

Town of Wells

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

ZONE	LOT SIZE (SQ. FT.)	DENSITY	COVERAGE	FRONTAGE	HEIGHT	SETBACKS
RA	20,000 sewer	20,000 sewer	40% or 2000 sq. ft.	100' sewer 75' cds	30' / 3 story	25' street row 15' lot line
	40,000 septic or west tpike	40,000 septic or west tpike	20% shoreland	125' spetic & 100' cds & tpike west		40' state highway 25' cemetery 200' rivers 100' animal husb.
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	20,000 sewer	60% or 2500'	100'	30' / 3 story	25' street row 15' lot line
	40,000 septic	40,000 septic	20% shoreland			40' state highway 25' cemetery
BB	5,000 sewer	5,000 sewer	90%	50'	34' / 3 story	4' street row 6' lot line 20' seawall
GB	20,000 sewer	20,000 sewer	65% or 2500'	100'	34' / 3 story	25' street row 15' lot line
	40,000 septic	40,000 septic	20% shoreland	75' cds		40' state highway 25' cemetery
		20 motel (h)				
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
R	100,000 septic	100,000 septic	20% or 4,000	200'	40' / 3 story	25' street row 25' lot line
	40,000 sewer & tpike east	40,000 sewer & tpike east		150' cds		40' state highway 25' cemetery 200' river

ZONE	LOT SIZE (SQ. FT.)	DENSITY	COVERAGE	FRONTAGE	HEIGHT	SETBACKS
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
TC	20,000		65%	100'	45' / 3 story	25' lot line 40' state highway
C	100,000		60% 20% shorland	100'	45' / 3 story	25' street row 15' lot line 25' cemetery
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.					

R	RURAL	CHAPTER 145 SECTION 30
RA	RESIDENTIAL A DISTRICT	CHAPTER 145 SECTION 21
RB	RESIDENTIAL B DISTRICT	CHAPTER 145 SECTION 22
RC	RESIDENTIAL C DISTRICT	CHAPTER 145 SECTION 24
RD	RESIDENTIAL D DISTRICT	CHAPTER 145 SECTION 23
BB	BEACH BUSINESS DISTRICT	CHAPTER 145 SECTION 22
GB	GENERAL BUSINESS DISTRICT	CHAPTER 145 SECTION 26
RP	RESOURCE PROTECTION	CHAPTER 145 SECTION 32, 33, 50
AP	AQUIFER PROTECTION DISTRICT	CHAPTER 145 SECTION 31
QM	QUARRY MANUFACTURING DIST.	CHAPTER 145 SECTION 29
LI	LIGHT INDUSTRIAL DISTRICT	CHAPTER 145 SECTION 28
H	HARBOR DISTRICT	CHAPTER 145 SECTION 27
C	COLLEGE DISTRICT	CHAPTER 145 SECTION 34.2
TC	TRANSPORATION CENTER	CHAPTER 145 SECTION 34.1