

## **Section 17. Historic Preservation Overlay District (HP)**

### **A. Purpose**

The purpose in providing for the establishment of historic preservation districts is to promote, encourage and assist the educational, cultural, economic and general welfare and amenity of Kennebunk through the preservation and protection of qualifying sites, buildings, and districts, and their surroundings, and through their maintenance as landmarks in the history and architecture of Kennebunk, of York County, of Maine, and of coastal North America, and through the protection and development of appropriate settings for such buildings, places, and districts.

### **B. Qualifications for Inclusion in Historic Preservation Overlay District**

Historic Preservation Districts, established and amended in accordance with Article 3 of this Ordinance, shall have at least one of the following characteristics and qualifications, without limitations as to cultural or chronological period:

- (1) Structures or sites at which events occur or have occurred that contribute to and are identified with, significantly represent, or exemplify the broad cultural, political, economic, military, social, or sociological history of Kennebunk and surrounding communities, or of Maine, New England, or the Nation, including sites and buildings at which visitors may gain insight to or see examples of either particular items or larger patterns in the North American heritage;
- (2) Structures or sites importantly associated with historic personages;
- (3) Structures or sites importantly associated with historic examples or a great idea or ideal;
- (4) Structures or structural remains or sites embodying examples or architectural types of specimens valuable for study of a period style or method of construction, of community organization and living, or of landscaping, or, a single notable structure of a single site representing the work of a master builder, master designer, architect, or landscape architect; or
- (5) Proximity to structures or sites described in paragraphs (1) through (4) above, with a recommendation by the Town's Comprehensive Plan that the area be considered for inclusion within the Historic Preservation Overlay District.

### **C. Permitted Uses**

Uses permitted in the Historic Preservation Overlay District shall be only those set forth as permitted uses in the underlying district which this district overlays provided that where the district overlays the Suburban Residential District, multifamily dwellings are prohibited.

### **D. Special Exceptions**

Uses allowed in the Historic Preservation Overlay District as special exceptions shall be only those set forth as special exception uses in the underlying district which this district overlays.

**E. Standards**

(1) Space and bulk standards

The space and bulk standards shall be those of the underlying zoning district which this district overlays.

(2) Performance standards

(a) Uses shall conform to the performance standards of the underlying zoning district which this district overlays.

(b) Additionally, uses shall conform to the requirements of Article 12 (Historic Preservation) of this Ordinance. No building or structure, including fieldstone walls or other wall structures, fences, steps, landscaping, and paving, shall be altered, reconstructed, erected, restored, moved, or demolished, and no sign, light, fence, wall, or other appurtenant fixtures (all hereafter called appurtenant fixtures) shall be erected or displayed on any site or lot, or on the interior of any building or structure, unless a certificate of appropriateness shall have been issued therefor by the Kennebunk Historic Preservation Commission, as described in Article 12, Section 3.

**F. 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.