

Article VI section 9 is created and is read as follows:

9. Development Standards in the Village 1 & Village Waterfront Districts

In addition to any other standards and provisions of the Wiscasset Ordinances, the following additional development standards shall apply to the Village 1 and Village Waterfront Districts.

9.1 Prohibited uses

9.1.1 Drive-thru facilities

9.1.2 Formula restaurants

9.1.3 Trademark signage except that trademark signage existing as of the date of enactment of this section may be replaced by other trademark signage as long as the area of trademark signage is not increased.

9.2 Appearance of new structures and additions to existing structures

9.2.1 The design of replacement buildings shall be compatible with the predominant architectural style of buildings located on properties within 150 feet of the project parcel. In the absence of a predominant architectural style and appearance, such replacement buildings shall reflect traditional 18th or 19th century New England building forms. The Planning Board shall have the authority to make the determinations described in this subsection and, at its discretion, may seek the advice of a consultant or other authority at the applicant's expense.

9.2.2 The design of additions or modifications to an existing building shall be compatible with the architectural style and appearance of the existing building. The Planning Board shall have the authority to make the determination described in this subsection and, at its discretion, may seek the advice of a consultant or other authority at the applicant's expense.

9.3 Conversion of existing residences to non-residential use

9.3.1 If any portion of an existing residential building is proposed to be converted all or in part to non-residential use, the existing residential appearance of the building shall be maintained with the exception of signage, parking and access into the building as may be required by applicable provisions of the Wiscasset Ordinance.

New definitions

Formula restaurant. An eating place that is one of a chain or group of three (3) or more establishments and which satisfies at least two of the following three descriptions:

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- a. It has the same or similar name, tradename, or trademark as others in the chain or group;
- b. It offers characteristics in a style which is distinctive to and standardized among the chain or group in exterior design or architecture;
- c. It offers characteristics in a style which is distinctive to and standardized among the chain or group in uniforms, except that a personal identification or simple logo will not render the clothing a uniform;

Drive-thru facility. A facility that allows customers to purchase products or conduct business transactions without leaving their vehicles.

Trademark sign. A distinctive sign or indicator used by an individual, business organization, or other legal entity to identify that the products or services to consumers with which the trademark appears originate from a unique source, and to distinguish its products or services from those of other entities.