



**Planning & Development**  
**208 Sanford Road, Wells, Maine 04090**

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Assistant Planner</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

**Memo**

Date: January 8, 2019

To: Board of Selectmen

From: Planning & Code Enforcement Offices

Re: Ordinance Change Proposal – Accessory Dwelling Unit Changes

---

Proposal: Revise Accessory Dwelling Unit related definitions

Reasons:

Questions over several years have occurred on the 600 square foot size limitation for an accessory dwelling unit. The addition of the following definition would help resolve these questions.

Proposed Ordinance Changes:

§145-10. Definitions.

**NET HABITABLE FLOOR AREA**

The area of an accessory dwelling unit as measured from the interior wall faces which define the unit boundaries (includes interior walls). Areas of egress and exterior decks shall not be included. Porches which have a roof shall be included.