Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
May 28, 2025 - 5:30 PM
Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501

Seating will be available on a first-come, first-served basis.

I. CALL TO ORDER

II. CITIZENS COMMENTS

An opportunity for citizens to address the Commission with comments and/or questions about Planning and Zoning Commission-related matters that are not a public hearing action item on this agenda. Citizens are asked to limit their time to three (3) minutes each.

III. ACTIVE AGENDA

A. APPROVAL OF MAY 14, 2025 MEETING MINUTES (ACTION ITEM)

**B. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONING CODE AMENDMENT ZA-02-25, AMENDING THE DEFINITION OF SINGLE FAMILY DWELLING (ACTION ITEM):: ** The Commission will consider an amendment to Lewiston Zoning Code definition of "dwelling, single family" to include a tiny house, as defined in the International Residential Code. - Action Item ()

C. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONING CODE AMENDMENT ZA-03-25 PRESCHOOL (ACTION ITEM): : The Commission will consider amendments to Lewiston Zoning Code Chapter 37. These amendments include adding definitions for Preschool Facility and School, allowing a preschool as a permitted use in various zoning districts, removing a preschool as a conditional use in various zoning districts and amending the special conditions applicable to preschools and other uses. The Commission will recommend either approval or denial of ZA-03-05 to the City Council. - Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A. SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING JUNE 11, 2025 (PUBLIC HEARING FOR A CONDITIONAL USE PERMIT FOR A DAYCARE CENTER).

V. ADJOURNMENT - Action Item - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.

May 14, 2025

The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. Chair Iacoboni called the meeting to order at 5:30 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Emily Wolf, Vice Chair; Kevin Kelly; Cynthia Ball; Kathy Branson; Shaunita Cable;

COMMISSIONERS EXCUSED: Maureen Anderson;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney

II. CITIZENS COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF APRIL 09, 2025 MEETING MINUTES (ACTION ITEM)

Commissioners Branson and Ball moved and seconded, respectively, approval of the April 09, 2025 meeting minutes as written. The motion carried 5-0-1 with Commissioner Cable abstaining.

B. CONSIDERATION OF CHANGES TO ZA-02-25, TINY HOUSES (ACTION ITEM):

Staff Hollinghead provided a verbal summary of potential zoning code changes to ZA-02-25, Tiny Houses, and stated she would start the public hearing process.

C. CONSIDERATION OF INITIATION OF ZONING CODE AMENDMENT ZA-03-25 PRESCHOOL (ACTION ITEM):

Staff Hollinghead provided a verbal summary of potential zoning code changes to ZA-03-25.

After discussion, Commissioners Kelly and Anderson moved and seconded, respectively, to initiate Zoning Code amendments to make the Lewiston Zoning Code amendments as recommended in ZA-03-25. The motion carried 5-0.

D. PRELIMINARY PLAT FOR RIDGELINE SUBDIVISION AND THE CONSIDERATION OF THE ASSOCIATED REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS (ACTION ITEM):

City Surveyor Mark Weigand verbally summarized the request for the Planning and Zoning Commission.

Commissioners Ball and Wolf moved and seconded, respectively, to recommend approval of the Ridgeline Subdivision preliminary plat and to approve the related Reasoned Statement. The motion carried 6-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the May 28, 2025 meeting.
All commissioners in attendance should be in attendance for the May 28, 2025 meeting besides Commissioners Wolf, Kelly, and Anderson.

V. ADJOURN

There being no further business, Commissioners Branson and Kelly moved and seconded, respectively, to adjourn. The motion carried 6-0 and the Planning and Zoning Commission adjourned at approximately 5:54 p.m.

RESPECTFULLY SUBMITTED,

_____	_____
Dawn Ortiz,	Chairperson or Acting Chairperson
Recording Secretary	Planning and Zoning Commission

Approved this _____ day of _____, 2025.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Lewiston Planning and Zoning Commission will conduct a public hearing at which you may provide comments/testimony on

Wednesday May 28, 2025 at 5:30 pm.

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501

Seating will be available on a first-come, first-served basis.

This public hearing will be to determine approval or denial of the following proposal:

ZA-02-25, ZONING CODE AMENDMENT AMENDING THE DEFINITION OF SINGLE FAMILY DWELLING (ACTION ITEM): The Commission will consider an amendment to the Zoning Code definition of "dwelling, single family" to include a tiny house, as defined in the International Residential Code.

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Joel Plaskon at the Community Development Department at jplaskon@cityoflewiston.org or (208) 746-1318, ext. 7202.

Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday May 27, 2025** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

Comments/Testimony for public hearings may also be given in-person at the meeting, during the public hearing.

Public Hearing notice publication date: Sunday May 11, 2025.

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CITY ORDINANCE NO. 4947

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 37-3 RELATING TO THE DEFINITION OF "DWELLING"; AMENDING LEWISTON CITY CODE SECTION 23-25 RELATING TO THE DEFINITION OF "RECREATIONAL VEHICLE"; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: Lewiston City Code § 37-3 is hereby amended as follows:

Sec. 37-3. - Definitions.

As used in this chapter:

. . .

Dwelling, single-family means a detached building containing one (1) dwelling unit or one (1) dwelling unit with an accessory apartment and shall include a class A manufactured home as defined herein; a tiny house, as defined in and built to the standards of the International Residential Code, as adopted in Chapter 10 of this Code; and any group residence in which eight (8) or fewer unrelated mentally and/or physically handicapped or elderly persons reside and who are supervised at the group residence in connection with their handicap or age-related infirmity, pursuant to Idaho Code § 67-6531~~, but shall not include a tiny house, as defined herein~~.

. . .

SECTION 2: Lewiston City Code § 23-25 is hereby amended as follows:

Sec. 23-25. - Definitions.

For the purposes of this article, the following words and phrases shall have the following meanings:

. . .

Recreational vehicle (RV): A vehicular type unit primarily designed as temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle, ~~except any park model recreational vehicle,~~ or as defined in Idaho Code Title 39, Chapter 42 as may be amended from time to time. The basic entities are travel trailer, camping trailer, fifth-wheel ~~camper~~ trailer, park model recreational vehicle, and motor home or as listed in the definition of recreational vehicle in Idaho Code Title 39, Chapter 42 as may be amended from time to time. For the purposes of this article, RVs shall be classified as either dependent, meaning an RV that does not contain toilet and/or bathing facilities, or independent, meaning an RV that contains toilet and/or bathing facilities.

...

SECTION 3: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this _____ day of _____, 2025.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

_____
Tanya M. Brocke, City Clerk

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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING
2ND FLOOR MEETING ROOM,
215 D STREET LEWISTON, ID 83501

Seating will be available on a first-come, first-served basis.

This public hearing will be to determine approval or denial of the following proposal:

ZA-03-25, ZONING CODE AMENDMENT AMENDING VARIOUS SECTIONS OF CHAPTER 37 OF CITY OF LEWISTON CODE ALLOWING PRESCHOOL AS A PERMITTED USE (ACTION ITEM): The Commission will consider an amendment to the Zoning Code adding a definition of "preschool facility" and "school", and amending code sections 37-19, 37-27, 37-35, 37-43 and 37-51 allowing a preschool as a permitted use in various zoning districts and amending code sections 37-20, 37-28, 37-36, 37-44 and 37-51 removing preschool as a conditional use in various zoning districts and amending code section 37-20.1 related to the special conditions applicable to mortuaries, churches, schools, daycares and preschools.

FOR FURTHER INFORMATION ABOUT THIS PROPOSAL contact Katie Hollingshead at the Community Development Department at khollingshead@cityoflewiston.org or (208) 746-1318, ext. 7261.

Submission of Written Comments/Testimony: To ensure that written comments can be forwarded to the Planning and Zoning Commission and relevant city staff prior to the hearing, please submit comments/testimony no later than **5:00 p.m. on Tuesday May 27, 2025** by: Emailing dortiz@cityoflewiston.org or mailing to: Dawn Ortiz, Community Development Department, PO Box 617, Lewiston, ID 83501.

Comments/Testimony for public hearings may also be given in-person at the meeting, during the public hearing.

Public Hearing notice publication date: Sunday May 11, 2025.

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CITY ORDINANCE NO. 4944

AN ORDINANCE OF THE CITY OF LEWISTON AMENDING LEWISTON CITY CODE SECTION 37-3 TO ADD THE DEFINITION OF "PRESCHOOL FACILITY" AND "SCHOOL"; AMENDING LEWISTON CITY CODE SECTIONS 37-19, 37-27, 37-35, 37-43 AND 37-51 ALLOWING A PRESCHOOL AS A PERMITTED USE IN VARIOUS ZONING DISTRICTS; AMENDING LEWISTON CITY CODE SECTIONS 37-20, 37-28, 37-36, 37-44 AND 37-51 REMOVING A PRESCHOOL AS A CONDITIONAL USE IN VARIOUS ZONING DISTRICTS; AMENDING LEWISTON CITY CODE 37-20.1 RELATED TO THE SPECIAL CONDITIONS APPLICABLE TO MORTUARIES, CHURCHES, SCHOOLS, DAYCARES AND PRESCHOOLS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF LEWISTON, IDAHO:

SECTION 1: Lewiston City Code § 37-3 is hereby amended as follows:

Sec. 37-3. – Definitions.

As used in this chapter:

. . .

Preschool facility means a home or place of structured instruction where educational sessions last no longer than four (4) consecutive hours per day, not governed by the state board of education, where learning and knowledge is imparted to children between the ages of three (3) and six (6) years in preparation for public and/or private education.

. . .

School means an institution or part of an institution that provides instruction to students, has one (1) or more teachers to provide instruction, serves students in one (1) or more grades kindergarten to twelfth (12^{th}) grade, or the ungraded equivalent, and is located in one (1) or more buildings apart from a private home.

. . .

SECTION 2: Lewiston City Code § 37-19 is hereby amended as follows:

Sec. 37-19. – Uses permitted outright.

In an R-1 zone, the following uses and their accessory uses are permitted outright, subject to the provisions of article IV:

...

(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(11~~0~~) Single-family dwelling;

(12~~1~~) Two-family dwelling.

SECTION 3: Lewiston City Code § 37-20 is hereby amended as follows:

Sec. 37-20. – Conditional uses permitted.

In an R-1 zone the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(8) Preschool, subject to the special conditions of section 37.20.1(6) of this Code~~;

(9~~8~~) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(~~10~~9) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(11~~0~~) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of section 37-163(17) of this Code;

(12~~1~~) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 Zone;

(132) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

(143) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of six (6) dwelling units per acre.

SECTION 4: Lewiston City Code § 37-20.1 is hereby amended as follows:

Sec. 37-20.1 – Special Conditions.

(1) Mortuary.

(a) The size of the site is shown to be reasonable for the intended use.

~~(b) Access to the site meets all applicable ordinances.~~

(eb)The abutting/adjacent properties will not otherwise be adversely affected.

~~(d) A site development plan is submitted for review and approval; subsequent development shall be in substantial conformance with the approved development plan.~~

(ec) The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (3300) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within

fifteen (15) days of such notice from any person entitled to notice, a conditional use permit shall be required. The developer shall apply for a condition use permit as provided in article IX of this chapter.

(2) Church.

(a) The size of the site is shown to be reasonable for the intended use.

~~(b) Access to the site meets all the applicable ordinances.~~

(~~e~~b)The abutting/adjacent properties will not otherwise be adversely affected.

(~~d~~c)A church may exceed the height limitations of the zone in which it is located to a maximum of fifty (50) feet, if the total floor area of the building does not exceed one and one-half (1½) times the area of the site and if the yard dimensions in each case are equal to at least two-thirds (2/3) of the height of the principal structure.

~~(e) Site development plan is submitted for review and approval; subsequent development shall be in substantial conformance with the approved development plan.~~

(~~f~~d) The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (33~~0~~0) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within

fifteen (15) days of such notice from any person entitled to notice, a conditional use permit shall be required. The developer shall apply for a conditional use permit as provided in article IX of this chapter.

(3) School.

(a) The size of the site is shown to be reasonable for the intended use.

~~(b) Access to the site meets all applicable ordinances~~.

(~~c~~b) The surrounding property will not otherwise be adversely affected.

~~(d) Site development plan is submitted for review and approval; subsequent development shall be in substantial conformance with the approved development plan.~~

(~~c~~c)The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (33~~0~~0) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within fifteen (15) days of such notice from any person entitled to notice a conditional use permit shall be required. The developer shall apply for a conditional use permit as provided in article IX of this chapter.

...

(5) Day care center, thirteen (13) children or over.

~~(a) A business license is required in accordance with chapter 21 of this Code~~.

(~~b~~a) The size of the site is shown to be reasonable for the intended use.

~~(c) Access to the site meets all applicable ordinances~~.

(~~d~~b) The surrounding property will not otherwise be adversely affected.

(~~e~~c) Off-street parking and pick-up/drop-off area shall be provided.

(6) Preschool.

~~(a) Approval of a conditional use permit from the planning and zoning commission is required. This requires a public hearing before the planning and zoning commission.~~

~~(b) A business license is required, including a criminal history check for all employees, volunteers and people over twelve (12) years of age living on the premises.~~

~~(c) Compliance with state regulations, Uniform Building Codes and city standards is required.~~

(~~d~~a) The size of the site is shown to be reasonable for the intended use.

(~~e~~b) Parking and access to the site meet all applicable ordinances.

(~~f~~c) The surrounding property will not otherwise be adversely affected.

(d) The developer of the proposed project shall contact all property owners and tenants within three hundred thirty (330) feet of the property on which the project is planned. The notification shall provide details of the proposed development and inform those receiving notification of their opportunity to contact the community development department, in writing, within fifteen (15) days of notification with complaints or concerns about the proposed project. The developer shall provide to the community development department written verification of the notification to all property owners and tenants. If no written objections are received from those persons

entitled to receive notice within fifteen (15) days of such notice, zoning approval may be granted. If any written objection to the proposed development is received within fifteen (15) days of such notice from any person entitled to notice, a conditional use permit shall be required. The developer shall apply for a conditional use permit as provided in article IX of this chapter.

SECTION 5: Lewiston City Code § 37-27 is hereby amended as follows:

Sec. 37-27. – Uses permitted outright.

In an R-2 zone the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(9) Preschool, subject to the special conditions of section 37-20.1(6) of this code;

(~~9~~10) Single-family dwelling;

(10~~1~~) Two-family dwelling.

SECTION 6: Lewiston City Code § 37-28 is hereby amended as follows:

Sec. 37-28. – Conditional uses permitted.

In an R-2 zone the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;~~

(11~~0~~) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(12~~1~~) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(132) Replacement of a nonconforming commercial use located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to standards of section 37-163(17) of this Code;

(143) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;

(154) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

(165) Small lot development subject to the requirements of section 37-33 of this Code, standards for small lot development;

(176) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre.

SECTION 7: Lewiston City Code § 37-35 is hereby amended as follows:

Sec. 37-35. – Uses permitted outright.

In an R-2A zone, the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(101) Single-family dwelling;

(112) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre;

(123) Two-family dwelling.

SECTION 8: Lewiston City Code § 37-36 is hereby amended as follows:

Sec. 37-36. – Conditional uses permitted.

In an R-2A zone, the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code~~;

(1~~1~~0) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(1~~2~~1) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(1~~3~~2) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;

(1~~4~~3) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

(1~~5~~4) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre;

(1~~6~~5) Small lot development subject to the requirements of section 37-33, standards for small lot development;

(1~~7~~6) Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre.

SECTION 9: Lewiston City Code § 37-43 is hereby amended as follows:

Sec. 37-43. – Uses permitted outright.

In an R-3 zone, the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(13) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(134) Single-family dwelling;

(145) Small lot development subject to the requirements of section 37-33, standards for small lot development;

(156) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;

(167) Two-family dwelling.

SECTION 10: Lewiston City Code § 37-44 is hereby amended as follows:

Sec. 37-44. – Conditional uses permitted.

In an R-3 zone, the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(8) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;~~

(98) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(109) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(110) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;

(12~~1~~) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency;

(13~~2~~) Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than sixteen (16) dwelling units per acre.

SECTION 10: Lewiston City Code § 37-51 is hereby amended as follows:

Sec. 37-51. – Uses permitted outright.

In an R-4 zone the following uses and their accessory uses are permitted outright subject to the provisions of article IV:

...

(13) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;

(13~~4~~) Single-family dwelling;

(14~~5~~) Small lot development subject to the requirements of section 37-33 of this Code, standards for small lot development;

(15~~6~~) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of eighteen (18) dwelling units per acre;

(16~~7~~) Two-family dwelling.

SECTION 11: Lewiston City Code § 37-52 is hereby amended as follows:

Sec. 37-52. – Conditional uses permitted.

In an R-4 zone the following uses and their accessory uses are permitted when authorized in accordance with the standards and requirements in articles IV and IX:

...

~~(7) Preschool, subject to the special conditions of section 37-20.1(6) of this Code~~;

(~~8~~7) Public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a public agency;

(~~9~~8) Re-establishment of a commercial use which was legally established but where the business and occupation license has lapsed for a period not to exceed one (1) year;

(~~10~~9) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;

(~~11~~0) Semi-public use, or any use conducted by a private company or nonprofit organization that is substantially the same as or substantially similar to a use normally conducted by a semi-public agency.

SECTION 12: This ordinance shall take effect and be in full force from and after its passage and publication.

PASSED this _____ day of _____, 2025.

CITY OF LEWISTON

By: _____
Daniel G. Johnson, Mayor

ATTEST:

_____
Tanya M. Brocke, City Clerk