

**AN ORDINANCE PERTAINING TO PRIVATE COMMERCIAL AND
INDUSTRIAL SUBDIVISIONS**

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 XIII. DEVELOPMENT REVIEW AND STANDARDS

Sec. 10. Additional standards for private commercial or industrial subdivisions.

Lots within a private commercial or industrial development may gain their required frontage on private roads. In addition to the criteria set forth in Article XII, section 18 and Article XIII, section 4, applications for these developments shall meet the following additional standards:

- (1) The development will have a minimum lot size of five acres with a minimum of 2100 feet of frontage upon an accepted public street.
- (2) Existing development patterns or existing natural features in the development area would reasonably preclude the construction of a road to public standards.
- (3) The formation and incorporation by the developer of a lot owners' association with evidence of its accomplishment submitted to the planning board prior to final plan approval. Covenants for mandatory membership in the association will be included in the deed for each lot. The association will have the responsibility of maintaining private infrastructure, including roads, sanitary and storm systems and water supply systems.
- (4) Existing and proposed buildings on proposed private roads may have their required front yard and setbacks from the private road reduced by the planning board ~~to an extent necessary~~ to accommodate the private road layout and to promote uniform building setbacks from that private road within the development subdivision. The reductions, however, must not interfere with the convenient and safe use of the road right-of-way for all vehicles and pedestrians, and must be noted on the plans and be incorporated into the covenants of the development. Unless a variance is obtained from the board of appeals, all other space and bulk standards required for the respective zoning district must be met by the existing structures, proposed lot and any proposed building or structure.

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