

ORDINANCE NO. \_\_\_\_\_

1           AN ORDINANCE amending Section 27.27.020 of the Lincoln Municipal Code to  
2 allow domiciliary care facilities, group homes, and elderly or retirement housing as permitted uses  
3 in the O-3 Office Park District; and repealing Section 27.27.020 of the Lincoln Municipal Code as  
4 hitherto existing.

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

6           Section 1. That Section 27.27.020 of the Lincoln Municipal Code be amended to  
7 read as follows:

8           **27.27.020    Use Regulations.**

9           Any development, including building and open land uses, except farming and the sale of  
10 farm produce, shall be prohibited in the O-3 Office Park District prior to the approval of a use permit  
11 in conformance with the requirements of this chapter. O-3 Office Park District zoning shall not be  
12 permitted or granted upon any property having a total area of less than two acres. A building or  
13 premises shall be permitted to be used for the following purposes in the O-3 Office Park District:

- 14           (a)   Office buildings;
- 15           (b)   Single-family dwellings;
- 16           (c)   Two-family dwellings;
- 17           (d)   Multiple dwellings;
- 18           (e)   Townhouses;
- 19           (f)   Pharmacies;
- 20           (g)   Medical supply shops;

- 1 (h) Barber shops, beauty parlors, and shoeshine shops;
- 2 (i) Book, newspaper, and magazine stores;
- 3 (j) Parks, playgrounds, and community buildings owned or operated by a public agency;
- 4 (k) Public libraries;
- 5 (l) Banks, savings and loan associations, credit unions, and finance companies, and
- 6 insurance companies;
- 7 (m) Churches;
- 8 (n) Nonprofit religious, educational, and philanthropic institutions;
- 9 (o) Technology transfer industries or applications if the area proposed for such use is
- 10 designated in the Comprehensive Plan as a Technology Park;
- 11 (p) Tailor shops, shoe repair shops, upholstery shops, printing and photocopying shops,
- 12 or other, similar business establishments; however, that portion of the premises of such business
- 13 establishments not devoted to sales or office space shall not exceed 5,000 square feet of floor area;
- 14 (q) Public elementary and high schools, or private schools having a curriculum
- 15 equivalent to a public elementary or public high school, and having no rooms regularly used for
- 16 housing or sleeping purposes;
- 17 (r) Wind energy conversion systems;
- 18 (s) Domiciliary care facilities;
- 19 (t) Group homes;
- 20 (u) Elderly or retirement housing.

21 The total area occupied by permitted uses identified as (f), (g), (h), (i) and (p) shall be

22 located within an office building and shall be accessible only through an interior lobby, corridor, or

23 passageway of the office building; provided, however, a pharmacy may also have a separate exterior

1 entrance if the total area occupied by such pharmacy does not exceed five percent of the total square  
2 footage of the office building or 1,000 square feet, whichever is less.

3 Section 2. That Section 27.27.020 of the Lincoln Municipal Code as hitherto existing  
4 be and the same is hereby repealed.

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

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2008:

\_\_\_\_\_  
Mayor