



**Lewiston Planning & Zoning Commission
REGULAR MEETING AGENDA
June 24, 2026 - 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 JUNE 10, 2026 MEETING MINUTES (ACTION ITEM)

B. CONSIDERING THE APPROVAL OF THE REASONED STATEMENT FOR FAIRVIEW TERRACE PLANNED UNIT DEVELOPMENT AMENDMENT BY MILLENNIUM TRUST, LLC (ACTION ITEM)::

The applicant requests amendment to the Fairview Terrace PUD to change the zoning designation for the 2.65 acre parcel, Darby Village Subdivision Block 2, also known as RPL 04050020000, from single family residential (similar to Low Density Residential, R2, Zone) to Higher Density Residential, R4, Zone to allow for the development of a higher density residential community consisting of three (3) residential buildings with 48 dwelling units.

- Action Item ()

C. RESIDENTIAL ZONES WORKSHOP:

:

The Commission requested at the May 27, 2026 meeting that staff review the various residential zones, the uses by right and by conditional use permit, the multifamily residential standards and maps of the Medium Density Residential, R3, Zone and Higher Density Residential, R4, Zone for the Commission.

- Action Item ()

IV. STAFF-COMMISSION COMMUNICATIONS

A.

SOLICITING COMMISSIONER ATTENDANCE FOR THE NEXT REGULARLY SCHEDULED MEETING OF JULY 8, 2026 (PRESENTATION BY GEM STATE

HOUSING ALLIANCE)

V. ADJOURNMENT - 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.

June 10, 2026

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 5:32 p.m.

I. CALL TO ORDER

COMMISSIONERS PRESENT: Gabriel Iacoboni, Chair; Shaunita Cable; Cynthia Ball; Maureen Anderson; Kyle Harris arriving at 5:39;

COMMISSIONERS EXCUSED: Zach Battles; Emily Wolf, Vice Chair;

STAFF MEMBERS PRESENT: Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Joel Plaskon, City Planner; Jennifer Tengono, City Attorney; Pat Severance, Development Review Supervisor; Julian Sorrell, Fire Marshal

II. CITIZENS' COMMENTS

None

III. ACTIVE AGENDA

A. APPROVAL OF MAY 27, 2026 MEETING MINUTES (ACTION ITEM)

Commissioners Ball and Anderson moved and seconded, respectively, approval of the May 27, 2026 with corrections. The motion carried 4-0 (Commissioner Harris arrived after the vote).

B. APPROVAL OF THE REASONED STATEMENT FOR ZONE CHANGE APPLICATION ZNC24-5 UPZONE OF PROPERTIES ON THE WEST AND EAST SIDE OF THE 21ST STREET CORRIDOR(ACTION ITEM):

Commissioner Cable and Chair Iacoboni moved and seconded, respectively, to approve the Reasoned Statement for ZNC24-5 as written. The motion carried 4-0 (Commissioner Harris arrived after the vote).

C. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONING CODE AMENDMENT ZA-03-26 (ACTION ITEM):

Chair Iacoboni explained the public hearing process, opened the public hearing, and asked staff for a presentation.

Staff Plaskon provided a verbal summary of the zoning code amendment and was available for questions.

There being no questions for the staff or public testimony, Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioners Anderson and Cable moved and seconded, respectively, to recommend approval of ZA-03-26 to the City Council. The motion passed 5-0.

D. PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL ON ZONE CODE AMENDMENT ZA-04-26 (ACTION ITEM):

Chair Iacoboni explained the public hearing process, opened the public hearing, and asked staff for a presentation.

Staff Plaskon provided a verbal summary of the zoning code amendment and was available for questions.

Commissioner Ball asked what the motivation was behind the code change.

Staff Plaskon and Commissioner Harris confirmed that it was to add more housing and a more uniform code.

There being no further questions for the staff and no public testimony, Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioner Anderson and Chair Iacoboni moved and seconded, respectively, to recommend approval of ZA-04-26 to the City Council. The motion passed 5-0.

E. PUBLIC HEARING AND SUBSEQUENT DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT FOR FAIRVIEW TERRACE PLANNED UNIT DEVELOPMENT AMENDMENT BY MILLENNIUM TRUST, LLC (ACTION ITEM):

Chair Iacoboni explained the public hearing process, opened the public hearing, and asked staff for a presentation.

Staff Hollingshead provided a verbal summary of the staff report for the Fairview Terrace Planned Unit Development Amendment, along with maps and photos, so the commission could become geographically familiar with the area.

Commissioners asked clarifying questions for items mentioned during the verbal summary of the staff report.

Commissioner Ball asked if staff had the reason for the previous denials on the PUD amendments.

Staff Hollingshead stated she read concerns about density and traffic.

Commissioner Ball asked for more information on CCNRs developed and how they could exclude this parcel.

Staff Tengono stated that the PUD was developed for mixed uses. As the subdivisions were created, the CCNRs were developed at that time, which only pertained to that section of the PUD.

There being no further questions for the staff, Chair Iacoboni asked for the applicant's testimony.

Applicant Jayden Mader from Genessee, Idaho, spoke on behalf of Millennium Trust, LLC, and read the document submitted with the application, see Appendix A.

There being no questions for the applicant, Chair Iacoboni asked for public testimony.

Mike Thomason from Lewiston, Idaho, stated he is here to speak against the PUD request. Ask to consider the following: entering and exiting 17th street can be dangerous and will complicate traffic and make it less safe, what will happen to the existing utility services by adding 48 more units, there is nothing showing on the map for storm water and hopes that it will be required, there are no sidewalks, and how will pedestrians navigate this area safely, what about garbage retention, hopes blasting won't be allowed either.

Lyndee Kilfoyle from Lewiston, Idaho, stated they purchased their home with the current standards, and this proposal asks to have a burden placed on the neighborhood. The negative impacts, such as loss of privacy, environmental disruption, public safety on the roadways, and additional traffic on 17th, strongly oppose this submittal. See Appendix B for Lyndee's full comment.

Doug and Kim James from Lewiston, Idaho, oppose the PUD amendment due to it changing the neighborhood vision; the increased density does not coincide with the surrounding area. There have already been a large number of changes, such as Winco and the large apartment complex to the south, that have increased the traffic density. See Appendix B for Doug's full comment.

Christopher Stone from Lewiston, Idaho, opposes the PUD amendment due to the quality of life, and one of the reasons he bought his property was the panoramic

view of the neighborhoods; these tall structures will prevent that. Privacy will be encroached on by having neighbors looking down from their balconies to the homes that are only 25 feet away. The comprehensive plan calls for starter homes and affordable housing, but these apartments do not meet that. It also strains the public resources.

Jerry Kilfoyle from Lewiston, Idaho, stated that the proposed project will eliminate their view and also cause noise pollution due to the air units running consistently. There will be light pollution due to all the new units. The provided traffic statement does not take into consideration delivery trucks and any other additional traffic. See Appendix B for Jerry's full comment.

Steve Thomas from Lewiston, Idaho, opposes this PUD Amendment. The community does need housing, but not in the form of luxury apartments. Asks the commission to reject the proposal.

Pat Kelly from Lewiston, Idaho, stated they are okay for single-family development, but not multi-family. They oppose this PUD Amendment and have concerns for the traffic impact on the area, as it is not safe. How will emergency services access this property safely, and what about foot traffic, it is not currently safe.

Jean Thomas from Lewiston, Idaho, and she opposes the PUD Amendment. The current traffic is not safe, and nothing has been done to improve the safety of this area. Adding additional traffic will make it even more unsafe. This proposed project does not fit into the existing neighborhood.

Stevi Willows from Lewiston, Idaho, stated that the traffic is already not safe, and pedestrian traffic is not safe either on 17th Street. Adding more density is going to affect their safety. She has concerns about the addition of families trying to go to the school, as it is already full. This amendment will be an undue burden on the neighborhood and asks the Commission to deny the request.

Michelle Phillips from Lewiston, Idaho, stated that she would lose her view, and she opposes the PUD amendment.

Corinna Williams from Lewiston, Idaho, stated the PUD Amendment does not go with the Comprehensive Plan. The Comprehensive Plan calls for more affordable housing, and this project does not meet that. The Comprehensive Plan also states that more density is allowed if it meets the aesthetics of the existing neighborhood; this project does not meet the aesthetics. The underground parking will cause a

need for blasting, and if the blasting goes wrong, it could cause structural damage to surrounding homes. She asks the Commission to deny this application.

Adam Willows from Lewiston, Idaho, opposes this PUD Amendment. The structure will block his view and cause increased traffic to an already existing unsafe area. Blasting will compromise the homes, and does not want to listen to jackhammering.

Staff Ortiz confirmed that the commission received the 15 public comments document. See Appendix C for the remaining 2 public comments.

There being no further public comment, Chair Iacoboni asked the applicant for their rebuttal.

Applicant Rick Keane from Millennium Trust, LLC, stated that there are concerns about the water issue. There is a possibility that there will be street improvements. There are other options instead of blasting, but they have experienced blasting within 15 feet of fiber optic lines, and there was no damage. The structure is considered a low-rise structure, not a skyscraper. There will be efficient heating and cooling systems that do not have compressors, so they will not cause noise. Construction can be done off-site and completed within months. These types of buildings will draw in residents such as high-end doctors or other high-end professionals. There is a water line that is east of the property, and they are going to try to connect to it so it will not disrupt the existing usages. There will be an eight-foot fence around the entire property and a security guard 24/7, so access to the property will not be accessible. The proposal does meet the density recommendations in the Comprehensive Plan. A traffic study has been completed, and the study indicated that the additional traffic can be absorbed into the existing traffic. Property values will not be affected, and the apartments will be valued higher than some of the surrounding properties. There is a need for professional housing. The decision should be based on zoning standards, not CCNRs. The proposal represents a logical completion of the original PUD plan.

Chair Iacoboni asked if the 17th Street upgrades are being paid for by the City of Lewiston or the applicant.

Applicant Keane stated that the City will be paying for the infrastructure. He is willing to assist.

Commissioner Anderson asked if Public Works could provide feedback.

Patrick Severance, Development Review Supervisor with the City of Lewiston, stated there is a concept for a starting point for frontage improvement on 17th Street, but there is no grant. Traffic generation was provided by Millennial Trust, and they are on the threshold of providing additional information. There is no funding for work on 17th St. There is a possibility that 17th could continue as four lanes. There is low water pressure in this area, and one of the ways to correct this is by adding another line to the system from the east. It wouldn't increase pressure, only fire flow.

Commissioner Anderson asked if adding 48 units would affect the system.

Mr. Severance stated this would be vetted through the design process.

Commissioner Harris asked if there were any concerns from the Fire Department.

Julian Sorrell, Fire Marshal, stated there are other options to meet fire demands if the line is not extended from the east, such as installing a fire pump. In regard to accessing the property, that would happen during the design phase. This project would have to be fire sprinklered. The approval provided to the Commission is okaying putting a residential application next to another residential application.

Jennifer Tengono, City Attorney, stated the raised issue about 17th St right of way being on the applicants property. This issue has been addressed at least twice before by the City, once on April 30th of 2012, and the other time on November 30th, 2022. In both times, the city has essentially rejected the assertions that the applicant has raised, and we don't see that this is an issue that it's being made out to be. The City does recognize that when it assumed ownership of that property in 1936, 17th Street was realigned, and when it was realigned at that time, the then-existing highway district constructed the portion of the roadway outside of the deeded public right-of-way and on property that it eventually acquired 60-plus years later. The city of Lewiston took over the stewardship of that section of 17th Street in December of 1969, when the Lewiston Orchards were annexed into the City of Lewiston, and the city has recognized the applicant's concerns, but ultimately, when he purchased the property, 17th Street existed as it was, and he assumed the property with all encroachments at that time.

Applicant Keane stated there are no intentions of putting in a fire pump and will be moving forward with the water line extension, and he disagrees with the City Attorney in regards to the 17th Street right-of-way.

There being no questions for the applicant, Chair Iacoboni closed the public hearing.

After deliberation and discussion, Commissioner Ball and Chair Iacoboni moved and seconded, respectively, to direct staff to draft the Reasoned Statement denying Fairview Terrace Planned Unit Development Amendment. The motion passed 5-0.

IV. STAFF-COMMISSION COMMUNICATIONS:

A. Query of Commissioners for the June 24, 2026, meeting.

All commissioners in attendance should be in attendance for the June 24, 2026, meeting, besides Commissioners Cable and Harris.

V. ADJOURN

There being no further business, Commissioners Anderson and Harris moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 8:51 p.m.

RESPECTFULLY SUBMITTED,

Dawn Ortiz,
Recording Secretary

Chairperson or Acting Chairperson
Planning and Zoning Commission

Approved this _____ day of _____, 2026.

APPENDIX A



INTRODUCTION

Millennium Development Group, LLC respectfully submits this Planned Unit Development (PUD) Amendment request for approximately 2.65 acres located within the existing PUD originally approved by the City of Lewiston in or around the year 2000–2001.

This request seeks approval to amend the current R2 residential designation within the PUD to an R4 residential designation in order to allow the development of a higher-density residential community consisting of:

- Three (3) residential buildings
- Forty-eight (48) dwelling units
- Four-story buildings approximately 49 feet in height
- Subterranean parking facilities
- Associated landscaping, site improvements, utilities, and open space amenities

This proposal represents the final major segment of the original approximately 17-acre master-planned development area.

HISTORY OF THE PROPERTY AND ORIGINAL PUD

It is important to note that this property was originally zoned R4 prior to the creation of the existing Planned Unit Development. In approximately 2000, Millennium Development Group, LLC initiated the PUD process in order to create a flexible long-term development plan for the larger 17-acre property. At that time, the future development potential and market conditions for various portions of the property were uncertain.

As part of the original PUD approval process, the company voluntarily modified portions of the original R4 zoning and established varying land use designations throughout the PUD, including residential, light commercial, and mixed-use areas. Certain portions of the property were down-designated to R2 residential classifications with the intent of preserving future flexibility while infrastructure and surrounding development patterns matured over time.

More than twenty-five years later, the community's housing needs, development patterns, and infrastructure capabilities have evolved substantially. The proposed amendment reflects the natural progression and completion of the original vision for the property while responding to current housing demand and comprehensive planning objectives within the City of Lewiston.



INFRASTRUCTURE IMPROVEMENTS AND PUBLIC BENEFITS

Millennium Development Group, LLC has made substantial private investments into public infrastructure benefiting not only this development but also the greater surrounding area of Lewiston.

At the sole expense of the developer, significant utility infrastructure was constructed in an area where such services previously did not exist, including:

- Approximately 1,800 lineal feet of new water lines
- Approximately 1,800 lineal feet of new sewer lines
- Installation of sewer manholes and associated utility infrastructure
- Extension and expansion of critical public utility services into the upper portion of Lewiston

Additionally, the developer allowed for the installation and stubbing of a municipal water line connection into 17th Street, thereby enabling the City of Lewiston to connect to the newer water infrastructure located along Nez Perce Grade Road. This connection opportunity supports the City's long-term utility planning objectives and contributes to the interlooping and redundancy of the municipal water system as contemplated within utility planning studies previously prepared or commissioned by the City of Lewiston.

These infrastructure investments have significantly enhanced the serviceability, reliability, and future growth potential of the surrounding area and represent a meaningful public benefit created through private development efforts.

17TH STREET RIGHT-OF-WAY MATTER

Millennium Development Group, LLC also wishes to acknowledge an existing issue involving a portion of 17th Street, which currently traverses the company's privately owned property. Historically, this roadway segment was constructed and has remained located on property owned by Millennium Development Group, LLC, without formal acquisition proceedings, eminent domain actions, or completed right-of-way dedication processes.

For approximately twenty-six years, the company has continued paying property taxes on the affected area while allowing uninterrupted public use of the roadway. The company desires to work cooperatively and amicably with the City of Lewiston to resolve and correct this longstanding matter in a mutually beneficial manner. Millennium Development Group, LLC remains committed to collaborating with City officials in good faith to address any right-of-way adjustments, easements, dedications, or other appropriate mechanisms necessary to formalize and resolve the situation while moving forward constructively with the proposed residential development.



CONCLUSION

Millennium Development Group, LLC respectfully requests approval of this Planned Unit Development amendment to modify the existing R2 designation to R4 for the subject approximately 2.65-acre parcel.

This request is justified and supported by:

- The property's original R4 zoning history
- Substantial private infrastructure investments benefiting the City
- Consistency with the Lewiston Comprehensive Plan
- Existing and planned utility capacity
- The community need for additional multifamily housing opportunities
- The project's compatible density and site design

The proposed amendment represents a logical and appropriate continuation of the original PUD vision established more than two decades ago and will provide meaningful residential and economic benefits to the City of Lewiston.

Millennium Development Group, LLC appreciates the consideration of the Planning and Zoning Commission and the Lewiston City Council and looks forward to continuing to work collaboratively with City staff throughout the review and approval process.

TRAFFIC ANALYSIS AND CIRCULATION

Millennium Development Group, LLC has also undertaken a preliminary traffic analysis addressing projected traffic generation, circulation patterns, and overall traffic impacts associated with the proposed development. The findings of this preliminary traffic review demonstrate that anticipated vehicle trips generated by the project can be adequately accommodated within the existing and planned roadway network serving the area. Considerations involving ingress, egress, internal circulation, and overall traffic flow have been evaluated and incorporated into the development planning process. The preliminary traffic report is included as a supporting exhibit to this application and is submitted herewith for review by City staff, the Planning and Zoning Commission, and the Lewiston City Council.

Respectfully submitted,

Millennium Development Group, LLC



CONSISTENCY WITH THE CITY OF LEWISTON COMPREHENSIVE PLAN

The proposed PUD amendment is fully consistent with the City of Lewiston Comprehensive Plan and future land use designations applicable to the property. The subject property is identified within the City's future land use map as Community Residential, a designation intended to support townhomes, multifamily residential developments, and higher-density residential uses.

The Comprehensive Plan specifically contemplates residential densities of up to eighteen (18) dwelling units per acre within this designation. The proposed development density associated with this PUD amendment is approximately 17.5 dwelling units per acre, which falls within and complies with the Comprehensive Plan's stated density guidelines.

Accordingly, the requested amendment directly aligns with the City's adopted long-range planning policies by:

- Encouraging efficient land use patterns
- Supporting additional housing opportunities
- Promoting appropriately located multifamily development
- Utilizing existing infrastructure investments
- Enhancing residential housing availability within the community

PROJECT DESIGN AND DEVELOPMENT CHARACTER

The proposed development has been thoughtfully designed to provide a high-quality residential environment that integrates modern construction standards, efficient site utilization, and enhanced neighborhood aesthetics.

Key project features include:

- Three architecturally compatible multifamily residential buildings
- Approximately 48 residential units
- Four-story structures with a maximum height of approximately 49 feet
- Subterranean parking to reduce surface parking impacts and improve aesthetics
- Professional landscaping and site improvements
- Internal circulation and utility infrastructure designed to City standards

The development will provide additional housing opportunities in a location already supported by substantial infrastructure capacity and roadway access.



Estimated full-build traffic for 48 condo units

Period	ITE rate used	Estimated trips
Weekday daily, Mon-Fri	4.54 trips/unit/day	~218 vehicle trips/day
Weekday AM peak hour	0.37 trips/unit	~18 trips/hour
Weekday PM peak hour	0.39 trips/unit	~19 trips/hour

Directional split at the single access point

Period	Entering	Exiting	Total
Average weekday daily	~109	~109	~218/day
AM peak hour	~4	~14	~18/hour
PM peak hour	~11	~7	~19/hour

So, at full occupancy, the development would likely add about 220 vehicle trip-ends per weekday to the road. A "trip-end" means one vehicle entering or leaving the site, so one resident leaving in the morning and returning later counts as two daily trip-ends.

For weekends, residential traffic often shifts later in the day and is usually similar or somewhat lower than weekdays. A reasonable planning-level range would be:

Day	Estimated daily trips
Saturday	180-230 trips/day
Sunday	160-210 trips/day

In conclusion this is a relatively modest trip generator. The biggest added load would likely be fewer than 20 vehicles in the busiest hour, all through one driveway. The three-lane street geometry matters for driveway sight distance, turning movements, and safety, but existing road counts and speeds would be needed to determine congestion or whether turn-lane/traffic study thresholds are triggered.

APPENDIX B

Good evening. My name is Lyndee Kilfoyle, and I live at 1635 25th Avenue here in Lewiston.

Jerry, myself, and many of our neighbors purchased our homes based on a reasonable expectation about the long-term character and use of this area. Rezoning stable, established R-2 neighborhoods into substantially higher-density zones fundamentally upends the expectations we relied upon when choosing where to invest our hard-earned money, purchase our homes, and raise our families.

This proposal asks existing homeowners to accept a massive burden. I don't know anyone who would willingly want three huge, 49-foot-tall buildings constructed just 25 feet from their property line.

The negative impacts on our daily quality of life are crystal clear:

- **First, a total loss of privacy and aesthetic character.** Towering four-story buildings will permanently obliterate our neighborhood's visual appeal and invade the privacy of surrounding single-family lots.
- **Second, the environmental disruption.** Sudden, dense crowding will inherently bring intrusive light pollution and increased daily noise to a currently calm, peaceful space. That's not even mentioning the grueling months or years of construction disruption we will be forced to live through.

Public safety on our local streets deserves your absolute highest attention. Increasing density naturally multiplies vehicles, and more vehicles mean more traffic interactions. The introduction of a 48-unit development will cause a sharp influx of cars entering, and moving along 17th Street. This isn't just a matter of minor congestion; it creates valid, daily safety risks for our local pedestrians, neighbors, and children.

Ultimately, you are making life-altering decisions for existing property owners who are the backbone of this community. This proposal forces us to take on increased traffic, increased noise, increased light pollution, and increased safety hazards, while leaving us with decreased privacy and a permanently damaged sense of community.

I strongly oppose this rezoning proposal. I urge you to do what is best for the current residents who live here, pay taxes here, and love this town: please reject this proposal, keep the R-2 designation, and preserve a neighborhood of single-family homes with yards and room to breathe.

Thank you for your time and consideration.

Public Comment - Rezoning R2 to R4 (Darby Village Area)

1621 25th Ave
Darby Village Sub
Block 1 of 2

my name is Doug James

Good evening,

I am speaking regarding the proposed rezoning from R2 to R4 for Blocks ~~1 and~~ 2 within the Darby Village subdivision.

My concerns are based on compatibility, continuity, and consistency with the original intent of the subdivision.

First, compatibility with the existing subdivision is a concern. The surrounding area ~~is~~ primarily single-family homes that were developed under the expectation of R2 low-density zoning. Increasing density to R4 would significantly change the character of the neighborhood and introduce a scale of development that is not consistent with what currently exists.

Second, continuity of the original subdivision intent is important. The subdivision was planned and built as a low-density residential area. Introducing higher-density multifamily housing at this stage does not continue that original vision and would represent a major shift in how the neighborhood functions.

Third, consistency with height and density standards is also a concern. The proposed 50-foot building height and increased unit density are not in keeping with the surrounding residential structures and would create a visual and structural mismatch within the area.

per diagram Canyon View by KLEW 144 units

Additionally, since 2008 when we moved here, the surrounding area has already experienced significant change. A WinCo was built nearby, and a large multi-building apartment complex was constructed in the opposite direction. These developments have already increased traffic on our street and in the immediate area. Adding another higher-density project facing our street would further compound traffic, congestion, and overall neighborhood strain.

For these reasons, I respectfully ask the commission to carefully consider whether rezoning this property from R2 to R4 is truly appropriate for maintaining the character and livability of this established neighborhood.

Thank you for your time and consideration.

↳ Perhaps a compromise would be for the P & Z to facilitate collaboration between residents of Darby Village & ^{Mr} Rick Keanne to reach a solution for Block 2 while still maintaining R2 zoning status.

Good evening.

My lot on 25th Ave sits directly south of proposed Building 1. My lot is 9,000 square feet, holding one house and **one** HVAC system.

This proposed building, just seven car lengths away, shares that exact same 9,000-square-footprint. Yet, it will pack **16 units** towering nearly 50 feet into the air, completely obliterating our view of the Lewiston Hill.

Let's do the math on the noise pollution. One unit requires one HVAC compressor. This building requires 16. Multiply that by the three proposed buildings, and you get **48 compressors** cycling 24/7 from April to October—all crammed into an area the size of a high school football field. No containment barrier can completely silence 48 breathing compressors.

Furthermore, modern high-efficiency gas furnaces vent sideways through plastic pipes. They produce a constant, irritating buzzing sound. Multiply that by 48 units, and the surrounding neighborhood faces a relentless wall of noise.

Then there is the light pollution. These three 50-foot high monoliths will look less like a residential community and more like a brightly lit motel. To quote the old Motel 6 commercial: 'We'll keep the lights on for you.' They'll definitely keep the lights on for us!

Let's look at the density math. The existing Darby Village subdivision has 13 lots occupying roughly 7 acres. This development introduces *three times* that density—putting 48 units into a space that should represent only a fraction of our existing neighborhood footprint. The developer's traffic summary is fundamentally flawed; it fails to account for the reality of daily delivery trucks from Amazon, FedEx, UPS, and others that already logjam our streets.

Planning and zoning must consider how a development impacts established residents. Putting this complex here is like dropping an ocean-going cruise ship into a quiet harbor of cabin cruisers. It doesn't 'blend in' just because they both float. That cruise ship brings noise, blocks views, creates pollution, and destroys the peaceful harbor it invaded.

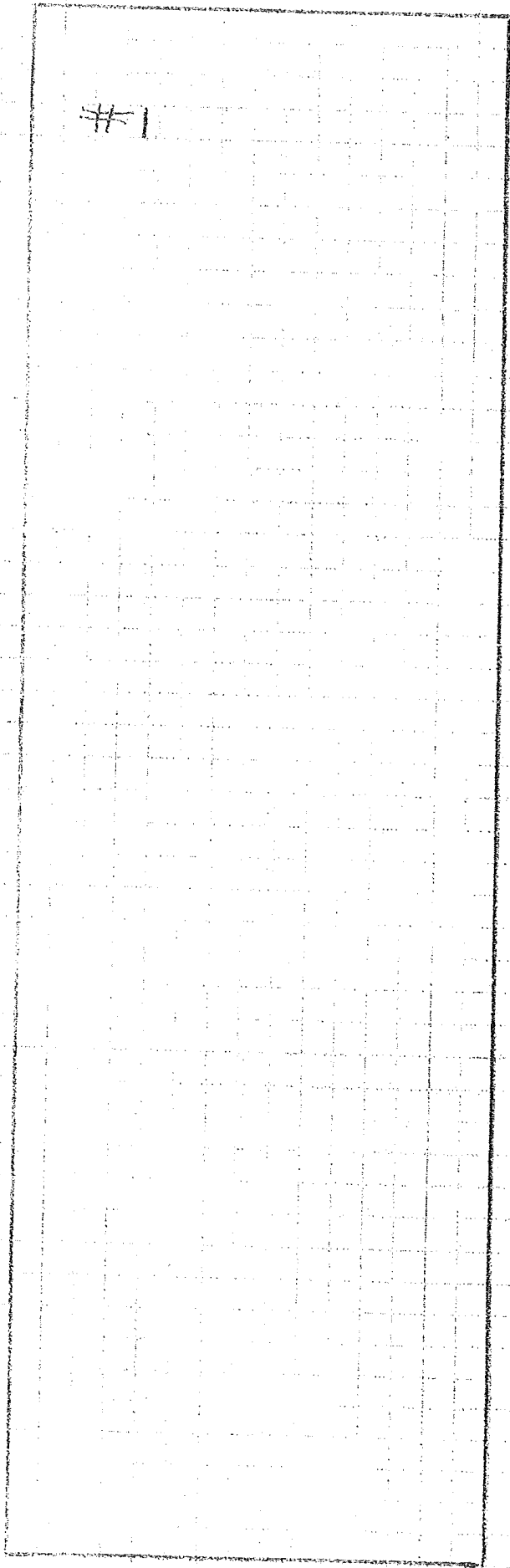
When I saw the blueprint of this 50-foot monster looming seven car lengths from my home, I immediately thought of Godzilla—an unnatural entity towering over a frightened, established community just waiting to pounce.

Aside from a data center or a nuclear power plant, I can't think of nothing worse for these 2.6 acres. This behemoth does not fit next to single-family homes. I urge the commission to protect our neighborhood, **keep the R2 designation**, and build homes that seamlessly flow with our already established community.

Thank you.

Jerry Kilfoyle, 1635 25th Ave

EXHIBIT #2



ALL ITEMS ARE SHOWN
TO SCALE

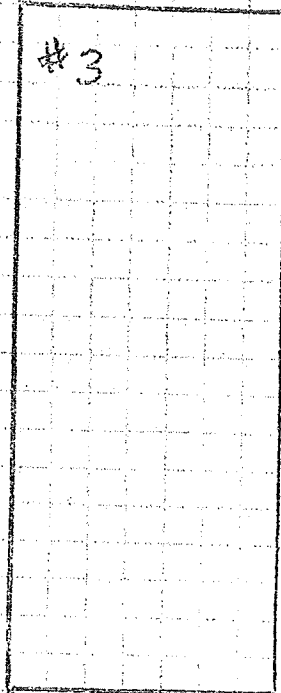
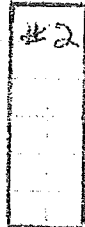
#1 - SHOWS THE PROPOSED CONDO
HEIGHT OF 48 FEET

#2 - SHOWS THE HEIGHT
OF A 6 FOOT HUMAN FIGURE

#3 - SHOWS THE HIGHEST POINT
OF MY EXISTING HOME
OF 18 FEET

LOCATED AT:
1535 24TH AVE
LEWISTON, IDAHO

Courtesy of Pat & Debbie
Kelly



APPENDIX C



Handwritten in green: ~~TO~~ Read By stair ortiz

Re: Wednesday's (June 10) hearing about a planned zoning change

1 message

Beth Everett <beverett742@gmail.com>

Mon, Jun 8, 2026 at 11:24 AM

To: Dawn Ortiz <dortiz@cityoflewiston.org>

Cc: Katie Hollingshead <khollingshead@cityoflewiston.org>, Joel Plaskon <JPlaskon@cityoflewiston.org>

Thank you so much for letting me know you received my email. I made a mistake, it is 25th Avenue instead of street. In addition, I'd like to mention that the water pressure is very low in that area...additional usage by many people will not solve the problem. Thanks for your time.

On Mon, Jun 8, 2026, 10:58 AM Dawn Ortiz <dortiz@cityoflewiston.org> wrote:

Thank you for your comments. We'll pass them along to the Planning and Zoning Commission.

Dawn Ortiz

Community Development Office Supervisor
City of Lewiston



T 208.746.1318 Ext 7265

215 D Street

P.O. Box 617

Lewiston, ID 83501

www.cityoflewiston.org

Handwritten in green: Emailed 6/18/2026 - Commissioners confirmed they received.

On Fri, Jun 5, 2026 at 2:56 PM Beth Everett <beverett742@gmail.com> wrote:

To whom it may concern,

I am writing to ask that the 25th street/17th street lot not to be changed into a R4 zone. The buildings proposed are taller than a power pole. In addition, there is already plenty of traffic on to 17th street since the road goes right by Winco, which receives a lot of use.

The proposed buildings would house 46 people, which is a significant amount of people and traffic in a small space. There are already apartment buildings in that area that are close to that road.

There is plenty of land in the Lewiston valley that does not already exist in a crowded area. I don't see the need for more apartments in that place..

If the land was already zoned for single family residences, then it seems unfair to other homeowners to suddenly change the zoning and occupancy requirements.

Thanks for your time,

To Read By Staff Ortiz

To: Lewiston Planning and Zoning Commission

We moved to Darby Village in 2019 because the neighborhood met most of our needs including a view, quiet surroundings, and low traffic. We oppose rezoning to allow high density housing on Block Two Darby Village Subdivision because it substantially changes the safe, quiet neighborhood characteristics we value. Specifically:

1. Increased hazards from car and walking traffic on 14th St. This is made worse by the lack of sidewalks and turning lanes on 14th.
2. Increased hazard from walking traffic on 24th Ave which also lacks sidewalks. Foot traffic would be forced to use fire lanes or cross private property.
3. The area already lacks parks or areas for children to play. High density housing could mean more children with inadequate facilities put at higherrisk.
4. The proposed four-story buildings would create privacy issues for adjacent homes that can't be solved with fences.
5. Our current low water pressure issue would be exacerbated.

Again, we oppose the proposed rezoning from R2 to R4 and urge the commission to keep the low-density residential zoning designation on Darby Village Block 2.

Gary and Judy Ferguson

1534 24thy Ave



Memo

To: Planning and Zoning Commission
From: Katie Hollingshead, Assistant Planner, AICP
Date: June 17, 2026
Re: Residential zones workshop

The Planning and Zoning Commission requested at the May 27th, 2026 meeting that staff provide an overview of the different residential zones and maps of what areas in Lewiston are zoned Medium Density Residential, R3 and Higher Density Residential, R4. The Commission requested to review the uses allowed by right in each of the residential zones and the multifamily residential requirements.

Staff has provided the current zoning code for R2, R2A, R3 and R4 zones along with maps outlining the R3 and R4 zones within the city. Staff has also included a draft of zoning code amendment ZA-01-26 which eliminates Planned Unit Developments (PUD) as a zoning type and creates a Conditional Use Permit option for “neighborhood service business that are scattered, small-scale, low impact, neighborhood friendly business uses compatible with the purpose and permitted uses...” in residential zones. This would add ability for developers and property owners to establish commercial uses in residential zones without the PUD option. Staff will also present the city’s GIS map during the meeting to review the different zoning areas in the city.

The Commission will hear a presentation from the Gem State Housing Alliance at the July 8, 2026 meeting and staff hopes that reviewing this zoning information prior to that presentation will be helpful.

DIVISION 3. LOW DENSITY RESIDENTIAL ZONE R-2

Sec. 37-26. R-2 low density residential zone.

Purpose. To provide land for lower density residential development in a neighborhood setting.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 10, 10-25-99)

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:

- (1) Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
- (2) Church, subject to the special conditions of section 37-20.1(2) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
- (6) Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
- (7) Park, subject to the special conditions of section 37-20.1(4) of this Code;
- (8) School, subject to the special conditions of section 37-20.1(3) of this Code;
- (9) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
- (10) Single-family dwelling;
- (11) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 3, 7-1-96; Ord. No. 4249, § 11, 10-25-99; Ord. No. 4385, § 3, 2-14-05; Ord. No. 4944, § 5, 7-14-25)

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:

- (1) Repealed by Ord. No. 4742.
- (2) Day care center, subject to the special conditions of section 37-20.1(5) of this Code;
- (3) Group day care, subject to the special conditions of section 37-13.1(3) of this Code;
- (4) Intermediate care facility;
- (5) Long-term care facility;

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- (6) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (7) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre;
 - (8) Multifamily dwelling, meeting the standards of section 37-124.1 of this Code;
 - (9) Noncommercial kennel, subject to commercial kennel standards of section 37-163(15) of this Code;
 - (10) 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;
 - (11) 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;
 - (12) 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;
 - (13) 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;
 - (14) 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;
 - (15) Small lot development subject to the requirements of section 37-33 of this Code, standards for small lot development;
 - (16) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 12, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 4, 2-14-05; Ord. No. 4433, § 1, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 1, 3-28-16; Ord. No. 4676, § 3, 11-28-16; Ord. No. 4742, § 2F, 8-19-19; Ord. No. 4799, § 3, 3-8-21; Ord. No. 4841, § 5, 11-14-22; Ord. No. 4944, § 6, 7-14-25)

Sec. 37-29. Lot size.

In an R-2 zone, the minimum lot size shall be as follows:

- (1) For a single-family dwelling, the minimum lot area shall be seven thousand five hundred (7,500) square feet, subject to sections 32-45(f)(1) and 36-103 of this Code.
- (2) For a two-family dwelling, the minimum lot area shall be ten thousand (10,000) square feet, and connection to a municipal sanitary sewer system must be provided.
- (3) For a multifamily dwelling, the minimum lot area shall be ten thousand (10,000) square feet plus three thousand (3,000) square feet for each dwelling unit over two (2), and connection to a municipal sanitary sewer system must be provided.
- (4) Lot width shall be a minimum of sixty (60) feet.
- (5) Lot depth shall be a minimum of eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 4, 11-28-16)

Sec. 37-30. Yards.

Except as provided in article VIII, in an R-2 zone the minimum yard requirements shall be as follows:

- (1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet from the property line or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (3) A rear yard shall be a minimum of twenty (20) feet.
- (4) Duplex dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-31. Lot coverage.

In an R-2 zone buildings shall not cover more than forty (40) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-32. Height of buildings.

In an R-2 zone, no building shall exceed a height of thirty-five (35) feet.

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-33. Small lot development and zero lot line small lot development.

(a) *Lot size.*

- (1) For a single-family dwelling, the minimum lot area shall be four thousand (4,000) square feet;
- (2) For a two-family dwelling, the minimum lot area shall be six thousand five hundred (6,500) square feet;
- (3) Lot dimensions shall be a minimum of forty (40) feet and sixty-five (65) feet, with either dimension serving as lot width or lot depth, so long as both dimensions are met; provided, however, the minimum lot width for a lot street frontage that is a street curve radius only shall be thirty (30) feet, or twenty (20) feet if adjacent to a shared driveway evidenced by a recorded easement with the neighboring lot.

(b) *Yards.* Except as provided in section 37-156 of this Code, the minimum yard requirements shall be as follows:

- (1) A front yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater, except a front yard for a garage or carport shall be a minimum of twenty (20) feet.
- (2) A side yard shall be:

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- a. Zero (0) feet for the common wall of a single-family dwelling that is attached to another single-family dwelling where the common wall is also a property line established by the subdivision platting process of chapter 32 of this Code, Subdivisions; or
 - b. A minimum of five (5) feet, except (i): on corner lots the street side yard shall be a minimum of ten (10) feet or twenty-five (25) feet from the centerline of the adjacent street, whichever is greater; and (ii) for a garage or carport, a side yard shall be a minimum of twenty (20) feet.
- (3) A rear yard shall be a minimum of twenty (20) feet except when one (1) side yard is at least twenty (20) feet, the rear yard may be reduced to ten (10) feet.
- (c) *Building size.* In small lot development, buildings shall not cover more than sixty (60) percent of the lot.
- (d) *Detached accessory buildings.*
- (1) One (1) detached garage, carport, or storage building shall be allowed, so long as such detached garage, carport, or storage building does not exceed four hundred eighty-four (484) square feet; does not exceed sixteen (16) feet in height; and is not located closer to a street right-of-way than the house, unless on a flag lot or on the street side of a corner lot. No other detached accessory buildings are allowed, unless they do not exceed one hundred twenty (120) square feet.
- (e) *Standards.* All homes within a small lot or zero lot line development shall comply with a minimum of two (2) out of the ten (10) requirements listed below:
- (1) House facades fronting a street right-of-way shall have a minimum of fifteen (15) percent window area and shall include at least two (2) of the following for a minimum of twenty (20) percent of the length and/or height of the facade:
 - a. Color change;
 - b. Texture change;
 - c. Building material change; or
 - d. Incorporation of a wall plane projection or recession with the plane projection being a minimum of one (1) foot in depth and a minimum height equal to twenty-five (25) percent of the height of the wall.
 - (2) Primary entrances to homes shall incorporate a covered front porch, a well-defined, improved and visible walkway to the front door and a minimum of three (3) of the following: building articulation elements as part of any street-facing façade, cornices, overhangs, bay windows, balconies, or other similar architectural features.
 - (3) House facades fronting a street right-of-way shall not have an attached garage that exceeds seventy (70) percent of the width of the facade.
 - (4) For a home with an attached garage, the garage wall with the garage door shall be recessed or extended at least four (4) feet from the adjoining habitable space wall of the home, unless the garage is accessed from the rear.
 - (5) All roofs shall be a hip, gable, or mansard roof with a minimum four-to-twelve (4:12) pitch with twelve (12) inch minimum eaves. Any mansard roof, shall incorporate dormers equal to at least twenty-five (25) percent of the facade area of the roof.
 - (6) All parking shall be located at the rear of the lot with alley access.
 - (7) All homes shall have a minimum of one (1) dormer.
 - (8) Trees. Each lot shall have a minimum of one (1) tree planted by the developer with automatic irrigation in the front yard prior to the approval of final inspection for the home on the lot, except when weather

conditions do not allow planting of trees, which may typically occur between November 1 and March 1. If the tree is not planted due to the weather conditions, then it shall be planted either by the developer or homeowner within six (6) months of the approval of the final inspection, and the developer or homeowner shall call for inspection to verify the installation of the tree and associated automatic irrigation.

- (9) For zero lot line developments, attached dwelling units that have attached garages, the common wall between the units shall separate habitable space such that the garages are not adjoining. This option shall not be available for corner lots where the garages are adjoining, but each garage faces a different street.
- (10) No more than three (3) detached homes or four (4) attached zero lot line homes in succession may share the same visual building design. Homes shall differ in at least two (2) of the following four (4) aspects to ensure clear visual distinction:
 - a. Building configuration, i.e., size, height, shape, or footprint;
 - b. Building orientation or location on the lot;
 - c. Street-facing facade color and design; or
 - d. Roof design.

(Ord. No. 4433, § 2, 1-9-06; Ord. No. 4755, § 2, 9-9-19; Ord. No. 4835, § 1, 12-20-21; Ord. No. 4935, § 1, 2-24-25)

DIVISION 4. LOW DENSITY RESIDENTIAL ZONE R-2A

Sec. 37-34. R-2a low density residential zone.

Purpose. To provide land for lower density residential development with the keeping of livestock as a conditional use.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 4, 7-1-96; Ord. No. 4249, § 13, 10-25-99)

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:

- (1) Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
- (2) Church, subject to the special conditions of section 37-20.1(2) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
- (6) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre;
- (7) Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
- (8) Park, subject to the special conditions of section 37-20.1(4) of this Code;
- (9) School, subject to the special conditions of section 37-20.1(3) of this Code;
- (10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
- (11) Single-family dwelling;
- (12) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre;
- (13) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 14, 10-25-99; Ord. No. 4385, § 5, 2-14-05; Ord. No. 4398, § 8, 1-9-06; Ord. No. 4841, § 6, 11-14-22; Ord. No. 4944, § 7, 7-14-25)

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:

- (1) Repealed by Ord. No. 4742.

-
- (2) Day care center, subject to the special conditions of section 37-20.1(5) of this Code;
 - (3) Group day care, subject to the special conditions of section 37-13.1(3) of this Code;
 - (4) Intermediate care facility;
 - (5) Keeping of livestock, subject to the standards of sections 37-195 through 37-199 of this Code;
 - (6) Long-term care facility;
 - (7) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
 - (8) Multifamily dwelling, meeting the standards of section 37-124.1 of this Code;
 - (9) Noncommercial kennel, subject to commercial kennel standards of section 37-163(15) of this Code;
 - (10) 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;
 - (11) 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;
 - (12) 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;
 - (13) 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;
 - (14) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre;
 - (15) Small lot development subject to the requirements of section 37-33, standards for small lot development;
 - (16) Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 15, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4354, § 2, 3-29-04; Ord. No. 4385, § 6, 2-14-05; Ord. No. 4398, § 9, 1-9-06; Ord. No. 4433, § 3, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 2, 3-28-16; Ord. No. 4676, § 5, 11-28-16; Ord. No. 4742, § 2G, 8-19-19; Ord. No. 4799, § 4, 3-8-21; Ord. No. 4841, § 7, 11-14-22; Ord. No. 4944, § 8, 7-14-25)

Sec. 37-37. Lot size.

In an R-2A zone, the minimum lot size shall be as follows:

- (1) For a single-family dwelling, the minimum lot area shall be seven thousand five hundred (7,500) square feet, subject to sections 32-45(f)(1) and 36-103 of this Code.
- (2) For a two-family dwelling, the minimum lot area shall be ten thousand (10,000) square feet, and connection to a municipal sanitary sewer system must be provided.
- (3) For a multifamily dwelling, the minimum lot area shall be ten thousand (10,000) square feet plus four thousand (4,000) square feet for each dwelling unit over two (2), and connection to a municipal sanitary sewer system must be provided.
- (4) Lot width shall be a minimum of seventy (70) feet.

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- (5) Lot depth shall be a minimum of one hundred (100) feet.
 - (6) Two-family dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots, provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4381, § 2, 1-24-05; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 6, 11-28-16)

Sec. 37-38. Yards.

Except as provided in article VIII, in an R-2A zone the minimum yard requirements shall be as follows:

- (1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (3) A rear yard shall be a minimum of twenty (20) feet.

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-39. Lot coverage.

In an R-2A zone buildings shall not cover more than forty (40) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-40. Height of buildings.

In an R-2A zone, no building shall exceed a height of thirty-five (35) feet.

(Ord. No. 4108, § 2, 8-15-94)

DIVISION 8. MEDIUM DENSITY RESIDENTIAL ZONE R-3

Sec. 37-42. R-3 medium density residential zone.

- (a) *Purpose.* To provide land for the development of multifamily dwellings and to provide an orderly transition from more intensive, high density uses to less intensive, lower density uses.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 16, 10-25-99)

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:

- (1) Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
- (2) Church, subject to the special conditions of section 37-20.1(2) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
- (6) Intermediate term care facility, subject to the special conditions of section 37-44.1(1) of this Code;
- (7) Long-term care facility, subject to the special conditions of section 37-44.1(2) of this Code;
- (8) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;
- (9) Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
- (10) Multifamily dwelling, meeting the standards of section 37-124.1 of this Code;
- (11) Park, subject to the special conditions of section 37-20.1(4) of this Code;
- (12) School, subject to the special conditions of section 37-20.1(3) of this Code;
- (13) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
- (14) Single-family dwelling;
- (15) Small lot development subject to the requirements of section 37-33, standards for small lot development;
- (16) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;
- (17) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 5, 7-1-96; Ord. No. 4249, § 17, 10-25-99; Ord. No. 4385, § 7, 2-14-05; Ord. No. 4386, § 2, 2-14-05; Ord. No. 4433, § 4, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 4, 7-13-09;

Ord. No. 4656, § 10, 3-28-16; Ord. No. 4676, § 14, 11-28-16; Ord. No. 4841, § 8, 11-14-22; Ord. No. 4944, § 9, 7-14-25)

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:

- (1) Repealed by Ord. No. 4742.
- (2) Day care center, subject to the special conditions of section 37-20.1(5) of this Code;
- (3) Dormitory, subject to the special conditions of section 37-44.1 of this Code;
- (4) Group day care, subject to the special conditions of section 37-13.1(3) of this Code;
- (5) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
- (6) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a density greater than sixteen (16) dwelling units per acre;
- (7) Noncommercial kennel, subject to the commercial kennel standards of section 37-163(15) of this Code;
- (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;
- (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;
- (10) 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) 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;
- (12) Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than sixteen (16) dwelling units per acre.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 18, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 8, 2-14-05; Ord. No. 4386, § 3, 2-14-05; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4742, § 21, 8-19-19; Ord. No. 4799, § 7, 3-8-21; Ord. No. 4841, § 9, 11-14-22; Ord. No. 4944, § 10, 7-14-25)

Sec. 37-44.1. Special conditions.

- (1) *Intermediate care facility.*
 - (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) The surrounding property will not otherwise be adversely affected.
- (2) *Long-term care facility.*
 - (a) The size of the site is shown to be reasonable for the intended use.
 - (b) Parking and access to the site meets all applicable ordinances.

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

(3) *Dormitory.*

(a) Dormitories with twelve (12) occupants or more shall have on-site management.

(b) Buildings shall be designed with the following security measures:

1. Interior access to each room;
2. Controlled access beyond the lobby and to individual floors;
3. Manager's name and contact information posted in clear view in the lobby.

(c) Dumpsters shall be located inside the building or placed no closer than fifteen (15) feet from any property line adjacent to residentially zoned property.

(Ord. No. 4249, § 19, 10-25-99; Ord. No. 4386, § 6, 2-14-05)

Sec. 37-45. Lot size.

In an R-3 zone, the minimum lot size shall be as follows:

- (1) Lot area shall be a minimum of six thousand (6,000) square feet plus an additional one thousand five hundred (1,500) square feet for each dwelling unit over one (1).
- (2) Lot width shall be a minimum of fifty (50) feet.
- (3) Lot depth shall be a minimum of eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4676, § 15, 11-28-16; Ord. No. 4936, § 1, 1-27-25)

Sec. 37-46. Yards.

Except as provided in article VIII, in an R-3 zone minimum yard requirements shall be as follows:

- (1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet from the property line or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (3) A rear yard shall be a minimum of twenty (20) feet.
- (4) Side and rear yards shall be increased by one (1) foot for each foot by which a building exceeds a height of thirty-five (35) feet. A front yard shall be increased by one (1) foot for each two (2) feet by which a building exceeds thirty-five (35) feet.
- (5) Two-family dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots, provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 16, 11-28-16)

Sec. 37-47. Lot coverage.

In an R-3 zone, buildings shall not cover more than fifty (50) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 17, 11-28-16)

Sec. 37-48. Height of buildings.

In an R-3 zone, no building shall exceed a height of forty-five (45) feet.

(Ord. No. 4108, § 2, 8-15-94)

Sec. 37-49. Reserved.

Editor's note(s)—Ord. No. 4216, § 1, adopted August 10, 1998, repealed § 37-49, relative to signs permitted in the R-3 zone, which derived from Ord. No. 4108, § 2, adopted August 15, 1994.

DIVISION 9. HIGHER DENSITY RESIDENTIAL ZONE R-4

Sec. 37-50. R-4 higher density residential zone.

- (a) *Purpose.* To accommodate a compatible mixture of higher density residential uses with limited options for scattered, small-scale, low-impact neighborhood service businesses. Such areas are generally in proximity to major community facilities, employers, arterials and commercial development and generally serve as transition or buffer zones between major arterials or more intensively developed areas and residential districts.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 20, 10-25-99; Ord. No. 4936, § 2, 1-27-25)

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:

- (1) Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
- (2) Church, subject to the special conditions of section 37-20.1(2) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business license;
- (5) Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
- (6) Group day care, subject to the conditions of section 37-13.1(3) of this Code;
- (7) Intermediate care facility, subject to the special conditions of section 37-44.1(1) of this Code;
- (8) Long-term care facility, subject to the special conditions of section 37-44.1(2) of this Code;
- (9) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of eighteen (18) dwelling units per acre;
- (10) Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
- (11) Multifamily dwelling, meeting the standards of section 37-124.1 of this Code;
- (12) School, subject to the special conditions of section 37-20.1(3) of this Code;
- (13) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
- (14) Single-family dwelling;
- (15) Small lot development subject to the requirements of section 37-33 of this Code, standards for small lot development;
- (16) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of eighteen (18) dwelling units per acre;
- (17) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 6, 7-1-96; Ord. No. 4249, § 21, 10-25-99; Ord. No. 4385, § 9, 2-14-05; Ord. No. 4386, § 4, 2-14-05; Ord. No. 4433, § 5, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4676, § 18, 11-28-16; Ord. No. 4841, § 10, 11-14-22; Ord. No. 4936, § 3, 1-27-25; Ord. No. 4944, § 11, 7-14-25)

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:

- (1) Repealed by Ord. No. 4742.
- (2) Day care center, subject to the special conditions of section 37-20.1(5) of this Code;
- (3) Dormitory, subject to the special conditions of section 37-44.1 of this Code;
- (4) Eating and drinking establishment. Qualification for an eating and drinking establishment in the R-4 zones is contingent upon it being small-scale and neighborhood oriented with no drive-thru service;
- (5) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
- (6) [Reserved;]
- (7) Personal service uses;
- (8) Professional offices, except medical, dental, and banking services;
- (9) Other limited commercial uses that are consistent with the purpose of the R-4 zone and are not detrimental to any of the outright permitted uses or other existing conditional uses or to nearby residential uses;
- (10) 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) 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) 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.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 22, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 10, 2-14-05; Ord. No. 4386, § 5, 2-14-05; Ord. No. 4531, § 5, 7-13-09; Ord. No. 4742, § 2J, 8-19-19; Ord. No. 4799, § 8, 3-8-21; Ord. No. 4936, § 4, 1-27-25; Ord. No. 4944, § 12, 7-14-25)

Sec. 37-53. Lot size.

In an R-4 zone, the minimum lot size shall be as follows:

- (1) Lot area shall be a minimum of five thousand (5,000) square feet plus an additional one thousand six hundred (1,600) square feet per dwelling unit over one (1).
- (2) Lot width shall be a minimum of fifty (50) feet.
- (3) Lot depth shall be a minimum of eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 5, 7-13-09; Ord. No. 4676, § 19, 11-28-16)

Sec. 37-54. Yards.

Except as provided in article VIII, in an R-4 zone minimum yard requirements shall be as follows:

- (1) A front yard shall be a minimum of twenty (20) feet or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (2) A side yard shall be a minimum of five (5) feet and the total of both side yards shall be a minimum of fifteen (15) feet, except that on corner lots the side yard on the street side shall be a minimum of fifteen (15) feet from the property line or thirty-five (35) feet from the centerline of the street, whichever is greater.
- (3) A rear yard shall be a minimum of twenty (20) feet.
- (4) Side and rear yards shall be increased by one (1) foot for each foot by which a building exceeds a height of thirty-five (35) feet. A front yard shall be increased by one (1) foot for each two (2) feet by which a building exceeds thirty-five (35) feet.
- (5) Two-family dwelling units constructed as a use permitted outright in this zone and constructed so as to share a common or adjoining side wall shall be allowed to legally split into two (2) minimum five thousand (5,000) square foot lots, provided the front and rear setbacks are in compliance with this chapter and the side yard opposite the zero-lot line shall be a minimum of fifteen (15) feet. In no case shall the minimum width of the zero-lot line lot be less than fifty (50) feet nor the depth less than eighty (80) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 20, 11-28-16)

Sec. 37-55. Lot coverage.

In an R-4 zone, buildings shall not cover more than fifty (50) percent of the lot.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4676, § 21, 11-28-16)

Sec. 37-56. Height of buildings.

In an R-4 zone no building shall exceed a height of fifty (50) feet.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4936, § 5, 1-27-25)

Sec. 37-57. Reserved.

Editor's note(s)—Ord. No. 4216, § 1, adopted August 10, 1998, repealed § 37-57, relative to signs permitted in the R-4 zone, which derived from Ord. No. 4108, § 2, adopted August 15, 1994.

- CODE OF ORDINANCES
Chapter 37 - ZONING
ARTICLE III. - USE ZONES
DIVISION 21. PLANNED UNIT DEVELOPMENT ZONE PUD

~~DIVISION 21. PLANNED UNIT DEVELOPMENT ZONE PUD*~~

ZA-01-26 DRAFT, 11-7-25

~~*Editor's note(s)—Ord. No. 4270, § 1, adopted October 30, 2000, repealed §§ 37-94—37-97, relating to the PD zone, which derived from Ord. No. 4108, § 2, adopted August 15, 1994, as amended by Ord. No. 4249, § 50, adopted October 25, 1999.~~

Sec. 37-94. Planned unit development (PUD) zone.

~~(a) *General.* A planned unit development is tailored for a specific property to develop criteria that will determine building guidelines and land uses, where the desired development cannot be achieved with a standardized zoning district contained in this chapter nor with a contract zoning agreement authorized pursuant to section 37-115 of this chapter. An application for a planned unit development zone shall be processed as an amendment to the official zoning map, in accordance with article XII of this chapter. The ordinance adopting a planned unit development zone shall contain or adopt by reference an agreement that sets forth the allowable land uses and development standards. A planned unit development shall not be used as a mechanism to address development issues that are more appropriately addressed by securing a variance or a conditional use permit.~~

~~(b) *Purposes.*~~

- ~~(1) To allow a planned and coordinated mix of land uses and/or housing types which would otherwise not be allowed and when special project design elements or benefits to the neighborhood or community are offered or which may be required, and which otherwise would not have been required or achieved;~~
- ~~(2) To encourage a more creative and efficient utilization of land; a concentration or clustering of development in order to create, allow for, or provide open space; and/or a preservation of natural resources or special features of the site;~~
- ~~(3) To allow a variety in the types of environment available to the people of Lewiston;~~
- ~~(4) To provide the means for greater creativity and flexibility in design and development than is provided under the strict application of the zoning and subdivision codes, while at the same time preserving the health, safety, order, and general welfare of the City of Lewiston and its residents;~~
- ~~(5) To encourage the overall planning, designing, and development of larger tracts of land;~~
- ~~(6) To provide a better means of cooperation between the City of Lewiston and private developers in the urbanization of undeveloped lands and the revitalization of existing, deteriorated or underutilized lands;~~
- ~~(7) To allow for exceptions to standards in the zoning and subdivision codes without sacrificing overall benefit to a neighborhood or to the community;~~
- ~~(8) To promote more cohesive and coordinated development.~~

~~{Ord. No. 4270, § 3, 10-30-00; Ord. No. 4872, § 3, 3-13-23}~~

Sec. 37-95. Reserved.

~~Editor's note(s) — Sec. 4 of Ord. No. 4872, adopted March 13, 2023, repealed § 37-95, which pertained to designation, and derived from Ord. No. 4270, adopted October 30, 2000.~~

Sec. 37-96. Regulation.

- ~~(a) The tract of land for which a planned unit development is proposed shall be a minimum of five (5) acres. Areas of less than five (5) acres may qualify as a planned unit development project if the applicant can show to the commission that the waiver of this requirement is in the public interest and that at least one (1) of the following conditions exist:

 - ~~(1) Unusual physical features of the site or the surrounding neighborhood are such that development under the provisions of the planned unit development district will contribute to the amenity and functionality of the neighborhood.~~~~

-
- ~~(2) The site is adjacent to an area which has been developed under the provisions of the planned unit development district and will contribute to the amenity and functionality of the neighborhood.~~
 - ~~(3) The proposed development is substantially similar to or will serve, enhance, or compliment neighboring development.~~
 - ~~(4) The proposed development meets or is consistent with at least four (4) of the eight (8) stated purposes of the PUD Zone.~~
- ~~(b) Exceptions from traditional zoning and subdivision requirements may be granted within the project when they do not result in inconsistency with the stated purposes of the planned unit development zone, provide greater functionality and/or a higher amenity to the neighborhood, and/or are in the interest of the community in general.~~
 - ~~(c) Private roadways (as defined in chapter 32 of this Code) may be permitted within the project if their maintenance is provided for, as acceptable to the public works director; they are designed and installed to specifications, acceptable to the city engineer; and they are approved by the city council.~~
 - ~~(d) All land use and development and activity within a planned unit development zone shall be subject to adopted city codes and standards, except as may otherwise be specified in the required planned unit development agreement.
 - ~~(1) The planned unit development agreement shall explicitly identify any exceptions to city code or standards modified by the agreement.~~
 - ~~(2) If the agreement does not identify specific city codes or standards waived or modified by the agreement, then the city codes and standards adopted by the city shall remain in full force and effect.~~~~

~~(Ord. No. 4872, § 5, 3-13-23)~~

~~Editor's note(s)—Sec. 4 of Ord. No. 4872, adopted March 13, 2023, repealed § 37-96, which pertained to designation, and derived from Ord. No. 4270, adopted October 30, 2000. Sec. 5 of said ordinance enacted new provisions to read as herein set out.~~

~~Sec. 37-97. Administrative procedure.~~

- ~~(a) Application for a PUD zone shall require a pre-application meeting to be scheduled by the community development department. After formal application submittal to the community development department is accepted by the city planner as being consistent with the stated purposes of the PUD zone, it shall be processed in accordance with article XII of this chapter.~~
- ~~(b) Development master plan. Application for and approval of a PUD shall include a development master plan. The development master plan shall consist of the following:
 - ~~(1) A written narrative of the proposed project, including, but not limited to, description of the following:
 - ~~a. Project intent, purpose, and target market, including how such is planned to be achieved;~~
 - ~~b. Why the project necessitates being done as a PUD; what is proposed that cannot be accommodated through standardized zoning and/or subdivision; what waivers or modifications to adopted standards are proposed; what benefits are proposed that would not otherwise be gained or achieved through a standardized zoning and/or subdivision;~~
 - ~~c. Project development timeline, including intended start, phasing, and completion;~~
 - ~~d. Intended post-development project ownership and maintenance responsibilities;~~
 - ~~e. How the project will fit into the neighborhood; project benefits, compatibility, and negative impacts; and~~~~~~

- CODE OF ORDINANCES
Chapter 37 - ZONING
ARTICLE III. - USE ZONES
DIVISION 2. SUBURBAN RESIDENTIAL ZONE R-1

- ~~f. Anticipated traffic generation and compatibility with and impact to the local street system.~~
- ~~(2) A site plan drawn to scale illustrating the following:
 - ~~a. Property lines, labeled and dimensioned;~~
 - ~~b. North arrow;~~
 - ~~c. Conceptual subdivision plan or preliminary plat, if applicable;~~
 - ~~d. Size, location, and arrangement of proposed buildings with the buildings labeled and setbacks to property lines indicated;~~
 - ~~e. Parking areas and streets, sidewalks, and other transportation facilities;~~
 - ~~f. Landscaping, screening, storm water detention facilities, freestanding and monument sign locations, and dumpster/trash collection facilities;~~
 - ~~g. Common open spaces and recreational areas;~~
 - ~~h. Proposed public and private water, sanitary sewer, storm sewer, outdoor lighting, and any other utilities (e.g., electric, communications, gas); and~~
 - ~~i. Other information as may be deemed necessary, depending on the project site, location, and/or proposal particulars.~~~~
- ~~(3) Topography by contours related to USCG survey datum, or other datum approved by the city engineer or designee, shown on the same map as the proposed PUD layout and showing existing and/or proposed contours adequate to describe any future grading. Contour interval shall be such as to adequately reflect the character and the drainage of the land.~~
- ~~(4) A written description and illustration of the architectural style and appearance of the proposed building(s).~~
- ~~(5) Traffic generation statement. The number of vehicular trips expected to be generated by a PUD may require a traffic impact study, as determined by the city engineer or designee. A PUD shall mitigate traffic impacts according to the traffic impact study and the city engineer or designee.~~
- ~~(c) Amendment to a planned unit development agreement and/or development master plan:
 - ~~(1) Any substantial modification of an approved PUD agreement and/or development master plan shall require resubmittal of the PUD application with a written description and mapped depiction of the proposed amendments to the city planning and zoning commission and the city council pursuant to the procedures provided in section 37-184 of this Code. The proposed amendments, if approved, will become an amendment to the approved development master plan. The community development director or designee is authorized to determine whether the proposed plan amendment is substantial.
 - ~~a. For the purposes of this section, a substantial modification is any modification in the type of land use, phasing, development improvements, number or type of dwelling units, project scale, design standards or project design that could be expected to have resulted in the denial of the original or previously approved proposal to meet the required relevant criteria and standards or denial of the original or previously approved application, the imposition of additional requirements of development, or that could be expected to cause undue hardship or unmitigated adverse impact on neighbors to the PUD or to the community or result in conditions or impacts substantially different than were identified, presented, represented, or expected from the original or previously approved proposal. Any increase in residential development density greater than ten~~~~~~

- CODE OF ORDINANCES
Chapter 37 - ZONING
ARTICLE III. - USE ZONES
DIVISION 2. SUBURBAN RESIDENTIAL ZONE R-1

~~(10) percent or any increase in intensity of land use that would generate greater than ten (10) percent more traffic shall be deemed a substantial modification to the PUD.~~

- ~~(2) Any non-substantial modification to an approved PUD agreement and/or development master plan may be approved or denied by the community development director or designee, who may modify or require new condition(s) of approval, as necessary to ensure that the intent of the original approval is met. Non-substantial modifications are those modifications not deemed to be substantial by the community development director or designee, and that do not otherwise fall under the criteria of subsection 37-97(c)(1)a. Final decision-making about a non-substantial modification is subject to mailing of a notice of intent for PUD change approval to property owners within the PUD and to property owners within three hundred thirty (330) feet of the PUD. Such notice shall describe the nature of the proposed change and advise recipients of the right to object to the change and that any such objection received in writing by the community development department within fifteen (15) days of the date of the notice shall require a public hearing before the planning and zoning commission pursuant to section 37-184 of this Code. Decisions of the planning and zoning commission may be appealed by any person entitled to notice of the proceedings in accordance with section 37-185 of this Code.~~

~~{Ord. No. 4270, § 3, 10-30-00; Ord. No. 4389, § 1, 2-14-05; Ord. No. 4531, § 11, 7-13-09; Ord. No. 4797, § 1, 1-25-21; Ord. No. 4872, §§ 6, 7, 3-13-23}~~

DIVISION 2. SUBURBAN RESIDENTIAL ZONE R-1

Sec. 37-18. R-1 suburban residential zone.

- (a) *Purpose.* To provide, primarily, for ~~agricultural or transitional area for~~ suburban residential uses but with limited options for scattered, small-scale, low-impact neighborhood service businesses in the Orchards area and on the outskirts of the city.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 6, 10-25-99)

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:

- (1) Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
- (2) Church, subject to the special conditions of section 37-20.1(2) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
- (6) General farming, except feedlots;
- (7) Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
- (8) Park, subject to the special conditions of section 37-20.1(4) of this Code;
- (9) School, subject to the special conditions of section 37-20.1(3) of this Code;
- (10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
- (11) Single-family dwelling;
- (12) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 7, 10-25-99; Ord. No. 4385, § 1, 2-14-05; Ord. No. 4398, § 6, 1-9-06; Ord. No. 4531, § 2, 7-13-09; Ord. No. 4675, § 1, 11-28-16; Ord. No. 4944, § 2, 7-14-25)

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:

- (1) Repealed by Ord. No. 4742.
- (2) Class B manufactured home;
- (3) Day care center, subject to the special conditions of section 37-20.1(5) of this Code;

- (4) Group day care, subject to the special conditions of section 37-13.1(3) of this Code;
- (5) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
- (6) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of six (6) dwelling units per acre;
- (7) Neighborhood service businesses that are scattered, small-scale, low-impact, neighborhood-friendly business uses compatible with the purpose and permitted uses of the R-1 Zone and not in conflict with the conditional uses of the R-1 Zone.
- ~~(78)~~ Noncommercial kennel, subject to commercial kennel standards of section 37-163(15) of this Code;
- ~~(89)~~ 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;
- ~~(910)~~ 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;
- ~~(101)~~ 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;
- ~~(142)~~ 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;
- ~~(123)~~ 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;
- ~~(134)~~ Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of six (6) dwelling units per acre.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 8, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 2, 2-14-05; Ord. No. 4398, § 7, 1-9-06; Ord. No. 4531, § 2, 7-13-09; Ord. No. 4675, § 2, 11-28-16; Ord. No. 4742, § 2E, 8-19-19; Ord. No. 4799, § 2, 3-8-21; Ord. No. 4841, § 4, 11-14-22; Ord. No. 4944, § 3, 7-14-25)

DIVISION 4. LOW DENSITY RESIDENTIAL ZONE R-2A

Sec. 37-34. R-2a low density residential zone.

Purpose. To provide land primarily for lower density residential development with the keeping of livestock as a conditional use and with limited options by conditional use for scattered, small-scale, low-impact neighborhood service businesses in the Orchards area and on the outskirts of the city.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 4, 7-1-96; Ord. No. 4249, § 13, 10-25-99)

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:

- (1) Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
- (2) Church, subject to the special conditions of section 37-20.1(2) of this Code;

- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
- (6) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre;
- (7) Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
- (8) Park, subject to the special conditions of section 37-20.1(4) of this Code;
- (9) School, subject to the special conditions of section 37-20.1(3) of this Code;
- (10) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
- (11) Single-family dwelling;
- (12) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of nine (9) dwelling units per acre;
- (13) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 14, 10-25-99; Ord. No. 4385, § 5, 2-14-05; Ord. No. 4398, § 8, 1-9-06; Ord. No. 4841, § 6, 11-14-22; Ord. No. 4944, § 7, 7-14-25)

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:

- (1) Repealed by Ord. No. 4742.
- (2) Day care center, subject to the special conditions of section 37-20.1(5) of this Code;
- (3) Group day care, subject to the special conditions of section 37-13.1(3) of this Code;
- (4) Intermediate care facility;
- (5) Keeping of livestock, subject to the standards of sections 37-195 through 37-199 of this Code;
- (6) Long-term care facility;
- (7) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
- (8) Multifamily dwelling, meeting the standards of section 37-124.1 of this Code;
- (9) Neighborhood service businesses that are scattered, small-scale, low-impact, neighborhood-friendly business uses compatible with the purpose and permitted uses of the R-2A Zone and not in conflict with the conditional uses of the R-1 Zone.
- (910) Noncommercial kennel, subject to commercial kennel standards of section 37-163(15) of this Code;
- (101) 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;
- (112) 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;

- CODE OF ORDINANCES
Chapter 37 - ZONING
ARTICLE III. - USE ZONES
DIVISION 8. MEDIUM DENSITY RESIDENTIAL ZONE R-3

- (123) 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;
- (134) 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;
- (145) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre;
- (156) Small lot development subject to the requirements of section 37-33, standards for small lot development;
- (167) Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than nine (9) dwelling units per acre.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 15, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4354, § 2, 3-29-04; Ord. No. 4385, § 6, 2-14-05; Ord. No. 4398, § 9, 1-9-06; Ord. No. 4433, § 3, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 3, 7-13-09; Ord. No. 4656, § 2, 3-28-16; Ord. No. 4676, § 5, 11-28-16; Ord. No. 4742, § 2G, 8-19-19; Ord. No. 4799, § 4, 3-8-21; Ord. No. 4841, § 7, 11-14-22; Ord. No. 4944, § 8, 7-14-25)

DIVISION 8. MEDIUM DENSITY RESIDENTIAL ZONE R-3

Sec. 37-42. R-3 medium density residential zone.

- (a) *Purpose.* To provide land, primarily, for the development of multifamily dwellings and mixed housing types and to provide an orderly transition from more intensive, high density uses to less intensive, lower density uses with limited options by conditional use for scattered, small-scale, low-impact neighborhood service businesses.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 16, 10-25-99)

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:

- (1) Bed and breakfast facilities, subject to the special conditions of section 37-13.1(1) of this Code;
- (2) Church, subject to the special conditions of section 37-20.1(2) of this Code;
- (3) Class A manufactured home;
- (4) Commercial uses legally established as of December 31, 2004, and which have maintained a valid business and occupation permit;
- (5) Family day care, subject to the special conditions of section 37-13.1(2) of this Code;
- (6) Intermediate term care facility, subject to the special conditions of section 37-44.1(1) of this Code;
- (7) Long-term care facility, subject to the special conditions of section 37-44.1(2) of this Code;

-
- (8) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;
 - (9) Mortuary, subject to the special conditions of section 37-20.1(1) of this Code;
 - (10) Multifamily dwelling, meeting the standards of section 37-124.1 of this Code;
 - (11) Park, subject to the special conditions of section 37-20.1(4) of this Code;
 - (12) School, subject to the special conditions of section 37-20.1(3) of this Code;
 - (13) Preschool, subject to the special conditions of section 37-20.1(6) of this Code;
 - (14) Single-family dwelling;
 - (15) Small lot development subject to the requirements of section 37-33, standards for small lot development;
 - (16) Tiny house village, subject to the provisions of chapter 23 of this Code, with a maximum density of sixteen (16) dwelling units per acre;
 - (17) Two-family dwelling.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4161, § 5, 7-1-96; Ord. No. 4249, § 17, 10-25-99; Ord. No. 4385, § 7, 2-14-05; Ord. No. 4386, § 2, 2-14-05; Ord. No. 4433, § 4, 1-9-06; Ord. No. 4499, § 2, 1-28-08; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4656, § 10, 3-28-16; Ord. No. 4676, § 14, 11-28-16; Ord. No. 4841, § 8, 11-14-22; Ord. No. 4944, § 9, 7-14-25)

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:

- (1) Repealed by Ord. No. 4742.
- (2) Day care center, subject to the special conditions of section 37-20.1(5) of this Code;
- (3) Dormitory, subject to the special conditions of section 37-44.1 of this Code;
- (4) Group day care, subject to the special conditions of section 37-13.1(3) of this Code;
- (5) Intensification, or expansion of commercial uses of ten (10) percent of the building area or more which were legally established and licensed for business and occupation;
- (6) Manufactured home park, subject to the provisions of chapter 23 of this Code, with a density greater than sixteen (16) dwelling units per acre;
- (7) Neighborhood service businesses that are scattered, small-scale, low-impact, neighborhood-friendly business uses compatible with the purpose and permitted uses of the R-1 Zone and not in conflict with the conditional uses of the R-3 Zone.
- ~~(78)~~ Noncommercial kennel, subject to the commercial kennel standards of section 37-163(15) of this Code;
- ~~(89)~~ 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;
- ~~(910)~~ 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;

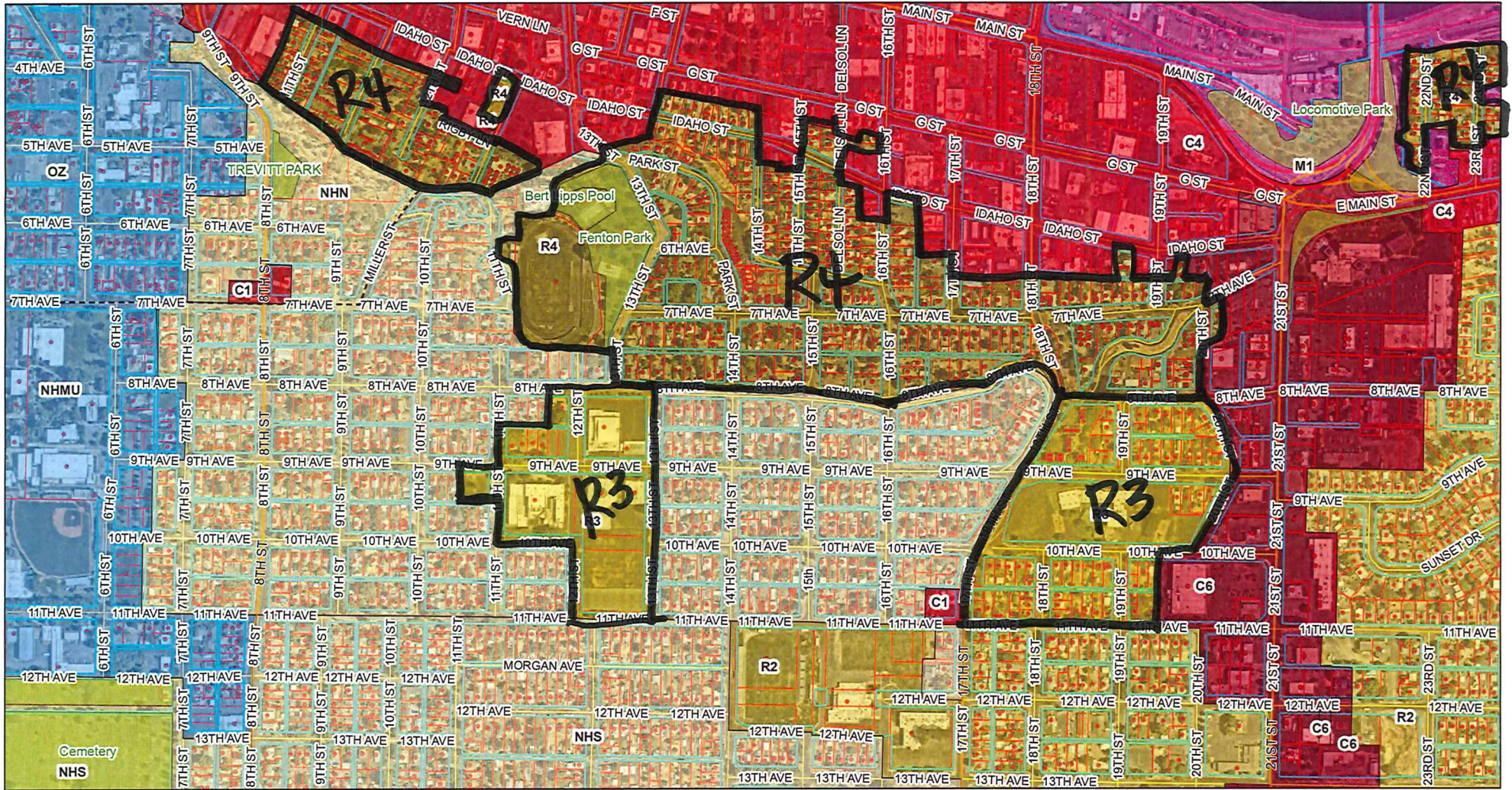
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- (101) Replacement of a nonconforming residential use not located abutting a principal or minor arterial street, as identified in the Lewiston Comprehensive Transportation Plan, subject to setback and yard requirements of the R-2 zone;
 - (112) Semi-public 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;
 - (123) Tiny house village, subject to the provisions of chapter 23 of this Code, with a density greater than sixteen (16) dwelling units per acre.

(Ord. No. 4108, § 2, 8-15-94; Ord. No. 4249, § 18, 10-25-99; Ord. No. 4322, § 5, 12-9-02; Ord. No. 4328, § 2, 3-24-03; Ord. No. 4385, § 8, 2-14-05; Ord. No. 4386, § 3, 2-14-05; Ord. No. 4531, § 4, 7-13-09; Ord. No. 4742, § 21, 8-19-19; Ord. No. 4799, § 7, 3-8-21; Ord. No. 4841, § 9, 11-14-22; Ord. No. 4944, § 10, 7-14-25)

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Downtown R4 and R3

City of Lewiston



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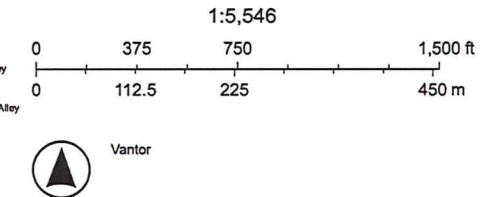
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 - URBAN MINOR ARTERIAL
 - URBAN COLLECTOR
 - RURAL MAJOR COLLECTOR
 - <all other values>
 - City Limit
 - Area City Impact
 - Parks
 - Zoning
 - AIA - TRAFFIC PATTERN OVERLAY ZONE

- AIA - AIRPORT LATERAL SAFETY OVERLAY ZONE
- AIA - AIRPORT INNER CRITICAL OVERLAY ZONE
- AIA - RUNWAY PROTECTION OVERLAY ZONE
- AIA - AIRPORT OUTER CRITICAL OVERLAY ZONE
- AIA - AIRPORT INNER CRITICAL
- AIA - AIRPORT OUTER CRITICAL
- AIA - AIRPORT LATERAL SAFETY
- AIA - AIRPORT TRAFFIC PATTERN
- PD - PLANNED UNIT DEVELOPMENT
- F2 - AGRICULTURAL TRANSITION
- R1 - SUBURBAN RESIDENTIAL
- R2 - LOW DENSITY RESIDENTIAL
- R2A - LOW DENSITY RESIDENTIAL (LIVESTOCK)
- R3 - MEDIUM DENSITY RESIDENTIAL
- R4 - HIGHER DENSITY RESIDENTIAL
- C1 - LOCAL COMMERCIAL
- C2 - TOURIST COMMERCIAL
- C3 - COMMUNITY COMMERCIAL
- C4 - GENERAL COMMERCIAL
- C5 - CENTRAL COMMERCIAL

- C6 - REGIONAL COMMERCIAL
- M1 - LIGHT INDUSTRIAL
- M2 - HEAVY INDUSTRIAL
- A - AIRPORT
- P - PORT
- BASPAA - BRYDEN AVE SPECIAL PLANNING AREA A
- BASPAB - BRYDEN AVE SPECIAL PLANNING AREA B
- FIB - FORM & IMPACT BASED
- MIXD-NL - N LEWISTON MIXED USE DEVELOPMENT
- NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE A

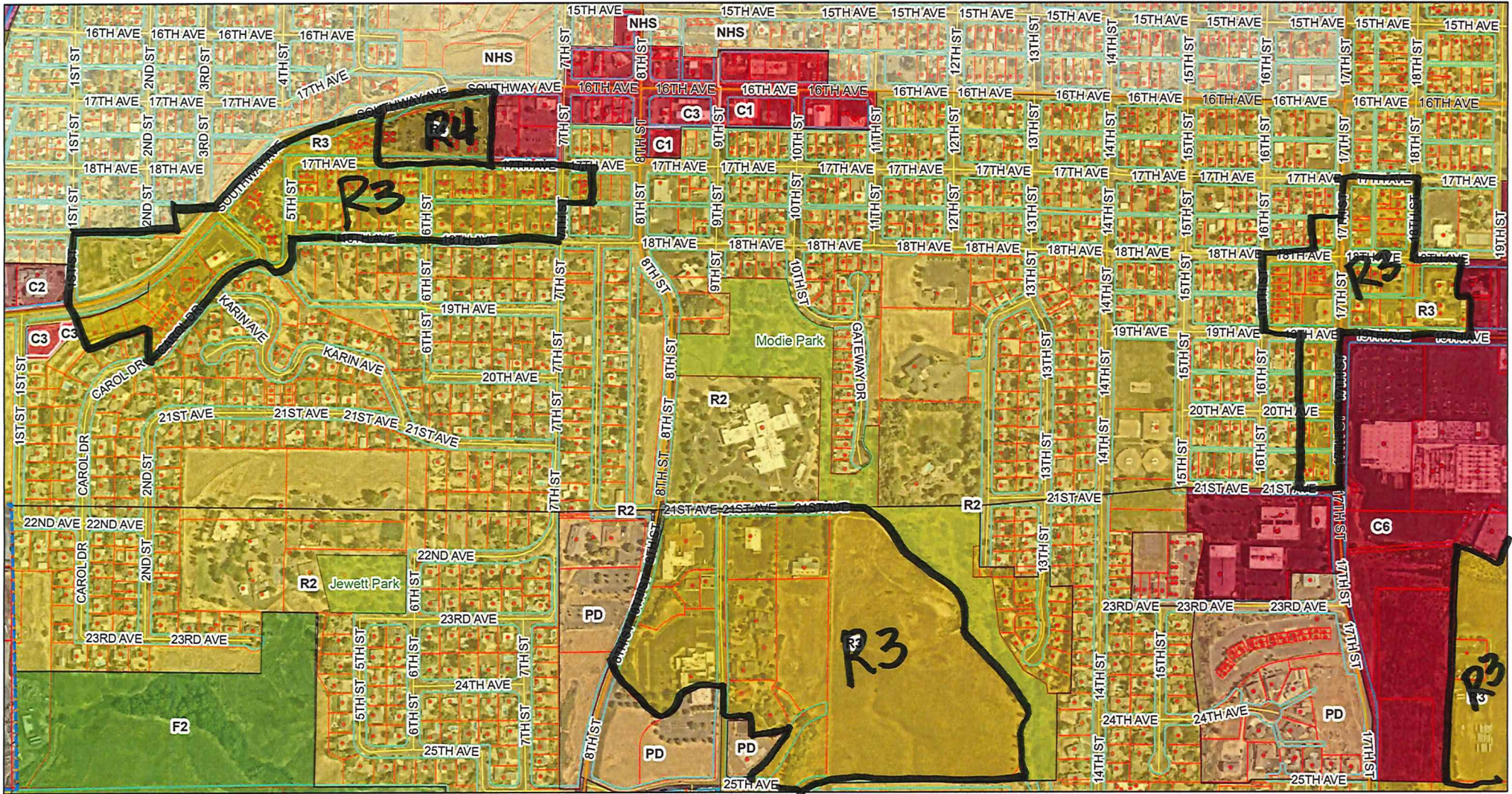
- NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE B
- NHMMU - ZONE NHMMU = NORMAL HILL MIXED USE
- NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE
- OZ - OVERLAY ZONE
- null
- Other
- ROW
- Street
- Local
- Collector

- Arterial
- Unpaved Residential Alley
- Paved Residential Alley
- Paved Business District Alley
- Alley
- Minor Arterial
- Residential Collector
- Address
- adSites



Southway to 21st Street

R4 and R3 City of Lewiston



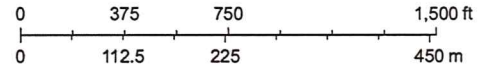
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<p>Primary Street Reference</p> <ul style="list-style-type: none"> — URBAN PRINCIPAL ARTERIAL — URBAN MINOR ARTERIAL — URBAN COLLECTOR — RURAL MAJOR COLLECTOR — <all other values> City Limit Area City Impact Parks Zoning AIA - TRAFFIC PATTERN OVERLAY ZONE 	<ul style="list-style-type: none"> AIA - AIRPORT LATERAL SAFETY OVERLAY ZONE AIA - AIRPORT INNER CRITICAL OVERLAY ZONE AIA - RUNWAY PROTECTION OVERLAY ZONE AIA - AIRPORT OUTER CRITICAL OVERLAY ZONE AIA - AIRPORT INNER CRITICAL AIA - AIRPORT OUTER CRITICAL AIA - AIRPORT LATERAL SAFETY AIA - AIRPORT TRAFFIC PATTERN PD - PLANNED UNIT DEVELOPMENT F2 - AGRICULTURAL TRANSITION R1 - SUBURBAN RESIDENTIAL R2 - LOW DENSITY RESIDENTIAL R2A - LOW DENSITY RESIDENTIAL (LIVESTOCK) R3 - MEDIUM DENSITY RESIDENTIAL R4 - HIGHER DENSITY RESIDENTIAL C1 - LOCAL COMMERCIAL C2 - TOURIST COMMERCIAL C3 - COMMUNITY COMMERCIAL C4 - GENERAL COMMERCIAL C5 - CENTRAL COMMERCIAL 	<ul style="list-style-type: none"> C6 - REGIONAL COMMERCIAL M1 - LIGHT INDUSTRIAL M2 - HEAVY INDUSTRIAL A - AIRPORT P - PORT BASPAA - BRYDEN AVE SPECIAL PLANNING AREA A BASPAB - BRYDEN AVE SPECIAL PLANNING AREA B FIB - FORM & IMPACT BASED MKD-NL - N LEWISTON MIXED USE DEVELOPMENT NHN - ZONE NHZA = NORMAL HILL NORTH ZONE A NHN - ZONE NHNB = NORMAL HILL NORTH ZONE B NHMU - ZONE NHMU = NORMAL HILL MIXED USE NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE OZ - OVERLAY ZONE null Other ROW Street Local Collector 	<ul style="list-style-type: none"> Arterial Unpaved Residential Alley Paved Residential Alley Paved Business District Alley Alley Minor Arterial Residential Collector • Address adSites
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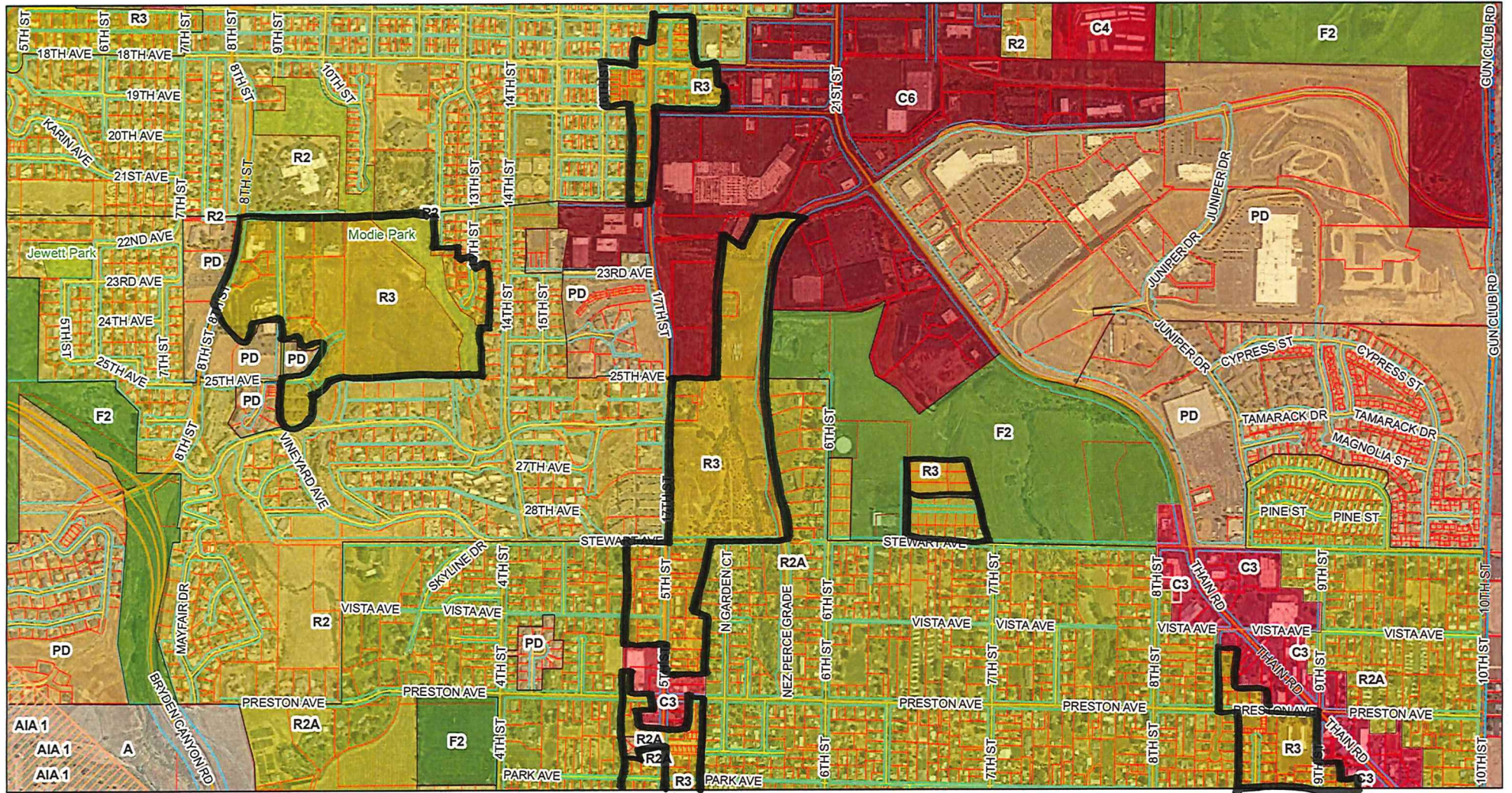


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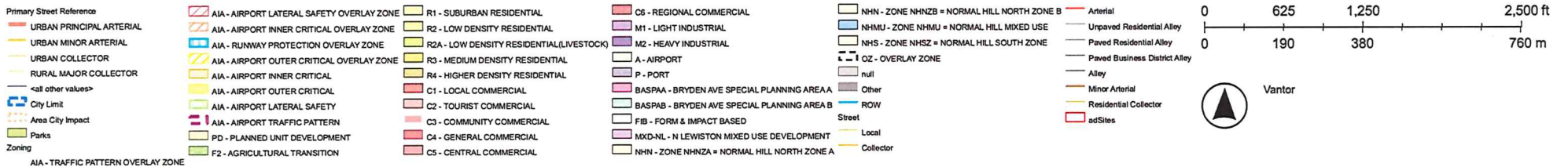


South of 18th Ave R3 and R4

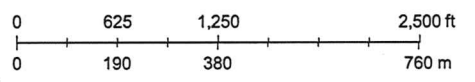
City of Lewiston



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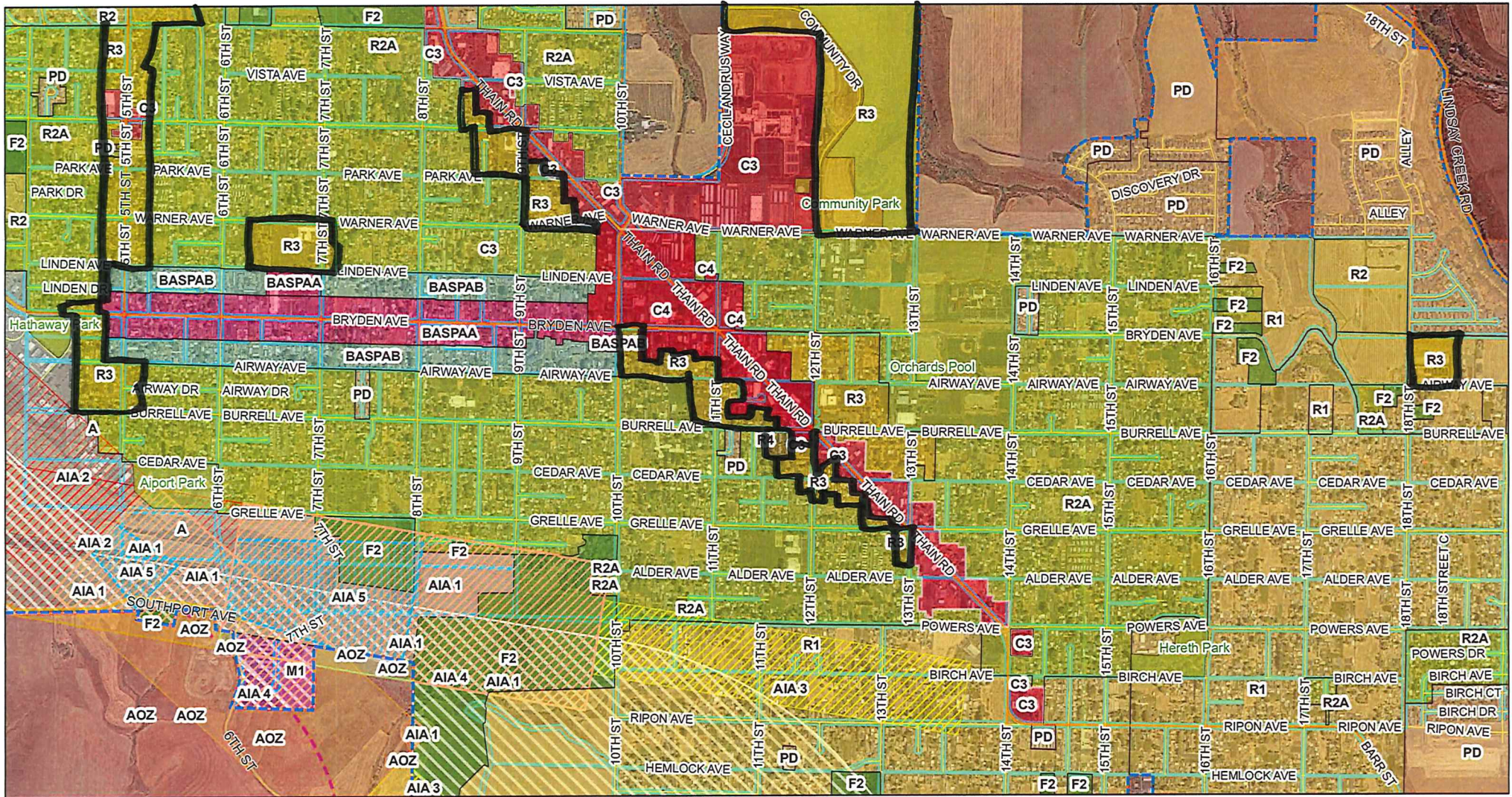


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Orchards R3 and R4

City of Lewiston



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<p>Primary Street Reference</p> <ul style="list-style-type: none"> URBAN PRINCIPAL ARTERIAL URBAN MINOR ARTERIAL URBAN COLLECTOR RURAL MAJOR COLLECTOR <all other values> City Limit Area City Impact Parks 	<p>Zoning</p> <ul style="list-style-type: none"> AIA - TRAFFIC PATTERN OVERLAY ZONE AIA - AIRPORT LATERAL SAFETY OVERLAY ZONE AIA - AIRPORT INNER CRITICAL OVERLAY ZONE AIA - RUNWAY PROTECTION OVERLAY ZONE AIA - AIRPORT OUTER CRITICAL OVERLAY ZONE AIA - AIRPORT INNER CRITICAL AIA - AIRPORT OUTER CRITICAL AIA - AIRPORT LATERAL SAFETY AIA - AIRPORT TRAFFIC PATTERN PD - PLANNED UNIT DEVELOPMENT F2 - AGRICULTURAL TRANSITION R1 - SUBURBAN RESIDENTIAL R2 - LOW DENSITY RESIDENTIAL R2A - LOW DENSITY RESIDENTIAL (LIVESTOCK) R3 - MEDIUM DENSITY RESIDENTIAL R4 - HIGHER DENSITY RESIDENTIAL C1 - LOCAL COMMERCIAL C2 - TOURIST COMMERCIAL C3 - COMMUNITY COMMERCIAL C4 - GENERAL COMMERCIAL C5 - CENTRAL COMMERCIAL C6 - REGIONAL COMMERCIAL M1 - LIGHT INDUSTRIAL M2 - HEAVY INDUSTRIAL A - AIRPORT P - PORT BASPAA - BRYDEN AVE SPECIAL PLANNING AREA A BASPAB - BRYDEN AVE SPECIAL PLANNING AREA B FIB - FORM & IMPACT BASED 	<p>Street</p> <ul style="list-style-type: none"> Local Collector Arterial Unpaved Residential Alley Paved Residential Alley Paved Business District Alley Alley Minor Arterial Residential Collector MXD-NL - N LEWISTON MIXED USE DEVELOPMENT NHN - ZONE NHNZA = NORMAL HILL NORTH ZONE A NHN - ZONE NHNZB = NORMAL HILL NORTH ZONE B NHMU - ZONE NHMU = NORMAL HILL MIXED USE NHS - ZONE NHSZ = NORMAL HILL SOUTH ZONE OZ - OVERLAY ZONE Other ROW
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