

**PUBLIC HEARING NOTICE  
YARMOUTH PLANNING BOARD**

The Yarmouth Planning Board will hold a Public Hearing on Wednesday, **February 18, 2015** at 5:30 p.m. in the Hearing Room of the Yarmouth Town Offices, 1146 Route 28, South Yarmouth, MA 02664 to consider the following proposals to amend the Yarmouth Zoning Bylaw:

- Amend Section 404 – Motels, to expand “Applicability” in HMOD1 to include properties with lodging licenses and adjacent non-Applicable properties under specific conditions; to allow for an increase in density in HMOD1 by Special Permit with an affordability component; to allow for new hotels (raze & replace) in HMOD1 located on a minimum 2 acre site to have four stories and 45’ in height with a 50’ setback; to change the Operational Standards for Extended Stay Hotels; and to change the Special Permit requirement for On-Site Property Managers at Motels/Hotels and Seasonal Employee Housing at Motels/Hotels to a permit issued by the Building Commissioner. Also amend Section 202.5 – Use Regulation Table, to modify uses in HMOD1 and HMOD2; and to correct the Special Permit Granting Authority for HMOD1 and HMOD2 to be the Planning Board as currently outlined in Sections 404.1.3 and 404.2.3 of the Bylaw.
- Amend the Zoning Map to rezone approximately 20 parcels including some parcels along Route 28 with multiple zoning districts, and some parcels adjacent to properties along Route 28.
- Amend Section 414 – Village Centers Overlay District (VCOD), to modify minimum and maximum front yard setback requirements along Route 28 for new buildings and lawfully pre-existing non-conforming structures; to modify front yard setback requirements for side roads; to modify minimum percentage of commercial development required for mixed-use developments; to modify limitations on non-residential uses on the ground floor of mixed-use projects; to modify allowed building heights in Village Center 1 (VC1) to match those allowed in the other VCOD villages; to clarify that parking below a building does not count as a story; to allow green space with amenities along Route 28 under specific conditions; and to clarify when dimensional relief can be obtained by a Special Permit or requires a Variance.
- Amend Section 301 – Parking and Loading Requirements, to define side yard parking; to clarify the location of in-lot trees; to require a minimum width of in-lot planting beds; to define allowable types of buffer plantings in front of buildings; to further define lighting requirements; to reduce the maximum light pole height; to require use of native plantings; and to require reasonable accommodations for snow storage.
- Miscellaneous amendments to various sections of the Zoning Bylaw including:
  - Amend Section 203.5 - Table of Dimensional Requirements, to reduce front yard setbacks for corner lots;
  - Amend Section 202.5 - Use Regulation Table, to revise the Use Table for Aviation Fields, Commercial Parking Lots, and Temporary (not to exceed 9 days) Outdoor Recreation;
  - Amend Section 303 – Signs, to address covering of free-standing signs for seasonal businesses and use of seasonal changeable panels; and
  - Amend Section 500 – Definitions, to modify the definition of Habitable Attic.

Copies of the complete proposed text and any associated maps for each amendment are available at the Planning Department, Yarmouth Town Office, 1146 Route 28, South Yarmouth, MA 02664 during business hours, 8:30 a.m. to 4:30 p.m., Monday through Friday.

Any person interested or wishing to be heard on these proposals to amend the Zoning Bylaw should appear at the time and place designated. Written comments will be accepted.

Yarmouth Planning Board:  
Norman Weare, Chairman

YARMOUTH TOWN CLERK



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