

**Section 12. West Kennebunk Village Mixed Use District (WKV)**

**A. Purpose**

The purpose of the West Kennebunk Village Mixed Use District is to recognize and enhance the long-time, small-scale commerce and services provided by West Kennebunk village to the residents of the outlying areas of Town. The intent is to allow a limited degree of growth of this commercial role in concert with the growth of West Kennebunk. The district emphasizes small-scale commercial and institutional uses along with residential uses in West Kennebunk's traditional village setting.

**B. Permitted Uses**

The following uses are permitted in the West Kennebunk Village Mixed Use District:

1. The following resource protection uses:
  - 1-1 Forest management
  - 1-2 Harvesting of wild crops
2. The following resource production uses:
  - 2-1 Agriculture
  - 2-2 Horticulture
3. The following residential uses:
  - 3-1 Convalescent and rest homes
  - 3-2 Single family detached dwellings
  - 3-3 Two-family dwellings
  - 3-4 Accessory dwelling unit
  - 3-5 Two-family detached dwelling (vacant land only)
  - 3-6 Multifamily (vacant land only)
  - 3-7 Multifamily lot (vacant land only)
4. The following institutional uses:
  - 4-1 Cemeteries
  - 4-2 Churches
  - 4-3 Community buildings
  - 4-4 Libraries
  - 4-5 Municipal uses
  - 4-6 Museums
  - 4-7 Public and private schools
5. The following commercial uses:
  - 5-1 Auto Repair Garages
  - 5-2 Banks
  - 5-3 Business and professional offices
  - 5-4 Business services
  - 5-5 Commercial schools containing a maximum of 3,000 square feet of gross floor area

- 5-6 Day care centers
- 5-7 Eating places, provided no service is furnished directly to customers in their motor vehicles
- 5-8 Funeral homes
- 5-9 Inns
- 5-10 Kennels, excluding the overnight boarding of animals between 7:00pm – 6:00am
- 5-11 Theaters
- 5-12 Personal services
- 5-13 Rental of equipment, provided there is no outdoor storage
- 5-14 Retail sales
- 5-15 Studios of artisans
- 5-16 Veterinary clinics
- 5-17 Wholesale sales

6. The following recreation and marine uses:

- 6-1 Outdoor recreation
- 6-2 Fully enclosed places of recreation

7. The following industrial uses:

- 7-1 Tradesmen's shops, including motor vehicle repair, provided there is no outdoor storage
- 7-2 Limited manufacturing, provided there is no outside storage

8. The following utility uses:

- 8-1 Essential services

9. The following accessory uses:

- 9-1 Accessory buildings and uses
- 9-2 Home occupations
- 9-3 Renting of rooms, not to exceed eight rented rooms

**C. Special Exceptions**

The following uses may be permitted only upon approval as special exceptions in accordance with Article 7 of this Ordinance:

1. The following utility uses:

- 1-1 Public utilities

**D. Prohibited Uses**

1. Uses not allowed as permitted uses or special exceptions are prohibited within this district.
2. Lots with two existing units, either a two family or single family with accessory dwelling unit, are not permitted to add an additional dwelling unit as of June 14, 2023

**E. Standards**

(1) Space and Bulk Standards

The following space and bulk standards shall apply in the West Kennebunk Village District:

Minimum Net Lot Area	
Residential	20,000 sq. ft.
Nonresidential	20,000 sq. ft.
Minimum Net Lot Area per Dwelling Unit	
Single Family	20,000 sq. ft., provided that, except for accessory dwelling unit , only one such dwelling is allowed per lot except when approved multifamily lots are permitted,; and provided that accessory dwelling unit shall not require an increase in the minimum net lot area
Two-Family Dwellings& Two-family detached dwelling	15,000 sq. ft.
Multifamily dwelling	15,000 sq. ft.
Minimum Lot Width	
Residential Lots created as part of subdivisions approved by the Planning Board after the date of adoption of this ordinance	75 ft, and the average for all lots in the subdivision is between 100 ft. and 125 ft..
Other lots	100 ft.
Nonresidential	100 ft.
Minimum Setbacks	
Residential	
Front yard	25 ft.
Side yards	20 feet
Rear yard	15 feet
Shoreland area	Per Article 8, Section 16
Nonresidential	
Front yard	Same as residential

Side yards	15 feet
Rear yard	15 feet
Normal high water mark	Per Article 8, Section 16
Side and rear yard for nonresidential use abutting a residential use	25 feet
Maximum Lot Coverage	25%
Minimum Width of Green Perimeter Strip	None, except that the area between the front property line and the wall of the building or structure closest the street and running the full width of the wall shall not be used for parking
Maximum Height	
Residential	35 feet
Nonresidential	35 feet
Minimum Distance Between Principal Buildings on Same Lot	30 feet

## (2) Performance Standards

Uses within the West Kennebunk Village Mixed Use District shall conform to all applicable performance standards of this Ordinance, including but not limited to the following:

- |     |                          |                        |
|-----|--------------------------|------------------------|
| (a) | Soils                    | Article 10, Section 2  |
| (b) | Private outdoor lighting | Article 10, Section 6  |
| (c) | Signs                    | Article 10, Section 7  |
| (d) | Off-street parking       | Article 10, Section 9  |
| (e) | Home occupations         | Article 10, Section 14 |
| (f) | Accessory dwelling unit  | Article 10, Section 15 |
| (g) | Affordable housing       | Article 10, Section 12 |
| (h) | Water and wastewater     | Article 10, Section 8  |

**F. Overlay Districts**

- (1) Any lot or use within the Shoreland Overlay District shall additionally comply with the provisions of Article 8, Section 16, and of Article 10, Section 3 of this Ordinance.
- (2) Any lot or use within the Historic Preservation Overlay District shall additionally comply

with the provisions of Article 8, Section 17, and of Article 12 of this Ordinance.

**G. Flood Plains**

Any construction or development within a flood plain, as defined by the Kennebunk Flood Plain Management Ordinance, shall additionally comply with the terms of that ordinance.

**H. Site Plan Review**

Any proposals as described in Article 11 (Site Plan Review), Section 3 of this Ordinance shall be subject to site plan review and approval prior to receipt of a building permit or plumbing permit.