

EXISTING HOUSING TYPOLOGIES

& LD 2003

A photographic review of existing housing typologies
in Yarmouth and consideration of contextual
architecture for new buildings and infill.





WHAT HAVE WE HEARD

People want to preserve the historic character of the town, especially the “village feel” and historic districts. There is also a recognition that suburban sprawl is a detriment to the environment and the “character” of Yarmouth, and that the town’s historic land use pattern is a model for walkability, diverse housing choices and a counter to “anyplace, anywhere suburbia.”

THE SPECTRUM



“THE TOWN OF YARMOUTH, MAINE IS A WONDERFUL COASTAL COMMUNITY, RICH WITH HISTORICAL ARCHITECTURE, WALKABLE NEIGHBORHOODS, A SCENIC COASTLINE AND RIVER, AND HIGH QUALITY MUNICIPAL AND EDUCATIONAL SERVICES.”

QUOTE FROM THE 2010 COMPREHENSIVE PLAN



MOBILE HOME



MODERN TWO UNIT (1944)

CLEAVES STREET

One street alone has three different housing types, commercial and municipal uses.

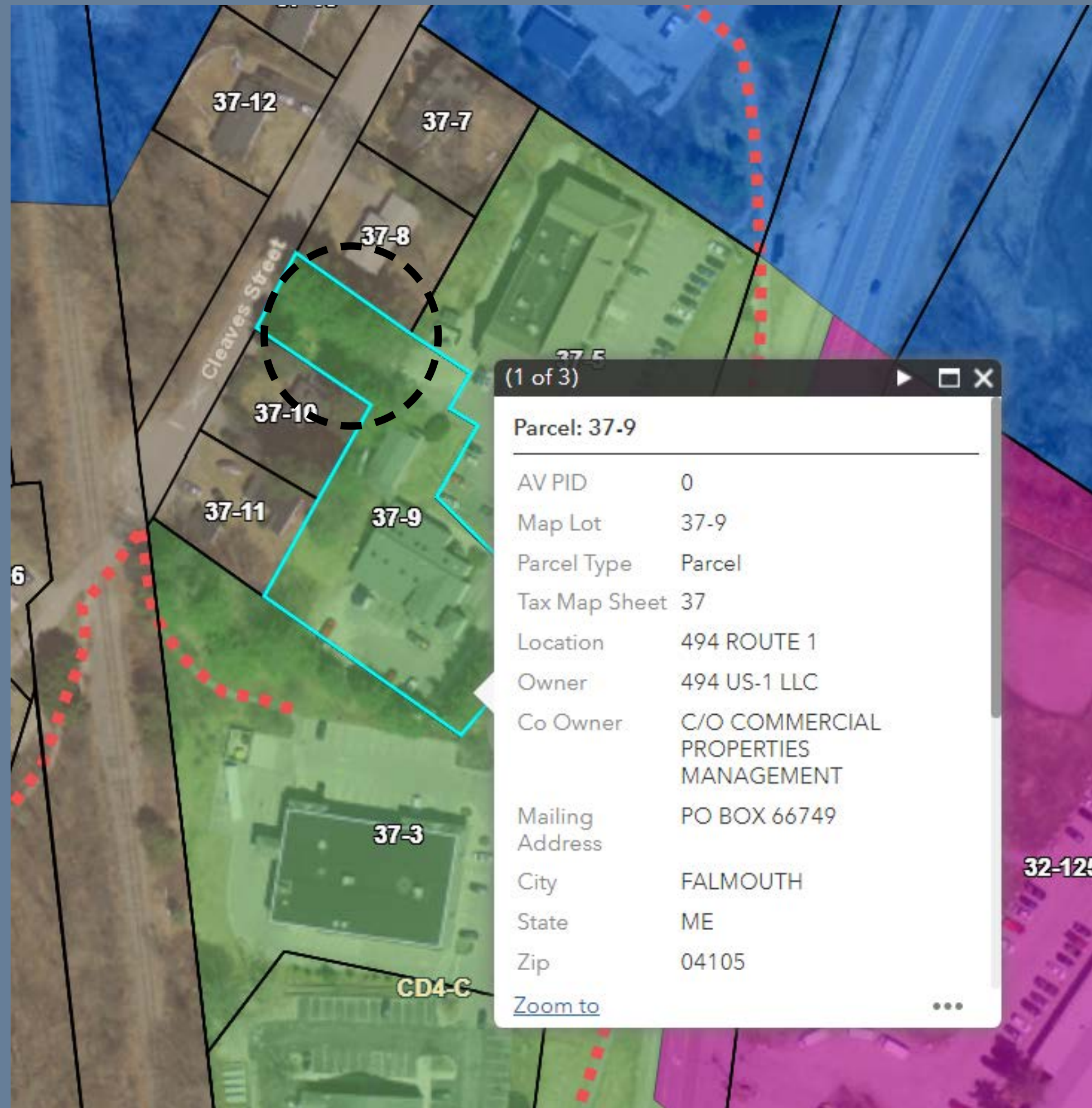
SINGLE FAMILY



HISTORIC HOUSES (circa 1875 and 1890) with 2 - 3 Units

TOWN HALL





SO WHAT COULD WORK HERE?

Cleaves St is contextual with MDR, CD4 and CD4-C

Only one lot (at the end of the street) is +1 acre

HOMES WITH 8+ DWELLING UNITS (10)

Pre-existing homes that became apartments over time, duplexes and stacked multi-family

ROUTE ONE

WEST ELM ST

PORTLAND ST

VESPA LANE

YARMOUTH WOODS

BAYVIEW ST

BAYWOOD LANE

BARTLETT CIRCLE

EAST MAIN



HOMES WITH 4-7 DWELLING UNITS (13)

Homes in the historic districts, Character District and the Medium Density Residential

MAIN ST

HIGH ST

EAST MAIN ST

BRIDGE ST

SPRING ST

EAST ELM ST

CHURCH ST

WEST MAIN ST

WEST ELM ST



SUBSIDIZED HOUSING DEVELOPMENTS (2)

Stacked multi-family and single-story duplexes, senior housing

BARTLETT CIRCLE

BARTLETT WOODS



HOMES WITH THREE UNITS (17)

*Historic homes in the historic districts, Character Districts, and the
Medium Density Residential*

- LAFAYETTE ST BAYVIEW ST
- MAIN ST CENTER ST
- SOUTH ST SLIGO RD
- BAKER ST BRIDGE ST
- WEST ELM ST
- EAST ELM ST
- WEST MAIN ST



HOMES WITH TWO UNITS (100)

Homes in the Resource Protection, Rural Residential, Low Density Residential, Medium Density Residential, Character Districts, and historic districts.



SOUTH ST

HILLSIDE ST

WOODS CIRCLE RD

MARINA RD

AUTUMN LN

BAYVIEW ST

COLLINS RD

SUMMER ST

BOWDOIN

WEST ELM ST

MILL ST

LEIGHTON RD

BURNELL DR

WEST MAIN ST

EAST MAIN ST

WHARF RD

BRIDGE ST

INDIAN RIDGE RD

EAST ELM ST

BATES ST

LAFAYETTE ST

CLEAVES ST

PORTLAND ST

ROCKY HILL RD

WILLOW ST

NORTH RD

MAIN ST

WESLEYS WAY

NEWELL RD

TENNEY ST

GRANITE ST

HOMES WITH ADUS (51)

“Known” ADUs in the Medium Density Residential, Low Density Residential, Rural Residential, Water Oriented Commercial, and Character Districts

STONY BROOK LANE

BRIDGE ST

PORTLAND ST

FLINT LANE

SNOWDRIFT LAN

DRINKWATER POINT RD

CENTER ST

WEST MAIN ST

WEST ELM ST

FREE RANGE LN

GROVES RD

NORTH RD

RYDER RD

OAKWOOD DR

RAINBOW FARM RD

EAST ELM ST

EAST MAIN ST

BURNELL DR

MELISSA DR

PRINCES POINT RD



LADY SLIPPER LN

GLOWOOD FARM RD

BAYVIEW ST

WAHARF RD

ABBY LN

OLD FARM LN

WESTCUSTOGO POINT RD



CAN YOU TELL?

Guess how many units are in each of these homes...



3 DUs
30 East Elm



2 DUs
309 Main St



4-7 DUs
94 Spring St



1 SF + ADU
11 Stonybrook Ln



2 DUs
8 Farmstead Ln



1 DU
201 Hillside St

CAN YOU TELL?

These homes range from historic to modern, new builds.

“...THESE POLICIES ARE IN PURSUIT OF A CHARACTER THAT EXPEMPLIFIES THE **HISTORIC QUALITIES OF YARMOUTH**, AND VALUES THE HEALTHY BALANCE OF USES THAT COMPRISE THE VILLAGE CENTER. THIS IS A CHANGING DYNAMIC CONDITION, AND WHILE THERE IS NO PRESCRIBED PROPORTION OR MIX OF USES, THIS CODE **ENABLES THE VILLAGE TO GROW AND CHANGE** WITH TIME AND TRENDS. THROUGH MONITORING AND AWARENESS OF **INCREMENTAL** CHANGES AS THEY OCCUR, THE TOWN CAN PROMOTE A CONTINUED WELL BALANCED PRESENCE OF HOUSING AND COMMERCIAL USES THAT **SERVE ALL CONSTITUENTS** OF YARMOUTH AND **SUSTAIN A VITAL AND VIBRANT** COMMUNITY. ”

- THE CHARACTER BASED DEVELOPMENT CODE, 2018

CBDC BUILDING TYPES

Permitted in the CD4 and CD4-C Character Districts

Table 5.H.3

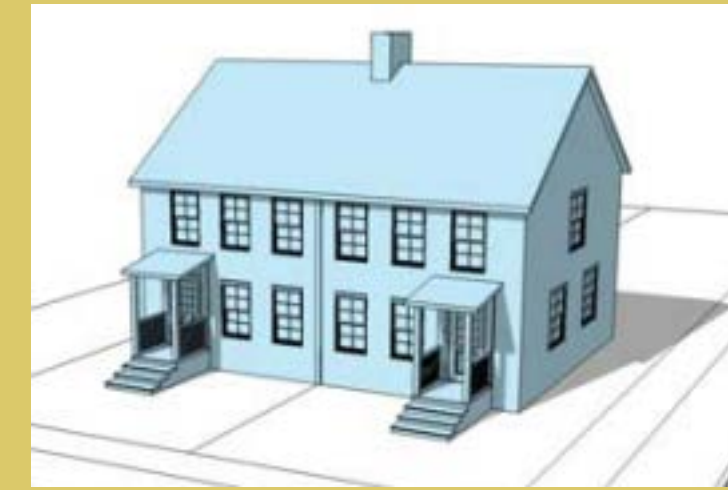
COTTAGE



HOUSE



DUPLEX



APARTMENT



ROWHOUSE



LIVE/WORK



SMALL COMMERCIAL BUILDING



FLEX

