

AN ORDINANCE PERTAINING TO ZONING BOUNDARIES

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 IV. ESTABLISHMENT OF DISTRICTS

Sec. 1. Zoning Map

The City of Lewiston hereby ordains that the official Zoning Map of the City of Lewiston be amended by rezoning the property located at 1542 Main Street, (*See* Androscoggin County Registry of Deeds at Book 10484, Page 47), as described in the Map attached hereto as Exhibit “A” and depicted on Land Use and Space and Bulk Chart attached hereto as Exhibit “B”, from the Low Density Residential (LDR) to Office Residential (OR) District.

REASONS FOR THE PROPOSED AMENDMENT

The reasons for the proposed amendment includes:

1. To remove the split zoning at 1542 Main Street by expanding the Office Residential (OR) zoning from the front portion into the rear of the property in order to allow the development of multi-family development on the entire property, and
2. To increase the allowable density from 1 unit per 7,000 sf. to 1 dwelling unit per 3,000 sf of net lot area, and
3. The proposed zone change to Office Residential (OR) is in alignment with purpose statement of Article XI, District Regulations, Section 8, which states, *“The purpose of the office-residential district is to provide for the orderly transition of older residential areas along major traffic arteries to low-intensity nonresidential uses and multifamily housing. The conversion of existing properties from residential to nonresidential use should occur in a manner which preserves the architectural character of the neighborhood, provides controlled traffic access and adequate parking and protects adjoining residential neighborhoods from undesirable impacts.”*

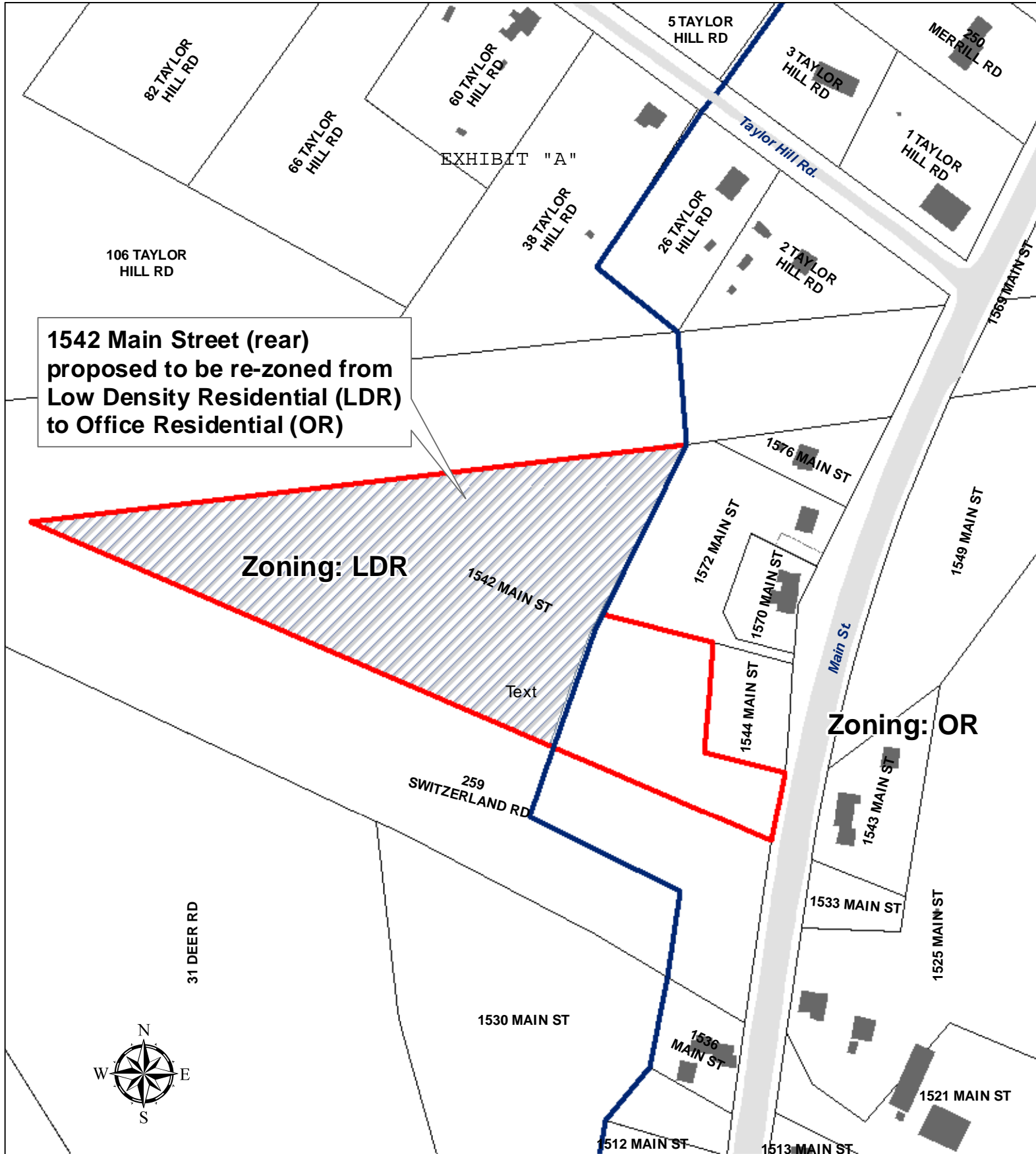
CONFORMANCE WITH THE COMPREHENSIVE PLAN

The City Council of the City of Lewiston hereby determines that the change to the Zoning Map is in conformance with the Comprehensive Plan for the following reasons:

1. The “Housing and Neighborhoods” section of the Comp Plan (pages 52-63) states, *“Collectively [residents born between early 1980s and early 2000s and baby boomers], these groups seek smaller, less expensive, higher quality, and more conveniently located housing. While the market still supports detached single-family*

homes, there is also an increasing preference for rental units in the new economy, a trend that is not limited to low-income populations. For Generation Y, Baby Boomers, and college students, renting is often a more attractive housing option.”
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2. The “Strengthen Neighborhoods & Expand Housing Choice, The “Focus Housing within Growth Areas” section specifically references:
“To better meet current and emerging needs, future development should focus on providing new, high-quality, multi-family residences and other housing types as opposed to the current trend of building single-family homes in areas not currently served by water and sewer.” Page 172



**Proposed Zone Change for:
1542 Main Street (rear)
from Low Density Residential (LDR)
to Office Residential (OR)**

EXHIBIT "B"

Land Use Table: LDR and OR Districts 10.21.2021	Low Density Residential (LDR)	Office Residential (OR)
USES(15)(33)		
Accessory use or structure	P	P
Commercial-Service		
Veterinary facilities excluding kennels and humane societies		P
Veterinary facilities including kennels and humane societies		
Nursery School	C	P
Small day care facilities	P(22)	P
Day care centers		P
Day care centers accessory to public schools, religious facilities, multifamily or mixed res. developments, and mobile home parks	C(22)	
Business and professional offices including research, experimental, testing laboratories, engineering, research, management and related services		P(9)
Restaurants		
Drinking places		
Adult business establishments		
Hotels, motels, inns		
Movie theaters except drive-in theaters		
Places of indoor assembly, amusement or culture		
Art and crafts studios		
Personal Services		P
Retail stores		
Neighborhood retail stores		
Lumber and building materials dealer		
Gasoline service stations		
Gasoline service stations which are a part of and subordinate to a retail use		
New and used car dealers		
Recreational vehicle, mobile home dealers		
Equipment dealers and equipment repair		
Automotive services including repair		
Tattoo Establishments		
Marijuana store(27)		
Industrial		
Light industrial uses		
Industrial uses		
Building and construction contractors		
Fuel oil dealers and related facilities		
Wholesale sales, warehousing and distribution facilities and self-storage facilities		
Self storage facilities		
Commercial solid waste disposal facilities		
Junkyards and auto graveyards		
Recycling and reprocessing facilities		
Private industrial/commercial developments(23)		
Marijuana cultivation, manufacturing, testing, nurseries, and registered dispensary (27)		
Transportation		
Airports or heliports		
Commercial parking facilities		
Transit and ground transportation facilities		
Transportation facilities		
Public and Utility		
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	P	P
Utility structures	C	C
Municipal buildings and facilities	C	C
Preservation of historic areas; emergency and fire protection activities; bridges and public roadways		
Dams		

EXHIBIT "B"

Land Use Table: LDR and OR Districts 10.21.2021	Low Density Residential (LDR)	Office Residential (OR)
Institutional		
Religious facilities	P	P
Cemeteries	P	
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities		P
Hospitals, medical clinics		P
Museums, libraries, and non-profit art galleries and theaters		
Academic institutions, including buildings or structures for classroom, administrative, laboratory, dormitories, art, theater, dining services, library, bookstores athletic facilities and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures		C
Civic and social organizations		P
Public community meeting and civic function buildings including auditoriums		
Residential		
Single-family detached dwellings on individual residential lots	P	P
Mobile homes on individual residential lots		
Two-family dwellings		P
Multifamily dwellings in accordance with the standards of Article XIII		P
Single-Family attached dwelling in accordance with the standards of Article XIII		P
Mixed single-family residential developments in accordance with the standards of Article XIII	P	
Mixed residential developments in accordance with the standards of Article XIII	P	P
Mixed use structures		P
Lodging houses		
Home occupations	P	P
Bed and breakfast establishments as a home occupation	P	P
In-law apartments in accordance with the standards of Article XII	P	P
Single family cluster development	P	
Family day care home	P	P
Shelters		
Dormitories		
Natural Resource		
Agriculture		
Farm Stands		
Forest management and timber harvesting activities in accordance with the standards of Article XIII	P	P
Earth material removal		
Community gardens(20)	P	P
Water dependent uses, e.g. docks and marinas		
Non-residential structures for educational, scientific or nature interpretation purposes, containing a maximum floor area of not more than ten thousand (10,000) square feet		
Keeping of Chickens (39)	P (39)	
Recreation		
Campgrounds		
Public or private facilities for nonintensive outdoor recreation	C	C
Commercial outdoor recreation and drive-in theaters		
Fitness and recreational sports centers as listed under NAICS Code 713940		P

Exhibit "B"

Space and Bulk Table: Low Density Residential and Office Residential 10.21.21		
Dimensional Requirements	Low Density Residential (LDR)	Office Residential (OR)⁽¹²⁾
Minimum lot size with public sewer		
Single family detached (24)	10,000 sf	7,500 sf
Single family attached		12,000 sf
Two-family dwellings		10,000 sf
Single family cluster development	5 acres	
Mixed single family residential development (14)	5 acres	
Mixed residential development (14)	5 acres	5 ac
Multifamily dwellings		20,000 sf
Mixed use structures		7,500 sf
Agriculture		
Religious facilities	40,000 sf	
Veterinary facilities		
Other uses	20,000 sf	7,500 sf
All permitted uses		
Minimum lot size without public sewer (3)		
Single family detached, mobile homes on individual lots (24)	40,000 sf	20,000 sf
Single family attached		60,000 sf
Two-family dwellings		40,000 sf
Single family cluster development (1)	5 acres	
Mixed single family residential development (14)	5 acres	
Mixed residential development (14)	5 acres	5 ac
Multifamily dwellings		60,000 sf
Mixed use structures		60,000 sf
Agriculture		
Religious facilities	40,000 sf	
Veterinary facilities		
Other uses	40,000 sf	20,000 sf
Minimum net lot area per d.u. with public sewer		
Single family detached		
Single family attached		
Two-family dwellings		
Mixed single family residential development (14)	7,000 sf	
Mixed residential development (14)	7,000 sf	
Multifamily dwellings		
Mixed use structures		
All permitted residential uses		3,000 sf
Minimum net lot area per d.u. without public sewer		
Single family detached, mobile homes on individual lots		
Single family attached		
Two-family dwellings		
Mixed single family residential development (14)	20,000 sf	
Mixed residential development (14)	20,000 sf	
Multifamily dwellings		
Mixed use structures		
All permitted residential uses		20,000 sf
Minimum frontage		
Single family detached, mobile homes -	100 ft	
Single family attached		100ft (50ft)
Two-family dwellings		
Single family cluster development (with multiple vehicular accesses)	200 ft (50 ft)	
Mixed single family residential development (with multiple vehicular accesses)	200 ft (50 ft)	
Mixed residential development (with multiple vehicular accesses) (14)	200 ft (50 ft)	100ft (50ft)
Multifamily dwellings (with multiple vehicular accesses)		100ft (50ft)
Mixed use structures		
Agriculture		
Religious facilities	200 ft	
Veterinary facilities		
Other uses	100 ft	
All permitted uses		100 ft
Minimum front setback		
Single family detached, mobile homes on individual lots	20 ft	
Single family attached		
Two-family dwellings		
Single family cluster development	50 ft	
Mixed single family residential development (14)	50 ft	
Mixed residential development (14)	50 ft	

Exhibit "B"

Space and Bulk Table: Low Density Residential and Office Residential 10.21.21		
Dimensional Requirements	Low Density Residential (LDR)	Office Residential (OR)⁽¹²⁾
Multifamily dwellings		
Mixed use structures		
Agriculture		
Religious facilities	50 ft	
Veterinary facilities		
Other uses	20 ft	
All permitted uses		20 ft (22,23)
Minimum front yard		
Single family detached, mobile homes on individual lots	20 ft	
Single family attached		
Two-family dwellings		
Single family cluster development	50 ft	
Mixed single family residential development (14)	50 ft	
Mixed residential development (14)	50 ft	
Multifamily dwellings		
Mixed use structures		
Religious facilities	20 ft	
Veterinary facilities		
Other uses	20 ft	
All permitted uses		10 ft (23)
Minimum side and rear setback		
Single family detached, mobile homes on individual lots	10 ft	
Single family attached		
Two-family dwellings		
Single family cluster development	30 ft	
Mixed single family residential development (14)	30 ft	
Mixed residential development (14)	30 ft	
Multifamily dwellings		
Religious facilities	50 ft	
Mixed use structures		
Veterinary facilities		
Farm structures for keeping of animals		
Other uses	25 ft	
All permitted uses		15 ft (23)
Minimum side and rear yard		
Single family detached, mobile homes on individual lots	10 ft	
Single family attached		
Two-family dwellings		
Single family cluster development		
Mixed single family residential development (14)	30 ft	
Mixed residential development (14)	30 ft	
Multifamily dwellings	30 ft	
Mixed use structures		
Religious facilities	25ft	
Veterinary facilities	25 ft	
Farm structures for keeping of animals		
Other uses		
All permitted uses	25 ft	10 ft (16,23)
Minimum height		
All permitted uses		
Maximum height		
Agriculture		
Other permitted uses	35 ft	35 ft
Hospital, nursing homes and medical offices		
Ratios		
Maximum lot coverage	0.3	0.30
Maximum impervious coverage		0.60