

AN ORDINANCE PERTAINING TO ZONING DISTRICT 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 “Official Zoning Map, City of Lewiston” (herein, “Zoning Map”) is amended as follows:

The properties listed in *Exhibit A*, and displayed on the map attached as *Exhibit C*, are rezoned from Community Business (CB) to Downtown Residential (DR):

The properties listed in *Exhibit B*, also displayed on said map attached as *Exhibit C*, are rezoned from Neighborhood Conservation “B” (NCB) to Downtown Residential (DR):

REASON FOR THE PROPOSED AMENDMENT

The purpose of this change is to allow for a greater mix of uses as well as standardized density calculations in the downtown. Per Article XI of the Zoning and Land Use Code, parcels zoned as Neighborhood Conservation B are subject to an average density which subjects a large portion of the downtown to uncertainty with respect to the redevelopment of vacant lots. In addition to simplifying the zoning in the downtown, this change will allow development to better reflect the social and economic needs of the downtown community by replacing the Community Business district, with its emphasis on “major shopping facilities” and “well planned commercial developments” with an expansion of the Downtown Residential zoning district, which encourages “diverse, mixed-use neighborhoods” and “foster[s] a sense of community and place through neighborhood meeting, gathering, and cultural spaces.”

CONFORMANCE WITH 2017 COMPREHENSIVE PLAN

- (1) The Legacy Lewiston Comprehensive Plan classifies the area of this zone changes as a G-5 Infill Growth Sector and calls for rezoning to “character-based districts to more easily enable context-appropriate investments in the City center.” (2017 Legacy Lewiston Comprehensive Plan 125)

The Downtown Residential zoning district is currently proposed to become one of four such “character-based” zoning districts through the implementation of new design standards. By rezoning said parcels, this amendment effectively expands the area of the downtown which will be subject to these new development standards.

- (2) The Legacy Lewiston Comprehensive Plan calls for “strengthening neighborhoods and expanding housing choice” while focusing on “growth areas” and “investing in the downtown neighborhoods” (2017 Legacy Lewiston Comprehensive Plan 116, 172)

Exhibit A: Properties to be rezoned from Community Business to Downtown Residential

Property Address	<i>Androscoggin County Registry of Deeds Book and Page</i>
82 Horton Street	Bk 1905 Pg 262
4 Leeds Street	Bk 9861 Pg 245
6 Leeds Street	Bk 9917 Pg 160
10 Leeds Street	Bk 9097 Pg 284
311 Main Street	Bk 8641 Pg 201
123 Pine Street	Bk 9335 Pg 194
124 Pine Street	Bk 9048 Pg 25
125 Pine Street	Bk 10292 Pg 195
128 Pine Street	Bk 8234 Pg 274
131 Pine Street	Bk 9858 Pg 345
132 Pine Street	Bk 01694 Pg 00273
137 Pine Street	Bk 10124 Pg 143
141 Pine Street	Bk 4732 Pg 49
143 Pine Street	Bk 9519 Pg 187
144 Pine Street	Bk 906 Pg 7
149 Pine Street	Bk 7754 Pg 134
150 Pine Street	Bk 7648 Pg 147
153 Pine Street	Bk 9931 Pg 312
154 Pine Street	Bk 8812 Pg 88
155 Pine Street	Bk 9693 Pg 71
158 Pine Street	Bk 8295 Pg 86
159 Pine Street	Bk 6871 Pg 257
160 Pine Street	Bk 1958 Pg 315
163 Pine Street	Bk 8348 Pg 53
166 Pine Street	Bk 8772 Pg 67
167 Pine Street	Bk 9586 Pg 265
170 Pine Street	Bk 10039 Pg 235
171 Pine Street	Bk 6583 Pg 263
172 Pine Street	Bk 9335 Pg 196
175 Pine Street	Bk 9759 Pg 34
176 Pine Street	Bk 8400 Pg 269
179 Pine Street	Bk 9303 Pg 27
182 Pine Street	Bk 10012 Pg 134
184 Pine Street	Bk 5932 Pg 322
185 Pine Street	Bk 9986 Pg 233
189 Pine Street	Bk 9986 Pg 233
190 Pine Street	Bk 9243 Pg 14
192 Pine Street	Bk 10284 Pg 86
193 Pine Street	Bk 8400 Pg 269
195 Pine Street	Bk 10044 Pg 231

196 Pine Street	Bk 10182 Pg 304
199 Pine Street	Bk 9097 Pg 284
200 Pine Street	Bk 10051 Pg 251
203 Pine Street	Bk 9756 Pg 77
207 Pine Street	Bk 9008 Pg 232
208 Pine Street	Bk 9290 Pg 169
213 Pine Street	Bk 9291 Pg 60
215 Pine Street	Bk 8400 Pg 274
219 Pine Street	Bk 6703 Pg 309
222 Pine Street	Bk 5652 Pg 325
224 Pine Street	Bk 8805 Pg 283
225 Pine Street	Bk 6152 Pg 126
229 Pine Street	Bk 9200 Pg 328

Exhibit B: Properties to be rezoned from Neighborhood Conservation ‘B’ to Downtown Residential

Property Address	<i>Androscoggin County Registry of Deeds Book and Page</i>
134 Ash Street	Bk 9472 Pg 211
135 Ash Street	Bk 9087 Pg 347
140 Ash Street	Bk 4554 Pg 3
158 Ash Street	Bk 5932 Pg 322
170 Ash Street	Bk 9257 Pg 350
174 Ash Street	Bk 9125 Pg 213
188 Ash Street	Bk 5932 Pg 322
204 Ash Street	Bk 9017 Pg 293
205 Ash Street	Bk 9742 Pg 119
210 Ash Street	Bk 7410 Pg 120
229 Ash Street	Bk 10297 Pg 345
230 Ash Street	Bk 8016 Pg 71
231 Ash Street	Bk 9583 Pg 44
257 Ash Street	Bk 8380 Pg 151
9 Beacon Street	Bk 4397 Pg 191
10 Beacon Street	Bk 9200 Pg 328
15 Beacon Street	Bk 8735 Pg 92
17 Beacon Street	Bk 1143 Pg 315
18 Beacon Street	Bk 8820 Pg 164
19 Beacon Street	Bk 9258 Pg 99
21 Beacon Street	Bk 9188 Pg 41
22 Beacon Street	Bk 9461 Pg 257
26 Beacon Street	Bk 9372 Pg 78
108 Birch Street	Bk 6121 Pg 221
5 Bradley Street	Bk 8889 Pg 326
12 Bradley Street	Bk 9686 Pg 154
13 Bradley Street	Bk 9752 Pg 137
17 Bradley Street	Bk 10311 Pg 235
25 Bradley Street	Bk 9741 Pg 98
28 Bradley Street	Bk 9571 Pg 214
33 Bradley Street	Bk 7086 Pg 277
36 Bradley Street	Bk 9619 Pg 299
40 Bradley Street	Bk 6797 Pg 234
43 Bradley Street	Bk 6540 Pg 162
55 Bradley Street	Bk 1972 Pg 50
57 Bradley Street	Bk 9839 Pg 297
66 Bradley Street	Bk 8933 Pg 143
74 Bradley Street	Bk 2676 Pg 139
78 Bradley Street	Bk 4534 Pg 350
9 Horton Street	Bk 9503 Pg 38

11 Horton Street	Bk 3446 Pg 247
17 Horton Street	Bk 8364 Pg 86
18 Horton Street	Bk 9725 Pg 272
22 Horton Street	Bk 4796 Pg 22
23 Horton Street	Bk 8381 Pg 174
26 Horton Street	Bk 10019 Pg 202
28 Horton Street	Bk 8920 Pg 310
32 Horton Street	Bk 8872 Pg 272
34 Horton Street	Bk 7969 Pg 307
45 Horton Street	Bk 9266 Pg 37
65 Horton Street	Bk 10126 Pg 246
69 Horton Street	Bk 7879 Pg 144
70 Horton Street	Bk 3797 Pg 201
75 Horton Street	Bk 9365 Pg 341
84 Horton Street	Bk 10265 Pg 328
85 Horton Street	Bk 10297 Pg 293
86 Horton Street	Bk 6588 Pg 285
90 Horton Street	Bk 9331 Pg 2
91 Horton Street	Bk 7214 Pg 290
94 Horton Street	Bk 9590 Pg 72
95 Horton Street	Bk 4140 Pg 260
99 Horton Street	Bk 10019 Pg 20
100 Horton Street	Bk 9377 Pg 212
104 Horton Street	Bk 8737 Pg 169
107 Horton Street	Bk 1955 Pg 256
110 Horton Street	Bk 4225 Pg 185
111 Horton Street	Bk 10258 Pg 224
112 Horton Street	Bk 8693 Pg 145
115 Horton Street	Bk 7637 Pg 50
116 Horton Street	Bk 10042 Pg 271
117 Horton Street	Bk 9661 Pg 184
120 Horton Street	Bk 10168 Pg 45
124 Horton Street	Bk 10258 Pg 246
127 Horton Street	Bk 1885 Pg 342
128 Horton Street	Bk 7924 Pg 132
130 Horton Street	Bk 9439 Pg 200
131 Horton Street	Bk 6897 Pg 103
134 Horton Street	Bk 5748 Pg 312
135 Horton Street	Bk 9207 Pg 2
138 Horton Street	Bk 10193 Pg 77
139 Horton Street	Bk 9080 Pg 292
142 Horton Street	Bk 9080 Pg 292
143 Horton Street	Bk 9080 Pg 292
144 Horton Street	Bk 9827 Pg 209
147 Horton Street	Bk 2951 Pg 113

149 Horton Street	Bk 1955 Pg 256
151 Horton Street	Bk 10207 Pg 73
7 Howard Street	Bk 9688 Pg 35
8 Howard Street	Bk 8528 Pg 216
15 Howard Street	Bk 9238 Pg 202
20 Howard Street	Bk 6379 Pg 55
21 Howard Street	Bk 8985 Pg 145
24 Howard Street	Bk 9322 Pg 207
27 Howard Street	Bk 9325 Pg 294
30 Howard Street	Bk 9463 Pg 134
33 Howard Street	Bk 9759 Pg 164
34 Howard Street	Bk 9741 Pg 96
36 Howard Street	Bk 9631 Pg 175
39 Howard Street	Bk 3521 Pg 132
47 Howard Street	Bk 8636 Pg 165
48 Howard Street	Bk 9075 Pg 153
51 Howard Street	Bk 9823 Pg 217
54 Howard Street	Bk 4588 Pg 43
55 Howard Street	Bk 6264 Pg 329
56 Howard Street	Bk 3554 Pg 273
75 Howard Street	Bk 7292 Pg 203
76 Howard Street	Bk 5863 Pg 322
78 Howard Street	Bk 8400 Pg 272
79 Howard Street	Bk 3424 Pg 345
80 Howard Street	Bk 8923 Pg 205
81 Howard Street	Bk 9883 Pg 29
82 Howard Street	Bk 8400 Pg 269
86 Howard Street	Bk 8400 Pg 269
93 Howard Street	Bk 7446 Pg 275
2 Howe Street	Bk 8147 Pg 105
7 Howe Street	Bk 10122 Pg 97
8 Howe Street	Bk 9589 Pg 199
9 Howe Street	Bk 8631 Pg 49
12 Howe Street	Bk 10210 Pg 330
15 Howe Street	Bk 9080 Pg 292
16 Howe Street	Bk 4550 Pg 246
17 Howe Street	Bk 8626 Pg 157
20 Howe Street	Bk 7689 Pg 344
23 Howe Street	Bk 8426 Pg 224
25 Howe Street	Bk 7137 Pg 292
28 Howe Street	Bk 10174 Pg 306
30 Howe Street	Bk 9339 Pg 242
32 Howe Street	Bk 9138 Pg 44
34 Howe Street	Bk 8252 Pg 251
38 Howe Street	Bk 9518 Pg 28

47 Howe Street	Bk 7690 Pg 274
48 Howe Street	Bk 8388 Pg 205
51 Howe Street	Bk 9955 Pg 56
52 Howe Street	Bk 9905 Pg 24
55 Howe Street	Bk 5070 Pg 151
56 Howe Street	Bk 7643 Pg 277
60 Howe Street	Bk 9167 Pg 103
65 Howe Street	Bk 5212 Pg 198
66 Howe Street	Bk 6089 Pg 212
68 Howe Street	Bk 6764 Pg 28
70 Howe Street	Bk 8067 Pg 309
83 Howe Street	Bk 9190 Pg 60
87 Howe Street	Bk 9190 Pg 60
88 Howe Street	Bk 8848 Pg 245
92 Howe Street	Bk 9655 Pg 61
93 Howe Street	Bk 10086 Pg 269
94 Howe Street	Bk 8545 Pg 180
97 Howe Street	Bk 8891 Pg 323
110 Howe Street	Bk 10220 Pg 185
114 Howe Street	Bk 10220 Pg 185
115 Howe Street	Bk 8466 Pg 95
117 Howe Street	Bk 4440 Pg 340
118 Howe Street	Bk 10172 Pg 210
119 Howe Street	Bk 8753 Pg 295
123 Howe Street	Bk 10257 Pg 188
126 Howe Street	Bk 4010 Pg 146
127 Howe Street	Bk 9102 Pg 134
128 Howe Street	Bk 7458 Pg 217
130 Howe Street	Bk 9097 Pg 284
137 Howe Street	Bk 1590 Pg 303
139 Howe Street	Bk 6686 Pg 335
7 Jefferson Street	Bk 9286 Pg 323
9 Jefferson Street	Bk 9286 Pg 323
15 Jefferson Street	Bk 10293 Pg 324
17 Jefferson Street	Bk 10220 Pg 193
33 Jefferson Street	Bk 7849 Pg 54
37 Jefferson Street	Bk 6234 Pg 323
38 Jefferson Street	Bk 7001 Pg 304
40 Jefferson Street	Bk 10226 Pg 29
42 Jefferson Street	Bk 9402 Pg 315
45 Jefferson Street	Bk 9284 Pg 138
61 Jefferson Street	Bk 8245 Pg 159
62 Jefferson Street	Bk 7109 Pg 278
65 Jefferson Street	Bk 1033 Pg 730
67 Jefferson Street	Bk 1728 Pg 105

68 Jefferson Street	Bk 9303 Pg 288
72 Jefferson Street	Bk 1445 Pg 301
91 Sabattus Street	Bk 1885 Pg 344
95 Sabattus Street	Bk 9093 Pg 259
97 Sabattus Street	Bk 7319 Pg 328
101 Sabattus Street	Bk 10188 Pg 121
111 Sabattus Street	Bk 9237 Pg 148
133 Sabattus Street	Bk 8200 Pg 99
143 Sabattus Street	Bk 9696 Pg 285
147 Sabattus Street	Bk 9907 Pg 144
149 Sabattus Street	Bk 9686 Pg 154
151 Sabattus Street	Bk 10080 Pg 74
153 Sabattus Street	Bk 5799 Pg 177
157 Sabattus Street	Bk 5170 Pg 151
2 Shawmut Street	Bk 1644 Pg 194
3 Shawmut Street	Bk 8850 Pg 64
5 Shawmut Street	Bk 7951 Pg 238
6 Shawmut Street	Bk 10210 Pg 330
7 Shawmut Street	Bk 5721 Pg 145
10 Shawmut Street	Bk 9238 Pg 199
20 Shawmut Street	Bk 9238 Pg 199
21 Shawmut Street	Bk 8440 Pg 284
25 Shawmut Street	Bk 9627 Pg 336
34 Shawmut Street	Bk 1861 Pg 208
36 Shawmut Street	Bk 5990 Pg 132
37 Shawmut Street	Bk 4935 Pg 98
45 Shawmut Street	Bk 10220 Pg 195
46 Shawmut Street	Bk 1898 Pg 45
47 Shawmut Street	Bk 5178 Pg 222
48 Shawmut Street	Bk 7942 Pg 85
53 Shawmut Street	Bk 8891 Pg 181
56 Shawmut Street	Bk 5799 Pg 179
57 Shawmut Street	Bk 8199 Pg 290
58 Shawmut Street	Bk 9632 Pg 141
61 Shawmut Street	Bk 10249 Pg 296
62 Shawmut Street	Bk 5178 Pg 222
80 Shawmut Street	Bk 8480 Pg 225
81 Shawmut Street	Bk 4979 Pg 72
84 Shawmut Street	Bk 8595 Pg 305
85 Shawmut Street	Bk 10058 Pg 251
88 Shawmut Street	Bk 7446 Pg 273
89 Shawmut Street	Bk 9388 Pg 240
93 Shawmut Street	Bk 9969 Pg 90
105 Shawmut Street	Bk 10220 Pg 185
108 Shawmut Street	Bk 10220 Pg 185

109 Shawmut Street	Bk 9469 Pg 301
112 Shawmut Street	Bk 3183 Pg 241
115 Shawmut Street	Bk 6514 Pg 286
117 Shawmut Street	Bk 5344 Pg 58
121 Shawmut Street	Bk 3686 Pg 279
61 Walnut Street	Bk 9105 Pg 64
71 Walnut Street	Bk 9511 Pg 344
72 Walnut Street	Bk 8763 Pg 73
73 Walnut Street	Bk 10300 Pg 95
76 Walnut Street	Bk 9756 Pg 100
84 Walnut Street	Bk 6730 Pg 179
89 Walnut Street	Bk 10220 Pg 185
91 Walnut Street	Bk 10220 Pg 185
92 Walnut Street	Bk 10040 Pg 82
94 Walnut Street	Bk 10184 Pg 48
98 Walnut Street	Bk 9542 Pg 112
101 Walnut Street	Bk 8119 Pg 141
102 Walnut Street	Bk 5597 Pg 99
105 Walnut Street	Bk 8539 Pg 82
106 Walnut Street	Bk 9484 Pg 190
120 Walnut Street	Bk 7837 Pg 217
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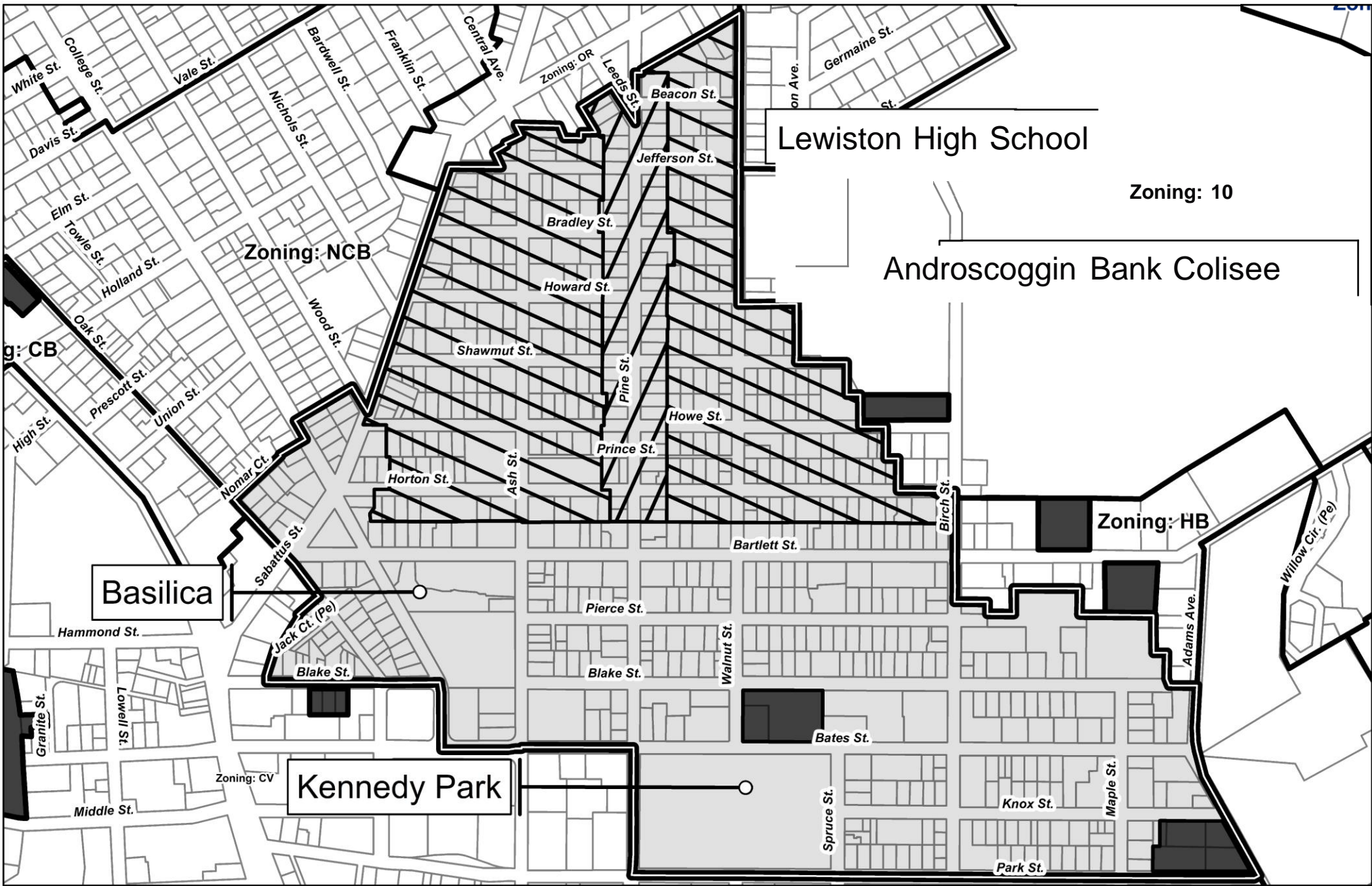
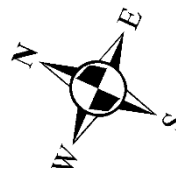


Exhibit C - Design Lewiston Zone Change



- I&J' Proposed Expansion of Downtown Residential Zoning District
- Contract Zone
- I:J Proposed Elimination of Community Business Zoning District
- I:J Proposed Elimination of Neighborhood Conservation B Zoning District
- Zoning Lines to Remain