TABLE OF CONTENTS

	ARTICLE 1 GENERAL	1-1
101	Title	1-1
102	Authority	1-1
103	Purpose	1-1
104	Jurisdiction	1-1
105	Conflicts with Other Codes or Ordinances	1-2
106	Validity and Severability	1-2
107	Effective Date	1-2
108	Amendments	1-2
109	Contract Zoning	1-4
	ARTICLE 2 ADMINISTRATION AND ENFORCEMENT	2-1
201	Administering Bodies	2-1
202	Code Enforcement Officer Permit Required	2-2
203	Permit Application Procedure	2-3
204	Action on the Application	2-4
205	Applicant Responsibility	2-4
206	Enforcement	2-6
207	Installation of Public Utility Service – Shoreland Zone	2-7
	ARTICLE 3 ZONING DISTRICTS	3-1
301	General	3-1
302	Establishments of Districts	3-1
303	Official Zoning Map	3-2
304	Interpretation of District Boundaries	3-2
305	Districts Crossing Lot Lines	3-3
306	Schedule of Uses	3-3
307	Dimensional Requirements	3-17
308	Shoreland Zoning Protection District	3-21
309	Manufactured Housing District	3-28
	ARTICLE 4 PERFORMANCE STANDARDS	4-1
401	General	4-1
402	Accessory Living Quarters	4-1
403	Airport Approach	4-1
404	Archaeological/Historical Sites	4-1
405	Automobile Graveyard, Automobile Recycling Facility	
	And Junkyards	4-2
406	Camping Park	4-4
407	Conditional Uses	4-9
408	Commercial Vehicles In Residential Districts	4-10
409	Construction in Flood Hazard Areas	4-10
410	Conversions – Single Family to Multi-Family	4-11
411	Day Care	4-12

Brewer City Ordinances, Chapter 24 Land Use Code

412	Electromagnetic Radiation	4-13
413	Excavation, Removal and Filling Of Lands	4-14
414	Fire and Safety	4-15
415	Home Occupations	4-15
416	In-Law Apartments	4-17
417	Land Not Suitable For Development	4-17
418	Lighting	4-18
419	Multi-Family Dwellings in LDR District	4-18
420	Multiple Uses on a Single Lot	4-19
421	Noise	4-19
422	Odors	4-20
423	Outside Storage	4-20
424	Parking and Loading	4-20
425	Planned Unit Development	4-25
425a	Planned Group Development	4-28
426	Planting	4-29
427	Recycling Center Other Than Automobile	
	Recycling Facility	4-29
428	Sanitary Provisions	4-30
429	Shipping Containers as Storage Buildings Prohibited	4-31
430	Signs	4-31
431	Temporary Structures	4-31
432	Trailers	4-31
433	Vibration	4-31
434	Water Quality	4-31
435	Wildlife/Natural Areas Preservation	4-32
436	Yards and Setbacks	4-32
437	Narcotic Treatment Facilities	4-34
438	Medical Marijuana Registered Dispensaries and	4-34
	Medical Marijuana Cultivation Facilities	
	ARTICLE 5 NON-CONFORMANCE	5-1
501	Preamble	5-1
502	Non-Conforming Lots and Uses	5-1
	ARTICLE 6 SITE PLAN REVIEW	6-1
601	Purpose	6-1
602	Pre-Application	6-1
603	Application Procedure	6-2
604	Public Hearing	6-4
605	Planning Board Review and Action	6-4
606	Required Information on Plans	6-5
607	Standards Governing Site Plan Review	6-9
608	Screening Maintenance Requirements	6-17
609	Temporary Certificate of Occupancy	6-17
610	Certificate of Occupancy	6-18

	ARTICLE 7 SUBDIVISION REVIEW	7-1
701	Purposes	7-2
702	Authority and Administration	7-2
703	Administrative Procedure	7-2
704	Preapplication Meeting, Sketch Plan and Site Inspection	7-2
705	Minor Subdivision Review Process	7-4
706	Major Subdivision Review Procedures	7-7
707	Subdivision Applications, Exhibits & Plans	7-12
708	Revisions to Approved Plans	7-20
709	Inspections and Enforcement	7-20
710	Performance Standards	7-23
711	Design Guidelines	7-38
712	Acceptance of Streets in a Fully Approved Subdivision	7-48
713	Final Acceptance of Streets in a Fully Approved Subdivision	7-51
714	Performance Guarantees	7-51
715	Waivers	7-53
716	Building Permits	7-54
717	Appeals	7-54
	ARTICLE 8 FLOODPLAIN MANAGEMENT	8-1
801	Flood Hazard Development Permit	8-1
802	Development Standards	8-5
803	Certification of Compliance	8-10
804	Review of Subdivision and Development Proposals	8-10
805	Appeals and Variances	8-11
806	Enforcement and Penalties	8-13
807	Validity and Severability	8-13
808	Conflict with Other Ordinances	8-13
809	Definitions	8-13
810	Abrogation	8-18
	ARTICLE 9 ROADS AND STREETS	9-1
901	Objective	9-1
902	Jurisdiction	9-1
903	Authority in Adoption	9-1
904	Preliminary Map & Data	9-1
905	Plan Information	9-5
906	Standards for Streets	9-6
907	Waivers	9-15
908	Acceptance	9-15
	ARTICLE 10 MOBILE HOME PARKS	10-1
1001	Approvals and Licenses	10-1
1002	Application Procedure	10-1
1003	Standards	10-3

	ARTICLE 11 TELECOMMINICAITON FACILITIES	11-1
1101	Height	11-1
1102	Access	11-1
1103	Construction	11-1
1104	Design Strength	11-1
1105	Anchoring	11-1
1106	Grounding	11-1
1107	Setbacks	11-2
1108	Exempt Facilities – Basic Requirements	11-2
1109	Mini Facilities – Basic Requirements	11-2
1110	Minor Facilities – Basic Requirements	11-3
1111	Life of Permits	11-4
1112	Basic Design	11-5
1113	Location	11-6
1114	Co-Located and Multiple-User Facilities	11-7
1115	Lighting	11-8
1116	Roads and Parking	11-8
1117	Vegetation Protection and Facility Screening	11-8
1118	Fire Prevention	11-9
1119	Environmental Resource Protection	11-9
1120	Visual Compatibility	11-10
1121	Exceptions	11-11
1122	Public Notice	11-11
	ARTICLE 12 IMPACT FEES	12-1
	ARTICLE 13 APPEALS	13-1
1301	Board of Appeals	13-1
1302	Jurisdiction and Authority	13-1
1303	Appeal Procedure	13-1
1304	Variances	13-2
1305	Administrative Appeals	13-6
	ARTICLE 14 DEFINITIONS	14-1
	ZONE MAPS	