

**An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells  
to Require Building Design and Construction Standards  
in a portion of the Route One Corridor North of the Intersection of Route 109**

**NOTE:** Proposed additions to existing Code sections are underlined.  
Proposed deletions of existing Code sections are ~~crossed out~~.  
Other sections of the Ordinance are unchanged.

The Town of Wells hereby ordains and enacts “An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Require Building Design and Construction Standards in a portion of the Route One Corridor North of the Intersection of Route 109” to read as follows:

**Part 1:** Article V (District Regulations), § 145-24, entitled “Residential-Commercial District” is hereby amended as follows:

G. Special provisions.

(4) ~~Within 500 feet of Route 1, the following architectural requirements shall apply:~~

- ~~(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 shall preserve the character of the district by using external building features which are similar to those buildings in the district constructed in the 18th and 19th centuries. Modern materials which duplicate the appearance of materials used in construction in the 18th and 19th centuries may be used on any buildings.~~
- ~~(c) Any new building shall have a gable, hip, saltbox or mansard roof.~~
- ~~(d) The siding on new buildings shall be wooden clapboard or wooden shingles or materials which duplicate these in shape, texture and appearance.~~
- ~~(e) The roofs on all buildings shall be shingled.~~
- ~~(f) If visible from U.S. Route 1, glass panes in windows and doors, if larger than nine square feet, shall be divided by construction or application into panes smaller than one square foot.~~

(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:

- 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 be 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 degrees) on 80% of the roof area and the remaining roof shall be greater than a 3/12 pitch (14.0 degrees).

- 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.
- e) Roofs shall be shingled, slate, or constructed of materials which duplicate the original or be similar in appearance of 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.

**Part 2:** Article V (District Regulations), § 145-26, entitled “General Business District” is hereby amended as follows:

G. Special provisions.

(3) 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:

- 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 be 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 degrees) on 80% of the roof area and the remaining roof shall be greater than a 3/12 pitch (14.0 degrees).
- 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.
- e) Roofs shall be shingled, slate, or constructed of materials which duplicate the original or be similar in appearance of 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.

**Part 3:** Article V (District Regulations), § 145-30, entitled “Rural District” is hereby amended as follows:

G. Special provisions.

(2) 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:

- 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 be 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 degrees) on 80% of the roof area and the remaining roof shall be greater than a 3/12 pitch (14.0 degrees).
- 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.
- e) Roofs shall be shingled, slate, or constructed of materials which duplicate the original or be similar in appearance of 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.

**Part 4:** Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this \_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

\_\_\_\_\_  
Karl Ekstedt

\_\_\_\_\_  
Kathy Chase

\_\_\_\_\_  
Daniel Hobbs

\_\_\_\_\_  
John Howarth

\_\_\_\_\_  
Timothy Roche