

AN ORDINANCE PERTAINING TO THE ZONING AND LAND USE CODE

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 II. DEFINITIONS

Sec. 2. Definitions.

Unless otherwise expressly stated, the following words shall, for the purpose of this Code, have the meaning herein indicated:

Alcove means a recessed entrance to a structure.

Congregate care and assisted living facilities means a residential facility that is primarily engaged in providing residential and personal care services for the elderly and/or other persons who are unable to or do not desire to live independently. The care typically includes room, board, supervision, and assistance in daily living, such as housekeeping, community spaces, common dining areas, transportation and specialized services such as medical support and physical therapy.

Design District Overlay means designated areas where specific design standards, as per Article XI, Section 24(5), are required for new development and building additions greater than 50% of the existing building.

Equipment dealer means a business or commercial enterprise involving the retail sales and service of trucks and construction, wood harvesting, or similar wheeled or tracked vehicles designed primarily for non-highway use.

Modification means the relaxation of a provision of the zoning ordinance that is a condition to a certain use, rather than a prohibition of a use, where such modification would not adversely affect the abutting landowners or the general health, safety, and welfare of the City.

Parking Lot, Large means any new parking lot greater than 40 spaces.

Setback Area, Front means the area between the principal building facade and the public street as applied in the Design District Overlay.

Variance means the authority extended to a land owner to use property in a manner prohibited by a zoning ordinance absent such a variance a relaxation of the terms of this Code where such variance will not be contrary to the public interest, and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the Code will result in unnecessary or undue hardship, or practical difficulty for variances discussed in Article IX, Section 3(b)(2). As used in this Code, a variance is authorized only for the space and bulk requirements of Article XI and the performance standards of Article XII, and the floodplain management ordinance of Article XIV.

Note: Additions are underlined; deletions are ~~struck out~~.