

ORDINANCE NO. _____

1 AN ORDINANCE amending Section 27.62.140 of the Lincoln Municipal Code
2 relating to the Heavy Commercial Services Use Group to allow mini-warehouses as a conditional
3 use in the B-5 Planned Regional Business District; and repealing Section 27.62.140 of the Lincoln
4 Municipal Code as hitherto existing.

5 Section 1. That Section 27.62.140 of the Lincoln Municipal Code be amended to
6 read as follows:

7 **27.62.140 Heavy Commercial Services Use Group.**

8 A building or premises may be used for the following use types as a permitted
9 conditional use in the designated zoning districts and in compliance with the conditions of approval
10 applicable for that use type.

11 (a) Contractor services and cabinet shops are allowed in the B-3 and H-2 zoning districts under
12 the following conditions:

- 13 (1) In the B-3 zoning district, the floor area of said premises not devoted to sales or
14 office space shall not exceed 8,000 square feet;
- 15 (2) In the B-3 zoning district, not more than ten percent of the premises occupied by the
16 establishment shall be used for open and unenclosed storage of material and
17 equipment;
- 18 (3) In the B-3 and H-2 zoning districts, all outside storage of material and equipment
19 shall be screened by an opaque six foot tall fence constructed of wood, or a substitute
20 material found acceptable by the Director of Building and Safety.

21 (b) Mini-warehouses are allowed in the B-4 and B-5 zoning districts under the following
22 conditions:

- 23 (1) ~~in the area of~~ In the B-4 zoning district except from 150 feet east of 17th Street to the
24 eastern edge of the B-4 zoning district where they are prohibited;

1 (2) In the B-5 zoning district provided that:

2 (i) There is no accessory open storage or outdoor vehicle storage.

3 (ii) The application for a use permit or amendment thereto shall specifically state
4 that a mini-warehouse is a proposed use. The site plan included with the
5 application shall identify the location of all buildings, landscaping, and other
6 site-related details for such use.

7 (iii) The applicant shall comply with all conditions to be fulfilled by the applicant
8 in conjunction with the approval of the use permit to protect the health,
9 safety, and general welfare of the public and ensure that the mini-warehouse
10 is compatible with the overall B-5 Center and adjacent buildings.

11 (c) Truck wash facilities are allowed in the H-2, H-3 and B4 zoning districts under the following
12 conditions:

13 (1) Self-service, coin-operated wash facilities shall not exceed six wash bays.

14 (2) Stacking space shall not be located within the required front yard.

15 (3) In the area of the B-4 zoning district from 150 feet east of 17th Street to the eastern
16 edge of the B-4 zoning district, truck wash facilities are prohibited.

17 Section 2. That Section 27.62.140 of the Lincoln Municipal Code as hitherto existing
18 be and the same is hereby repealed.

19 Section 3. That this ordinance shall take effect and be in force from and after its
20 passage and publication in one issue of a daily or weekly newspaper of general circulation in the
21 City, according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2014:

Mayor