



ZONING INFORMATION

P PORT ZONE

Sec. 37- 109. Port Zone P

(a) Purpose To provide zoning for uses, buildings and structures in which port facilities may be installed and used for port or port oriented development. Port facilities may include the following in accordance with the comprehensive plan for port development as adopted or amended by the Port of Lewiston, Idaho: Piers, wharves, cranes, derricks, railroad spurs, aprons, transit storage, dolphins, and other uses, buildings, and structures which may be compatible with and useful to the development of the port.

Sec. 37- 110. Uses permitted outright.

In the "P" Zone, the following uses and their accessory uses are permitted when they are in conformance with the standards and requirements of Article IV of this chapter.

- (1) Port facilities as described above;
- (2) Grain storage;
- (3) Petroleum products storage and distributing facilities;
- (4) Truck terminal;
- (5) Chemical and fertilizer storage, blending and distribution facilities;
- (6) Wood products storage;
- (7) Mineral storage;
- (8) Warehouse.
- (9) Manufacturing, fabricating, processing, repairing, packing or storage except a use specifically listed as a conditional use in the M-2 Zone;
- (10) Commercial or industrial laundry;
- (11) Wholesale distribution;
- (12) Boat sales and marina;
- (13) General contracting and storage yard;
- (14) Service station;
- (15) Mini storage
- (16) Greenhouses and nursery;
- (17) Veterinary clinic or kennel;
- (18) Tire recapping;
- (19) Auto, manufactured home, recreational, heavy equipment sales and service;
- (20) Retail sales and service;
- (21) Wood processing plant;
- (22) Concrete or concrete products manufacturing
- (23) Public uses which uses are similar to other permitted uses in this Zone
- (24) Recycling Center
- (25) Solid waste handling facilities
- (26) Transportation facilities

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Adopted by Lewiston City Council by Ordinance 4108, August 15, 1994, last amended by Ordinance 4322, adopted December 9, 2002.

- (27) Eating and drinking establishments
- (28) Commercial marina
- (29) Telecommunications towers, subject to the standards of section 37-13.1(4) of this code;
- (30) Alternative telecommunications towers, subject to the standards of section 37-163(2) of this code.

Sec. 37- 111. Conditional uses permitted.

In a "P" Zone, the following uses and their accessory uses are permitted when authorized in accordance with the provisions of Articles IV and IX:

- (1) Other public use;
- (2) Semi public use;
- (3) Scrap metal storage;
- (4) Asphalt Plant
- (5) Meat packing plant excepting stockyards;
- (6) Cement manufacturing;
- (7) Chemical storage and manufacturing, including farm fertilizers
- (8) Rendering plant
- (9) Heliport
- (10) Quarrying
- (11) Other manufacturing uses which are not permitted outright but which are consistent with the purpose of the port zone and are not detrimental to any of the outright permitted uses or other existing conditional uses.

Sec. 37- 112. Limitations on use.

In a "P" Zone, the following limitations on use shall apply:

- (1) Any use which creates a nuisance because of noise, smoke, odor, dust or gas is prohibited.
- (2) Materials shall be stored and grounds maintained in a manner which will not attract or aid the propagation of insects or rodents or otherwise create a health hazard.
- (3) All service, processing, and storage on property abutting or facing a residential zone or a through highway shall be wholly within an enclosed building or screened from view from the residential zone or a through highway by a permanently maintained, sight obscuring fence at least eight (8) feet high.

(4) Access from a public street to properties in the "P" Zone shall be so located as to minimize traffic congestion and avoid directing industrial traffic onto residential streets.

(5) Building entrances or other openings adjacent to a residential or commercial zone shall be prohibited if they cause glare, excessive noise, or otherwise adversely affect the use or value of the adjacent property.

(6) Effluent from permitted uses cannot be returned to the rivers without prior treatment or processing to insure compliance with existing city ordinances and state and federal pollution control standards.