ARTICLE IV. ESTABLISHMENT OF DISTRICTS

Sec. 1. Zoning map.

A map entitled "Official Zoning Map, City of Lewiston" is hereby adopted as part of this Code and shall be referred to as the "official zoning map." The official zoning map shall be identified by the signature of the mayor, chairman of the planning board and attested by the signature of the city clerk. The official zoning map shall be located in the office of the city clerk.

Sec. 2. Zoning districts.

The city is divided into the following districts, as shown by the district boundary lines on the official zoning map:

RA Rural Agricultural District

LDR Low Density Residential District

SR Suburban Residential District

MDR Medium Density Residential District

RF Riverfront District

NCA Neighborhood Conservation "A" District

NCB Neighborhood Conservation "B" District

OR Office-Residential District

DR Downtown Residential District

IO Institutional-Office District

CB Community Business District

HB Highway Business District

CV Centreville District

OS Office-Service District

I Industrial District

UE Urban Enterprise District

M Mill District

RC Resource Conservation District

GC Groundwater Conservation Overlay District

LC Lake Conservation Overlay District

MH Mobile Home Park Overlay District

(Ord. No. 00-19, 10-5-00)

Sec. 3. District boundaries.

(a) *Uncertainty of boundaries.* Where uncertainty exists with respect to boundaries of various districts as shown on the official zoning map, the following rules shall apply:

(1) Boundaries indicated as approximately following the center lines of streets, highways, or rights-of-way shall be construed to follow the center lines of such rights-of-way;

(2) Boundaries indicated as approximately following well established lot lines shall be construed as following such lot lines;

(3) Boundaries indicated as approximately following municipal limits shall be construed as following municipal limits;

(4) Boundaries indicated as following shorelines shall be construed to follow the normal high water line, and in the event of natural changes in the shoreline shall be construed as moving with the actual shoreline;

(5) Boundaries indicated as approximately following the center line of streams and other water bodies shall be construed to follow such center lines and in the event of natural change in the location of the water body, shall be construed as moving with the actual center line;

(6) Boundaries indicated as parallel to or extensions of features indicated in subsections (1) through (5) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.

(7) Boundaries indicated as approximately following natural features such as flood plains, wetlands, aquifers or watershed boundaries shall be construed to follow said natural feature. The location of said natural feature shall be determined by reference to:

a. The flood insurance rate map and floodway map;

b. The inventory of significant wetlands;

c. The state studies of significant sand and gravel aquifers.

(b) *Division of lots by district boundaries.* Where a zoning district boundary line other than the boundary of an overlay district divides a lot or parcel of land in the same ownership of record at the time such line is established by adoption or amendment of this Code, the use regulations applicable to the one (1) portion of the lot may be extended into the other portion of the lot by not more than thirty (30) feet, provided that the other portion is not a Resource Protection District. The space and bulk regulations of the districts shall apply to the land within those districts and are not subject to the thirty (30) foot provision.

(c) *Division of lots by municipal boundaries.* When a lot is situated in part in the city and in part in an adjacent municipality, the provisions, regulations and restrictions of this Code shall be applied to that portion of such lot as lies in the city.