

permitted only after the issuance of a conditional permit in accordance with article X of this Code, and the project is reviewed and approved pursuant to development review under article XIII.

- (7) Modifications (ie. relaxation of standards) of setbacks, yards, maximum lot coverage ratios, maximum impervious surface ratios, minimum open space ratios, and maximum building height as contained in subsection (e) may be granted by the board of appeals, planning board, staff review committee and the code enforcement official pursuant to articles V, VII, VIII, IX, and XIII of this Code.

(Ord. No. 89-3, 4-7-89; Ord. No. 90-3, 5-17-90; Ord. No. 92-12, 6-4-92; Ord. No. 92-18, 9-10-92; Ord. No. 92-27, 11-19-92; Ord. No. 93-1, 2-4-93; Ord. No. 93-2, 2-4-93; Ord. No. 94-9, 8-18-94; Ord. No. 95-8, 7-20-95; Ord. No. 96-3, 4-18-96; Ord. No. 97-3, 5-15-97; Ord. No. 97-7, 9-11-97; Ord. No. 98-6, 7-2-98; Ord. No. 99-16, 10-12-99; Ord. No. 99-18, 11-20-99; Ord. No. 00-19, 10-5-00; Ord. No. 04-07, 4-15-04; Ord. No. 05-07, 3-17-05)

**Editor's note:** See editor's note at article XI.

### **Sec. 17. Mill district (M).**

- (a) *Statement of purpose.* The purpose of the mill district is to develop a major employment center in the downtown by fostering the development of mixed use commercial enterprises and appropriate high-density residential areas while preserving and restoring historic buildings and properties. Developments located within this district should enhance the commercial, cultural, educational and residential vitality of the downtown and link the downtown to the riverfront through a series of pedestrian corridors, pocket parks and open spaces, utilizing the historic canal system, with expanded arts and recreational amenities.
- (b) *Applicability.* The standards of the mill district shall apply to all land shown on the "Official Zoning Map of the City of Lewiston" as being located within a mill district.
- (c) *Permitted uses.* In a mill district, any new building or structure which is constructed, any existing building or structure or part thereof which is used, altered or enlarged and any parcel of land, whether in whole or in part, may be used for one or more of the following:
  - (1) Academic institutions, including buildings or structures for classroom, administrative laboratory, art, theater, dining services, library, bookstores and student recreational uses, together with buildings accessory to the foregoing permitted principal buildings or structures;
  - (2) Drinking place;
  - (3) Accessory buildings and uses;
  - (4) Art and craft studios;
  - (5) Building and construction contractors provided there is no exterior storage of materials or equipment visible from all abutting properties and public streets;
  - (6) Business offices;
  - (7) Commercial parking facilities;

- (8) Day care centers;
- (9) Multifamily dwellings in accordance with the standards of article XIII;
- (10) Restaurants (except drive-in restaurants);
- (11) Family day care homes;
- (12) Fully enclosed automotive services, except repair and involving no exterior storage;
- (13) Gasoline service stations;
- (14) Home occupations;
- (15) Hotels, motels and inns;
- (16) Light industrial uses;
- (17) Lumber and building materials dealer;
- (18) Medical clinics;
- (19) Mixed use structures;
- (20) Mortuary or funeral parlors;
- (21) Movie theaters;
- (22) Municipal buildings and facilities;
- (23) Museums, libraries and nonprofit art galleries and theaters;
- (24) Office buildings;
- (25) Personal services;
- (26) Photography studios;
- (27) Places of indoor assembly, amusement or culture;
- (28) Private or commercial schools including business colleges;
- (29) Private industrial/commercial developments;
- (30) Professional offices;
- (31) Public community meeting and civic function buildings including auditoriums;
- (32) Fully enclosed recycling and reprocessing facilities with no outside storage;
- (33) Religious facilities including churches, synagogues and other houses of worship, rectories and parsonages and church-affiliated community purpose facilities;
- (34) Research, experimental or testing laboratories related to a permitted use;
- (35) Retail stores;
- (36) Self-storage facilities;
- (37) Student dormitories;

- (38) Community gardens;
- (39) Transportation facilities (except those that include truck transportation as classified under use group 484, NAICS 1997);
- (40) Transit and ground transportation facilities;
- (41) Wholesale, warehouse and distribution facilities;
- (42) Printing facilities including newspaper publishers and information services;
- (43) Congregate care/assisted living facilities.

(d) *Conditional uses.* In a mill district, any new building or structure which is constructed, any existing building or structure or part thereof which is used, altered or enlarged and any parcel of land, whether in whole or in part, may be used for one or more of the following uses only after the issuance of a conditional use permit in accordance with article X of this Code:

- (1) Industrial uses;
- (2) Motor freight transportation facilities;
- (3) Commercial recreation facilities;
- (4) Nursing or convalescent homes;
- (5) Reservoirs, pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface;
- (6) Utility structures--Transformer stations, high voltage power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use.

(e) *Spaces and bulk standards.*

TABLE INSET:

Minimum lot size		
	all uses	None
Minimum lot area per dwelling unit		
	all residential uses	None
Minimum frontage		
	all uses	25 feet
Minimum front setback		
	all uses	NoneMinimum front yard
	all uses	None
Minimum side and rear setbacks		
	all uses	None
Minimum side and rear yards (required on one side only)		

	all uses	None
Maximum lot coverage ratio		100.0
Minimum open space ration		None
Maximum building height		
	All uses	100 feet
Minimum distance between buildings on the same lot		BOCA requirements

(f) *Additional standards.* Any building, structure or use of land within the mill district shall comply with the following standards:

- (1) The general performance standards of article XII shall apply.
- (2) Modifications (ie. relaxation of standards) of setbacks, yards, maximum lot coverage ratios, maximum impervious surface ratios, minimum open space ratios, and maximum building height as contained in subsection (e) may be granted by the board of appeals, planning board, staff review committee and the code enforcement official pursuant to articles V, VII, VIII, IX, and XIII of this Code.

(Ord. No. 00-19, 10-5-00; Ord. No. 05-07, 3-17-05)

### **Sec. 18. Resource conservation district (RC).**

- (a) *Statement of purpose.* The purpose of the resource conservation district is to protect fragile ecological systems, vulnerable areas and areas of unique natural or scenic value from development or use which would adversely affect water quality, productive or unique wildlife and aquatic habitat, biotic systems, ecological relationships or scenic and natural values or which would create unreasonable risks to the public safety and welfare due to flooding, earth movement or slides or unstable soil conditions. To accomplish this purpose, uses are permitted which avoid disruption of the natural environment and are compatible with the natural risks associated with development within these areas while allowing productive use to be made of the land.
- (b) *Applicability.* The standards of the resource conservation district shall apply to all land shown on the "Official Zoning Map, City of Lewiston" as being located within a resource conservation district.
- (c) *Permitted uses.* In a resource conservation district, any new building or structure which is constructed, any existing building or structure or part thereof which is used, altered or enlarged and any parcel of land, whether in whole or in part, may be used for one or more of the following:
  - (1) Public or private facilities for nonintensive outdoor recreation;
  - (2) Forest management and timber harvesting activities in accordance with the standards of article XII;
  - (3) Agriculture;
  - (4) Preservation of historic areas;