

**An Ordinance to Amend Chapter 145 (Land Use) of the Town of Wells  
to Change 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 Town of Wells to Change Parking Requirements” to read as follows:**

**Part 1:** Article VI (Town-Wide Regulations), § 145-39, entitled “Off-street parking” is hereby amended as follows:

§ 145-39. Off-street parking.

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, or based on a mixed use and the establishment of restricted operating hours.

<b>Use</b>	<b>Required Parking Spaces</b>
Bank	<u>1 per 100 square feet of customer waiting (teller line) area, plus 1 per 400 square feet of gross floor area of meeting or administrative area, plus 6 stacking spaces for the first drive-up window or ATM, plus 2 4 per additional drive-up window or ATM</u>
Bowling alley	3 1/4 per lane
Congregate <del>housing care facility</del>	1 per housing unit, plus <del>1 for each 300 square feet of office Space</del> <u>1 space per employee on the two largest shifts combined</u>
Contractor business	1 per 1,000 square feet of gross floor area but no less than 3 per business
Day care	1 per 400 square feet of floor area used for childcare, plus 3
Dwelling	2 per each dwelling unit, plus <del>1/2</del> <u>1</u> per bedroom in excess of <del>4</del> <u>3</u> bedrooms per dwelling unit
Life care facility	<del>1 per 2 congregat</del> <del>housing units, plus 1 per elderly housing unit, plus 1 per 3 beds in the nursing home, plus 1 for each 300 square feet of office space</del> <u>2 spaces per unit with 1 being a garage Plus 1 for each 300 square feet of Common facility gross floor area</u>
Lodging facility	<del>1-1/10</del> <u>1.5</u> for each sleeping room
Manufacturing, warehousing and wholesale businesses	1 per 1,000 square feet of gross floor area but no less than 3 per business
Marina	1 per slip or mooring, excluding guest moorings

## Use

Medical care facility

Museums

### Nursing Homes

Office, business

Personal service business

Retail business

Restaurant, standard

Restaurant, fast-food

Schools

Elementary, junior high

High school

### Student Housing

Tent and recreational vehicle parks

Theaters, auditoriums, function halls, clubs, churches and other places of assembly

Shopping centers

## Required Parking Spaces

1 per bed, plus 1 per 200 square feet of office floor area

1 per 500 square feet of gross floor area, plus 1 for each 3 seats in areas used for assembling groups of people

1 space per 3 beds

3 1/2 per 1,000 square feet of gross floor area, but no less than 3 per business

1 per 400 square feet of gross floor area, but no less than 3 per business

3.5 per 1,000 square feet of sales floor area, but no less than 3 per business

1 per ~~3~~ 2 seats, plus 1 space for every ~~20~~ 10 seats to accommodate Employees. Minimum of 6 spaces for any restaurant.

1 per 30 square feet of floor area ~~usable by customers for eating and~~ for food preparation and ordering

3 per classroom and other rooms used by students

3 per classroom and other rooms used by students, plus 1 per 5 students

1 per bed

See § **145-50C**

1 per 4 seats, based upon occupancy load

3.5 per 1,000 square feet of retail and business office use. Theaters, restaurants, fast-food restaurants will require spaces consistent with this section.

**Part 2:** Effective Date.

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

Given under our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.

THE SELECT BOARD OF THE TOWN OF WELLS:

\_\_\_\_\_  
John MacLeod III

\_\_\_\_\_  
Scott DeFelice

\_\_\_\_\_  
Kathleen Chase

\_\_\_\_\_  
Timothy Roche

\_\_\_\_\_  
James N. Smith