

REPLACEMENT PAGE 9 (Highlighted information is corrected)

It appears that adjusting the proposed amendment has little effect in the Growth Area and outside of the Growth Area. Please note that these analyses do not include an analysis of any natural resource constraints, no analysis of whether any given lot could support a well and/or a septic system, shoreland standards or private restrictions, or access and setbacks.

Improved Lots with 1 Existing Dwelling Unit

Where there is 1 existing dwelling unit, regardless of the location, up to 2 additional units are allowed per the law. The proposed amendments really focus on the third allowed unit, as the first two units would require meeting the minimum lot area.

	RR	LDR	MDR	Commercial	Village II	Village III	WOC I	General Development	CD4	CD4-C
No. of Lots with 1 Dwelling Unit	295	837	1,387	0	14	9	5	1	13	10
Applying the min. lot area to the second unit, but third unit does not require any additional land	60	89	43	0	1	1	1	0	13	10

Note: These analyses do not include an analysis of any natural resource constraints, no analysis of whether any given lot could support a well and/or a septic system, shoreland standards or private restrictions, or access and setbacks.

We looked at applying the required minimum lot size across all of the allowed units, applying half the minimum lot size to units **two and three**, and applying a quarter of the minimum lot size to units **two and three**. This results in the following:

	RR	LDR	MDR	Commercial	Village II	Village III	WOC I	General Development	CD4	CD4-C
No. of Lots with 1 Dwelling Unit	295	837	1,387	0	14	9	5	1	13	10
Applying the min. lot area to each additional unit	30	42	15	0	0	1	1	0	13	10
Applying half the min. lot area to each additional unit	60	89	43	0	1	1	1	0	13	10
Applying a quarter of the min. lot area to each additional unit	86	130	80	0	2	4	1	1	13	10

Note: These analyses do not include an analysis of any natural resource constraints, no analysis of whether any given lot could support a well and/or a septic system, shoreland standards or private restrictions, or access and setbacks.

In comparison to the vacant and unimproved lot analysis, in cases where there is already one dwelling unit, the allowance to add two more dwelling units, through "infill development," will have the greater impact in Yarmouth. Serious consideration of what the right threshold is should be the main part of the discussion amongst the Planning Board members and weighing a requirement for additional lot area versus new dwelling units created (through infill) without additional area required.