

Percentage (#21)													
8. Maximum Building Height (feet)	35-M,N	35-M,N	35-M,N	35-M,N	35-M,N	65-N,P	65-N,P	N/A-N	N/A-N	N/A-N	35-M,N	90-M,N	65-T,U

- A. The lesser of: 1- the defined setback, or 2- the average setback of the six (6) adjacent structures (three (3) on each side) except as otherwise provided in Section 436.6 of this Land Use Code. (#25)
- B. Buildings or structures more than twenty (20) feet from ground level in height shall be set back one (1) foot additional for each additional foot in height.
- C. 7,000 for publicly assisted housing for the elderly, subject to the Site Plan Review.
- D. Plus 700 gross floor area above grade of principle structure per family.
- E. References may be had to Section 436.6 of this Land Use Code. (#25)
- F. 75 feet on Wilson and State Streets and 25 feet along Dirigo Drive. (#25)
- G. A total of forty (40) feet with one (1) a minimum of ten (10) feet.
- H. Additional dwelling units in the same building: add 3,000 square feet per unit plus 1,000 square feet per separate bedroom.
- I. Plus five (5) feet for each family over one (1).
- J. Fifty (50) feet for residential use.
- K. Five (5) feet for residential use.
- L. May be reduced to zero with Firewall Separation.
- M. Spires, belfries, cupolas, antennae, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy shall not exceed forty-five (45) feet above average ground level unless they are set back from front, rear and side lot lines one (1) additional foot to the required setback for each foot of excess height.
- N. Free standing structures not intended for human occupancy which are permitted uses and subject to Site Plan Review may exceed the stated height limitation, provided that for each additional linear foot in height, there is one (1) linear foot setback from adjacent property and street lines added to the required setback.
- O. The Code Enforcement Officer may authorize a height in excess of sixty-five (65) feet, provided that for each additional linear foot in height, there is one (1) linear foot setback from adjacent property and street lines added to that required setback.
- P. Lot and Yard Requirements for Dwellings:
 - 1. Minimum Lot Area (sq. ft.) A lot equal to the area needed for the dwelling units, driveways, parking spaces, accessory buildings, minimum yard requirements, maximum lot coverage, and six hundred (600) square feet of open space for the first dwelling unit and an additional two hundred (200) square feet of open space for each additional dwelling unit.
 - 2. Minimum Lot Frontage 50 feet.
 - 3. Minimum Depth Front Yard 20 feet.
 - 4. Minimum Width Side Yard 3 feet.

- 5. Minimum Depth Rear Yard 20 feet.
- 6. Maximum Building or Structure coverage 50 %.
- Q. Side Line Setbacks for detached accessory structures. (Garages, sheds, swimming pools, free standing decks, gazebos, etc.)
- R. Rear Line Setbacks for detached accessory structures. (Garages, sheds, swimming pools, free standing decks, gazebos, etc.)
- S. For planned group developments may be reduced to zero with fire separation, as provided under the codes and ordinances of the City of Brewer. (#9)
- T. Requires fire separation between buildings and all buildings above two stories are required to be sprinkled. (#31)
- U. Buildings must be a minimum of two stories in height. (#31)
- V. All dwelling units must contain a minimum of 500 square feet each. (#31)