

Chapter 27.35

B-4 LINCOLN CENTER BUSINESS DISTRICT

Sections:

27.35.010	Scope of Regulations.
27.35.020	Permitted Uses.
27.35.025	Permitted Conditional Uses.
27.35.030	Permitted Special Uses.
27.35.040	Accessory Uses.
27.35.050	Parking Regulations.
27.35.060	Sign Regulations.
27.35.065	Grading and Land Disturbance Regulations.
27.35.070	Height and Area Regulations.
27.35.080	Lincoln Downtown Design Standards.

This is a district for a redeveloping area applicable to the business and retail uses located in the area of the Lincoln Center Business District. It is designed so that Lincoln center remains as the dominant multi-use center and key focal point of business, social, and cultural activity in the Lincoln urban area. This district should include a large variety of activities, including retail and office functions, housing, commercial services, institutions, and transportation. It is intended that relationships between permitted functions will be carefully developed, and the need for access, circulation, and amenities will be given special attention.

27.35.010 Scope of Regulations.

The regulations set forth in this chapter, or set forth elsewhere in this title when referred to in this chapter, are the regulations in the B-4 Lincoln Center Business District. (Ord. 12571 §213; May 8, 1979).

27.35.020 Permitted Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in [Chapter 27.06](#) as a permitted use in the B-4 Lincoln Center Business District. (Ord. 19733 §21; June 25, 2012; prior Ord. 19604 §1; August 22, 2011; Ord. 19224 §5; March 16, 2009; Ord. 19132 §2; September 8, 2008; Ord. 17120 §1; December 16, 1996; Ord. 14185 §7; September 3, 1985; Ord. 12571 §214; May 8, 1979).

27.35.025 Permitted Conditional Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in [Chapter 27.06](#) as a permitted conditional use in the B-4 Lincoln Center Business District in conformance with the [Chapter 27.62](#) conditions of approval for such use. (Ord. 19733 §21; June 25, 2012; prior Ord. 19132 §3; September 8, 2008; prior Ord. 16854 §32; August 14, 1995; Ord. 14185 §8; September 3, 1985).

27.35.030 Permitted Special Uses.

A building or premises is allowed to be used for those use types designated in the Use Group Tables in Chapter 27.06 as a permitted special use in the B-4 Lincoln Center Business District in conformance with the conditions of approval under the special permit granted for such use in conformance with the requirements of [Chapter 27.63](#). (Ord. 19733 §21; June 25, 2012: prior Ord. 19158 §34; October 20, 2008: prior Ord. 19132 §4; September 8, 2008: Ord. 16070 §2; March 9, 1992: Ord. 15782 §5; November 26, 1990: Ord. 14780 §13; November 2, 1987: Ord. 13588 §13; May 9, 1983: Ord. 12978 §17; August 25, 1980: Ord. 12698 §1; September 24, 1979: Ord. 12571 §215; May 8, 1979).

27.35.040 Accessory Uses.

Accessory uses permitted in the B-4 Lincoln Center Business District are accessory buildings and uses customarily incident to the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §21; June 25, 2012: prior Ord. 12571 §216; May 8, 1979).

27.35.050 Parking Regulations.

All parking within the B-4 Lincoln Center Business District shall be regulated in conformance with the provisions of [Chapter 27.67](#). (Ord. 12571 §217; May 8, 1979).

27.35.060 Sign Regulations.

Signs within the B-4 Lincoln Center Business District shall be regulated in conformance with the provisions of [Chapter 27.69](#). (Ord. 12571 §218; May 8, 1979).

27.35.065 Grading and Land Disturbance Regulations.

Grading and land disturbance within the B-4 Lincoln Center Business District shall be regulated in conformance with the provisions of [Chapter 27.81](#). (Ord. 17618 §19; February 22, 2000.)

27.35.070 Height and Area Regulations.

The height and lot area requirements within the B-4 Lincoln Center Business District shall be regulated in conformance with the requirements in [Chapter 27.72](#). (Ord. 19733 §21; June 25, 2012: prior Ord. 19171 §1; November 3, 2008: prior Ord. 19132 §5; September 8, 2008: Ord. 18963 §1; July 23, 2007: Ord. 18560 §1; June 20, 2005: Ord. 16615 §1; June 6, 1994: Ord. 16224 §1; September 14, 1992: Ord. 16066 §1; March 21, 1992: Ord. 13163 §1; June 29, 1981: Ord. 12751 §15; November 5, 1979: Ord. 12571 §219; May 8, 1979).

27.35.080 Lincoln Downtown Design Standards.

Each application for a building permit shall be reviewed for compliance with the Lincoln [Downtown Design Standards](#). (Ord. 19714 §1; May 21, 2012: prior Ord. 19132 §6; September 8, 2008).

[Figure 27.35.070(a) on following page]

Figure 27.35.070 (a)

B-4 LINCOLN CENTER BUSINESS DISTRICT HEIGHT REGULATIONS

