

**North Yarmouth Planning Board**  
**Summary of Proposed Land Use Ordinance Amendments**  
**for consideration at**  
**April 11, 2020 Town Meeting**

The intent of these proposed North Yarmouth Land Use Ordinance Amendments is to:

- further facilitate the implementation of the town’s [Comprehensive Plan](#) adopted in 2018
- provide guidelines to support the orderly growth of the Village Center ([click here](#) for zoning map) according the principles described in the [Village Center Master Plan](#)
- more clearly define the Site Plan/Major Subdivision application and review process

More substantial amendments are proposed to the following sections of the Land Use Ordinance:

- Article I General Provisions: Section 1.8 Contract Zoning – Process clarification
- Article IV Site Plan Review and Conditional Use Procedures:
  - Sections 4.4 Procedures -proposed amendments define the application and review process in more detail and appropriate sequence to streamline the process and ensure that complete application materials are submitted prior to Planning Board review.
- Article VII Zoning District Regulations:
  - Section 7.4 District Land Use Table: Table 7.1 Residential Uses – Deleted Multiplex and changed “Residential Units above ground floor mixed use” to “Multiple Residential Units in a permitted building type” permitted only in Village Center (per proposed changes to Article X 10.4 as described below)
  - Section 7.6 Table 7.2 Space and Dimensional Requirements
    - deleted “minimum” from Setback Requirements and added note for Civic buildings in the Village Center allowing 60’ setback
    - reduced Village Center street frontage requirements to 18’-100’ from 20’-100’ to conform better with building dimensions defined in Article X, Section 10.4 Building Standards
  - Section 7.6D Pocket Neighborhoods
    - Renamed building types to align with Article X Section 10.4 building types
    - Allows a new public or private thoroughfare may be constructed adjacent to a pocket neighborhood to provide frontage for the Pocket Neighborhood.
    - Changed term court yards to civic spaces
    - Added allowance for guest parking spaces
- Deleted Section 11.7 Multiplex Dwellings. Buildings with the same purpose are now referred to as Multiple Dwelling Units allowed only in the Village Center District and defined in Article X Section 10.4.
- Article X, Section 10.4 -Building Standards – This section is completely replaced and applies only to the Village Center District. The purpose of this change is:

- To define buildings that reflect the scale and character of buildings within the community as envisioned in the Master Plan
- To allow for flexible building expansion to increase floor area.
- To allow for attached or detached accessory buildings to provide additional usable space.
- To allow additional buildings and structures to be added on a lot.
- This section applies to the construction of all new buildings, building renovations, and building additions in the Village Center District.
- This section applies to single-family detached dwelling units in a Pocket Neighborhood. (Article VII, Section 7.6 D adopted 10/30/18)
- This section does not apply to a single-family detached dwelling but may be used as advisory guidelines.

Other changes to note:

- Minor grammatical, numbering and spelling edits
- Article III – Administration & Enforcement:
  - Section 3.3 renumbered and added Village Center specific info
  - Section 3.9 A – clarified applicant responsibility for local, state and federal permits
- Section 10.2 General Layout of Development B. Lots – rewritten to be more concise and easier to understand
- Changed term Pre-Application Conference to Pre-Application Meeting
- Changed term On-Site Inspection to Site Visit
- Parking Spaces – dimensions are reduced to 9’X18’ from 10’X20’ to conform with current industry and design standards
- In Royal River Overlay Zone added notification to Royal River Conservation Trust rather than Conservation Commission which no longer exists
- Changed multiplex to multiple residential units
- Table 8.1 Average Weekday Trip Generation Rates – deleted Multiplex
- Drive-Thru Facilities requirements were moved to Section 10.6 and layout requirements are clarified
- Section 10.34 Off Street Parking – minor revisions/clarification of applicability depending on type of building use
- Renamed Article XI to Performance and Design Standards for Specific Activities
- Edited some definitions for clarity and deleted those that are no longer applicable