

**AN ORDINANCE TO AMEND THE TOWN OF BOWDOINHAM LAND USE
ORDINANCE TO ADDRESS THE REQUIREMENTS OF LD 427,
“AN ACT TO REGULATE MUNICIPAL PARKING SPACE MINIMUMS”**

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 Bowdoinham hereby ordains and enacts “An Ordinance to Amend the Town of Bowdoinham Land Use Ordinance to Address the Requirements of LD 427, An Act to Regulate Municipal Parking Space Minimums” to read as follows:

Part 1: Article 2, entitled, “Definitions” is hereby amended as follows:

Parking agreement: A legally binding agreement between a property developer and the owner of an off-site parking facility to provide required parking areas within 0.25 miles of a development site.

Part 2: Article 4, entitled, “Performance Standards” is hereby amended as follows:

R) Municipal Parking Space Minimums

- 1) No more than one off-street parking space may be required per dwelling unit for a residential development within a designated growth area.
- 2) A developer shall be allowed to satisfy municipal parking requirements through off-site parking agreements with existing parking facilities located within 0.25 miles of a development site. A developer engaged in an off-site parking agreement shall provide documentation demonstrating the availability of sufficient capacity at the off-site parking facility, as determined by a professional parking study or similar evidence acceptable to the reviewing authority. No additional parking barriers may be imposed to the approval of such parking agreements beyond verifying the adequacy of parking supply.

Commented [LR1]: Note: This language is the baseline required by LD 1829. However, LD 1829 allows towns to establish alternative maximum requirements. However, if the town wants to do so, then it would need to determine what they want them to be and then enact them as part of the ordinance. If not, the language proposed here will meet the requirements of LD 1829.

Part 3: Article 10, entitled, “Site Plan Review” is hereby amended as follows:

D) General Performance Standards

2. Internal Vehicular Circulation –

- e) In addition to the requirements specified in Article 4(R) relating to Municipal Parking Space Minimums, off-street parking must conform to the following standards:

Part 4: Effective Date.

This Ordinance shall take effect upon adoption by town meeting.

Given under our hands this ____ day of _____, 2026.

TOWN OF BOWDOINHAM SELECT BOARD:

Joanne Joy, Chair

Shelley Hooper

Mark Favreau

Jason Hodde

Allen Acker

