

Town of Wells

Zoning Dimensional Requirements (***) For Reference Only (***)

ZONE	LOT SIZE (SQ. FT.)	DENSITY	COVERAGE	FRONTAGE	HEIGHT	SETBACKS
RA	20,000 sewer 40,000 septic or west tpike	20,000 sewer 40,000 septic or west tpike	40% or 2000 sq. ft. 20% shoreland	100' sewer 75' cds 125' septic & 100' cds & tpike west	30' / 3 story	25' street row 15' lot line 40' state highway 25' cemetery 200' rivers
RB	5,000 sewer	5,000 sewer	60% or 2000' 40% shoreland	50'	30' / 3 story	15' street row 6' lot line 25' cemetery 20' seawall
RD	7,500 sewer	7,500 sewer	60% or 2000' 40% shoreland	75'	30' / 3 story	20' street row 10' lot line 25' cemetery 20' seawall
RC	20,000 sewer 40,000 septic	20,000 sewer 40,000 septic 4 h-kping/seas.cot	60% or 2500' 20% shoreland	100'	30' / 3 story	25' street row 15' lot line 40' state highway 25' cemetery
BB	5,000 sewer	5,000 sewer 4 h-kping/seas.cot 20 motel (h)	90%	50'	34' / 3 story	4' street row 6' lot line 20' seawall
GB	20,000 sewer 40,000 septic	20,000 sewer 40,000 septic 4 h-kping/seas.cot 20 motel (h)	65% or 2500' 20% shoreland	100' 75' cds	34' / 3 story	25' street row 15' lot line 40' state highway 25' cemetery
H	5,000 sewer	none	90%	50'	34' / 2 story	4' street row 6' lot line
LI	40,000	none	65% or 2500' 20% shoreland	100'	45' / 3 story	40' street row 25' lot line 25' cemetery
QM	200,000	none	70% or 2500' 20% shoreland	200'	45' / 3 story	40' street row 100' lot line 25' cemetery

ZONE	LOT SIZE (SQ. FT.)	DENSITY	COVERAGE	FRONTAGE	HEIGHT	SETBACKS
R	100,000 septic 40,000 sewer & tpike east	100,000 septic 40,000 sewer & tpike east 4 h-kping/seas.cot acre of net area	20% or 4,000	200' 150' cds	40' / 3 story	25' street row 25' lot line 40' state highway 25' cemetery 200' river

AP	100,000	100,000	20% or 2,500	200' 150' cds	40' / 3 story	25' street row 25' lot line 40' state highway 25' cemetery 250' Branch Brook
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MH	5,000 sewer 20,000 septic 12,000	20,000 individual central		50' sewer 100' septic 75' central		10,000 15' site b. less than 10,000 10' site b. 20' road row also see 145-34
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RP	YOUR PROPERTY MAY ALSO BE IN THE RESOURCE PROTECTION DISTRICT - SECTION 145-32 OR SHORELAND OVERLAY DISTRICT - SEE SECTION 145-33 FOR OTHER RESTRICTIONS AND REQUIREMENTS.					
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R	RURAL
RA	RESIDENTIAL A DISTRICT
RB	RESIDENTIAL B DISTRICT
RC	RESIDENTIAL C DISTRICT
RD	RESIDENTIAL D DISTRICT
BB	BEACH BUSINESS DISTRICT
GB	GENERAL BUSINESS DISTRICT
RP	RESOURCE PROTECTION
AP	AQUIFER PROTECTION DISTRICT
QM	QUARRY MANUFACTURING DISTRICT
LI	LIGHT INDUSTRIAL DISTRICT
H	HARBOR DISTRICT
TC	TRANSPORTATION CENTER