feet
Village Residential	1 acre	1 Residential unit per acre; Subdivisions – 1 residential unit per net residential acre	30%	Routes 9, 115 and 231 – Min 200 feet; Other streets – Min 100 feet	20' Min	10' MIN	10' MIN	2.5 stories, no higher than 35 feet
Farm and Forest ⁵	3 acres	1 Residential unit per 3 acres; Subdivisions – 1 residential unit per 3 net residential acres	20%	Min 200 feet	50' Min	20' MIN	20' MIN	2.5 stories, no higher than 35 feet



Gray

New Gloucester

Parsonage

Memorial

Walnut Hill

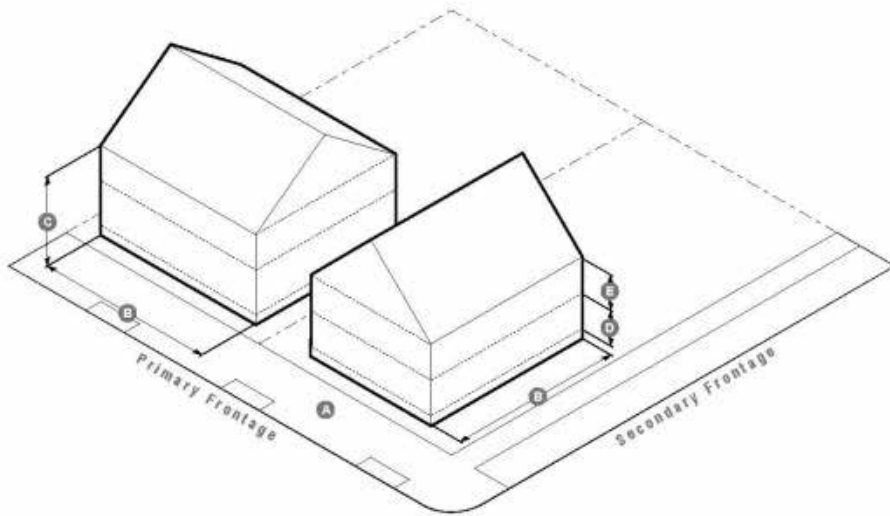
The Lane

Cumberland

Match

Density Bonus (VC only):

7. APARTMENT BUILDING



a. DESCRIPTION

A moderately scaled building type comprised of up to 12 units.

b. BUILDING FORM

Building Width	60 ft max	A
Building Length	75 ft max	B
Total Stories	3 stories max	C
First Floor Height	9 ft min, 15 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Components	see D Components	
Roofs	see E Roof Types	
Attachments	none	

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

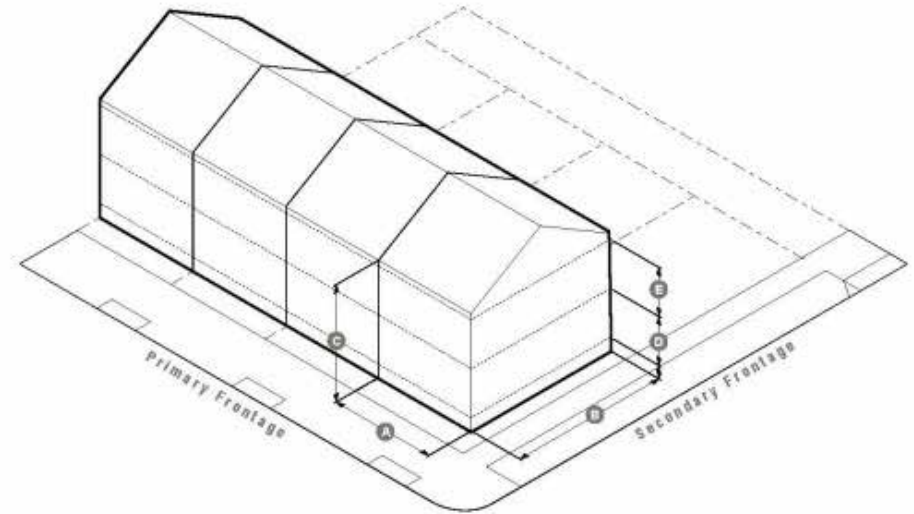
e. STANDARDS

c. ALLOWABLE UNITS

12 units max

ALLOWABLE UNITS: 12

8. TOWNHOUSE



a. DESCRIPTION

A small- to medium-sized attached building type comprised of up to 3 units.

b. BUILDING FORM

Building Width	18 ft min, 36 ft max	A
Building Length	50 ft max	B
Total Stories	2 min, 3 max	C
First Floor Height	9 ft min, 12 ft max	D
Upper Floor Height	9 ft min, 12 ft max	E
First Floor Elevation	2 ft min	
Components	see Section D Components	
Roofs	see Section E Roof Types	
Attachments	1 side min	

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

e. STANDARDS

1. A townhouse must attach to a townhouse or live/work flex on at least one side.
2. A maximum of 6 townhouses are allowed to attach.
3. All buildings in a single grouping of attached townhouses must maintain the same front setback.

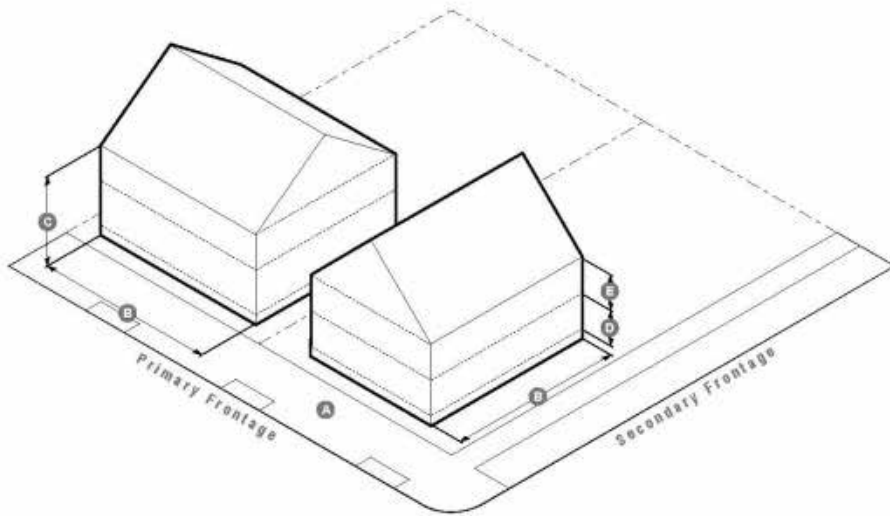
c. ALLOWABLE UNITS

3 unit max

ALLOWABLE UNITS: 3

2.5x Density Bonus

7. APARTMENT BUILDING



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First Floor Elevation	2 ft min	
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Roofs	see E Roof Types	
Attachments	none	

d. FENESTRATION

First Floor Fenestration	20% min
Upper Floor Fenestration	20% min

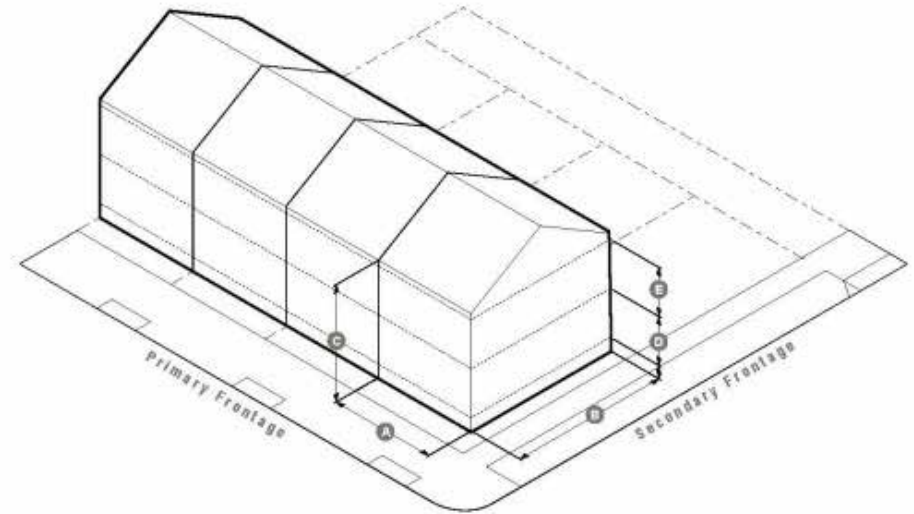
e. STANDARDS

c. ALLOWABLE UNITS

12 units max

ALLOWABLE UNITS: 30

8. TOWNHOUSE



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Attachments	1 side min	

d. FENESTRATION

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e. STANDARDS

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c. ALLOWABLE UNITS

3 unit max

ALLOWABLE UNITS: 7

Density Bonus Details

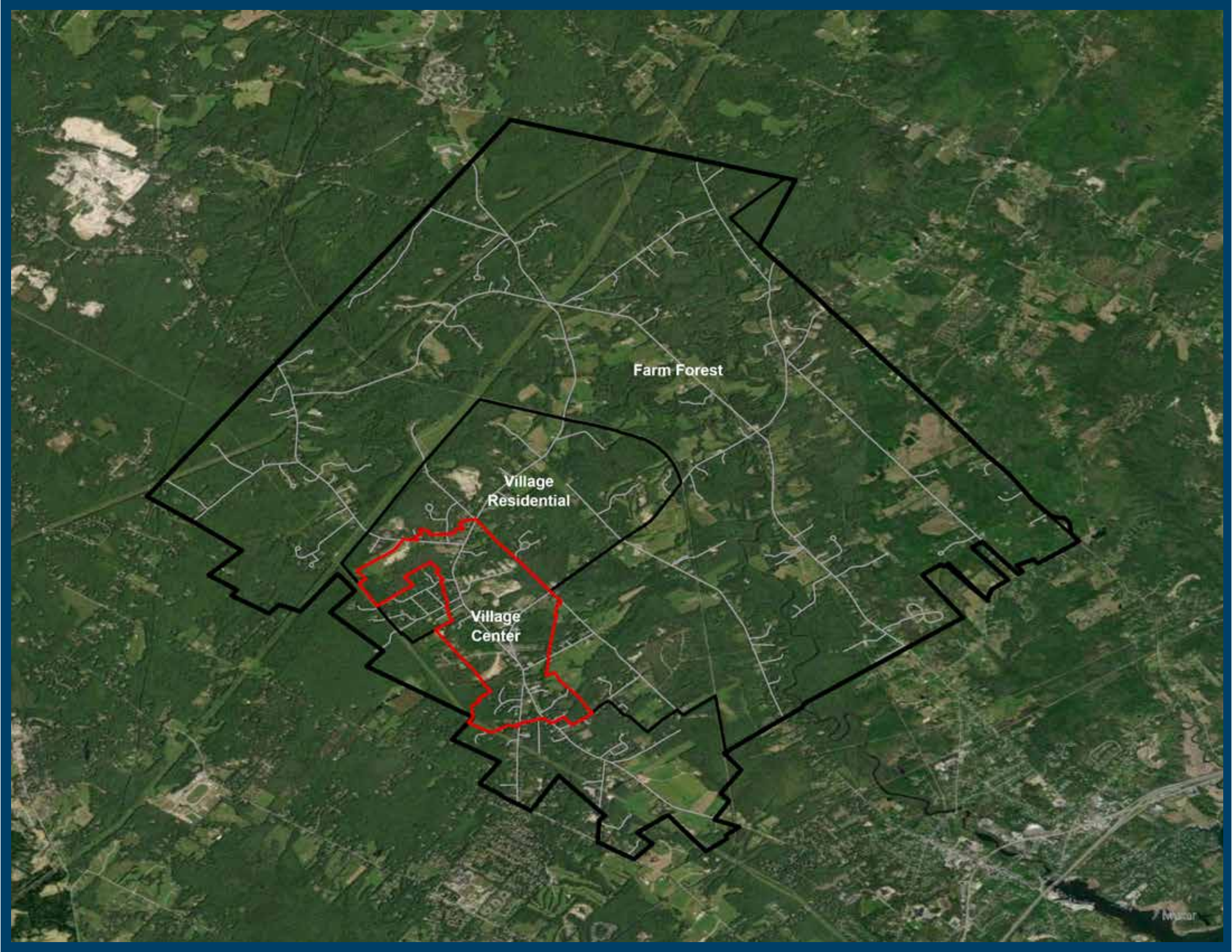
Not a free pass - requirements apply:

utilities

dimensional standards

etc.

Parking requirement maximum is 2
spaces per 3 units



Farm Forest

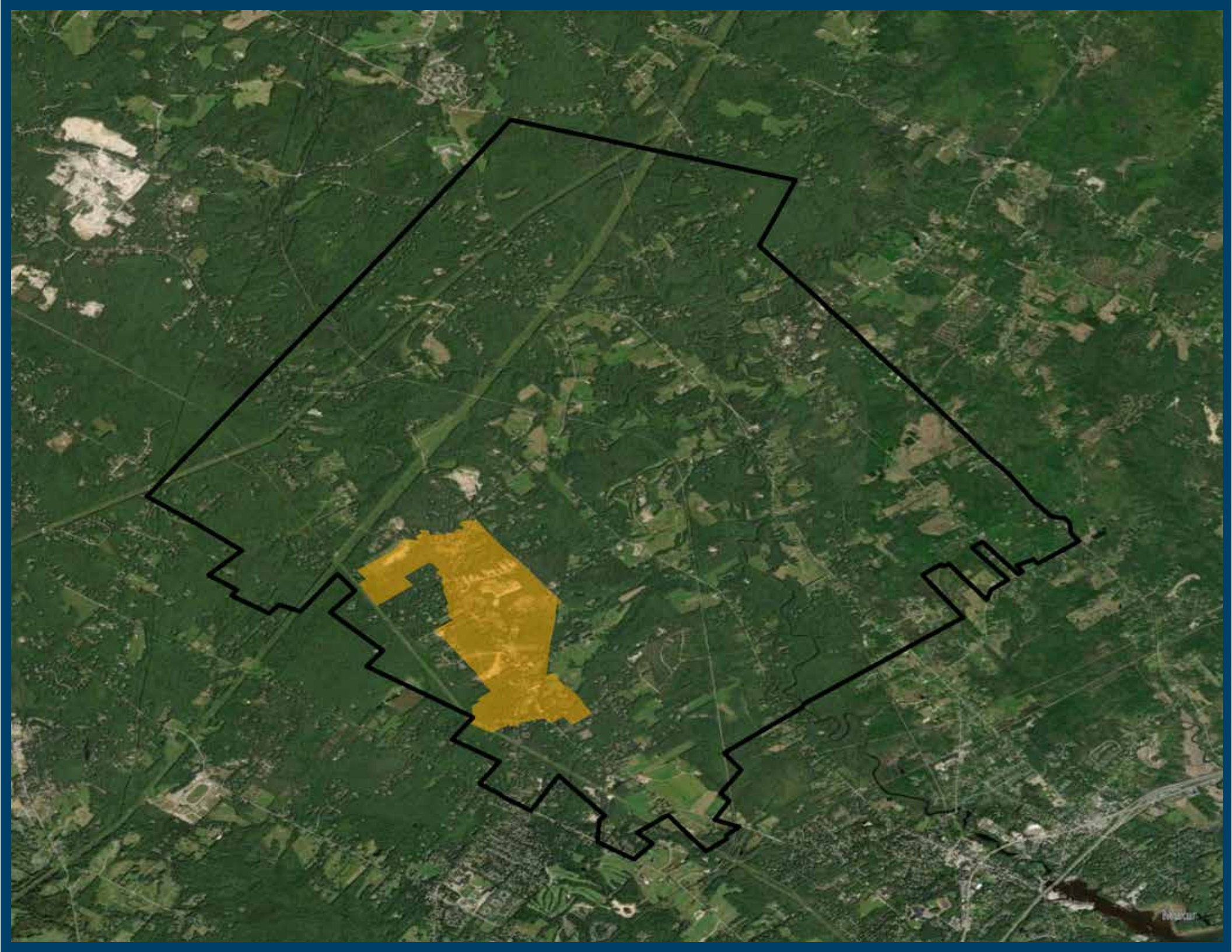
Village Residential

Village Center

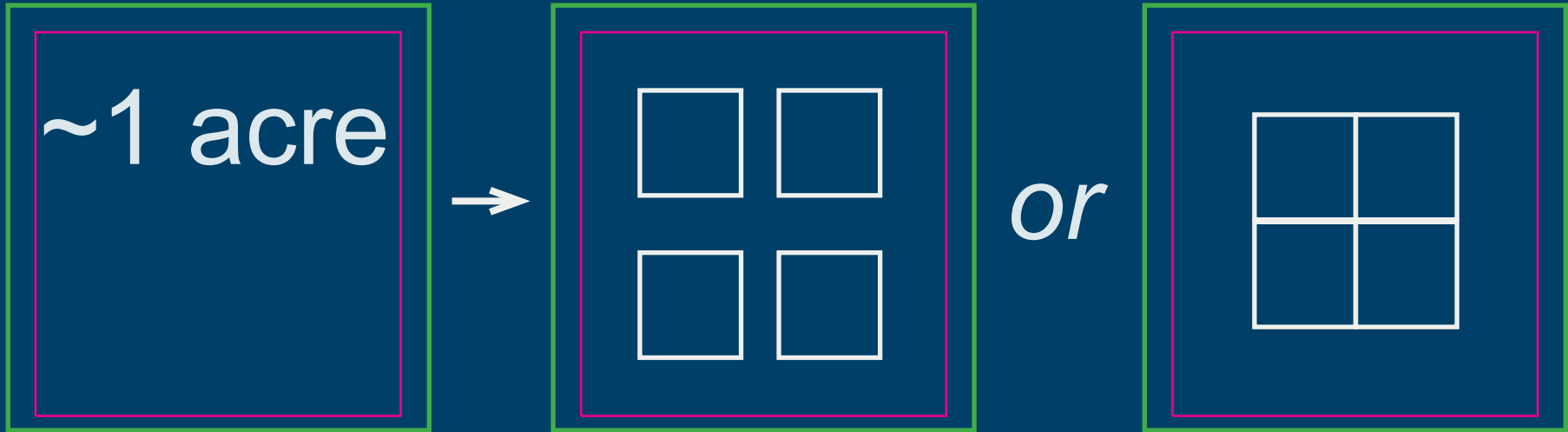
Town of North Yarmouth Land Use Ordinance

TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS [AMENDED 6/19/21, 11/08/22]

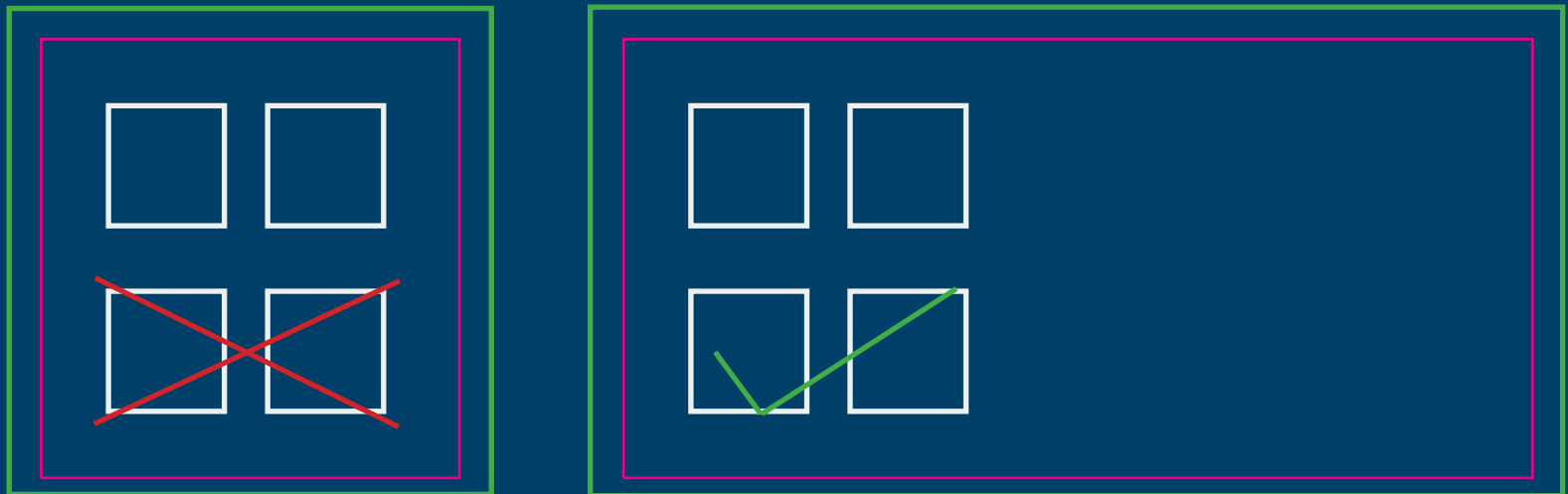
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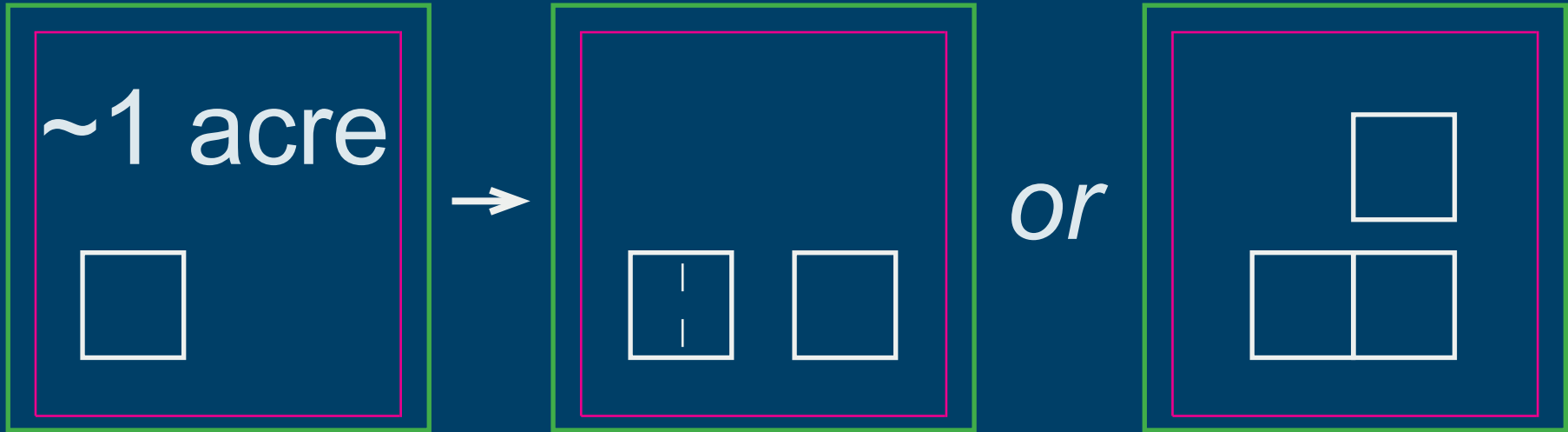
VC lot *without* dwelling unit



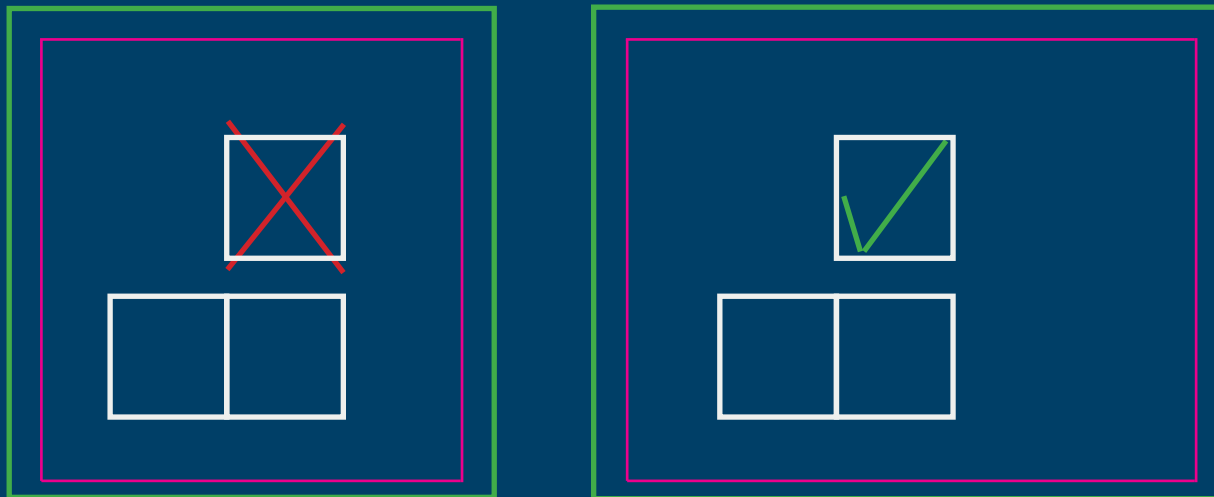
except! septic requirements

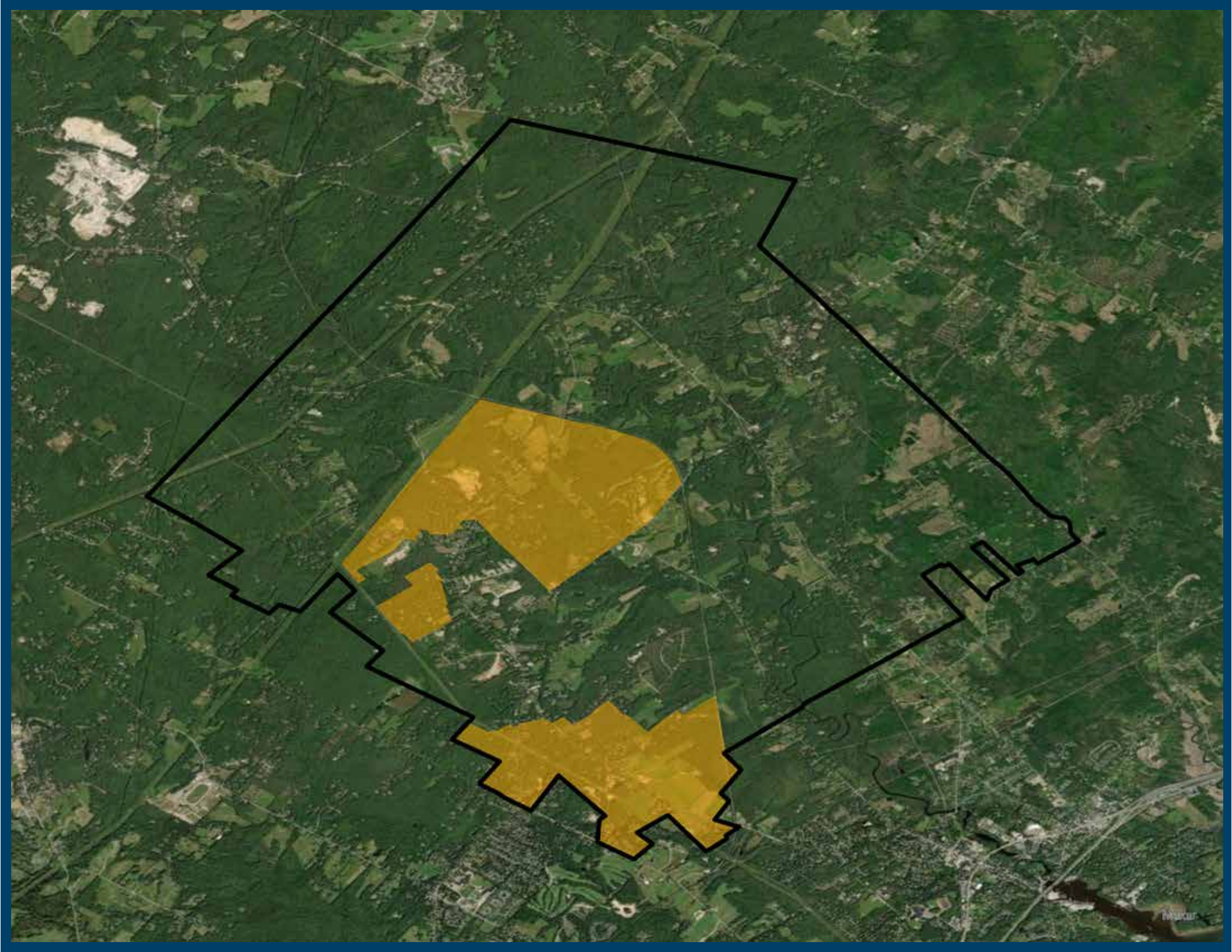


VC lot *with* dwelling unit



except! septic requirements



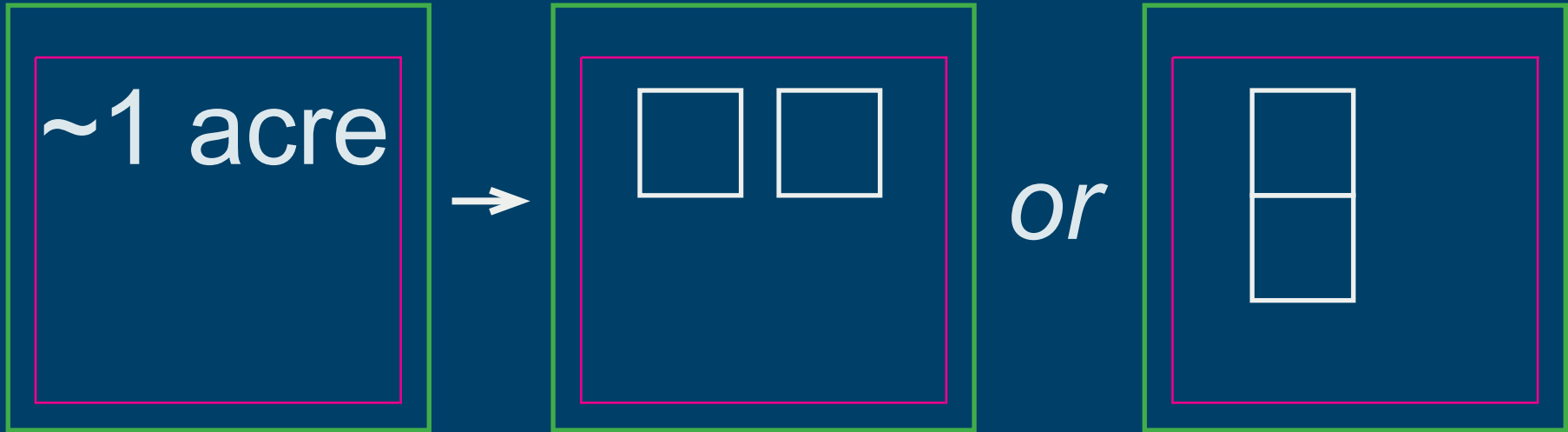


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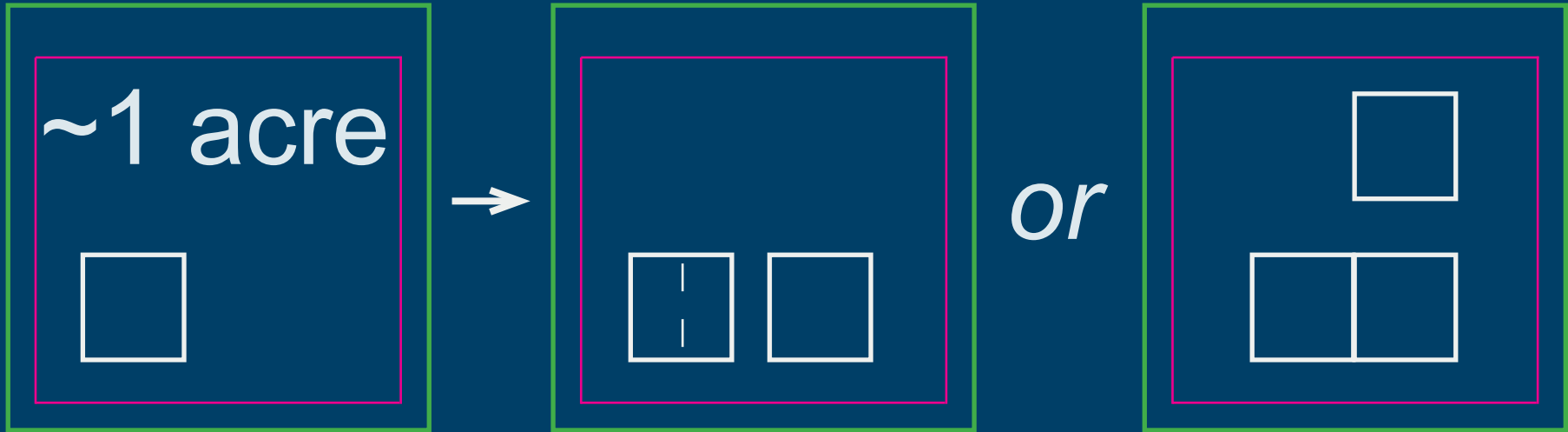
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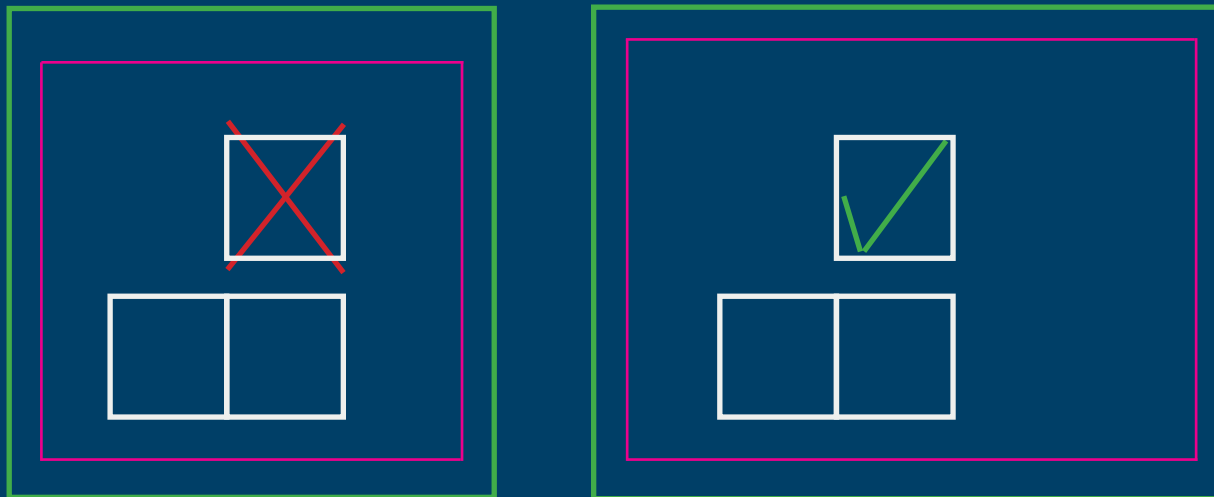
VR lot *without* dwelling unit

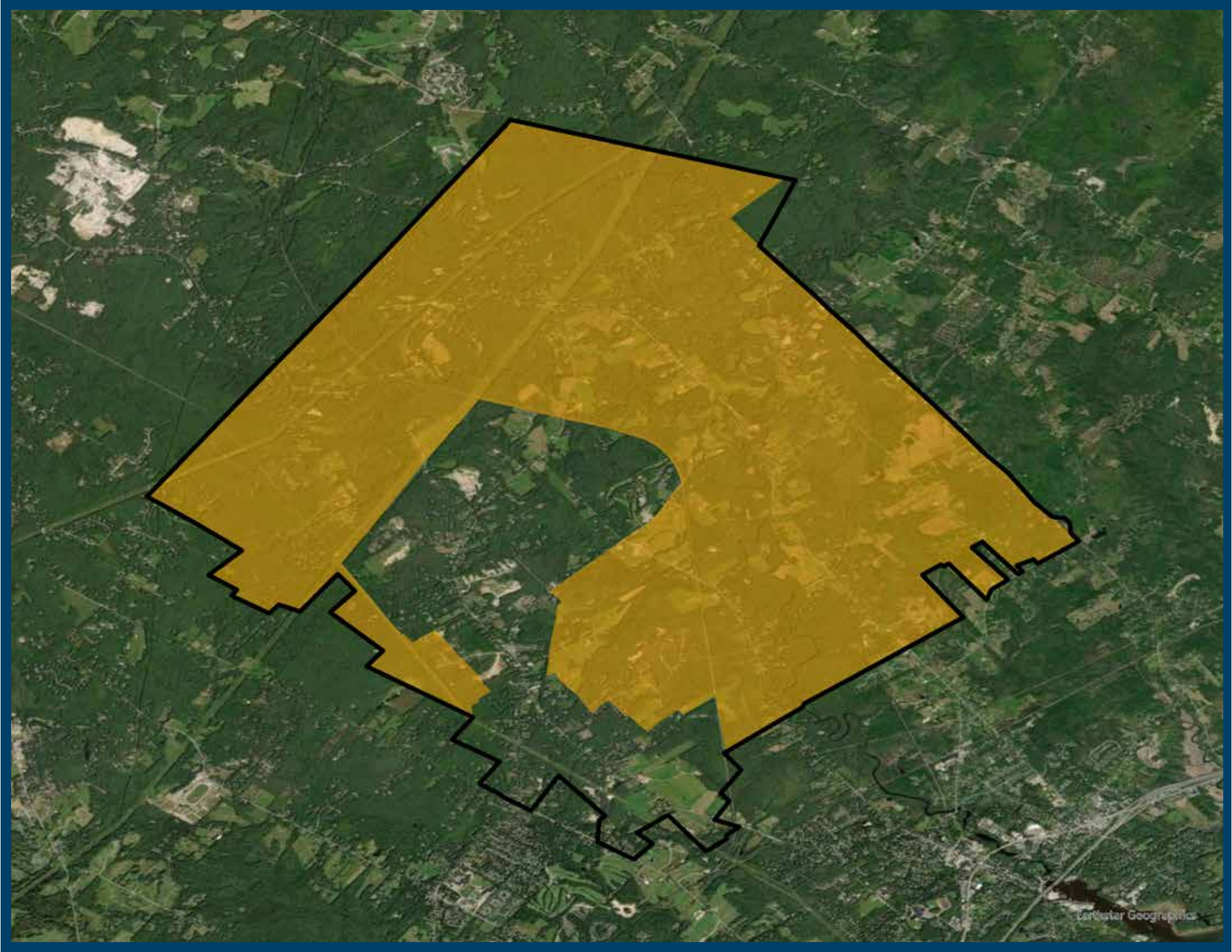


VR lot *with* dwelling unit



except! septic requirements





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FF lot *without* dwelling unit

~3 acres



or



FF lot *with* dwelling unit

~3 acres



or



Dwelling Unit Details

Not a free pass - requirements apply:

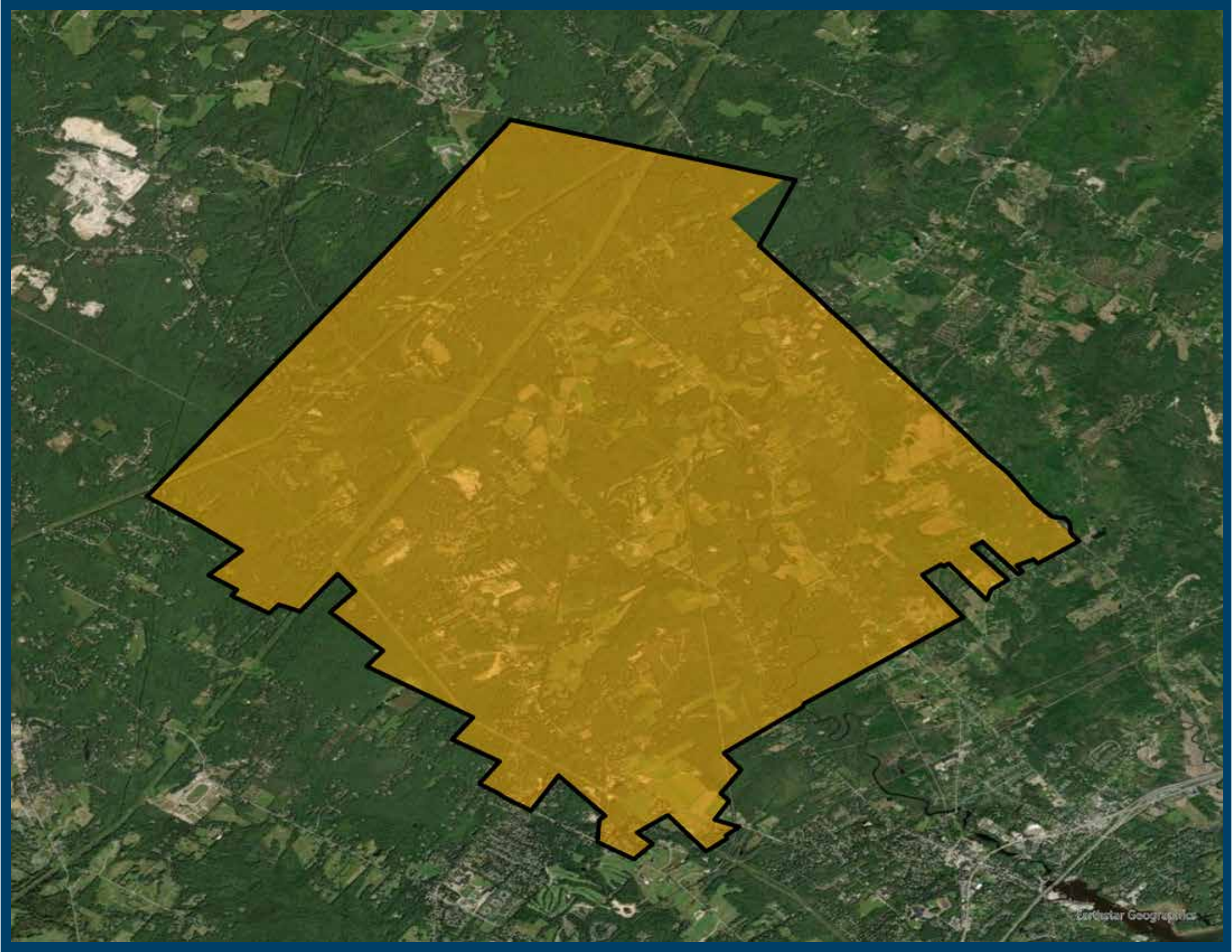
utilities

dimensional standards

parking

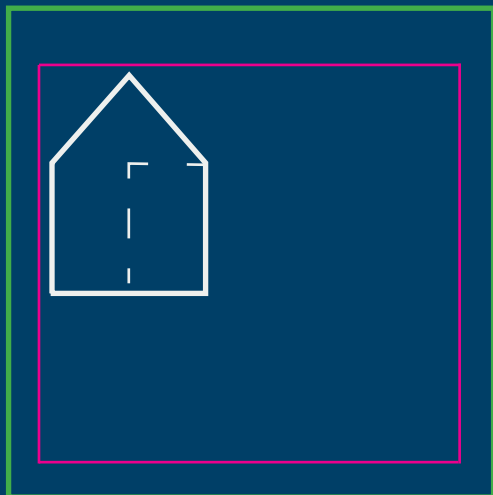
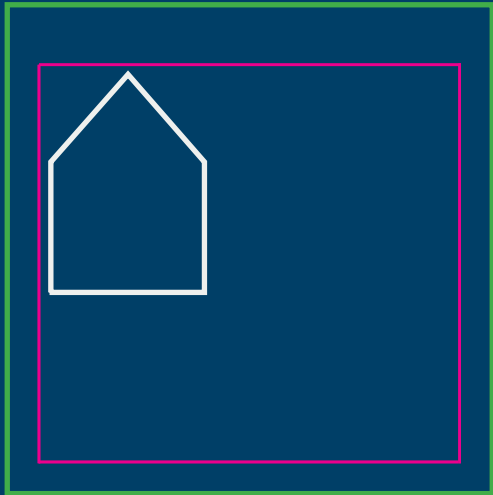
rate of growth

etc.

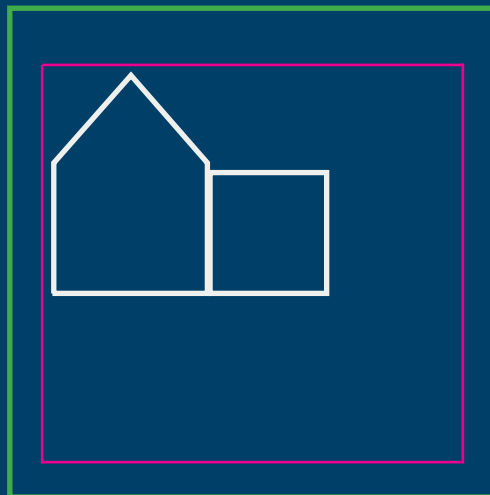


Accessory Dwelling Units:

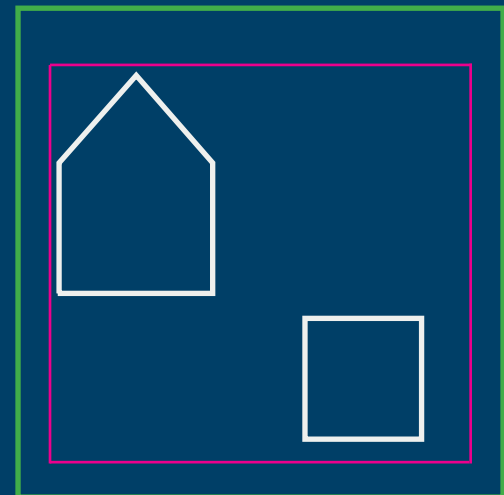
any lot with a single family home



or



or



ADU Details

Not a free pass: requirements apply:
utilities
setbacks
etc.

Not subject to parking requirements
or rate of growth ordinance