

**An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells
to Modify Off-Street Parking Requirements**

NOTE: Proposed additions to existing Code sections are underlined.
Proposed deletions of existing Code sections are ~~crossed out~~.
Other sections of the Ordinance are unchanged.

The Town of Wells hereby ordains and enacts “An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Modify Off-Street Parking Requirements” to read as follows:

Part 1: Section 145-39, entitled “Off-Street Parking” is hereby amended as follows:

C. Design standards.

(1) All parking areas containing three or more parking spaces, except those serving one- or two-family dwellings, or designated employee spaces, shall be designed according to the following criteria:

Parking Angle (degrees)	Stall Width (feet)	Skew Width (feet)	Stall Depth (feet)	Aisle Width (feet)
90	9	na	18.5	26
60	8.5	10.5	19	16 one way
45	8.5	12.75	17.5	12 one way
30	8.5	17	17.5	12 one way
180	24	na	9	13 one way 26 two way

D. The following off-street parking standards shall be provided and maintained for each use on a lot except as specified in Subsection F below. The reviewing authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses, or may require additional parking based on the characteristics of the particular application for approval. The reviewing authority may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists. ~~If the reviewing authority permits the provision of less than the required number of spaces, the applicant shall show that the required number of spaces can be provided on the lot.~~

E. Required off-street parking in all districts as determined in 145-39.D shall be located on the same lot as the use it serves unless no reasonable on-site location exists and all of the following off-site requirements are satisfied:

(1) The off-site parking location is less than 1,000 feet from the boundary line of the property where the use it serves is located;

(2) The off-site parking location is established by a recorded easement, or a license or lease agreement, to benefit the property where the use it serves is located;

(3) The off-site parking location shall be located within a district in which commercial parking lot is a permitted use; and

(4) A site plan approval or a site plan amendment is obtained from the Planning Board for each property.

Part 2: Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2014.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

Karl Ekstedt

Christopher Chase

Richard Clark

Robert Foley

Timothy Roche