



**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 – Revise Building Separation for Multifamily Developments

Proposal: Revise building separation requirements for Multifamily Developments

Reasons:

Currently the ordinance requires a 30 foot building separation. The term building versus structure does not include decks which could and have been constructed less than the 30 feet. The term building also includes sheds which have to be 30 feet in distance from any other building. The proposed changes would require a 30 foot separation between any part of a multifamily dwelling structure, reduce the separation to 20 feet for one-family dwellings and not require a separation for other accessory non-dwelling structures/buildings.

Proposed Ordinance Changes:

§ 145-48. Multifamily developments.

A. Multifamily developments are allowed subject to the following performance standards in addition to the requirements of the districts in which the developments are located:

- (1) A landscaped buffer at least 25 feet in width along all lot boundaries shall be required. The buffer strip shall not contain parking areas or structures, but may contain a perpendicular access driveway(s) or road(s) to connect with existing streets.
- (2) No more than six dwelling units may be in any building.
- (3) Buildings Multifamily or Two-Family dwelling structures shall be separated by at least 30 feet.
- (4) One-Family dwelling structures shall be separated by at least 20 feet.