

Change of Zone No. 04008

ORDINANCE NO. _____

1 AN ORDINANCE amending Section 27.28.080 of the Lincoln Municipal Code
 2 to revise the parking requirements in the R-T Residential Transition District to allow parking
 3 lots closer than 20 feet to a residential district when abutting a non-residential use; and
 4 repealing Section 27.28.080 of the Lincoln Municipal Code as hitherto existing.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That Section 27.28.080 of the Lincoln Municipal Code be amended
 7 to read as follows:

8 **27.28.080 Height and Area Regulations.**

9 The maximum height and minimum lot requirements within the R-T Residential
 10 Transition District shall be as follows:

11 (a) General requirements:

Table 27.28.080(a)						
	Lot Area (Sq. ft.)	Frontage	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Height
All Permitted Uses	4,000	50'	10' or same as abutting residential district, whichever is greater	*10' **0'	*10' **0'	*28'
*	When a side or rear yard abuts a residential district, it shall be screened in conformance with the landscape design standards adopted by the City of Lincoln.					
**	When abutting a commercial or industrial district.					

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1 (b) When abutting a residential district, the side and rear yard shall be devoted
2 entirely to trees, shrubs, and grasses, and secondary sidewalks in conjunction with
3 landscaping; unless the abutting property is occupied by a non-residential use.

4 (c) There shall be a required front yard on each street side of a lot and the required
5 front yard shall be devoted entirely to trees, shrubs, and grasses except for driveways which
6 are substantially perpendicular to the street.

7 (d) Parking lots, including driveways except for single-family and two-family
8 dwellings, shall not be located closer than twenty feet to any residential zoning district; unless
9 the abutting property is occupied by a non-residential use. ~~provided, however, the City~~
10 ~~Council may adjust these setbacks to facilitate the rehabilitation of existing houses.~~

11 (e) No building footprint (ground cover) shall exceed 5,000 square feet.

12 (f) Accessory buildings shall comply with the height, front, side, and rear yard
13 requirements.

14 Section 2. That Section 27.28.080 of the Lincoln Municipal Code as hitherto
15 existing be and the same is hereby repealed.

16 Section 3. That this ordinance shall take effect and be in force from and after
17 its passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

<p>Approved this ___ day of _____, 2004:</p> <p>_____ Mayor</p>
