

CITY OF GARDINER CODE

TABLE OF CONTENTS

TITLE 1 GENERAL PROVISIONS

CHAPTER 1 ADOPTING ORDINANCE	1
CHAPTER 2 WARD BOUNDARIES	4
CHAPTER 3 CITY COUNCIL	5
CHAPTER 5 LICENSES	6
CHAPTER 7 MISCELLANEOUS.....	12
CHAPTER 8 FISCAL YEAR	17

TITLE 2 CITY-OWNED PROPERTY

CHAPTER 1 CITY GRAVEL PIT	18
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TITLE 3 BUILDINGS

CHAPTER 1 BUILDING INSPECTOR.....	19
CHAPTER 2 BUILDING PERMITS.....	22
CHAPTER 3 HOUSING COMMITTEE	23

TITLE 5 BUSINESS AND OCCUPATIONS

CHAPTER 1 CHARITABLE SOLICITATIONS.....	25
CHAPTER 2 SPECIAL AMUSEMENT PERMITS.....	27
CHAPTER 3 DANCE HALLS	31
CHAPTER 4 NUDITY CONTROL.....	32
CHAPTER 5 JUNK DEALERS.....	33
CHAPTER 6 CABLE TV.....	34
CHAPTER 7 STREET SALES	36
CHAPTER 8 SOLID WASTE COLLECTION	37
CHAPTER 10 ADULT BUSINESS ESTABLISHMENTS	40
CHAPTER 11 MARIJUANA-CANNABIS ESTABLISHMENT LICENSING ORDINANCE.....	42
CHAPTER 12 MOBILE FOOD VENDING UNITS.....	51

TITLE 7 EDUCATION

CHAPTER 1 LIBRARY	55
CHAPTER 2 GARDINER PUBLIC LIBRARY BOARD OF TRUSTEES.....	56

TITLE 9 FINANCE AND FISCAL MATTERS

CHAPTER 9 RESERVE FUND FOR INSURANCE.....	60
CHAPTER 10 COSTS FOR SERVICES.....	61

TITLE 11 GENERAL WELFARE

CHAPTER 1 CURFEW ON MINORS	63
CHAPTER 3 PARKS AND CEMETERIES.....	67
CHAPTER 4 GENERAL ASSISTANCE ORDINANCE.....	SEPARATE COVER

TITLE 13 HEATH AND SAFETY

CHAPTER 1 CIVIL DEFENSE AND PUBLIC SAFETY.....	75
CHAPTER 2 FIRE DEPARTMENT	76

CHAPTER 3 DISORDERLY CONDUCT	78
CHAPTER 4 ALARM SYSTEMS.....	82
CHAPTER 5 DUMPS	86
CHAPTER 7 FIRE PREVENTION	88
CHAPTER 9 SNOW REMOVAL	92
CHAPTER 10 ADDRESSING ORDINANCE	95
CHAPTER 11 AMBULANCE ADVISORY BOARD.....	99
CHAPTER 12 FIREWORKS.....	103
CHAPTER 13 BLASTING	105
TITLE 15 LAW DEPARTMENT	
CHAPTER 1 POLICE DEPARTMENT	108
TITLE 16 MISCELLANEOUS OFFENSE	
CHAPTER 1 GENERAL OFFENSES	109
TITLE 17 NUISANCES	
CHAPTER 1 PREVENTION OF NUISANCES	110
CHAPTER 3 DANGEROUS BUILDINGS	111
CHAPTER 4 JUNK.....	114
CHAPTER 5 PROPERTY MAINTENANCE	116
CHAPTER 7 DOG CONTROL PROVISIONS.....	119
CHAPTER 8 TRESPASSING OF ANIMALS	122
CHAPTER 9 PROHIBITING MASS GATHERINGS	123
TITLE 19 PARKS AND RECREATION	
CHAPTER 1 PARKS & RECREATION COMMITTEE.....	125
TITLE 21 PLUMBING	126
TITLE 23 PURCHASES	126
TITLE 25 STREETS AND HIGHWAYS	
CHAPTER 1 BICYCLES.....	127
CHAPTER 3 SIGNS AND OBSTRUCTIONS.....	131
CHAPTER 5 TRAFFIC REGULATIONS.....	133
CHAPTER 6 EXCAVATIONS.....	154
TITLE 26 TREES	
CHAPTER 1 OVERSIGHT OF TREES.....	157
CHAPTER 2 PROTECTION OF PUBLIC TREES	162
TITLE 27 WATER AND SEWER	
CHAPTER 1 GARDINER WATER DISTRICT	164
CHAPTER 2 PRETREATMENT	165
CHAPTER 4 SEWER USE CHARGES	193
CHAPTER 5 SEWER USE.....	198
TITLE 29 WATERWAYS	
CHAPTER 1 CONTROL AND REGULATION OF WATERS	214
TITLE 31 ZONING AND PLANNING (LAND USE ORDINANCE) ...SEPARATE COVER	

CITY OF GARDINER CODE

CHAPTER 11

MarijuanaCannabis Establishment Licensing Ordinance¹⁷

Section 1. Authority

This ordinance is adopted by the City under its home rule authority, Title 30-A M.R.S. Section 3001 and in accordance with the provisions of Title 28-B M.R.S Chapter 1 Subchapter 4 which authorizes municipal regulation of adult use marijuanacannabis establishments and Title 22 M.R.S Chapter 558-C Section 2429-D which authorizes municipal regulation of medical marijuanacannabis establishments.

Section 2. License Required

No marijuanacannabis establishment as defined in this ordinance shall operate within the City of Gardiner unless the establishment is currently licensed by the City in accordance with the provisions of this ordinance.

Section 3. Term of License

A license for a marijuanacannabis establishment shall be valid for one year from the date that the license is approved by the City Council unless otherwise specifically limited by vote of the City Council. The City Council may approve a license for less than one year to coordinate state and City licensing timeframes or as a conditional license to allow an applicant to address conditions of approval on the license.

Section 4. Licensing Procedures

Applications for a marijuanacannabis establishment license shall be processed and reviewed according to the following procedures.

4.1. Application Submission

An application for a marijuanacannabis establishment license shall be submitted to the City Clerk. Applications for renewal of a license or for the renewal of a license involving the expansion or relocation of the establishment must be submitted at least forty-five (45) days prior to the expiration of the current license. The application must include all of the materials set forth in the submission requirements of Section 5, 6 or 7 depending on the type of application.

4.2. Review of Application for Completeness

The City Manager or her/his designee shall review the application for completeness in accordance with the submission requirements of Section 5, 6 or 7. If the City Manager or

¹⁷ Adopted 03.25.2020, Amended 9/2/2020

CITY OF GARDINER CODE

her/his designee finds the application to be complete, he/she shall notify the City Clerk that the application should be advertised for public hearing and placed on the City Council's agenda. If the City Manager or his/her designee finds that the application is not complete, he/she shall notify the applicant of the additional materials required. Upon receipt of additional information the City Manager or her/his designee shall repeat the process until the application is deemed to be complete. An application shall not be advertised for public hearing or scheduled for City Council consideration until the application is found to be complete.

4.3. Public Hearing

The City Council shall hold a public hearing on a completed application for a [marijuanacannabis](#) establishment license. The notice of the public hearing shall be posted in accordance with City procedures and shall be advertised in a newspaper that is widely circulated in the City at least seven (7) days prior to the public hearing. The notice shall include the date, time and location of the hearing together with the name of the applicant, the type of [marijuanacannabis](#) establishment for which the license is sought and the location of the establishment identified by both street address and Tax Map and Lot number.

4.4. Council Action

Within thirty (30) days of the public hearing, the City Council shall review the application for conformance with the applicable standards set forth in Section 5, 6 or 7 depending on the type of licensing. The City Council shall make findings of fact as to the application's conformance with the standards of approval. The Council shall act to approve the granting of the license, to deny the granting of the license, or to approve the granting of the license with conditions. The Council may grant conditional approval of a license for a period of less than one year. When an application involves the renewal and relocation of an existing license, the City Council may allow for an overlap of up to ninety (90) days between the existing license and the renewal license to allow for the preparation of the new facility. When the City Council allows overlapping licenses, no retail sales shall occur at the new location until retail sales at the prior location have ceased.

Section 5. First-Time License Application

An application for a new [marijuanacannabis](#) establishment license shall be processed and reviewed in accordance with the following:

5.1. Submission Requirements

An application for a [marijuanacannabis](#) establishment license for an establishment that is not currently licensed by the City of Gardiner shall include all of the following information:

5.1.1. A completed and signed application form (provided by the City)

CITY OF GARDINER CODE

5.1.2. The appropriate annual license fee for the type of facility in accordance with the schedule of fees set forth in Section 8.

5.1.3. If the application is for an adult use [marijuanacannabis](#) establishment, written evidence that the applicant has received a state conditional license for the type of facility proposed.

5.1.4. If the application is for a medical [marijuanacannabis](#) establishment, written evidence that applicant has obtained all state approvals for the type of facility proposed.

5.1.5. A copy of the Planning Board's notice of decision approving the facility in accordance with the Land Use Code. If the Planning Board's approval included any conditions of approval, written documentation setting forth how those conditions have been or will be met.

5.1.6. A written report prepared by the Code Enforcement Officer documenting the proposals compliance with all applicable land use, building, plumbing and electrical codes. If the report of the Code Enforcement Officer identifies any areas of noncompliance, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

5.1.7. A written report prepared by the Fire Chief documenting the proposals compliance with all applicable fire and life safety codes. If the report of the Fire Chief identifies any areas of noncompliance, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

5.1.8. A written report prepared by the Police Chief addressing the adequacy of provisions to provide for the security of the establishment and to avoid any potential for nuisances from the use of the establishment. If the report of the Police Chief identifies any areas of concern, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

5.1.9. If the proposed establishment will discharge to the public sewer system, a written report prepared by the Superintendent of the Wastewater Treatment System addressing the potential implications of discharging wastewater to the sewer system and providing treatment for this material including the need for any pre-treatment of discharges. If the report of the Superintendent identifies any areas of concern, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

5.2 Approval Standards

The City Council shall approve an application for a new [marijuanacannabis](#) establishment license only if it finds that all of the following standards are met or will be met as a result of conditions of approval applied to the license:

5.2.1. The applicant has obtained a conditional license for the proposed adult-use [marijuanacannabis](#) establishment or approval for the proposed medical [marijuanacannabis](#) establishment from the State of Maine.

5.2.2. The proposed establishment conforms or will conform to the approval of the Planning Board including any conditions of approval prior to receiving City authorization to open.

CITY OF GARDINER CODE

5.2.3. The proposed establishment conforms or will conform to the all applicable land use, building, plumbing and electrical codes prior receiving City authorization to open.

5.2.4. The proposed establishment conforms or will conform to the all applicable fire and life safety codes prior receiving City authorization to open.

5.2.5. The applicant has made or will make adequate provisions to provide for the security of the establishment and to avoid any potential for nuisances from the use of the establishment prior receiving City authorization to open.

5.2.6. The proposed establishment will not discharge effluent or process water to the public sewer system that will exceed the capacity of the system to transport and treat the material and that any requirements for pre-treatment or limits on the quantity of quality of discharges will be met.

Section 6. Renewal License Applications

An application for the renewal of a [marijuanacannabis](#) establishment license shall be processed and reviewed in accordance with the following:

6.1. Submission Requirements

An application for the renewal of a [marijuanacannabis](#) establishment license that is currently licensed by the City of Gardiner and that will occupy the same space as existing operation shall include all of the following information:

6.1.1. A completed and signed application form (provided by the City)

6.1.2. The appropriate annual license fee for the type of facility in accordance with the schedule of fees set forth in Section 8.

6.1.3. If the application is for an adult use [marijuanacannabis](#) establishment, written documentation that the applicant has applied for a renewal of its state license.

6.1.4. If the application is for a medical [marijuanacannabis](#) establishment, written evidence that applicant has obtained all state approvals for the type of facility proposed.

6.1.5. A written report prepared by the Code Enforcement Officer documenting the establishment's ongoing compliance with all applicable land use, building, plumbing and electrical codes. The report shall identify any enforcement actions or other concerns during the prior year. If the report of the Code Enforcement Officer identifies any areas of noncompliance or concern, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

6.1.6. A written report prepared by the Fire Chief documenting the establishment's on-going compliance with all applicable fire and life safety codes. The report shall include the results of any inspections performed by the department and records of all calls for service during the prior year and the reason for each call. If the report of the Fire Chief identifies any areas of noncompliance

CITY OF GARDINER CODE

or concern about use of the fire service, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

6.1.7. A written report prepared by the Police Chief documenting the ongoing adequacy of provisions to provide for the security of the establishment and to avoid any potential for nuisances from the use of the establishment. The report of the Police Chief shall document the number of calls for service and the reason for the calls during the prior year. If the report of the Police Chief identifies any areas of concern, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

6.1.8. If the establishment discharges to the public sewer system, a written report prepared by the Superintendent of the Wastewater Treatment System addressing the impacts of the wastewater on the sewer system and sewage treatment plant including compliance with any pre-treatment requirements or limitations on the volume of discharges. If the report of the Superintendent identifies any areas of concern, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

6.2 Approval Standards

The City Council shall approve an application for the renewal of a [marijuanacannabis](#) establishment license only if it finds that all of the following standards are met or will be met as a result of conditions of approval applied to the license:

6.2.1. The applicant has applied to the State of Maine for the renewal of its adult-use [marijuanacannabis](#) establishment license or approval as a medical [marijuanacannabis](#) establishment.

6.2.2. The applicant has addressed any complaints or violations with respect to all applicable land use, building, plumbing and electrical codes during the prior year in a timely manner to the satisfaction of the Code Enforcement Officer and the establishment is or will be in conformance with all applicable code requirements.

6.2.3. The applicant has addressed any complaints or violations with respect to all applicable fire protection and life safety codes during the prior year in a timely manner to the satisfaction of the Fire Chief and the establishment is or will be in conformance with all applicable code requirements.

6.2.4. The applicant has addressed any complaints or violations with respect to provisions for the security of the establishment and to avoid nuisances from the use of the establishment during the prior year in a timely manner to the satisfaction of the Police Chief and has made adequate provisions to prevent the recurrence of any problems.

6.2.5. If the establishment discharges to the public sewer system, the applicant has addressed any discharges of effluent or process water to the public sewer system that has exceeded the capacity of the system to transport and treat the material including any requirements for pre-treatment during the prior year to the satisfaction of the Superintendent of the Wastewater Treatment System and has made adequate provisions to prevent the recurrence of any problems.

CITY OF GARDINER CODE

Section 7. Renewal License Application Involving an Expansion or Relocation of the Facility

An application for the renewal of a [marijuanacannabis](#) establishment license that involves either the relocation of the establishment to a new location or the expansion of the facility shall be processed and reviewed in accordance with the following:

7.1. Submission Requirements

An application for the renewal of [marijuanacannabis](#) establishment license that is currently licensed by the City of Gardiner in which the location of the establishment is proposed to be changed or the size of the establishment increased shall include all of the following information:

7.1.1. A completed and signed application form (provided by the City)

7.1.2. The appropriate annual license fee for the type of facility in accordance with the schedule of fees set forth in Section 8.

7.1.3. If the application is for an adult use [marijuanacannabis](#) establishment, written documentation that the applicant has applied for renewal of its state license.

7.1.4. If the application is for a medical [marijuanacannabis](#) establishment, written evidence that applicant has applied for or obtained all state approvals for the type of facility proposed.

7.1.5. A copy of the Planning Board's notice of decision approving the relocated or expanded facility in accordance with the Land Use Code. If the Planning Board's approval included any conditions of approval, written documentation setting forth how those conditions have been or will be met.

7.1.6. A written report prepared by the Code Enforcement Officer documenting the existing facility's ongoing compliance with all applicable land use, building, plumbing and electrical codes. The report shall identify any enforcement actions or other concerns during the prior year.

7.1.7. A second written report prepared by the Code Enforcement Officer documenting the compliance of the proposal for a relocated or expanded facility with all applicable land use, building, plumbing and electrical codes. If the report of the Code Enforcement Officer identifies any areas of noncompliance, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

7.1.8. A written report prepared by the Fire Chief documenting the existing establishment's on-going compliance with all applicable fire and life safety codes. The report shall include the results of any inspections performed by the department and records of all calls for service during the prior year and the reason for each call. The report of the Fire Chief shall identify any areas of noncompliance or concern about the use of the fire service. The report shall also document the compliance of the proposal for a relocated or expanded facility with all applicable fire and life safety codes. If the report of the Fire Chief identifies any areas of noncompliance with the new or expanded establishment, the

CITY OF GARDINER CODE

applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

7.1.9. A written report prepared by the Police Chief documenting the ongoing adequacy of provisions at the existing facility to provide for the security of the establishment and to avoid any potential for nuisances from the use of the establishment. The report of the Police Chief shall document the number of calls for service and the reason for the calls during the prior year. The report shall also review the proposal for a relocated or expanded facility. If the report of the Police Chief identifies any areas of concern, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

7.1.10. If the existing establishment discharges to the public sewer system, a written report prepared by the Superintendent of the Wastewater Treatment System addressing the impacts of the wastewater on the sewer system and sewage treatment plant including compliance with any pre-treatment requirements or limitations on the volume of discharges. The report shall evaluate the potential implications of discharging wastewater to the sewer system and providing treatment for this material including the need for any pre-treatment of discharges from the relocated or expanded facility. If the report of the Superintendent identifies any areas of concern, the applicant shall provide a written response setting forth how the identified issues have been or will be addressed.

7.2 Approval Standards

The City Council shall approve an application for the renewal of a [marijuanacannabis](#) establishment license only if it finds that all of the following standards are met or will be met as a result of conditions of approval applied to the license:

7.2.1. The applicant has applied to the State of Maine for the renewal of its adult-use [marijuanacannabis](#) establishment license or approval as a medical [marijuanacannabis](#) establishment.

7.2.2. The proposed relocated or expanded establishment conforms or will conform to the approval of the Planning Board including any conditions of approval prior to receiving City authorization to open.

7.2.3. The applicant has addressed any complaints or violations with respect to all applicable land use, building, plumbing and electrical codes during the prior year in a timely manner to the satisfaction of the Code Enforcement Officer and the relocated or expanded establishment is or will be in conformance with all applicable code requirements.

7.2.4. The applicant has addressed any complaints or violations with respect to all applicable fire protection and life safety codes during the prior year in a timely manner to the satisfaction of the Fire Chief and the relocated or expanded establishment is or will be in conformance with all applicable code requirements.

7.2.5. The applicant has addressed any complaints or violations with respect to provisions for the security of the establishment and to avoid nuisances from the use of the establishment during the prior year in a timely manner to the

CITY OF GARDINER CODE

satisfaction of the Police Chief and has made adequate provisions to prevent the recurrence of any such problems at the relocated or expanded establishment.

7.2.6. If the existing establishment discharges to the public sewer system, the applicant has addressed any discharges of effluent or process water to the public sewer system that has exceeded the capacity of the system to transport and treat the material including any requirements for pre-treatment during the prior year to the satisfaction of the Superintendent of the Wastewater Treatment System and has made adequate provisions to prevent the recurrence of any such problems at the relocated or expanded location.

Section 8. Fees

An application for a license or renewal of a license for a [marijuanacannabis](#) establishment shall include an application fee in the amount set forth in the schedule of fees adopted by the City Council.

This fee is nonrefundable and will be used to offset the City's costs in the review of the application and in the oversight with respect to conformance of the establishment with respect to the license and any conditions of approval.

Section 9. Definitions

- **[MarijuanaCannabis](#) Establishment:** Any use or facility that is a Medical [MarijuanaCannabis](#) Cultivation Facility – Tier 1 or Tier 2, a [MarijuanaCannabis](#) Cultivation Facility – Tier 3, a [MarijuanaCannabis](#) Cultivation Facility – Tier 4, a [MarijuanaCannabis](#) Products Manufacturing Facility, a [MarijuanaCannabis](#) Testing Facility, a [MarijuanaCannabis](#) Retail Store, a Medical [MarijuanaCannabis](#) Registered Caregiver Retail Store, a Medical [MarijuanaCannabis](#) Registered Dispensary, or a [MarijuanaCannabis](#) Nursery Cultivation Facility as defined by this ordinance.
- **Medical [MarijuanaCannabis](#) Cultivation Facility – Tier 1:** An establishment registered with the State of Maine for the cultivation of medical [marijuanacannabis](#) by a Registered Caregiver in accordance with the rules established under Title 22 M.R.S. Chapter 558-C that involves the growing of not more than thirty (30) mature [marijuanacannabis](#) plants, not more than sixty (60) immature [marijuanacannabis](#) plants and any number of [marijuanacannabis](#) seedlings.
- **Medical [MarijuanaCannabis](#) Cultivation Facility – Tier 2:** An establishment registered with the State of Maine for the cultivation of medical [marijuanacannabis](#) in accordance with the rules established under Title 22 M.R.S. Chapter 558-C that involves the growing of mature [marijuanacannabis](#) plants with a plant canopy of not more than two thousand (2,000) square feet.
- **[MarijuanaCannabis](#) Cultivation Facility – Tier 3:** An establishment licensed by the State of Maine for the cultivation of medical [marijuanacannabis](#) in accordance with the rules established under Title 22 M.R.S. Chapter 558-C and/or licensed by the State of Maine for the cultivation of adult use [marijuanacannabis](#) in accordance with the rules established under Title 28-B M.R.S. Chapter 1 that involves the growing of mature

CITY OF GARDINER CODE

[marijuanacannabis](#) plants with a plant canopy of more than two thousand (2,000) but not more than seven thousand (7,000) square feet.

- **[MarijuanaCannabis](#) Cultivation Facility – Tier 4:** An establishment licensed by the State of Maine for the cultivation of medical [marijuanacannabis](#) in accordance with the rules established under Title 22 M.R.S. Chapter 558-C and/or licensed by the State of Maine for the cultivation of adult use [marijuanacannabis](#) in accordance with the rules established under Title 28-B M.R.S. Chapter 1 that involves the growing of mature [marijuanacannabis](#) plants with a plant canopy of more than seven thousand (7,000) square feet.
- **[MarijuanaCannabis](#) Products Manufacturing Facility:** An establishment licensed by the State of Maine as a Tier 1 or Tier 2 medical [marijuanacannabis](#) products manufacturing facility in accordance with the rules established under Title 22 M.R.S. Chapter 558-C and/or licensed by the State of Maine as an adult use [marijuanacannabis](#) products manufacturing facility in accordance with the rules established under Title 28-B M.R.S. Chapter 1.
- **[MarijuanaCannabis](#) Testing Facility:** An establishment licensed by the State of Maine as a medical [marijuanacannabis](#) testing facility in accordance with the rules established under Title 22 M.R.S. Chapter 558-C and/or licensed by the State of Maine as an adult use [marijuanacannabis](#) testing facility in accordance with the rules established under Title 28-B M.R.S. Chapter 1.
- **[MarijuanaCannabis](#) Retail Store:** An establishment licensed by the State of Maine as an adult use [marijuanacannabis](#) store in accordance with the rules established under Title 28-B M.R.S. Chapter 1.
- **Medical [MarijuanaCannabis](#) Registered Caregiver Retail Store:** An establishment licensed by the State of Maine as an Medical [MarijuanaCannabis](#) Registered Caregiver Retail Store in accordance with the rules established under Title 22 M.R.S. Chapter 558-C.
- **Medical [MarijuanaCannabis](#) Registered Dispensary:** An establishment licensed by the State of Maine as an Registered Medical [MarijuanaCannabis](#) Dispensary in accordance with the rules established under Title 22 M.R.S. Chapter 558-C.
- **[MarijuanaCannabis](#) Nursery Cultivation Facility:** An establishment licensed by the State of Maine as an adult use nursery cultivation facility in accordance with the rules established under Title 28-B M.R.S. Chapter 1.
- **[MarijuanaCannabis](#) Plant – Immature:** A [marijuanacannabis](#) plant that is not a mature [marijuanacannabis](#) plant or a [marijuanacannabis](#) seedling.
- **[MarijuanaCannabis](#) Plant – Mature:** A [marijuanacannabis](#) plant that is flowering.
- **[MarijuanaCannabis](#) Seedling:** A [marijuanacannabis](#) plant that is not flowering, is less than six (6) inches high and less than six (6) inches in width.

Section 10. Amendments

The City Council may amend this ordinance at any time in accordance with the City's procedures for the adoption and amendment of an ordinance.

Section 11. Severability and Validity

CITY OF GARDINER CODE

If a court of law in the State of Maine finds a portion of this ordinance to be invalid for any reason or purpose, the balance of the ordinance shall remain in effect and shall continue to apply to [marijuanacannabis](#) establishments. If a court of law finds the entire ordinance invalid, that action shall automatically void the municipal opt-in provisions of Title 28-B M.R.S Chapter 1 Subchapter 4 which authorizes municipal regulation of adult use [marijuanacannabis](#) establishments and Title 22 M.R.S Chapter 558-C Section 2429-D which authorizes municipal regulation of medical [marijuanacannabis](#) establishments. In such case no new or expanded [marijuanacannabis](#) establishments shall be permitted in the City of Gardiner but [marijuanacannabis](#) establishments with a valid City license as of the date of any such legal action shall be allowed to continue to operate in accordance with that license and the City shall, if requested, certify to the State that an application for renewal of a state license or approval is in conformance with local requirements.