



Planning & Development
208 Sanford Road, Wells, Maine 04090

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

Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Memo

Date: January 7, 2019

To: Board of Selectmen

From: Planning & Code Enforcement Offices

Re: Ordinance Change Proposal – Clarify ‘Kitchen’ Definitions

Proposal: Revised definitions to clarify “kitchen”

Reasons:

The installation of two kitchens inside a dwelling creates two dwelling units. The goal of the definition changes is to clarify what is a kitchen.

Proposed Ordinance Changes:

§145-10 Definitions.

DWELLING UNIT

One or more rooms designed and equipped for occupancy by only one family, or by a single individual, containing living, ~~cooking~~, sleeping, bathing, and sanitary facilities and one indoor kitchen facility (excepting an additional kitchen permitted in an Accessory Dwelling Unit.)

KITCHEN FACILITIES

A space used for cooking or the preparation of food, which ~~may~~ contains any of the following: kitchen equipment including any heating devices to cook food such as but not limited to a portable or fixed stove; a dishwasher machine; ~~or~~ a refrigerator; a kitchen sink; cabinets and counters. A bar/counter with a bar sink, small refrigerator or microwave for an area used for entertainment is not considered a kitchen facility. A refrigerator or wash/utility sink located in a space not for cooking or food preparation, with no other kitchen equipment is not considered a kitchen facility.