



Town of North Yarmouth, Maine  
Special Town Meeting Warrant  
October 30, 2018

To: Clark Baston, a resident in the Town of North Yarmouth, County of Cumberland, and the State of Maine.

MUNICIPAL ELECTION NOTICE

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of North Yarmouth, qualified by law to vote in town affairs, to meet at the Church of Jesus Christ of Latter-day Saints, 247 Walnut Hill Road in said Town on Tuesday, October 30, 2018, at 6:30 p.m. Then and there to act upon Articles 1 through 5 as set out below and in conformity with Title 30-A of the Maine Revised Statutes, as amended.

The Registrar of Voters, Debbie Allen Grover, gives notice that the registrar's office will be in session at the Church of Jesus Christ of Latter-day Saints from 6:00 pm to the adjournment of said meeting on Tuesday, October 30, 2018, to register new voters and to correct the current list of voters.

**ARTICLE 1.** To choose a Moderator to preside at said Special Town Meeting.

**ARTICLE 2.** To see if the Town will vote to adopt the revised Town Comprehensive Plan as presented?

**ARTICLE 3.** Shall Chapter 7, Zoning District Regulations, Section 7.6, Space and Dimensional Requirements, Table 7.2 of the ordinance entitled "Town of North Yarmouth, Maine Land Use Ordinance" be amended as described and presented in Exhibit A?

**ARTICLE 4.** Shall Chapter 7, Zoning District Regulations, Section 7.6, Space and Dimensional Requirements be amended to add a new section entitled D. Pocket Neighborhoods to the ordinance entitled "Town of North Yarmouth, Maine Land Use Ordinance" as described and presented in Exhibit B?

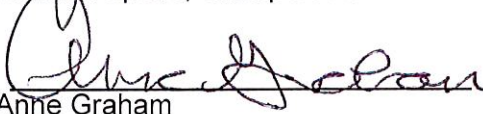
**ARTICLE 5.** Shall Land Use Zoning Map of the Town of North Yarmouth be amended as described and presented in Exhibit C?

Given under our hands this 16<sup>th</sup> day of October 2018 at North Yarmouth, Maine.

Select Board

  
Jennifer Speirs, Chairperson

  
Steve Morrison, Vice Chair

  
Anne Graham

  
William Whitten

  
James Moulton

A true copy of the warrant,

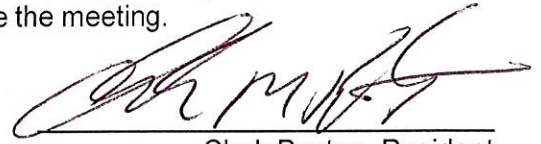
Attest:  , Debbie Allen Grover, Town Clerk

RETURN OF THE WARRANT

North Yarmouth, Maine

October 31, 2018

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said Town qualified as herein expressed, to meet at said time and place, and for purposes therein named, by posting an attested copy of said warrant at the Town Office, North Yarmouth Variety, Ames Farm Center, Fire Rescue Station, and Toddy Brook Café in said town, being public and conspicuous places in said town, on the 23 day of October, 2018, being at least seven (7) days before the meeting.



Clark Baston, Resident

**The Following Table and foot notes will replace table 7.2 on pages 82 & 83 of the Land Use Ordinance (Formatting subject to change)**

TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS								
District	Minimum Lot Size (Acres)	Maximum Residential Density <sup>1</sup> (Acres)	Maximum Lot Coverage (%)	Street Frontage (Feet)	Structure Setback From Property Lines (Feet)			Maximum Structure Height (Feet) <sup>3</sup>
					Front	Side	Rear	
Village Center <sup>2</sup>	1 acre <sup>4</sup>	N/A	70%	20' – 100'	20' Max	25' Max	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 <sup>5</sup>	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
Residential Shoreland	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	35'
Resource Protection	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	35'

**Table Continued on Next Page**

<sup>1</sup> See Subsection C. for calculation of “net residential acreage”, which is only applicable to subdivisions.

<sup>2</sup> See Subsection D. for Pocket Neighborhood Standards.

<sup>3</sup> Not applicable to wireless communications towers, windmills, antennas, barn silos and structures having no floor area.

<sup>4</sup> Minimum Lot Size

**Minimum Lot Size:**

a. The minimum lot size can be reduced in the Village Center to 20,000 square feet when the lot is served by an advanced wastewater treatment system, or the existing system is retrofitted with an advanced wastewater system that meets or exceeds the state definition providing 50 percent or more reduction in nitrates and has demonstrated that water quality will not be degraded.

b. The minimum lot size can be further reduced below 20,000 sf when that lot treats its wastewater on a separate lot that complies with Maine Subsurface Wastewater disposal criteria with Advance Waste Water Systems.

c. Gallon per day (gpd) design flows may be used when presented and proven to not exceed the density of the ratio of 360 gpd flows for a 20,000sq. ft. lot. This type of development requires Planning Board approval and the use of Advanced Waste Water Systems

d. Pocket Neighborhoods allow for the use of reduced lot size below 20,000 sf (as described in b. above) and can use gallons per day design flow (as described in c. above), if designed to comply with the standards of Subsection D.

<sup>5</sup> Open space or clustered subdivisions are mandatory and at least 50 percent of the total parcel must be preserved in open space pursuant to Section 11-3. Cluster Housing Development and Open Space Development.

**TABLE 7.2 SPACE AND DIMENSIONAL REQUIREMENTS (Continued from prior page)**

<b>District</b>	<b>Minimum Lot Size (Acres)</b>	<b>Maximum Residential Density<sup>1</sup> (Acres)</b>	<b>Maximum Lot Coverage</b>	<b>Street Frontage</b>	<b>Structure Setback From Property Lines</b>	<b>Maximum Structure Height</b>
<b>Royal River Corridor Overlay</b>	3 acres	Same as underlying district	Same as underlying district			
<b>Groundwater Protection Overlay</b>	Single lots not part of a subdivision must meet the minimums for the underlying district; no reduction in lot size shall be permitted.	Same as underlying district	Same as underlying district			

**The following changes will be inserted into Chapter 7,  
following section C. page 85**

**D. Pocket Neighborhoods** allow for the arrangement of a single building type around a central common courtyard space to promote greater density than otherwise allowed with the base district.

1. The purpose of a Pocket Neighborhood is:

- a. To allow increased density without altering the underlying zoning.
- b. To allow the creation of fine-grained public urban courtyards surrounded by buildings of the same type.
- c. To enable a close arrangement of buildings that would not otherwise be possible.

2. Pocket Neighborhoods must be designed to meet the following standards:

a. Pocket Neighborhoods consist of three elements; the building lots on which buildings are placed, the courtyard around which the building lots are arranged, and access areas which may or may not include driveways, parking lots, and pedestrian walks.

b. Pocket Neighborhoods include one of the following three house types, subject to the following standards:

1.) A cottage, 14 ft. min - 20 ft. max width, 40 ft. max length, 1 story max. A cottage is a detached building with one unit.

2) A bungalow, not to exceed 36 feet width, 50 ft. max length, 2 stories max. A bungalow is a detached building with one unit and a front porch. The gable of the bungalow must not face the courtyard, and the second story must be contained within the roof structure or,

3) A townhouse, 18 ft. min - 36 ft. max width, 50 ft. max length, min 2 stories - 3 stories max. A minimum of 2 townhouses must attach. A maximum of 6 townhouses may attach.

c. Pocket Neighborhoods do not contain garages.

d. The total frontage of a Pocket Neighborhood may not exceed 300 ft. in aggregate length along any single thoroughfare.

e. Pocket Neighborhoods may not contain public or private thoroughfares.

f. Pocket Neighborhoods can be configured in one of three ways:

1) Corner-Courts are built on a corner-lot or are assembled from lots with combined frontage on two intersecting thoroughfares.

2) Through-Courts are built on a through-lot or are assembled from lots to create a through lot with frontage on two non-intersecting thoroughfares.

3) Interior-Courts are built on an interior lot or are assembled from lots to create a lot with combined frontage on only one thoroughfare.

g. Parking lots within a Pocket Neighborhood may provide no more than one parking space per unit constructed within the Pocket Neighborhood.

h. Parking within a Pocket Neighborhood must be set back from all abutting thoroughfares by no less than 30 ft. with the exception of alleys.

i. The courtyard at the center of a Pocket Neighborhood must be at least 20 ft. wide on its shortest side, and have an area not smaller than 1000 sf and not larger than 10,890 sf (1/4 acre).

j. The courtyard must be built to create a civic common, park, or square.

k. A courtyard with 4 or more sides must directly front a thoroughfare or alley on at least one side and no more than 2 sides.

l. A courtyard with 3 sides must directly front a thoroughfare or alley on only one side.

m. A Pocket Neighborhood must consist of at least 4 and no more than 20 units of the same building type.

n. No building may orient a rear wall towards the courtyard or any thoroughfare, except alleys.

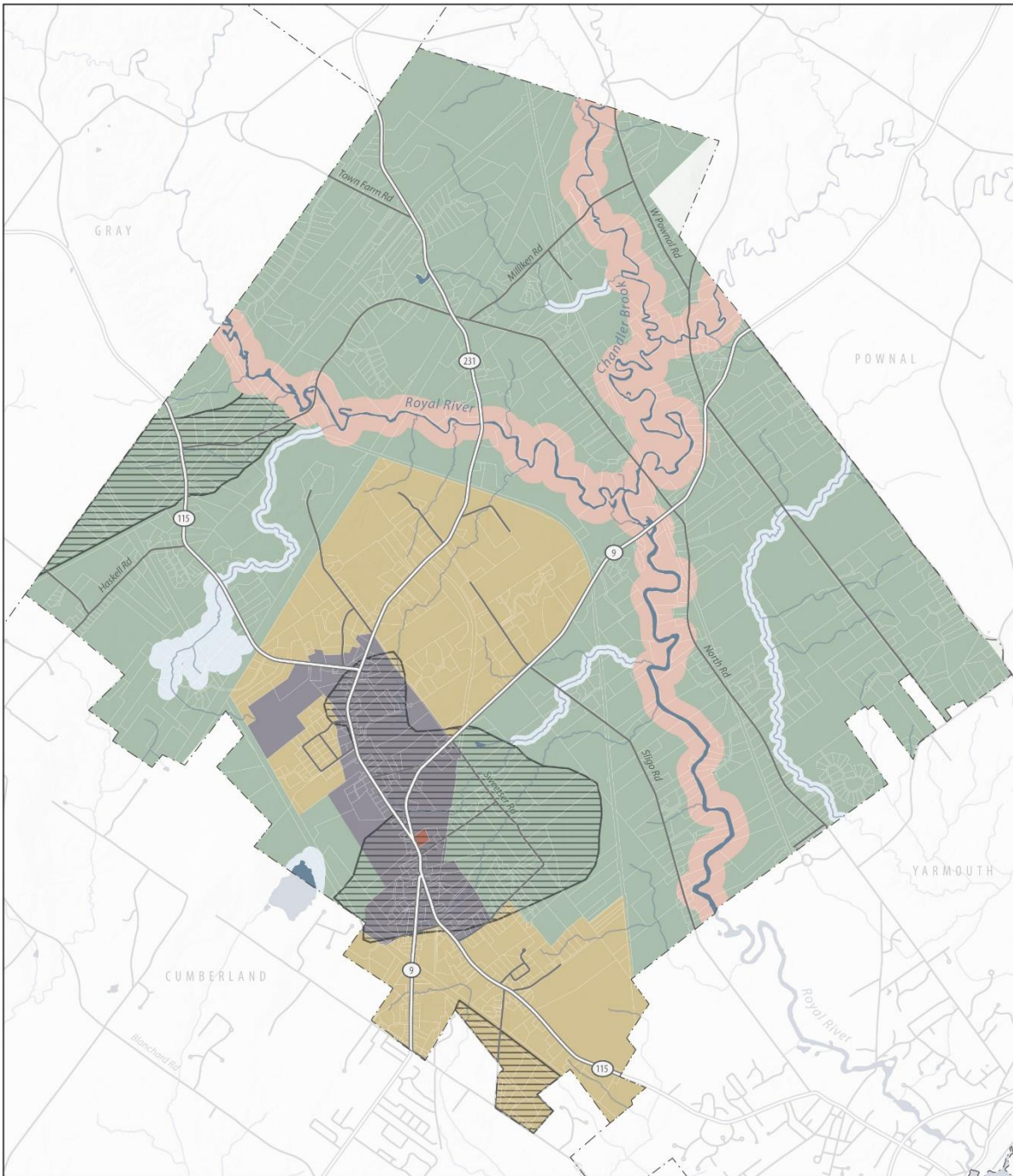
o. Building lots must meet the following lot measurement and building setback standards for the multi-use court, rather than for the base zoning district:

1) primary front setback of 0 ft. min - 10 ft. max, secondary front setback of 0 ft. min - 10 ft. max; side setback 5 - 25 ft. max; rear setback 5 ft. min.

2) No building lot may be greater than 5,000 sf

p. Pedestrian walkways and sidewalks providing access within a multi-use court may not exceed a width of 10 ft.

q. An access driveway must be between 8-14ft in width.



## North Yarmouth Zoning Map

0 1/2 1 2 miles  
Scale is approximately 1:50,000

- Contract Zone Agreement
- Village Center
- Village Residential
- Farm and Forest
- Groundwater Protection Overlay
- Shoreland Zoning & Resource Protection
- Royal River Corridor

The boundaries for Shoreland Zoning, Groundwater Protection, and the Royal River Corridor are subject to on-site field verification.

All geographic data are provided for the purpose of reference, some error is to be expected with these layers. They are from the State of Maine GIS catalog, Town of North Yarmouth, and other public sources not from official surveys – they are meant to illustrate and are not intended for the purpose of conveyance.

Data may easily be updated with new files, please contact [ben@rhumbline.com](mailto:ben@rhumbline.com) for more details about this map.

Sources:  
Roads, parcels - Maine Office of GIS  
Hydrography - National Hydro Dataset  
Zones - Town of North Yarmouth  
Groundwater Protection - WDMR, RLM.

Rhumb Line Maps, 2018.