

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 tpke	40,000 septic or west tpke	20% shoreland	125' septic & 100' cds & tpke west		40' state highway 25' cemetery 200' rivers
RB	5,000 sewer	5,000 sewer	60% or 2000'	50'	30' / 3 story	15' street row 6' lot line
			40% shoreland			25' cemetery 20' seawall
RD	7,500 sewer	7,500 sewer	60% or 2000'	75'	30' / 3 story	20' street row 10' lot line
			40% shoreland			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 4 h-kping/seas.cot	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
		4 h-kping/seas.cot 20 motel (h)				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 4 h-kping/seas.cot 20 motel (h)	20% shoreland	75' cds		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'	100'	45' / 3 story	40' street row 25' lot line
			20% shoreland			25' cemetery
QM	200,000	none	70% or 2500'	200'	45' / 3 story	40' street row 100' lot line
			20% shoreland			25' cemetery

ZONE	LOT SIZE (SQ. FT.)	DENSITY	COVERAGE	FRONTAGE	HEIGHT	SETBACKS
R	100,000 septic	100,000 septic	20% or 4,000	200'	40' / 3 story	25' street row
	40,000 sewer	40,000 sewer		150' cds		25' lot line
	& tpik east	& tpik east				40' state highway
		4 h-kping/seas.cot				25' cemetery
		acre of net area				200' river
AP	100,000	100,000	20% or 2,500	200'	40' / 3 story	25' street row
				150' cds		25' lot line
						40' state highway
						25' cemetery
						250' Branch Brook
MH	5,000 sewer	20,000		50' sewer		10,000 15' site b.
	20,000 septic	individual		100' septic		less than 10,000
	12,000	central		75' central		10' site b.
						20' road row
						also see 145-34
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					
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					