

AN ORDINANCE PERTAINING TO ZONING AND LAND USE PERMITTING

THE CITY OF LEWISTON HEREBY ORDAINS:

Appendix A of the Code of Ordinances of the City of Lewiston, Maine is hereby amended as follows:

APPENDIX A

ZONING AND LAND USE CODE

ARTICLE V. ADMINISTRATION AND ENFORCEMENT

Sec. 5. Administrative procedures

- (a) A building/ use permit shall be required for all activities regulated by this code including, but not limited to the following:
- 1.) The construction, alteration, relocation, demolition, placement, or removal of or the addition to any structure or building or part thereof;
 - 2.) The construction/ installation of a wall or fence 3.5 feet or greater in height in accordance with Article XII, Sec. 7;
 - 3.) The erection/ installation of a sign or the replacement of a sign face regulated in accordance with Article XII, Section 16 of this code;
 - 4.) The construction/ installation of a swimming pool regulated in accordance with Article XII, Section 6 of this code;
 - 5.) The construction of a driveway or parking lot;
 - 6.) The change of use or occupancy of a building, structure, or lot of land
 - 7.) Campgrounds

No permit shall be issued for the construction, addition, alteration, removal, demolition or change of use of any building, structure, or part thereof, or for the use of any premises unless the plans and intended use indicate that the building, structure, or premises is to conform in all respects to this Code and the land use laws of the State of Maine.

Sec. 6. Fees.

- (a) Payment of fees. A permit shall not be valid until the fees prescribed by the Policy Manual of the City of Lewiston have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.
- (b) Belated fees. Any person who commences any work prior to obtaining a permit required by this code shall be subject to a double permit fee.

(c) Refunds. Upon request by the applicant and approval of the director of code enforcement, a permit fee may be refunded within 90 days of issuance of the permit.

Sec. ~~6~~ 7 Certificate of Occupancy.

Sec. ~~7~~ 8 Violations.

Sec. ~~8~~ 9 Violation abatement.

Sec. ~~9~~10 Penalty.

REASON FOR PROPOSED AMENDMENT

The proposed amendment provides clarification a permit shall be required for all activities regulated by the Zoning and Land Use Code. It also clarifies the fee's established by the City Council are applicable to said permitting. This language is consistent with permitting and fee related language found throughout Lewiston's Code of Ordinances, such as the Building and Plumbing Code and Business Licensing.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

- Review permitting and licensing policies and protocols to see where they can be streamlined in order to better service the development community, (Economy, Policy 1, Strategy C).