

Town of Wells , Maine Review Checklist
Page 1 of 7

Project Name/District: TC Hafford Basement Systems / RC District - Tax Map 49, Lot 29-2

Date of Review: 12/18/19; 12/27/19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article V District Regulations

A. Purpose.

The purposes of the Residential-Commercial District is to provide areas for the economic use of older residential areas along highways while preserving the character and architectural scale of the areas.

§ 145-24. Residential-Commercial District.		Application Meet Requirements			
		Yes	No	NA	Comments
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:				
(1)	Agriculture, limited to the raising of crops and plants out of doors.			NA	
(2)	Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
(3)	Dwelling, one-family. (See also ' 145-55.)			NA	
(4)	Dwelling, two-family.			NA	
(5)	Dwelling, multifamily. (See ' 145-48.)			NA	
(6)	Livestock, domestic (small), limited to lots with a minimum lot size of 40,000 square feet. [Added 6-9-2015^[1]			NA	
(7)	Livestock, domestic (large), limited to lots with a minimum lot size of five acres. [Added 6-9-2015]			NA	
(8)	Poultry, domestic (small), all lots, except lots less than 10,000 square feet in area shall be limited to no more than five fowl. [Added 6-9-2015]			NA	
(9)	Poultry, domestic (large), limited to lots with a minimum lot size of five acres. [Added 6-9-2015]			NA	
(10)	Recreation, passive.			NA	
(11)	Timber harvesting.			NA	
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:				
(1)	Bank.			NA	
(2)	Bed-and-breakfast/small inn.			NA	

Town of Wells , Maine Review Checklist
Page 2 of 7

Project Name/District: TC Hafford Basement Systems / RC District - Tax Map 49, Lot 29-2

Date of Review: 12/18/19; 12/27/19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-24. Residential-Commercial District.		Application Meet Requirements			
		Yes	No	NA	Comments
(3)	Business, contractor.	Y			Unit A, B, C, D, and E are proposed to allow Business Contractor use.
(4)	Business, office.	Y			Unit C and E are proposed to allow Business Office use.
(5)	Business, personal service.			NA	
(6)	Business, retail, including the manufacturing of any goods offered for sale on the premises. [Amended 11-7-2000]	Y			Unit C and E are proposed to allow Business Office use.
(7)	Business, service.			NA	
(8)	Business, wholesale.	Y			Unit A, B, C, D, and E are proposed to allow Business Wholesale use.
(9)	Cemetery larger than 20,000 square feet in area.			NA	
(10)	Church.			NA	
(11)	Club.			NA	
(12)	Congregate care facility. [Added 6-8-2010]			NA	
(13)	Day-care home.			NA	
(14)	Day-care center/nursery school.			NA	
(15)	Drug abuse shelter. (Note: A drug abuse shelter will only be permitted on a lot within this district which lot either has frontage along Route One, or is located within 150 feet of Route One.) [Added 6-14-2011]			NA	
(16)	Elderly housing			NA	
(17)	Freestanding residential detoxification program. (Note: A freestanding residential detoxification program facility will only be permitted on a lot within this district which lot either has frontage along Route One, or is located within 150 feet of Route One.) [Added 6-14-2011]			NA	
(18)	Function hall without commercial-type cooking facilities.			NA	
(19)	Housing, congregate.			NA	
(20)	Medical care facility, excluding hospitals.			NA	
(21)	Municipal facility.			NA	
(22)	Museum.			NA	

Town of Wells , Maine Review Checklist
Page 3 of 7

Project Name/District: TC Hafford Basement Systems / RC District - Tax Map 49, Lot 29-2

Date of Review: 12/18/19; 12/27/19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-24. Residential-Commercial District.		Application Meet Requirements			
		Yes	No	NA	Comments
(23)	Neighborhood convenience store, excluding sale of motor vehicle fuels and including a restaurant area not exceeding 15 seats.			NA	
(24)	Nursing home.			NA	
(25)	Private non-medical institution (PNMI). [Added 6-14-2011]			NA	
(26)	Public utility facility.			NA	
(27)	Recreation, active.			NA	
(28)	Recreation, medium intensity commercial. [Added 6-11-2013⁵¹]			NA	
(29)	Registered marijuana dispensary. (Note: A registered marijuana dispensary will only be permitted on a lot within this district which lot either has frontage along Route One, or is located within 150 feet of Route One.) [Added 6-14-2011]			NA	
(30)	Restaurant, standard, containing 36 seats or fewer and located west of Route 1 and east of the turnpike on Route 109.			NA	
(31)	School, public and private. [Amended 10-6-1998]			NA	
(32)	Stand-alone registered marijuana dispensary. [Added 6-14-2011]			NA	
D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. Home businesses as regulated in ' 145-51 are permitted accessory uses.			NA	
E.	Uses prohibited. Except as permitted in ' 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C and D are prohibited within this district.			NA	All uses proposed are conforming.
F.	Dimensional requirements.				
(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer.	Y			The parcel to be noted as 40,424+/- SF in area. (MDOT Taking on 2010). The parcel is served by on-site septic system.
(2)	Maximum density:				
(a)	One dwelling unit for each 20,000 square feet of net area if served by public sewer.			NA	No dwelling exists or is proposed on this lot.

Town of Wells , Maine Review Checklist
Page 4 of 7

Project Name/District: TC Hafford Basement Systems / RC District - Tax Map 49, Lot 29-2

Date of Review: 12/18/19; 12/27/19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-24. Residential-Commercial District.			Application Meet Requirements			
			Yes	No	NA	Comments
	(b)	One dwelling unit for each 40,000 square feet of net area if not served by public sewer.			NA	No dwelling exists or is proposed on this lot.
	(c)	Four housekeeping cottages or seasonal cottages per acre of net area.[Amended 4-28-1995; 4-12-2003; 6-13-2006 <i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i>			NA	No such uses exist or are permitted on this lot.
(3)		Minimum street frontage per lot: 100 feet.	Y			The parcel has approximately 160' of street frontage along Route 109. The parcel also has approximately 303' of street frontage along Homestead Drive.
(4)		Maximum lot coverage: 60% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater.	Y			RC zone lot coverage dimensional requirement is noted to permit 60%. The plan notes the existing coverage is approximately 60%.
(5)		Maximum building height: 30 feet, not to exceed three stories. (See ' 145-35I.)	Y			30' building height requirement noted. Not to exceed 3 stories.
(6)		Setbacks. All structures shall be located at least:				
	(a)	Fifteen feet from any lot line.	Y*			Setback line noted and shown on the site plan. <u>A shed is to be located within the 15' setback along Map 49, Lot 29-4 and shall be removed prior to the COP is issued for the proposed mezzanine space in building 2. The shed removal requires a building permit.</u>
	(b)	Twenty-five feet from the boundary of any cemetery.			NA	Parcel does not abut or contain a known cemetery.
	(c)	Twenty-five feet from any lot line abutting any street right-of-way.	Y			25' setback from Homestead Drive noted and depicted.

Town of Wells , Maine Review Checklist
Page 5 of 7

Project Name/District: TC Hafford Basement Systems / RC District - Tax Map 49, Lot 29-2

Date of Review: 12/18/19; 12/27/19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-24. Residential-Commercial District.			Application Meet Requirements			
			Yes	No	NA	Comments
	(d)	Forty feet from any lot line abutting the right-of-way of any state highway.	Y			Setback line from Route 109 now reflects the MDOT taking. <u>Building 1 no longer meets the required 40' setback from Route 109 due to taking and is grandfathered in its nonconformity.</u>
	(e)	Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site. [Added 6-13-2006 <i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i>			NA	No such uses exist or are permitted.
Note: See also ' ' 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, and 145-49, Residential cluster development.						
G. Special provisions.						
	(1)	No building shall contain more than 5000 square feet of gross floor area, except that a building located in the section of the Residential-Commercial District running along both sides of Route 109 located west of Route 1 and east of the Maine Turnpike containing a medical clinic may contain more than 5000 square feet of gross floor area, provided that it is located on a lot larger than five acres of land. [Amended 4-16-1999]	Y*			Building 1 contains 5,000 SF. Building 2 currently contains 3,400 SF and proposes a 1,600 SF 2 nd story. Building 2 to contain 5,000 SF. Neither building/units are a medical clinic nor is any unit proposed to be a medical clinic. Neither building is permitted to contain more than 5,000 SF in gross floor area. See plan note 8.
	(2)	Within any building existing on January 1, 1994, an accessory dwelling unit shall be permitted as regulated in ' 145-55B shall not apply. All other dimensional requirements, except residential density, of the district, including minimum lot size, shall be met.	Y			No dwelling unit(s) are located on this lot.

Town of Wells , Maine Review Checklist
Page 6 of 7

Project Name/District: TC Hafford Basement Systems / RC District - Tax Map 49, Lot 29-2

Date of Review: 12/18/19; 12/27/19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-24. Residential-Commercial District.		Application Meet Requirements			
		Yes	No	NA	Comments
(3)	All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths, shall be located entirely within an enclosed structure.	Y			See plan note 9.
(4)	Commercial building design. Proposed buildings or reconstruction of existing buildings or building additions greater than 50% of the existing building footprint shall conform to the following architectural requirements when any portion of the building is located within 500 feet of the Route One right-of-way and north of the intersection of Route One and Route 109 and north of the intersection of Route One and Harbor Road : [Amended 6-13-2017]			NA	This property is not located within 500 feet of Route 1.
(a)	Reconstruction of exterior facades and additions to existing buildings shall be in the architectural style of the original building, and the materials used shall duplicate the original or be similar in appearance to the original materials or materials commonly used in the Town when the building was constructed.				
(b)	New construction and reconstruction shall use external building features which are similar to those buildings in the district constructed in the 18th and 19th centuries. Modern materials which duplicate the original or are similar in appearance to the original used in construction in the 18th and 19th centuries may be used on any buildings.				
(c)	Any new building or reconstructed roof shall have a roof with a minimum slope of 7/12 (30.26°) on 80% of the roof area, and the remaining roof shall be greater than a 3/12 pitch (14.0°).				
(d)	The siding on new buildings or reconstructed buildings shall be wooden clapboard, wooden shingles, brick, stone or materials which duplicate the original or be similar in appearance to the original in shape, texture and appearance.				

Town of Wells , Maine Review Checklist
Page 7 of 7

Project Name/District: TC Hafford Basement Systems / RC District - Tax Map 49, Lot 29-2

Date of Review: 12/18/19; 12/27/19

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-24. Residential-Commercial District.			Application Meet Requirements			
			Yes	No	NA	Comments
	(e)	Roofs shall be shingled, slate, or constructed of materials which duplicate the original or be similar in appearance to materials used in construction in the 18th and 19th centuries.				
	(f)	No internally illuminated signs or electronic message signs shall be permitted.				
	(g)	See § 145-76, Design guidelines, established by the Planning Board.				
(5)		If a building is located less than 70 feet from a street right-of-way, no parking serving a business shall be located in the area between the building and the street right-of-way.	Y			Building 1 is located within 70 feet of Route 109. No parking between building 1 and Route 109 exists or is proposed. Building 2 is located within 70 feet of Homestead Drive. No parking between building 2 and Homestead Drive exists or is proposed. See plan note 10.