

**LEWISTON CITY COUNCIL WORKSHOP AND SPECIAL MEETING AGENDA**

**CITY COUNCIL CHAMBERS, CITY HALL**

**TUESDAY, JUNE 12, 2018**

**6:00 p.m. Workshop**

Pledge of Allegiance to the Flag.

**WORKSHOP**

1. Presentation by Jobs for Maine Graduates
2. Lewiston Commercial Historic District
3. Proposed Modification to NCA Zoning District
4. Ordinance Amendment – Trailers

**SPECIAL MEETING**

- ES-1. Executive Session to discuss labor negotiations regarding the Maine Association of Police – Patrol Unit.

LEWISTON CITY COUNCIL  
WORKSHOP AGENDA  
TUESDAY, JUNE 12, 2018  
6:00 PM

1. Presentation by Jobs for Maine Graduates – 20 minutes

Representatives of Jobs for Maine Graduates approached Council President Cloutier and requested the opportunity to make a presentation about this program and the work being done at Lewiston High School. Michelle Bourne, who coordinates the LEAP (Learn, Earn, Achieve Potential) Program and several program participants will be present.

2. Lewiston Commercial Historic District – 5 minutes

As you may recall, the owner of 197 Lisbon Street is interested in renovating this property to create market housing on the upper stories with first floor commercial space. The feasibility of this project is at least partially dependent on the availability of historic tax credits. The building, however, is not individually eligible for listing on the National Register; however, if it was to be located within a National Register Historic District, it would be considered a contributing structure. Given this, the City Council authorized a grant application to the Maine Historic Preservation Commission to support a study of nominating a portion of Lisbon and Main Street as a National Register Historic District. Maine Preservation is now considering the designation of such a district. See attached map. As the owner of a building within the district (the portion of the Library fronting on Lisbon Street), the City has the ability to object to the district. If a majority of the owners within the district object, it will not become a listed district. See the attached letter from Maine Historic Preservation. At this time, therefore, we need to determine if the Council is interested in considering objecting to this designation.

3. Proposed Modification to NCA Zoning District – 30 minutes

Mayor Bouchard has asked that the Council revisit a potential zoning change that would eliminate the development of new duplexes and the potential conversion of single family homes to duplexes in the Neighborhood Conservation A District that was not supported when it was discussed several years ago. The impetus behind the proposal is a concern that our Code should work to maintain the NCA zone as a predominantly single-family hopefully owner occupied zone and should not allow for "creeping" changes at certain locations within the zone that, over time, could reduce the number of owner occupied structures, given that converting properties to duplex rental properties can lower the rate of owner occupation with negative effects on the area. See the attached information from the Planning Office.

4. Ordinance Amendment – Trailers – 10 minutes

The City's current Code generally prohibits parking commercial vehicles on residential property when not in use, including enclosed trailers. We've been asked to consider allowing one trailer to be parked on residential properties. Please see attached memo.

5. Executive Session – Labor Negotiations – Police Patrol



MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

PAUL R. LEPAGE  
GOVERNOR

KIRK F. MOHNEY  
DIRECTOR

30 May 2018

EDWARD BARRETT, ADMINISTRATOR  
CITY OF LEWISTON  
CITY BUILDING - 27 PINE STREET  
LEWISTON ME 04240

Re: Lewiston Commercial Historic District  
Owner spreadsheet and district map enclosed

Administrator Barrett:

We are pleased to inform you that property owned by the City of Lewiston is located in the above-named district which will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing a historic district in accordance with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing a district may submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property within the district and objects to the listing of the district. Each owner or partial owner of private property within the district has one vote regardless of what part of the property that party owns. If a majority of private property owners object, a district will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the district for listing in the National Register. If the district is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of the district, the notarized objection must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 55 Capitol Street, Station #65, Augusta, Maine 04333, by July 26, 2018.



PAUL R. LEPAGE  
GOVERNOR

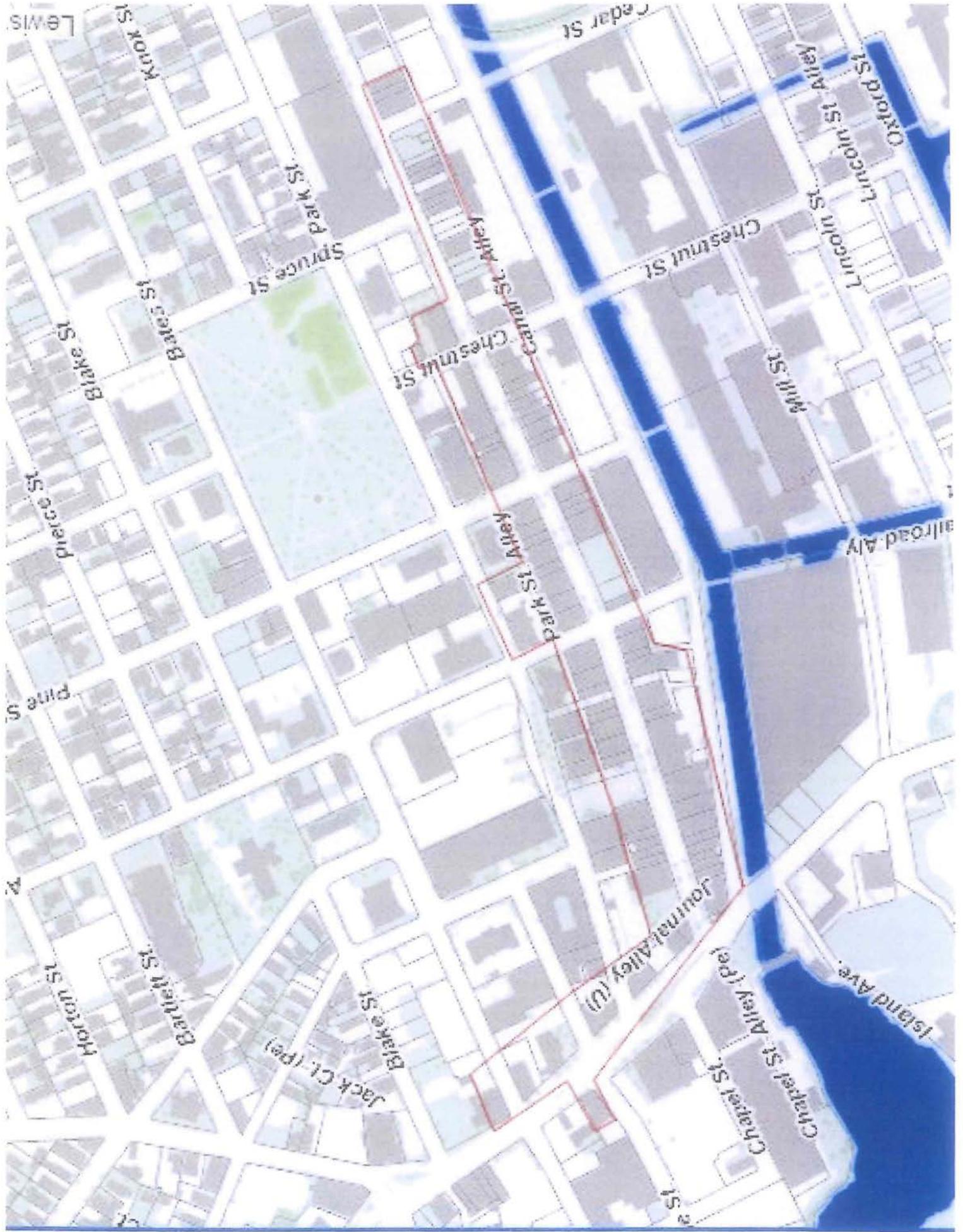
MAINE HISTORIC PRESERVATION COMMISSION  
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04333

KIRK F. MOHNEY  
DIRECTOR

## FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.





## EXECUTIVE DEPARTMENT

**Edward A. Barrett, City Administrator**  
**Phil Nadeau, Deputy City Administrator**

June 7, 2018

To: Honorable Mayor and Members of the City Council  
 Fr: Edward A. Barrett  
 Su: Request to Initiate Zoning and Land Use Code Amendment – Duplexes in Neighborhood Conservation A District

Mayor Bouchard has asked that the Council reconsider an amendment to our Zoning and Land Use Code that would either eliminate or restrict the development of new duplexes and the potential conversion of single family homes to duplexes in the Neighborhood Conservation A District. Such conversions are now permitted under certain circumstances as outlined below.

The concern is that our Code should work to maintain the NCA zone as a predominantly single-family hopefully owner occupied zone and should not allow for “creeping” changes at certain locations within the zone that, over time, could reduce the number of owner occupied structures given that converting properties to duplex rental properties can lower the rate of owner occupation with negative effects on the area.

The current applicable provisions of our Code are:

Article XI District Regulations Sec. 6. states the purpose of the Neighborhood conservation "A" district (NCA) is to promote neighborhood stability by requiring the development of new buildings or the reuse or conversion of existing buildings to conform to the type and density of housing existing within the immediate neighborhood. The standards of the district restrict housing to single-family detached dwellings unless the existing pattern of use in the immediate neighborhood is two-family or predominantly multifamily dwellings.

Sec. 22 states that a parcel in the NCA may be developed with a two-family dwelling only if both of the following criteria are met:

- a. More than 50 percent of the impacted properties<sup>1</sup> that are developed contain residential structures with two or more dwelling units; and
- b. More than 50 percent of the adjoining properties that are developed contain residential structures with two or more dwelling units.

An existing single-family dwelling may be converted to a two-family dwelling only if both of the following criteria are met:

- a. Forty percent or more of the impacted properties that are developed contain residential structures with two or more dwelling units; and

<sup>1</sup> Impacted property means a lot which has frontage on the same street(s) as the lot in question and lies, in whole or in part, within five hundred (500) feet of any property line of the subject lot.

b. Forty percent or more of the adjoining properties that are developed contain residential structures with two or more dwelling units.

A review of the properties currently zoned NCA using the city's GIS mapping shows there are approximately 6,384 lots in the zone, including vacant lots and lots developed with various use types. Of these, 566 lots have existing two-family dwellings. In addition, there are 401 vacant lots in the zone, some of which would likely meet the frontage and lot square footage requirements to support construction of a duplex; another 770 existing single family homes also meet the frontage and lot size requirements to convert to a duplex. However, each of these properties would also need to meet the other requirements for a duplex – for new construction, this requires that 50% of the developed impacted and 50% of the developed adjoining properties would have to be developed with two or more dwelling units; for existing single family homes, the applicable percentage for both is 40%. Given that about 900 properties meet the frontage and lot size requirements, each of these would have to be separately reviewed to determine whether they meet the applicable multi-family percentages for adjacent and impacted properties. Such a review would require significant staff time.

Code has reviewed its records and identified two duplexes added in the zone since 2002.

A number of alternatives are available to the Council including making no change, eliminating the NCA's provisions that allow for duplexes, or a set of final options that would analyze each area of the community that is zoned as NCA and specify areas that would or would not allow for duplexes and the standards for them.

An amendment that would eliminate future duplex creation in this zone is attached that modifies the district purpose as outlined in Section 6 above and eliminates the language in Section 22 above. If any change is adopted, we should also strive to simplify our code given the current complexities of determining whether an individual property does or does not meet the required conditions for development or conversion of a property to a two-family property. For example, the NCA could be split into two separate zoning districts, one of which allowed duplexes by right (assuming road frontage and square footage requirements could be met) and one which does not.

At this point, the Council should determine if it wishes to initiate a zone change and the extent of the change that is desired.



## CITY OF LEWISTON

### Department of Planning & Code Enforcement

**TO:** Mayor Bouchard and Members of the City Council

**FROM:** Doug Greene, AICP, RLA; City Planner/Deputy Director

**DATE:** June 12, 2018

**RE:** Zoning and Land Use Code Amendment:  
Two-family dwellings in the Neighborhood Conservation "A" (NCA) district

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Staff has been asked to prepare an amendment to the Zoning and Land Use Code that eliminates the development of two-family dwellings and the potential conversion of single family homes to two-family dwellings in the Neighborhood Conservation "A" (NCA) District. Such conversions are currently permitted if specific locational criteria are met.

Constituents of a City Councilor have expressed concern that the NCA district should work to maintain a predominantly single-family zoning district and should not allow for conversions regardless if existing patterns of use in the immediate neighborhood consist of two-family dwellings. The NCA is predominately a single family dwelling district with approximately 72% of developed lots consisting of single family homes, 12% consisting of two or more units, and 7% that are presumably undeveloped. The proposed amendment will encourage and ensure that the NCA remains a single family district by not allowing for new development or conversions of structures into two-family dwellings. Two-family dwellings will still be allowed as a permitted use in the Medium Density Residential (MDR), Neighborhood Conservation "B" (NCB), Office Residential (OR), Downtown Residential (DR) districts and in the Highway Business (HB) district where they would be limited to conversions of existing single family dwellings.

The proposed amendment will also simplify the code given the current complexities of determining whether an individual property does or does not meet the required conditions for development or conversion of a property to a two-family dwelling. Article XI, Section 22 states that a parcel in the NCA may be developed with a two-family dwelling or an existing single-family dwelling may be converted to a two-family dwelling only if specific criteria are met when reviewing other properties which have frontage on the same street(s) as the lot in question and lie, in whole or in part, within five hundred (500) feet of any property line of the subject lot. Historically, these criteria have been difficult to meet and have resulted in very few conversions or new development of two-family dwellings in the NCA. The proposed amendment will streamline the process, making it easier to advise property owners of their options for development and provide more certainty regarding the future development pattern of neighborhoods in the NCA. This amendment would not affect the ability to create in-law apartments in this zone as governed by separate Code provisions.

**STAFF EVALUATION-**

The Staff performed a GIS evaluation that selected all the parcels zoned Residential Conservation “A” (RCA) and then grouped and highlighted in red all multi-family parcels (duplexes, three units and apartments) within the RCA district. (See attached map) The GIS analysis reveals clusters of multi-family in certain areas of the RCA district. The Staff also did a preliminary search of building permits for either new duplexes or conversions of single family homes into duplexes within the RCA district and found 2 building permits for duplexes since 2002. All the parcels were evaluated by their Land Use Code and broken down into either single family, multi-family, vacant or other land uses. The breakdown of the major Land Use categories is found in the following chart:

**LAND USE BREAKDOWN FOR PARCELS  
IN THE RESIDENTIAL CONSERVATION “A” DISTRICT**

Land Use Type in the RCA District	Land Use Code	# Parcels	% of District
Single Family Total	101	4,634	72.60%
Duplexes	102	566	8.86%
Three Unit	103	112	1.60%
Apartments	111-12	129	2.02%
<b>MF Total</b>		<b>807</b>	<b>12.48%</b>
Condos	104	16	0.20%
Mobile Homes	105-6	42	0.60%
SF w/ In Law	110	66	1.72%
Vacant Res.	130	401	6.28%
Vacant- Comm/Ind	131-33	23	0.36%
<b>Vacant Total</b>		<b>424</b>	<b>6.64%</b>
Commercial/Ind	300's	44	0.68%
Other....	Various	283	4.50%
<b>Totals</b>		<b>6,384</b>	<b>100.00%</b>



Single Family  
Parcels



Multi-Family  
Parcels



Vacant  
Parcels

**STAFF RECOMMENDATION/OPTIONS-**

Based on a preliminary evaluation the Staff proposes the following options:

1. Do nothing and leave the current regulation in place.
2. Approve the proposed text amendment and prohibit the development of duplexes or the conversion of single family homes into duplexes in the Neighborhood Conservation “A” district.
3. Direct Staff to consider other options such as overlays, rezoning certain multi-family cluster areas or to pursue additional study and analysis.

Planning and Code Enforcement Staff will be available at the meeting for any questions.

## **AN ORDINANCE PERTAINING TO TWO-FAMILY DWELLINGS IN THE NEIGHBORHOOD CONSERVATION “A” DISTRICT**

### **REASONS FOR THE PROPOSED AMENDMENT**

The proposed amendment eliminates the development of two-family dwellings and the potential conversion of single family homes to two-family dwellings in the Neighborhood Conservation “A” (NCA) District. Such conversions are currently permitted if specific locational criteria are met.

Constituents of a City Councilor have expressed concern that the NCA district should work to maintain a predominantly single-family zoning district and should not allow for conversions regardless of whether existing patterns of use in the immediate neighborhood consist of two-family dwellings. Two-family dwellings will still be allowed as a permitted use in the Medium Density Residential (MDR), Neighborhood Conservation “B” (NCB), Office Residential (OR), Downtown Residential (DR) districts, and in the Highway Business (HB) district limited to conversions of existing single family dwellings.

The proposed amendment would also simplify the code given the current complexities of determining whether an individual property does or does not meet the required conditions for development or conversion of a property to a two-family property. This amendment would not affect the ability to create in-law apartments in this zone as governed by separate Code provisions.

### **CONFORMANCE WITH 2017 COMPREHENSIVE PLAN**

This proposed text amendment is in conformance with the following 2017 Legacy Lewiston’s growth sector description.

#### **1. G-2 Controlled Growth Sector (Page 125)**

“Controlled Growth Sectors are areas that are developed with low- to medium-density neighborhoods that should remain “as is”. Typically conventional suburban development patterns of primarily detached single-family houses with limited multifamily and commercial opportunities define this area. This sector includes some of the City’s current Suburban Residential and Medium Density Residential zones as well as the Neighborhood Conservation “A” (RCA) zone. All of these zones are anticipated to remain as conventional use-based districts.”

Note: In general, the 2017 Comprehensive Plan is much more focused on a goal of providing “a greater array of housing choices and more urban living options”<sup>1</sup>,

### **STAFF EVALUATION-**

The Staff performed a GIS evaluation that selected all the parcels zoned Residential Conservation “A” (RCA) and then grouped and highlighted in red all multi-family parcels (duplexes, three units and apartments) within the RCA district. (See attached map) The GIS analysis reveals clusters of multi-family in certain areas of the RCA district. The Staff also did a preliminary search of building permits for either new duplexes or conversions of single family homes into duplexes within the RCA district and found 2 building permits for duplexes since 2002. All the parcels were evaluated by their Land Use Code and broken down into

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<sup>1</sup> Legacy Lewiston, Strengthen Neighborhoods and Expand Housing Choices, page 172

either single family, multi-family, vacant or other land uses. The breakdown of the major Land Use categories is found in the following chart:

**LAND USE BREAKDOWN FOR PARCELS IN THE RESIDENTIAL CONSERVATION “A” DISTRICT**

Land Use Type in the RCA District	Land Use Code	# Parcels	% of District	
<b>Single Family Total</b>	101	<b>4,634</b>	<b>72.60%</b>	← Single Family Parcels
Duplexes	102	566	8.86%	
Three Unit	103	112	1.60%	← Multi-Family Parcels
Apartments	111-12	129	2.02%	
<b>MF Total</b>		<b>807</b>	<b>12.48%</b>	
Condos	104	16	0.20%	
Mobile Homes	105-6	42	0.60%	
SF w/ In Law	110	66	1.72%	← Vacant Parcels
Vacant Res.	130	401	6.28%	
Vacant-Comm/Ind	131-33	23	0.36%	
<b>Vacant Total</b>		<b>424</b>	<b>6.64%</b>	
Commercial/Ind	300's	44	0.68%	
Other....	Various	283	4.50%	
<b>Totals</b>		<b>6,384</b>	<b>100.00%</b>	

**STAFF RECOMMENDATION/OPTIONS-** Based on a preliminary evaluation the Staff proposes the following options:

1. Do nothing and leave the current regulation in place.
2. Approve the proposed text amendment and prohibit the development of duplexes or the conversion of single family homes into duplexes in the Neighborhood Conservation “A” district.
3. Direct Staff to consider other options such as overlays, rezoning certain multi-family cluster areas or to pursue additional analysis and study.

**AN ORDINANCE PERTAINING TO TWO-FAMILY DWELLINGS IN THE  
NEIGHBORHOOD CONSERVATION "A" DISTRICT**

**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 XI. DISTRICT REGULATIONS**

**Sec. 6. Neighborhood conservation "A" district (NCA).**

- (a) *Statement of purpose.* The purpose of the neighborhood conservation "A" district is to promote neighborhood stability by requiring the development of new buildings or the reuse or conversion of existing buildings to conform to the type and density of housing existing within the immediate neighborhood. The standards of the district restrict housing to single-family detached dwellings, ~~unless the existing pattern of use in the immediate neighborhood is two family or predominantly multifamily dwellings.~~

**Sec. 22. Land Use Requirements.**

- (a) *Land Use Requirements* - All buildings or structures hereafter erected, reconstructed, altered, enlarged, or relocated, and uses of premises shall be in conformity with the provisions of this Code. No building, structures, land or water area shall be used for any purpose or in any manner except as permitted within the District in which such building, structure, land and water area is located. The District designation for a particular site shall be determined and apply to all land shown on the "Official Zoning Map, City of Lewiston".

- (b) *Key to Table*

KEYWORD	DEFINITION
(P)	Allowed/Permitted(the use must be in conformance with all applicable
(C)	Allowed/Permitted only after the issuance of a conditional use permit in accordance with Article X of this Code (the use must be in

Blank/Empty Column	Use not allowed/permitted; space and bulk requirement not applicable
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- (c) *Land Use Table* – uses appearing in the table are part of this Code and set forth the uses allowed in all district.

<b>Land Use Table: All Zoning Districts 10.13.2015</b>	<b>Neighborhood Conservation "A" (NCA)</b>
<b>USES(15)(33)</b>	
Accessory use or structure	P
<b>Commercial-Service</b>	
Veterinary facilities excluding kennels and humane societies	
Veterinary facilities including kennels and humane societies	
Small day care facilities	P(22)
Day care centers	-
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	
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	
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	
Registered dispensary(27)	
Registered primary caregivers engaged in the cultivations of medical marijuana for two to five registered patients.	
Tattoo Establishments	
<b>Industrial</b>	
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)	
<b>Transportation</b>	
Airports or heliports	
Commercial parking facilities	
Transit and ground transportation facilities	
Transportation facilities	
<b>Public and Utility</b>	
Pumping stations, standpipes or other water supply uses involving facilities located on or above the ground surface and towers for municipal use	<b>P</b>
Power transmission lines, substations, telephone exchanges, microwave towers or other public utility or communications use	<b>C</b>
Municipal buildings and facilities	<b>C</b>
Preservation of historic areas; emergency and fire protection activities; bridges and public roadways	
Dams	

<b>Institutional</b>	
Religious facilities	<b>P</b>
Cemeteries	<b>P</b>
Congregate care/assisted living facilities, institutions for the handicapped, nursing or convalescent homes, group care facilities	
Hospitals, medical clinics,	
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,	
Civic and social organizations	
Public community meeting and civic function buildings including auditoriums	
<b>Residential</b>	
Single-family detached dwellings on individual residential lots	<b>P</b>
Mobile homes on individual residential lots	
Two-family dwellings	<b>P(37)</b>
Multifamily dwellings in accordance with the standards of Article XIII	
Single-Family attached dwelling in accordance with the standards of Article XIII	
Mixed single-family residential developments in accordance with the standards of Article XIII	
Mixed residential developments in accordance with the standards of Article XIII	
Mixed use structures	
Lodging houses	
Home occupations	<b>P</b>
Bed and breakfast establishments as a home occupation	<b>P</b>
In-law apartments in accordance with the standards of Article XII	<b>P</b>
Single family cluster development	
Family day care home	<b>P</b>
Shelters	

<b>Natural Resource</b>	
Agriculture	
Farm Stands	
Forest management and timber harvesting activities in accordance with the standards of Article XIII	<b>P</b>
Earth material removal	
Community gardens(20)	<b>P</b>
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	
<b>Recreation</b>	
Campgrounds	
Public or private facilities for non-intensive outdoor recreation	<b>C</b>
Commercial outdoor recreation and drive-in theaters	
Fitness and recreational sports centers as listed under NAICS Code 713940	

*Land Use Table Notes*

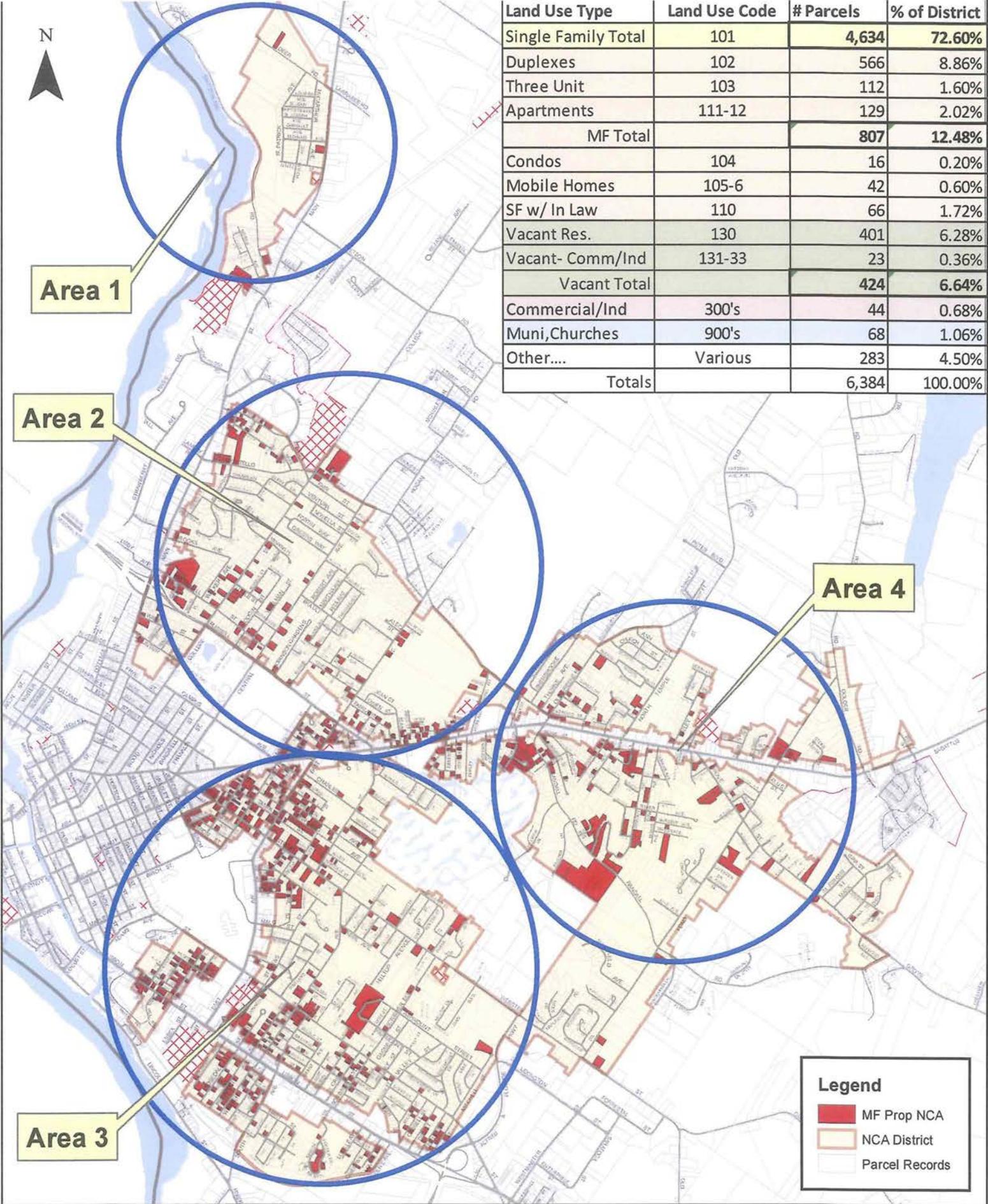
(37) ~~A parcel may be developed with a two-family dwelling, only if both of the following criteria are met:~~

- ~~a. More than 50 percent of the impacted properties that are developed contain residential structures with two or more dwelling units; and~~
- ~~b. More than 50 percent of the adjoining properties that are developed contain residential structures with two or more dwelling units.~~

~~An existing single-family dwelling may be converted to a two-family dwelling only if both of the following criteria are met:~~

- ~~a. Forty percent or more of the impacted properties that are developed contain residential structures with two or more dwelling units; and~~
- ~~b. Forty percent or more of the adjoining properties that are developed contain residential structures with two or more dwelling units.~~

(Reserved).



Land Use Type	Land Use Code	# Parcels	% of District
Single Family Total	101	4,634	72.60%
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Vacant- Comm/Ind	131-33	23	0.36%
Vacant Total		424	6.64%
Commercial/Ind	300's	44	0.68%
Muni,Churches	900's	68	1.06%
Other....	Various	283	4.50%
Totals		6,384	100.00%

Area 1

Area 2

Area 4

Area 3

**Legend**

- MF Prop NCA
- NCA District
- Parcel Records

# NCA District- Land Use Analysis



# CITY OF LEWISTON

## Department of Planning & Code Enforcement

**TO: Mayor and Members of the City Council**

**FROM: Douglas Greene, AICP, RLA; City Planner/Deputy Director**

**DATE: June 12, 2018**

**RE: Workshop Discussion of Commercial Parking in a Residential Zone**

The Lewiston Zoning and Land Use currently limits the parking of commercial vehicles in residential zones to one small single axle passenger and utility type van or pick-up truck and reads as follows:

**Article V. Administration and Enforcement, Section 3 General Provision-** (Commercial parking in a residential zone)

*(o) No lot in any residential zoning district may contain any vehicle utilized for commerce which is parked thereon when not in use except for one passenger-type van, small utility van or pickup truck (but not including tow trucks or ambulances).*

Staff has been asked to consider and prepare a possible text amendment to expand this provision in the zoning ordinance to allow the parking of enclosed trailers in residential zones. To the Staff, the expansion of this use seems reasonable given the common use of enclosed snowmobile, construction, and other trailer types frequently used by property owners. The Staff proposes to allow enclosed trailers in order to limit visual clutter and to limit the size to no longer than 16 feet in length in order to keep the scale reasonable.

The proposed text amendment would read:

*(o) No lot in any residential zoning district may contain any vehicle utilized for commerce which is parked thereon when not in use except for one passenger-type van, small utility van or pickup truck, and one enclosed trailer not to exceed 16 feet in length (but not including tow trucks or ambulances).*

**STAFF RECOMMENDATION:**

The Staff feels the request is reasonable and supports the text amendment, which would allow the parking of one commercial enclosed trailer, no longer than 16 feet in a residential zone for the following reasons:

- It would allow a modest increase in the type of commercial parking allowed to an enclosed trailer
- It would limit the size to be no longer than 16 feet in length
- It would minimize the visual impact on surrounding properties by requiring the trailer to be enclosed

# LEWISTON CITY COUNCIL

## MEETING OF JUNE 12, 2018

**AGENDA INFORMATION SHEET:**

**AGENDA ITEM NO. ES-1**

**SUBJECT:**

Executive Session to discuss labor negotiations regarding the Maine Association of Police - Patrol Unit.

**INFORMATION:**

The Maine State Statutes, Title 1, section 405, define the permissible grounds and subject matters of executive sessions for public meetings.

**APPROVAL AND/OR COMMENTS OF CITY ADMINISTRATOR:**

The City Administrator recommends approval of the requested action.

*EAB/KMM*

**REQUESTED ACTION:**

1	2	3	4	5	6	7	M
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To enter into an Executive Session pursuant to MRSA Title 1, section 405 (6) (D) to discuss Labor Negotiations regarding the Maine Association of Police - Patrol Unit.