

Brewer City Ordinances, Chapter 24 Land Use Code, Article 3

307 DIMENSIONAL REQUIREMENTS (#31)

307.1 SCHEDULE OF DIMENSIONAL REQUIREMENTS

All structures and uses shall meet or exceed the following minimum dimensional requirements. Letters adjacent to some dimensional requirements refer to notes at the end of the schedule which contain additional requirements.

	RURAL	LDR	MDR-1	MDR-2	HDR	HDR-2	CB	GB	IND	IND-2	OR	PB	DD
1. Minimum Lot Area (square feet)													
Off-lot sewer and water	60,000	40,000	15,000	7,000	7,000	15,000	2,000	40,000	30,000	40,000	7,000	20,000	1,500
On-lot sewer, public water	70,000	50,000	30,000	30,000	N/A	N/A	N/A	N/A	80,000	80,000	N/A	N/A	N/A
On-lot sewer and water	120,000	60,000	40,000	40,000	N/A	N/A	N/A	N/A	200,000	200,000	N/A	N/A	N/A
2. Minimum area/Family (square feet)													
Off-lot sewer and water	60,000	40,000	15,000-C	7,000	3,900	15,000-H	P	N/A	N/A	N/A	3,900	N/A	V
On-lot sewer, public water	70,000	50,000	30,000	30,000	N/A	N/A	P	N/A	N/A	N/A	N/A	N/A	N/A
On-lot sewer and water	120,000	60,000	40,000	40,000	N/A	N/A	P	N/A	N/A	N/A	N/A	N/A	N/A
3. Minimum Lot Frontage (feet)													
Off-lot sewer and water	200	150	100	75	50	100	25-P	200	150	200	100-J	150	25
On-lot sewer, public water	200	150	125	125	N/A	N/A	N/A	N/A	200	200	N/A	N/A	N/A
On-lot sewer and water	200	150	150	150	N/A	N/A	N/A	N/A	400	400	N/A	N/A	N/A
4. Minimum Depth Frontage (feet) (#25)	40-A	A-40A	30-A	30-A	A	30-A	20-A	50-F,E	20-E	30-E	A	50-F,E	0'
5. Minimum Width Side Yard (feet) (#9)	25' Q-25'	20'-B Q-20'	15' Q-5'	15' Q-5'	5' Q-5'	15' Q-5'	5'L,P Q-5'	20' Q-5'	G' Q-20'	20' Q-20'	15'K Q-5'	20' S Q-20'	0'-T

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6. Minimum Width Rear Yard (feet) (#9)	35' R-35'	35' R-35'	25' R-5'	25' R-5'	30' R-5'	25'-I R-5'	20' R-5'	30' R-5'	20' R-20'	20' R-20'	25' R-5'	30' S R-15'	0'-T
7. Maximum Building or Structure Coverage Percentage (#21)	15	33 1/3	33 1/3	33 1/3	33 1/3	33 1/3	50	50	50	50	50	50	100-T
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:

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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)

307.2 ACCESSORY STRUCTURES

Accessory structures shall have the same front yard setback as the primary structure. Side yards and rear yards shall have a minimum setback of five feet, except the setback can be reduced to zero in the CB Zone, if there is a fire wall separation.

307.3 ACCESSORY USES

1. Accessory uses, other than sidewalks, walkways, driveways, outdoor parking lots, and their attendant paving, shall have the same front yard setback as the primary structure. Side yards and rear yards shall have a minimum setback of five feet, except the setback can be reduced to zero in the CB Zone, if there is a fire wall separation.
2. Outdoor parking lots shall have minimum depth frontages of not less than one half of the minimum depth frontages required for the principal structure on the lot. There shall be no setback requirements for sidewalks, walkways, driveways, and their attendant paving.

307.4 USE OF TRIANGULAR AREA ADJACENT TO PUBLIC STREET CORNERS

The following provisions shall apply to the triangular area adjacent to public street corners:

1. On residential properties, the triangle shall be located by measuring a line five (5) feet along each edge of the traveled ways and connecting the ends of the two lines that are farthest from the corner. On commercial properties, the triangle shall be located by measuring a line 10 (ten) feet along each edge of the traveled ways and connecting the ends of the two lines that are farthest from the corner.
2. No structure, trees, or plantings shall be allowed within the triangular area if they interfere with or obstruct sight distance.
3. The provisions of this standard shall apply prospectively from the effective date of this Land Use Code.
4. The Code Enforcement Officer shall order the removal of any structure; tree or planting that interferes with or obstructs sight distance.
5. City signs and utilities shall be exempt from the provisions of this standard.