

ORDINANCE NO. _____

1 AN ORDINANCE amending Title 27 of the Lincoln Municipal Code to implement
2 revisions to the Parking Matrix to correct past errors and omissions but not imposing new parking
3 requirements, by amending Sections 27.07.030, 27.09.030, 27.37.020, 27.47.030, 27.63.210,
4 27.63.215, 27.63.530, 27.63.660, 27.63.680, 27.63.685, 27.63.690, 27.67.020, 27.67.040; deleting
5 Sections 27.63.600 and 27.67.060; and repealing Sections 27.07.030, 27.09.030, 27.37.020,
6 27.47.030, 27.63.210, 27.63.215, 27.63.530, 27.63.660, 27.63.680, 27.63.685, 27.63.690, 27.67.020,
7 and 27.67.040 of the Lincoln Municipal Code as hitherto existing.

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

9 Section 1. That Section 27.07.030 of the Lincoln Municipal Code be amended to
10 read as follows:

11 **27.07.030 Permitted Conditional Uses.**

12 A building or premises may be used for the following purpose in the AG agriculture district
13 in conformance with the conditions prescribed herein:

14 (a) Cemeteries, including mausoleums:

15 (1) Mausoleums shall be located at least 200 feet from every street and adjoining
16 property line;

17 (2) Any cemetery established after the effective date of this title shall contain an
18 area of twenty acres or more.

19 (b) Pet cemeteries: Minimum area shall be five acres;

20 (c) Roadside stands for the temporary or seasonal sale of produce shall be permitted on
21 any premises in addition to any other main use, regardless of lot size for specified use:

1 (1) Such roadside stands shall be permitted in a required yard; however, no
2 roadside stand shall be permitted in a right of way, nor closer than thirty feet to the edge of a
3 traveled roadway;

4 (2) Such roadside stand shall not be operated for more than 180 days in any one
5 year.

6 (d) Group homes:

7 (1) Group homes shall comply with all sign, height, and area regulations of the
8 district, and all provisions of the minimum standard housing ordinance. Parking shall be regulated
9 in conformance with the provisions of Chapter 27.67;

10 (2) The distance between the proposed use and any existing group home
11 measured from lot line to lot line is not less than one-half mile;

12 (3) Such use shall be permitted only so long as the facility continues to be validly
13 licensed by the State of Nebraska.

14 (e) Wind energy conversion systems, provided they meet the following conditions:

15 (1) The distance from all lot lines to any tower support base of the WECS shall
16 be determined according to the following WECS setback table.

17 Intermediate rotor size distances shall be interpolated. The City Council may grant a
18 reduction in the specific setback table distance when it finds that such reduction shall not adversely
19 affect surrounding property and is consistent with the intent of this title to promote the public health,
20 safety, and general welfare.

21 **WECS SETBACK TABLE**

22 Rotor Diameter	23 in Feet	24 Setback
25	26	27 Distance
28	5	100
29	10	165
30	15	220
31	20	270
	25	310
	30	340
	35	365
	40	385

1 (2) The distance from any tower support base of a WECS to any tower support
2 base of another WECS under other ownership shall be a minimum of five rotor distances figured by
3 the size of the largest rotor. The City Council may grant a reduction in this requirement if it finds
4 that such reduction does not adversely affect the operation of either WECS.

5 (3) The WECS operation shall not cause interference to the radio and television
6 reception on adjoining property.

7 (4) To limit climbing access to the WECS tower, a fence six feet high with a
8 locking portal shall be placed around the WECS tower base or the tower climbing apparatus shall
9 be limited to no lower than twelve feet from the ground, or the WECS tower may be mounted on a
10 roof top.

11 (5) The WECS, if interconnected to a utility system, shall meet the requirements
12 for interconnection and operation as set forth in the electric utility's then current service regulations
13 applicable to WECS.

14 (f) Greenhouses:

15 (1) The minimum lot area shall be twenty acres; provided, however, that if a lot
16 has less area, width, or frontage or any combination thereof than herein required, and its entire
17 boundary was under different ownership on the effective date of this title and has not been since
18 changed, such lot may be used for a greenhouse, provided that no such lot be less than two acres;

19 (2) ~~One parking space shall be provided for each employee on the maximum~~
20 ~~shift.~~ Parking shall be in conformance with Chapter 27.67.

21 (g) Early childhood care facilities in churches:

22 (1) The parking and loading/unloading area for such facilities shall comply with
23 the provisions of Chapter 27.67 of the Lincoln Municipal Code and the design standards for early
24 childhood care facilities;

25 (2) Such facilities shall comply with all applicable state and local early childhood
26 care requirements;

27 (3) Such facilities shall comply with all applicable building and life safety code
28 requirements;

1 (4) Such facilities shall be fenced and have play areas that comply with the design
2 standards for early childhood care facilities;

3 (5) Such facilities must receive a conditional use permit from the Department of
4 Building and Safety.

5 (h) Early childhood care facilities with a maximum of fifteen children present at any
6 time:

7 (1) The parking and loading/unloading area for such facilities shall comply with
8 the provisions of Chapter 27.67 of the Lincoln Municipal Code and the design standards for early
9 childhood care facilities;

10 (2) Such facilities shall comply with all applicable state and local early childhood
11 care requirements;

12 (3) Such facilities shall comply with all applicable building and life safety code
13 requirements;

14 (4) Such facilities shall be fenced and have play areas that comply with the design
15 standards for early childhood care facilities;

16 (5) Such facilities shall be used as the permanent residence of the licensed child
17 care provider;

18 (6) Such facilities with thirteen or more children must receive a conditional use
19 permit from the Department of Building and Safety;

20 (7) Early childhood care facilities located in mobile homes shall have a severe
21 weather emergency action plan approved by the Health Department.

22 (i) Domestic Shelter:

23 (1) Parking shall be in conformance with Chapter 27.67;

24 (2) The maximum number of residents occupying such a facility shall not exceed
25 one person per 3,000 square feet of lot area;

26 (3) The distance between the proposed use of any existing domestic shelter
27 measured from lot line to lot line shall not be less than one mile.

28 Section 2. That Section 27.09.030 of the Lincoln Municipal Code be amended to
29 read as follows:

1 **27.09.030 Permitted Conditional Uses.**

2 A building or premises may be used for the following purpose in the AGR Agricultural
3 Residential District in conformance with the conditions prescribed herein:

4 (a) Cemeteries, including mausoleums:

5 (1) Mausoleums shall be located at least 200 feet from every street line and
6 adjoining property line;

7 (2) Any cemetery established after the effective date of this title shall contain an
8 area of twenty acres or more;

9 (b) Pet cemeteries: Minimum area shall be five acres;

10 (c) Roadside stands for the temporary or seasonal sale of produce;

11 (1) Such roadside stands shall be permitted in a required yard; however, no
12 roadside stand shall be permitted in a right of way, nor closer than thirty feet to the edge of a
13 traveled roadway;

14 (2) Such roadside stand shall not be operated for more than 180 days in any one
15 year.

16 (d) Group homes:

17 (1) Group homes shall comply with all sign, height, and area regulations of the
18 district, and all provisions of the minimum standard housing ordinance. Parking shall be regulated
19 in conformance with the provisions of Chapter 27.67;

20 (2) The distance between the proposed use and any existing group home measur-
21 ed from lot line to lot line is not less than one-half mile;

22 (3) Such use shall be permitted only so long as the facility continues to be validly
23 licensed by the State of Nebraska.

24 (e) Wind energy conversion system, provided they meet the following conditions:

25 (1) The distance from all lot lines to any tower support base of the WECS shall
26 be determined according to the following WECS setback table. Intermediate rotor size distances
27 shall be interpolated. The City Council may grant a reduction in the specific setback table distance
28 when it finds that such reduction shall not adversely affect surrounding property and is consistent
29 with the intent of this title to promote the public health, safety, and general welfare.

1 **WECS SETBACK TABLE**

2 **Rotor Diameter** **Setback**
3 **in Feet** **Distance**

4 5	100
5 10	165
6 15	220
7 20	270
8 25	310
9 30	340
10 35	365
11 40	385

12 (2) The distance from any tower support base of a WECS to any tower support
13 base of another WECS under other ownership shall be a minimum of five rotor distances figured by
14 the size of the largest rotor. The City Council may grant a reduction in this requirement if it finds
15 that such reduction does not adversely affect the operation of either WECS.

16 (3) The WECS operation shall not cause interference to the radio and television
17 reception on adjoining property.

18 (4) To limit climbing access to the WECS tower, a fence six feet high with a
19 locking portal shall be placed around the WECS tower base or the tower climbing apparatus shall
20 be limited to no lower than twelve feet from the ground, or the WECS tower may be mounted on a
21 roof top.

22 (5) The WECS, if interconnected to a utility system, shall meet the requirements
23 for interconnection and operation as set forth in the electric utility **KEYBOARD()**s then current
24 service regulations applicable to WECS.

25 (f) Greenhouses:

- 26 (1) The minimum lot area shall be two acres;
27 (2) All materials shall be stored inside buildings;
28 (3) Not more than twenty-five percent of the land may be devoted to such use;
29 (4) Greenhouses shall comply with the same setback requirements as are applic-
30 able to main buildings;

1 (5) ~~One parking space shall be provided for each employee on the maximum~~
2 ~~shift. Parking shall be in conformance with Chapter 27.67.~~

3 (g) Early childhood care facilities in churches:

4 (1) The parking and loading/unloading area for such facilities shall comply with
5 the provisions of Chapter 27.67 of the Lincoln Municipal Code and the design standards for early
6 childhood care facilities;

7 (2) Such facilities shall comply with all applicable state and local early childhood
8 care requirements;

9 (3) Such facilities shall comply with all applicable building and life safety code
10 requirements;

11 (4) Such facilities shall be fenced and have play areas that comply with the design
12 standards for early childhood care facilities;

13 (5) Such facilities must receive a conditional use permit from the Department of
14 Building and Safety.

15 (h) Early childhood care facilities with a maximum of fifteen children present at any
16 time:

17 (1) The parking and loading/unloading area for such facilities shall comply with
18 the provisions of Chapter 27.67 of the Lincoln Municipal Code and the design standards for early
19 childhood care facilities;

20 (2) Such facilities shall comply with all applicable state and local early childhood
21 care requirements;

22 (3) Such facilities shall comply with all applicable building and life safety code
23 requirements;

24 (4) Such facilities shall be fenced and have play areas that comply with the design
25 standards for early childhood care facilities;

26 (5) Such facilities shall be used as the permanent residence of the licensed child
27 care provider;

28 (6) Such facilities with thirteen or more children must receive a conditional use
29 permit from the Department of Building and Safety;

1 (7) Early childhood care facilities located in mobile homes shall have a severe
2 weather emergency action plan approved by the Health Department.

3 (i) Domestic Shelter:

4 (1) Parking shall be in conformance with Chapter 27.67;

5 (2) The maximum number of residents occupying such a facility shall not exceed
6 one person per 3,000 square feet of lot area;

7 (3) The distance between the proposed use of any existing domestic shelter
8 measured from lot line to lot line shall not be less than one mile.

9 Section 3. That Section 27.37.020 of the Lincoln Municipal Code be amended to
10 read as follows:

11 **27.37.020 Use Regulations.**

12 (a) General regulations. Any development, including building and open land uses,
13 except farming and the sale of farm produce, shall be prohibited in the B-5 Planned Regional
14 Business District prior to the approval of a use permit in conformance with the requirements of this
15 chapter. B-5 Planned Regional Business District zoning shall not be permitted or granted upon any
16 property having a total area of less than thirty acres.

17 (b) Permitted uses. A building or premises may be used only for the following purposes
18 in the B-5 Planned Regional Business District:

19 (1) Stores or shops for the sale of goods at retail, and shops providing service for
20 such goods;

21 (2) ~~Business offices~~ Office buildings;

22 (3) Personal and professional services;

23 (4) Places of public assembly, entertainment, or recreational facilities, except
24 theaters;

25 (5) Hotels or motels;

26 (6) Banks, ~~and~~ savings and loan associations, credit unions, and finance
27 companies;

28 (7) Private schools, including but not limited to business or commercial schools,
29 dance or music academies, and nursery schools;

30 (8) Restaurants;

- 1 (9) Service stations; and automobile washing ~~services~~ facilities;
- 2 (10) Automobile sales establishments;
- 3 (11) ~~Residential uses~~ Dwellings;
- 4 (12) Public or nonprofit community services;
- 5 (13) Dry cleaning or laundry establishment; provided, the floor area does not ex-
- 6 ceed 2,000 square feet, exclusive of office and "pickup space";
- 7 (14) Enclosed commercial recreational facilities;
- 8 (15) Tailor shops, shoe repair shops, upholstery shops, printing and photocopying
- 9 shops, or other, similar business establishments;
- 10 (16) Public elementary and high schools, or private schools having a curriculum
- 11 equivalent to a public elementary or public high school, and having no rooms regularly used for
- 12 housing or sleeping purposes.

13 Section 4. That Section 27.47.030 of the Lincoln Municipal Code be amended to
14 read as follows:

15 **27.47.030 Permitted Special Uses.**

16 A building or premises may be used for the following purposes in the I-1 Industrial District
17 if a special permit for such use has been obtained in conformance with the requirements of Chapter
18 27.63:

- 19 (a) The refining, distillation or manufacture of:
 - 20 (1) Acids or alcohols;
 - 21 (2) Ammonia, bleach, or chlorine;
 - 22 (3) Asphalt, tar, or products made therewith, including roofing or waterproofing;
 - 23 (4) Cement, lime, gypsum, or plaster of paris;
 - 24 (5) Disinfectants;
 - 25 (6) Dyestuffs;
 - 26 (7) Fertilizer;
 - 27 (8) Glue, sizing, or gelatin;
 - 28 (9) Oilcloth, linoleum, or oiled rubber goods;
 - 29 (10) Paint, shellac, turpentine, or oils;
 - 30 (11) Rubber, gutta-percha, balata, creosote, or products treated therewith;

- 1 (12) Shoe polish;
- 2 (b) The operation of:
- 3 (1) Bag cleaning works;
- 4 (2) Blast furnaces, coke ovens, smelting or ore reduction works;
- 5 (3) Boiler works;
- 6 (4) Forge;
- 7 (5) Rock crusher, stone mill, or quarry;
- 8 (6) Rolling mill;
- 9 (7) Yeast plant;
- 10 (c) Production, manufacture, distribution, and storage of toxic, radioactive, flammable,
- 11 or explosive materials, including chemicals and gases, fireworks, and explosives, except that any
- 12 of the above referenced uses, except fireworks, may be stored or used in connection with a permitted
- 13 commercial, business, or industrial purpose as allowed by Section 27.47.020(b) as incidental to the
- 14 referenced permitted use without the requirement of obtaining a special permit;
- 15 (d) Tanning, curing, or storage of raw hides or skins; stockyards or slaughter of animals
- 16 or fowl; rendering fat; distillation of bones, coal or wood;
- 17 (e) Dumping or reduction of garbage, offal, or dead animals;
- 18 (f) Scrap processing operation, salvage yard, or enclosed disassembly operation in
- 19 conformance with Section 27.63.500;
- 20 (g) Refining or bulk storage of petroleum or natural gas, or their products;
- 21 (h) The manufacture of acetylene, the transfer of the gas from one container to another,
- 22 or the storage of the gas in containers having a capacity greater than the equivalent of 1,000 cubic
- 23 feet at standard temperature and pressure;
- 24 (i) Stores and shops for retail sales and service exceeding 20,000 square feet in floor
- 25 area;
- 26 (j) Any permitted use which exceeds the maximum height permitted in the district;
- 27 (k) Broadcast towers;
- 28 (l) Outdoor theaters;
- 29 (m) Extraction of sand, gravel, and soil;
- 30 (n) Expansion of nonconforming uses;

- 1 (o) Historic preservation;
- 2 (p) Technical training centers;
- 3 (q) Wind energy conversion systems;
- 4 (r) Temporary shelter for the homeless;
- 5 (s) Health care facilities;
- 6 (t) Early childhood care facilities;
- 7 (u) Limited landfills;
- 8 (v) Race tracks for motorized vehicles;
- 9 ~~(w) Mixed use redevelopment project;~~
- 10 (x w) Sale of alcoholic beverages for consumption on the premises;
- 11 (y x) Sale of alcoholic beverages for consumption off the premises;
- 12 (z y) Private schools in conformance with Section 27.63.075;
- 13 (~~aa~~ z) Sexually oriented live entertainment establishments.

14 Section 5. That Section 27.63.210 of the Lincoln Municipal Code be amended to
15 read as follows:

16 **27.63.210 Permitted Special Use: Elderly or Retirement Housing.**

17 Housing and related facilities for the elderly, either individually or in groups including
18 accessory uses, shall be allowed by special permit in the R-1, R-2, R-3, R-4, R-5, R-6, R-7, and R-8
19 zoning districts under the following conditions:

20 (a) The height and yard requirements of the district in which the proposed use is located may
21 be adjusted to provide flexibility in the placement of buildings and to provide compatibility with
22 surrounding uses except that solar access to adjacent buildings or potential buildings on lands under
23 other ownership shall not be reduced by such adjustment.

24 (b) The minimum lot area of the district, or density requirement, shall not apply; provided,
25 however, that the maximum number of units allowed shall be the greater of those permitted in the
26 underlying zoning district or the community unit plan without bonuses, unless modified by sub-
27 section (h) below.

28 (c) Parking areas or buildings that are of a substantially different character or size than those
29 normally found in that district or neighborhood shall be landscaped and screened in conformance
30 with the standards adopted by resolution of the City Council, and the requirements of Chapter 27.67.

1 (d) The proposed use shall not have any adverse or detrimental effect upon the values of the
2 surrounding real property.

3 (e) One dwelling unit in an elderly housing project may be designated as a caretaker unit
4 and the occupants thereof shall not be subject to the age requirements otherwise applicable to
5 occupants of such a project.

6 (f) Ten percent of the dwelling units in an elderly or retirement housing project may be
7 designated as units for handicapped persons and the occupants thereof shall not be subject to the age
8 requirements otherwise applicable to occupants of such a project. All of the units designated as
9 units for handicapped persons shall comply with the “Design Standards for Density Bonuses”
10 relating to housing for the handicapped as adopted by the City Council.

11 (g) Any individual under sixty years of age who resides with an elderly person sixty years
12 of age or more in an elderly or retirement housing project dwelling unit may continue to reside in
13 that dwelling unit after such elderly person has died or due to health reasons has been relocated to
14 a different residence.

15 (h) The Planning Commission may grant, dependent upon the character of the development
16 and effect on adjacent land uses:

17 (1) An increase of up to fifty percent in dwelling units over the maximum number
18 of units allowed in (b) above, provided that all of the elderly or retirement housing and related
19 facilities (including bonus units approved in this subsection (1)) comply with section 2.1 (general
20 standards) of the “Design Standards for Density Bonuses” as adopted by the City Council; or

21 (2) An increase of up to eighty percent in dwelling units over the maximum
22 number of units allowed in (b) above; provided:

23 (i) That all of the elderly or retirement housing and related facilities
24 (including bonus units approved in this subsection (2)) comply with section 2.1 (general standards)
25 of the “Design Standards for Density Bonuses” as adopted by the City Council; and

26 (ii) All bonus units approved in excess of fifty percent in dwelling units
27 over the maximum number of units allowed in (b) above comply with section 2.2 (individual unit
28 standards) of the “Design Standards for Density Bonuses” as adopted by the City Council.

29 (3) An increase of up to one hundred percent in dwelling units over the maximum
30 number of units allowed in (b) above, provided that all of the elderly or retirement housing and

1 related facilities (including bonus units approved in this subsection (3)) comply with section 2.1
2 (general standards) and section 2.2 (individual unit standards) of the “Design Standards for Density
3 Bonuses” as adopted by the City Council, and the proposed site meets all of the following criteria:

4 (i) the minimum lot area is at least two acres;

5 (ii) the lot is less than 2,640 feet from a designated community or
6 neighborhood center; and

7 (iii) the lot is contiguous with a designated arterial street.

8 (i) Parking shall be in ~~compliance~~ conformance with ~~Section Chapter 27.67.040(d)(2)~~
9 unless modified under Section 27.67.030(f) or under the conditions of the special permit. A parking
10 stall with a minimum width of twelve feet shall be required at the rate of one space for every ten
11 stalls required. Parking may be deferred or reduced where the developer substantiates the decreased
12 need for parking. Plans shall show the location of deferred construction and shall meet city
13 requirements for parking lot design.

14 Section 6. That Section 27.63.215 of the Lincoln Municipal Code be amended to
15 read as follows:

16 **27.63.215 Permitted Special Use: Housing Facilities for the Physically Handicapped.**

17 Housing and related facilities for the physically handicapped, either individually or in
18 groups, including accessory uses, shall be allowed by special permit in the R-1, R-2, R-3, R-4, R-5,
19 R-6, R-7 and R-8 zoning districts under the following conditions:

20 (a) Parking shall be in conformance with ~~Section Chapter 27.67.040(d)(12)~~ unless
21 modified under Section 27.67.030(f) or under the condition of the special permit.

22 (b) The height and yard requirements of the district in which the proposed use is located
23 shall apply; provided, however, that the height of the buildings may be increased above the district
24 requirements up to twenty percent if the allowable building coverage is reduced by an equal
25 percentage and solar access to adjacent buildings or potential buildings on land under other
26 ownership is not reduced by such increase.

27 (c) The minimum lot area of the district, or density requirements, shall not apply;
28 however, buildings shall not occupy more than thirty-five percent of the total area of the land subject
29 to the special permit or more than forty percent of said area where all buildings are single story.

1 (d) Parking areas or buildings that are of a substantially different character or size than
2 those normally found in that district or neighborhood shall be landscaped and screened in
3 conformance with the standards adopted by resolution of the City Council, and the requirements of
4 Chapter 27.67.

5 (e) Each occupied dwelling unit shall be occupied by at least one person who is
6 physically handicapped. Such occupancy shall be certified annually.

7 (f) The design and development of all housing and related facilities for the physically
8 handicapped shall comply with Section 3 (Housing for the Handicapped) of the Design Standards
9 for Density Bonuses adopted by the City Council as follows:

10 (1) All dwelling units shall meet the requirements of either Type “A” or Type “B”
11 dwelling units.

12 (2) A minimum of fifty percent of the dwelling units shall meet the requirements
13 of Type “B” dwelling units.

14 (3) The numbers or percentages of each type of dwelling unit as provided above
15 may be modified under condition of the special permit.

16 (g) Dwelling units for nonhandicapped live-in aides shall not be subject to occupancy
17 requirements and/or Section 3 (Housing for the Handicapped) of the Design Standards for Density
18 Bonuses. The units for live-in aides shall be subject to the terms and conditions of the special
19 permit.

20 Section 7. That Section 27.63.530 of the Lincoln Municipal Code be amended to
21 read as follows:

22 **27.63.530 Permitted Special Use: Domiciliary Care Facilities.**

23 Facilities to provide domiciliary care may be allowed in the R-1, R-2, R-3, R-4, R-5, R-6,
24 R-7, and R-8 zoning districts under the following conditions:

25 (a) Parking shall be in conformance with ~~Section~~ Chapter 27.67.040(d)(13) unless
26 modified under the condition of the special permit, provided that no parking shall be permitted in
27 the required front or side yards.

28 (b) Domiciliary care facilities shall be licensed to comply with all state requirements for
29 domiciliaries and/or residential care facilities.

1 (c) The total number of client or employee residents shall not exceed the lot area ratio
2 below except as provided for in this section, and provided that all facilities may have up to four
3 individuals sixty years of age or older and one family acting as the residential caretaker:

- 4 (i) R-1 zoning district: One person per 3,000 square feet of lot area;
- 5 (ii) R-2 zoning district: One person per 2,000 square feet of lot area;
- 6 (iii) R-3 zoning district: One person per 2,000 square feet of lot area;
- 7 (iv) R-4 zoning district: One person per 1,000 square feet of lot area;
- 8 (v) R-5 zoning district: One person per 750 square feet of lot area;
- 9 (vi) R-6 zoning district: One person per 750 square feet of lot area;
- 10 (vii) R-7 zoning district: One person per 750 square feet of lot area;
- 11 (viii) R-8 zoning district: One person per 750 square feet of lot area.

12 (d) Depending on the character of the development and impacts on adjacent land uses,
13 the Planning Commission may grant an increase in the number of residents allowed in ~~(d)~~ (c) above
14 where the site plan and building plans comply with the barrier-free standards in the design standards
15 as adopted by the City Council. Such increase shall not exceed fifty percent.

16 (e) The height and yard requirements of the district in which the proposed use is located
17 shall apply provided, however, that if the area of the lot is one acre or more, the height requirement
18 of the district may be adjusted to provide flexibility in the design of buildings and to provide
19 compatibility with surrounding uses except that solar access to adjacent buildings or potential
20 buildings on land under other ownership shall not be reduced by such adjustment.

21 Section 8. That Section 27.63.600 of the Lincoln Municipal Code be and the same
22 is hereby repealed.

23 ~~**27.63.600 — Permitted Special Use: Mixed Use Redevelopment Project.**~~

24 ~~——— A mixed use redevelopment project involving the rehabilitation, renovation or restoration~~
25 ~~of or addition to a building more than fifty years old may be allowed by special permit in the I-1~~
26 ~~district under the following conditions:~~

27 ~~——— (a) — The site shall abut a residential district or P Public Use district. If abutting a P Public~~
28 ~~Use district, the site shall be located within one-half mile of existing fraternities, sororities,~~
29 ~~dormitories or public housing.~~

30 ~~——— (b) — Residential uses shall be permitted.~~

31 ~~——— (c) — Parking shall be in conformance with Chapter 27.67. However, the City Council may~~
32 ~~modify the parking requirements provided that the applicant provides justifications for such~~
33 ~~modification.~~

34 Section 9. That Section 27.63.660 of the Lincoln Municipal Code be amended to
35 read as follows:

1 **27.63.660 Permitted Special Use: Heritage Centers; AG District.**

2 In the AG District, a special permit may be granted to allow a heritage center subject to the
3 following conditions:

4 (a) More than one main building may be located on a lot in conformance with the district
5 regulations; provided, however, buildings shall not cover more than five percent of the lot area.

6 (b) Mechanical rides shall be limited to hayrack rides and sightseeing vehicles. Rides
7 designed primarily for use by children under four feet tall must comply with applicable state laws
8 and regulations.

9 (c) ~~Parking: One space shall be provided for every 200 square feet of floor area devoted~~
10 ~~to permanent retail and service use. In addition, an overflow parking area shall be provided with~~
11 ~~three stalls for every acre included within the special permit area shall be in conformance with~~
12 Chapter 27.67.

13 (d) The application for such special permit shall include provisions for minimizing
14 impacts on county, city, or community services.

15 (e) Entertainment provided as part of a heritage center must be complementary to an
16 historically significant era or activity.

17 Section 10. That Section 27.63.680 of the Lincoln Municipal Code be amended to
18 read as follows:

19 **27.63.680 Permitted Special Use: Sale of Alcoholic Beverages for Consumption**
20 **On the Premises.**

21 Alcoholic beverages may be sold for consumption on the premises in the B-1, B-3, H-1, H-2,
22 H-3, H-4, I-1, I-2, and I-3 zoning districts upon the approval of a special permit. Alcoholic
23 beverages may also be sold for consumption on the premises as an accessory use to a golf course
24 or country club as part of a separate special permit under Section 27.63.130 approving the golf
25 course or country club in any district where recreational facilities are allowed as a permitted use,
26 permitted conditional use, or permitted special use. A special permit for such use may be granted
27 subject to the requirements of the respective districts, all applicable ordinances, and the following
28 conditions:

29 (a) Parking shall be ~~provided on-site at the ratio of one space per 100 square feet of gross~~
30 ~~floor area~~ in conformance with Chapter 27.67.

31 (b) The sale of alcoholic beverages for consumption off the premises shall not be
32 permitted without issuance of a separate special permit under Section 27.63.685 of this code.

33 (c) The designated area specified in a license issued under the Nebraska Liquor Control
34 Act of any building approved for such activity must be located no closer than 100 feet from a day

1 care facility, park, church, state mental health institution, or a residential district (except where such
2 use is accessory to a golf course or country club).

3 (d) Any lighting on the property shall be designed and erected in accordance with all
4 applicable lighting regulations and requirements.

5 (e) Vehicle stacking for a drive-through window used as any part of the permitted
6 business operation shall not be located in any required building setback from a residential district.

7 (f) The use shall not have any amplified outside sound or noise source, including bells,
8 buzzers, pagers, microphones, or speakers within 150 feet of any residential district. This shall not
9 apply to sound sources audible only to the individual to whom they are directed, such as personal
10 pagers, beepers, or telephones.

11 (g) No access door to the business, including loading or unloading doors, shall face any
12 residential district if such doors are within 150 feet of the residential district. This shall not apply
13 to emergency exit doors required by building or safety codes. No door facing a residential district
14 shall be kept open during the operation of the establishment.

15 (h) Vehicular ingress and egress to and from the property shall be designed to avoid, to
16 the fullest extent possible, disruption of any residential district. Particular attention shall be given
17 to avoiding designs that encourage use of residential streets for access to the site instead of major
18 streets.

19 (i) All other regulatory requirements for liquor sale shall apply, including licensing by
20 the state.

21 (j) The City Council may consider any of the following as cause to revoke the special
22 permit approved under these regulations:

23 (1) Revocation or cancellation of the liquor license for the specially permitted
24 premises;

25 (2) Repeated violations related to the operation of the permittee's business; or

26 (3) Repeated or continuing failure to take reasonable steps to prevent unreason-
27 able disturbances and anti-social behavior on the premises related to the operation of the permittee's
28 business including, but not limited to, violence on site, drunkenness, vandalism, solicitation, or litter.

29 Notwithstanding the above, no special permit or amendment thereto shall be required for
30 interior expansions of existing licensed liquor premises.

31 Section 11. That Section 27.63.685 of the Lincoln Municipal Code be amended to
32 read as follows:

1 **27.63.685 Permitted Special Use: Sale of Alcoholic Beverages for Consumption**
2 **Off the Premises.**

3 Alcoholic beverages may be sold for consumption off the premises in the B-1, B-3, H-1, H-2,
4 H-3, H-4, I-1, and I-3 zoning districts upon the approval of a special permit. A special permit for
5 such use may be granted subject to the requirements of the respective districts, all applicable
6 ordinances, and the following conditions:

7 (a) Parking shall be in ~~accordance~~ conformance with ~~Section Chapter 27.67.020~~ of the
8 Lincoln Municipal Code.

9 (b) The sale of alcoholic beverages for consumption on the premises shall not be
10 permitted without issuance of a permit under Section 27.63.680 of this code.

11 (c) The licensed premises of any building approved for such activity must be located no
12 closer than 100 feet from a day care facility, park, church, state mental health institution, or a
13 residential district.

14 (d) Any lighting on the property shall be designed and erected in accordance with all
15 applicable lighting regulations and requirements.

16 (e) Vehicle stacking for a drive-through window used as any part of the permitted
17 business operation shall not be located in any required building setback from a residential district.

18 (f) The use shall not have any amplified outside sound or noise source, including bells,
19 buzzers, pagers, microphones, or speakers within 150 feet of any residential district. This shall not
20 apply to sound sources audible only to the individual to whom they are directed, such as personal
21 pagers, beepers, or telephones.

22 (g) No access door to the business, including loading or unloading doors, shall face any
23 residential district if such doors are within 150 feet of the residential district. This shall not apply
24 to emergency exit doors required by building or safety codes. No door facing a residential district
25 shall be kept open during the operation of the establishment.

26 (h) Vehicular ingress and egress to and from the property shall be designed to avoid, to
27 the fullest extent possible, disruption of any residential district. Particular attention shall be given
28 to avoiding designs that encourage use of residential streets for access to the site instead of major
29 streets.

30 (i) All other regulatory requirements for liquor sale shall apply, including licensing by
31 the state.

32 (j) The City Council may consider any of the following as cause to revoke the special
33 permit approved under these regulations:

34 (1) Revocation or cancellation of the liquor license for the specially permitted
35 premises; or

1 (2) Repeated violations related to the operation of the permittee's business.

2 Notwithstanding the above, no special permit or amendment thereto shall be required for
3 interior expansions of existing licensed liquor premises.

4 Section 12. That Section 27.63.690 of the Lincoln Municipal Code be amended to
5 read as follows:

6 **27.63 690 Permitted Special Use: Community Halls; AG District.**

7 In the AG Agriculture District, a special permit may be granted to allow a community hall,
8 subject to the following conditions:

9 (a) Rides shall be limited to hayrack rides.

10 (b) ~~There shall be adequate parking for vehicles compatible with the number of people~~
11 ~~using the facility~~ Parking shall be in conformance with Chapter 27.67.

12 (c) The site for the community hall shall be on the same premises as the main residence
13 of the owner or operator of the hall.

14 (d) The use of the community hall will primarily be for one-day activities. It shall not
15 be open for use more than three days per week.

16 (e) The community hall and any accessory building shown on the site plan shall not be
17 relocated, altered, or enlarged unless approved by the City.

18 For the purposes of this section, community hall shall mean a building or premises open for
19 rental and use by the public for recreational, social, and other special gatherings on an occasional
20 basis.

21 Section 13. That Section 27.67.020 of the Lincoln Municipal Code be amended to
22 read as follows:

23 **27.67.020 Parking Matrix.**

24 General ~~P~~parking requirements for this title are set out in Figure 27.67.020 at the end of this
25 chapter. [*See Figure 27.67.020 - Parking Matrix – Attached hereto as Attachment A*].

26 Section 14. That Section 27.67.040 of the Lincoln Municipal Code be amended to
27 read as follows:

28 **27.67.040 Special Parking Requirements; ~~Special~~ Conditions.**

29 An alphabetical list of uses with special parking requirements for this title are set out in
30 Figure 27.67.040 at the end of this chapter. [*See Figure 27.67.040 attached hereto as Attachment*
31 *B*]. The following special ~~conditions~~ parking requirements shall apply to the listed uses in place of
32 the general parking requirements found in Section 27.67.020:

33 (a) Fraternity, sorority, and rooming and boarding houses:

34 (1) In the R-6 District:

35 (i) Fraternities: One space/400 sq. ft. livable floor area, within 600 feet of the
36 building;

1 (ii) Sorority, rooming or boarding house: One space/700 sq. ft. livable floor
2 area within 600 feet of the building.

3 (2) In the R-7 and R-8 Districts:

4 (i) Fraternities: One space/700 sq. ft. livable floor area, within 1,200 feet of
5 the building.

6 (ii) Sorority, rooming or boarding house: One space/1,100 sq. ft. livable floor
7 area within 1,200 feet of the building.

8 (b) Group homes: One space per three client or employee residents, plus two spaces per
9 three nonresident employees on the largest shift; provided, however, that no spaces shall be required
10 for client residents who will not possess motor vehicle operator's licenses. Appropriate documenta-
11 tion from the group home licensing agency shall be provided evidencing the nonpossession of motor
12 vehicle operator's licenses by clients.

13 (c) Adult ~~fo~~ster care ~~home~~ centers: ~~2 spaces~~ One space/ employee on the largest shift,
14 plus off-street loading/unloading area for one automobile per ten care receivers. Joint parking with
15 another use is acceptable if the adult care center and the other use have nonconcurrent parking
16 demands.

17 (d) ~~The following uses have special parking demands or high traffic generation, and are~~
18 ~~required to provide minimum parking as follows:~~

19 (1) ~~(d) Nursing care facilities~~ homes: One space/3 beds.

20 (2) ~~(e) Housing for the elderly~~ Elderly or retirement housing: One space/living dwelling
21 unit.

22 (3) ~~(f) Miniwarehousing~~ Mini-warehouses:

23 (i) (1) Two spaces for manager's quarters;

24 (ii) (2) One space for every 200 storage cubicles to be located at the project office
25 for the use of clients; provided access lanes and roads to the storage area are twenty feet in width
26 to allow vehicles to unload and pass. If access lanes and roads are less than twenty feet in width,
27 parking at a rate of one space per ten storage cubicles shall be provided equally throughout the
28 storage area.

29 (4) (g) Doctors' and dentists' offices: One space/225 sq. ft. of floor area.

30 (5) (h) Drive-in restaurants: One space/40 sq. ft. of floor area.

31 (6) (i) Bowling alleys: 4 spaces/lane (plus required parking for affiliated uses.)

32 (7) (j) Auditoriums, theaters, grandstands, stadia, amphitheaters, and other places of public
33 assembly: One space/50 sq. ft. of seating area plus parking for affiliated uses within 300 ft. of the
34 main use.

35 (8) (k) Recreational uses:

1 ~~(i)~~ (1) Racquetball and other court games: Four spaces/court (plus required spaces
2 for affiliated uses);

3 ~~(ii)~~ (2) Swimming pools: One space/100 sq. ft. of water surface (plus parking for
4 affiliated uses) as determined by the city;

5 ~~(iii)~~ (3) Golf courses: Two spaces/hole of course, plus parking for affiliated uses.

6 ~~(9)~~ (l) Hospitals: One space/2.5 beds, plus one space/employee on the largest shift.

7 ~~(10)~~ (m) Churches, and chapels, and public schools, and private schools having a curriculum
8 equivalent to a public elementary or public high school, and private business or commercial schools:
9 One space/50 sq. ft. in largest assembly hall as determined by the City.

10 ~~(11)~~ (n) ~~Other private schools:~~

11 ~~—————(i) Adult and early childhood care facilities: One space/ employee on the~~
12 ~~largest shift, plus off-street loading/unloading area for one automobile per ten care receivers. Joint~~
13 ~~parking with another facility is acceptable if the adult or early childhood care facility and that~~
14 ~~facility have nonconcurrent parking demands.~~

15 ~~—————(ii) Gymnastic, karate, judo, dance, music, and other similar academies: One~~
16 ~~space for every three students allowed per class session plus one space for every employee. In those~~
17 ~~instances where two sessions of classes occur one after another, without at least one-half hour~~
18 ~~separation between sessions, the maximum number of students allowed at both sessions shall be~~
19 ~~combined in determining the amount of required parking per class session.~~

20 ~~(12)~~ (o) Housing for the physically handicapped: (see also Section 27.63.215) One
21 space/~~living~~ dwelling unit.

22 ~~(13)~~ (p) Domestic shelters: One space for every four residents based on the maximum
23 occupancy allowed by the lot area and two spaces for every three employees on the largest shift.

24 ~~(14)~~ (q) Scrap processing operation or salvage yard: Six spaces, two spaces/acre of lot area
25 or one space/1,000 square feet of floor area, whichever is greater.

26 ~~(15)~~ (r) Dwellings for members of a religious order: one space for every three residents.

27 ~~(16)~~ (s) Warehouses:

28 ~~(i)~~ (1) Warehouses with a floor area of 50,000 square feet or less: one space per every
29 1,000 square feet of floor area or a minimum of one space per employee on the largest shift. The
30 floor area shall be calculated based on the total floor area of all structures on the lot.

31 ~~(ii)~~ (2) Warehouses with a floor area of more than 50,000 square feet: one space per
32 every 1,000 square feet of floor area for the first 50,000 square feet of floor area and one additional
33 space per 2,000 square feet of floor area in excess of 50,000 square feet, or a minimum of one space
34 per employee on the largest shift. The floor area shall be calculated based on the total floor area of
35 all structures on the lot.

1 ~~(iii)~~ (3) If the number of spaces required by the building ratio is greater than required
2 by the employee ratio in ~~(i) or (ii)~~ (1) or (2) above, the additional parking spaces need not be
3 provided physically, but sufficient areas shall be reserved for to accommodate construction of the
4 additional spaces. If the Building Official finds at any time that the character of the use of the
5 warehouse is such as to require the full provision of parking facilities to be constructed, the Building
6 Official shall report this fact to the City Council which may, after holding a hearing of which the
7 owner shall be notified, require such additional parking to be installed.

8 (t) Hotels and motels: one space per room and one space per 100 square feet of
9 accessory uses.

10 (u) Restaurants: one space per 100 square feet.

11 (v) Dwellings for caretakers employed and residing on the premises: one space per
12 dwelling unit.

13 (w) Early childhood care facilities: One space/ employee on the largest shift, plus off-
14 street loading/unloading area for one automobile per ten care receivers. Joint parking with another
15 use is acceptable if the early childhood care facility and the other use have nonconcurrent parking
16 demands.

17 (x) Domiciliary Care Facilities: One space for every four residents based on the
18 maximum occupancy allowed by the lot area and two spaces for every three employees on the
19 largest shift.

20 (y) Sale of alcoholic beverages for consumption on the premises: Provide on site one
21 space per 100 square feet of gross floor area.

22 (z) Greenhouses located in the AG or AGR zoning districts: One parking space shall be
23 provided for each employee on the maximum shift.

24 (aa) Heritage Centers located in the AG zoning district: One space shall be provided for
25 every 200 square feet of floor area devoted to permanent retail and service use. In addition, an
26 overflow parking area shall be provided with three stalls for every acre included within the special
27 permit area.

28 (bb) Community Halls located in the AG zoning district: There shall be adequate parking
29 for vehicles compatible with the number of people using the facility.

30 ~~(e)~~ (cc) Off-street Freight Loading Requirements. At the time of construction, alteration, or
31 enlargement of any commercial or industrial building having a floor area of 10,000 square feet or
32 more, and containing a use or uses which requires off-street freight loading, off-street freight loading
33 areas shall be provided on the premises to serve the use and maintained as follows:

34 (1) Six hundred square feet for the first 10,000 square feet of floor area;

35 (2) An additional 600 square feet for each additional 20,000 square feet of floor area.

1 (†) (dd) Joint Parking. Uses that have nonconcurrent parking demand may join their parking
2 facilities so as to reduce aggregate parking requirements as follows:

3 (1) B-5 District. The uses shall be located in the B-5 District and may include
4 adjacent churches or chapels located outside the B-5 District. Uses that have nonconcurrent parking
5 demand may join their parking facilities; however, the use having the largest floor area shall provide
6 4.5 parking spaces for every 1,000 square feet of floor area, and all other uses included in the joint
7 parking arrangement shall provide two parking spaces per 1,000 square feet of their floor area;
8 provided, however, that the number of additional spaces that would be required in the absence of
9 this paragraph need not be provided physically, but sufficient land shall be reserved in the event that
10 future uses may not have nonconcurrent parking demand. For the purpose of determining the
11 adequacy of the joint parking arrangement, all such joint parking use shall be authorized by a written
12 agreement between the city and all parties to such use.

13 (2) O-3, B-1, B-2, B-3, B-4, H-2, H-3, and H-4 Zoning Districts. The uses shall
14 be located in the following zoning districts: O-3, B-1, B-2, B-3, B-4, H-2, H-3, and H-4, and may
15 include uses in adjacent O-2 districts and adjacent churches and chapels outside the above districts.
16 The aggregate parking requirement shall be computed on the basis of providing the parking required
17 for that use or those uses having concurrent parking demand that have the largest parking demands
18 as determined by the parking matrix (Section 27.67.020) and any additional conditions in this
19 chapter; provided, however, that the number of additional spaces that would be required in the
20 absence of this paragraph need not be provided physically, but sufficient land shall be reserved in
21 the event that future uses may not have nonconcurrent parking demand. For the purpose of
22 determining the adequacy of the joint parking arrangement, all such joint parking use shall be
23 authorized by a written agreement between the city and all parties to such use.

24 (3) O-1 District. The uses shall be located in the O-1 District and may include
25 adjacent churches or chapels located outside the O-1 District. Uses that have nonconcurrent parking
26 demand may join their parking facilities. The aggregate parking requirement shall be computed on
27 the basis of providing the parking required for that use or those uses having concurrent parking
28 demands that have the largest parking demands as determined by the parking matrix and any
29 additional conditions in this chapter; provided, however, that the number of additional spaces that
30 would be required in the absence of this paragraph need not be provided physically, but sufficient
31 land shall be reserved in the event the future uses may not have nonconcurrent parking demand. For
32 the purpose of determining the adequacy of the joint parking arrangement, all such joint parking use
33 shall be authorized by a written agreement between the city and all parties to such use.

34 Section 15. That Section 27.67.060 of the Lincoln Municipal Code be and the same
35 is hereby repealed.

1 ~~27.67.060 — Special Conditions; B-5 Zoning District.~~

2 ~~For residential use in the B-5 zoning district, the following parking requirements shall apply:~~

3 ~~(a) Two-family dwellings: Two parking spaces per unit;~~

4 ~~(b) Multiple family dwelling: Two parking spaces per multiple family dwelling;~~

5 ~~(c) All other parking requirements in the district shall apply.~~

6 Section 16. That Sections 27.07.030, 27.09.030, 27.37.020, 27.47.030, 27.63.210,
7 27.63.215, 27.63.530, 27.63.660, 27.63.680, 27.63.685, 27.63.690, 27.67.020, and 27.67.040 of the
8 Lincoln Municipal Code as hitherto existing be and the same are hereby repealed.

9 Section 17. Pursuant to Article VII, Section 7 of the City Charter, this ordinance
10 shall be posted on the official bulletin board of the City in lieu of and in place of newspaper
11 publication with notice of passage and such posting to be given by publication one time in the
12 official newspaper by the City Clerk. This ordinance shall take effect and be in force from and after
13 its passage and publication as herein and in the City Charter provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2007:

Mayor

**Figure 27.67.020
PARKING MATRIX**

Parking Spaces Required

	Dwellings				Office/Retail/Commercial Uses							Industrial Uses	
	0.5 per dwelling unit	1 per dwelling unit	1.75 per dwelling unit	2 per dwelling unit	1 per 1,200 sq. ft.	2 per 3 persons on max. shift or 1 per 1,000 sq. ft.	1 per 600 sq. ft.	1 per 500 sq. ft.	1 per 300 sq. ft.	4.5 per 1,000 sq. ft.	1 per 150 sq. ft.	2 per 3 persons on maximum shift or 1 per 1,000 sq. ft.	
Zoning Districts	AG	AG District: None except uses with special parking requirements listed under Section 27.67.040 of the Lincoln Municipal Code.											
	AGR				•								
	R-1				•								
	R-2				•								
	R-3				•								
	R-4				•								
	R-5			•									
	R-6			•									
	R-7		•										
	R-8		•						•				
	R-T		•							•			
	O-1	•				within 900'							
	O-2		•								•		
	O-3				•						•		
	B-1		•								within 300'		
	B-2		•								within 300'		
	B-3		within 300'						within 300'				
	B-4	B-4 District: Refer to special parking requirements under Section 27.67.050 of the Lincoln Municipal Code											
	B-5				•						•		
	H-1											•	
H-2									within 300'				
H-3									within 300'				
H-4									•				
I-1						within 300'						within 300'	
I-2						within 300'						within 300'	
I-3									•			•	

Refer to Figure 27.67.040 of the Lincoln Municipal Code for a list of uses with special parking requirements.
 Refer to Section 27.67.040 of the Lincoln Municipal Code for uses with special parking requirements.
 Refer to Section 27.67.066 of the Lincoln Municipal Code for uses in the H-3 district with special parking requirements.
 Any parking requirement resulting in a partial parking space shall be rounded up to the next whole number as per Section 27.67.030(e) of the Lincoln Municipal Code.

Figure 27.67.040
Uses with Special Parking Requirements

The following uses have special parking requirements that shall apply in place of the general parking requirements found in Section 27.67.020:

Academies	27.67.040(n)
Adult care centers	27.67.040(c)
Amphitheaters	27.67.040(j)
Auditoriums	27.67.040(j)
Boarding houses	27.67.040(a)
Bowling alleys	27.67.040(i)
Chapels	27.67.040(m)
Churches	27.67.040(m)
Community Halls (located in the AG zoning district)	27.67.040(bb)
Court games	27.67.040(k)(1)
Dance academies	27.67.040(n)
Dentists' offices	27.67.040(g)
Doctors' offices	27.67.040(g)
Domestic shelters	27.67.040(p)
Domiciliary Care Facilities	27.67.040(x)
Drive-in restaurants	27.67.040(h)
Dwellings for members of a religious order	27.67.040(r)
Dwellings for caretakers employed and residing on premises	27.67.040(v)
Early childhood care facilities	27.67.040(w)
Elderly housing	27.67.040(e)
Fraternities	27.67.040(a)
Grandstands	27.67.040(j)
Greenhouses (located in the AG or AGR zoning districts)	27.67.040(z)
Group homes	27.67.040(b)
Golf courses	27.67.040(k)(3)
Gymnastic academies	27.67.040(n)
Heritage Centers (located in the AG zoning district)	27.67.040(aa)
Hospitals	27.67.040(l)
Hotels	27.67.040(t)
Housing for the physically handicapped	27.67.040(o)
Judo academies	27.67.040(n)
Karate academies	27.67.040(n)
Mini-warehouses	27.67.040(f)
Motels	27.67.040(t)
Music academies	27.67.040(n)
Nursing homes	27.67.040(d)
Places of public assembly	27.67.040(j)
Private business or commercial schools	27.67.040(m)
Private schools having a curriculum equivalent to a public school	27.67.040(m)
Public schools	27.67.040(m)
Racquetball facilities	27.67.040(k)(1)
Recreational uses	27.67.040(k)
Restaurants (also see Drive-in restaurants)	27.67.040(u)
Retirement housing	27.67.040(e)
Rooming houses	27.67.040(a)
Salvage yards	27.67.040(q)
Sale of alcoholic beverages for consumption on the premises	27.67.040(y)
Scrap processing operations	27.67.040(q)
Sororities	27.67.040(a)
Stadia	27.67.040(j)
Swimming pools	27.67.040(k)(2)
Theaters	27.67.040(j)
Warehouses	27.67.040(s)