

MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY
November 14, 2011

Tracy Corr, Chairperson, started the meeting at 5:33 P.M. Monday, November 14, 2011, in the Mayor's Conference Room, County/City Building, Lincoln, Nebraska.

Eighteen citizens and six staff attended:

Tracy Corr	40 th & A St NA	Russ Irwin	Clinton NO
Bob Reeves	Clinton NO	Nichole Hope	Clinton NO
Sue VanHorn	Country Club NA	Carolyn Brandle	Eastridge NA
Paula Rhian	Everett NA	Ruth Johnson	Hartley NA
Myrna Coleman	Highlands NA	Larry Evermann	Irvingdale NA
Dennis Hecht	Meadowlane RA	Scott Zager	Southwood NA
Kent Prier	Taylor Park NA	Luci Prier	Taylor Park NA
Bill Vocasek	West A NA	Russell Miller	Lincoln Neigh-hood Alliance
Derek Zimmerman	Atty.	Jacob Grell	VISTA - CLC
Marvin Krout	Planning Dept.	Christy Eichorn	Planning Dept.
Wynn Hjernstad	Urban Development	David Ensign	Urban Development
Meghan Sullivan	Stronger, Safer	Jon Carlson	Mayor's Office

WELCOME AND INTRODUCTIONS

Tracy Corr opened the meeting and asked participants to introduce themselves. Attendees checked in on the sign-in sheet.

Christy Eichorn announced a public hearing on the Fraternity/Sorority Parking Ordinance change by the Planning Commission, Wednesday, December 14, 2011.

Dave Ensign announced the Inclement Weather Policy. If Lincoln Public Schools cancel classes for the day or events for the evening, the Mayor's Roundtable will not meet.

MAYOR'S COMMENTS

Mayor Beutler was not able to attend this meeting.

USE GROUPS – CHRISTY EICHORN

Christy Eichorn, Planner I, Planning Department, presented information on Use Groups.

(See <http://lincoln.ne.gov/city/plan/usegroups/ppt%20111711.pdf>)

Planning Commission PowerPoint slide show, November 17, 2011 --

<http://lincoln.ne.gov/city/plan/usegroups/ppt%20111711.pdf>

Use Groups arranges uses to better organize zoning districts while providing consistency, clarity and reducing redundancy. Use Groups includes every conceivable use in the zoning ordinance, but shrinks it by reducing repetition and being concise. Use Groups allows the Planning Department to update the zoning ordinance more accurately. Use Groups is not a new type or method of zoning. Use Groups is not a move toward form-based zoning. Currently all zoning districts, except three, list all uses permitted in the district. If a use is not listed, it is not permitted. The B-4, I-1 and I-2 districts permit all uses except the list of not-permitted uses. This inverse language between districts within the zoning ordinance causes confusion. Use Groups will eliminate that confusion.

This new format focuses on 14 Use Groups rather than Zoning Districts.

- | | |
|----------------------------------|--|
| 1. Agriculture | 10. Commercial Recreation
and Entertainment Facilities |
| 2. Household Living | 11. Major Entertainment and Event |
| 3. Group Living | 12. Heavy Commercial Services |
| 4. Utilities | 13. Manufacturing, Processing, Storage
and Distribution |
| 5. Civic Services | 14. Waste Management and Extractive
Services |
| 6. Education and Instruction | |
| 7. Office | |
| 8. Retail Sales and Services | |
| 9. Food and Drink Establishments | |

The PowerPoint slides define each use group's characteristics. The table of uses in each Use Group shows Permitted Use (P), Conditional Use (C) and Special Use (S) for each zoning district. The uses listed are primary uses, not accessory to primary. The Planning Department has not eliminated, added, or changed any zoning districts. Also, this effort does not involve re-mapping of any existing zoning districts.

The Zoning Districts are:

- | | |
|--|--|
| AG: Agriculture District | R-T: Residential Transition District |
| AGR: Agricultural Residential District | B-1: Local Business District |
| R-1: Residential District | B-2: Planned Neighborhood Business
District |
| R-2: Residential District | B-3: Commercial District |
| R-3: Residential District | B-4: Lincoln Center Business District |
| R-4: Residential District | B-5: Planned Regional Business District |
| R-C: Residential Conservation District | H-1: Interstate Commercial District |
| R-5: Residential District | H-2: Highway Business District |
| R-6: Residential District | H-3: Highway Commercial District |
| R-7: Residential District | H-4: General Commercial District |
| R-8: Residential District | I-1: Industrial District |
| O-1: Office District | I-2: Industrial Park District |
| O-2: Suburban Office District | I-3: Employment Center District |
| O-3: Office Park District | |

Planning Department, Use Groups web page –
<http://lincoln.ne.gov/city/plan/usegroups/index.htm>

Christy stopped after slide #27. December's Roundtable will begin at slide #28 - "Food and Drink Establishments Use Group." Christy fielded questions and comments from the Roundtable. Contact Christy at 402-441-7603 or ceichorn@lincoln.ne.gov

SET DECEMBER AGENDA

The next meeting of the Mayor's Neighborhood Roundtable is Monday, December 12, 2011, 5:30 P.M., in the Mayor's Conference Room, County/City Building, 555 South 10th Street, **3rd floor**. Next month's agenda will include the second half of the presentation on Use Groups by Christy Eichorn, Planning Department.

ADJOURN

The meeting adjourned at 6:35 P.M.

Attachment 1

Use Groups

November 14, 2011

It has been 30 years since the last major update of the City of Lincoln Zoning Ordinance. Today's ordinance still reflects the land use structure of the zoning ordinance when it was first adopted in the 1950's. Since 1979 the zoning ordinance has been amended over 530 times. All of these amendments have produced a document that can be confusing, inconsistent, and at times difficult to interpret. This often leads to significant staff time spent on interpretation and numerous delays to parties involved.

To address this issue staff has looked at the way other communities have formatted their codes to make them more user friendly. One format that looks best suited to work with our existing code is called Use Groups. This format allows all use types to be categorized by group. Uses can then either be regulated as part of a group or on an individual basis depending on local community values.

The "Use Groups" proposal addresses many of the past problems while streamlining the ordinance significantly by:

- Reducing the list of over 270 different land uses down to 14 use groups, thereby eliminating the possibility that a use isn't listed by making the groups all encompassing.
- Increase the emphasis on treating like uses in a similar manner. Today, too many uses with similar impacts are treated very differently.

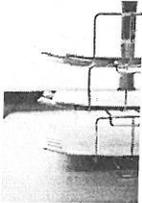
This is not really a change to the type of zoning code Lincoln has today, it is simply an effort to reformat and reorganize the existing code to make it more user friendly.

It is the Planning Department's intent to have a text amendment relating to Use Groups ready for a public hearing at Planning Commission sometime in January, 2012.

Information on this proposal will be posted on our website. It will be updated as changes are made. <http://lincoln.ne.gov/city/plan/usegroups/usegroups.htm>

If you have comments or questions contact Christy Eichorn at ceichorn@lincoln.ne.gov or 402-441-7603.

USE GROUPS



The Plan

- Phase I - Organization
- Phase II – Special Permits
- Phase III – Use Permits



Organization

- Phase I
 - Use Group Chapter
 - Definitions
 - Conditional Use Chapter
 - Shrinking Zoning Districts Chapter
 - Updating
 - Special Permits Chapter
 - Parking Regulations Chapter
 - Sign Chapter
 - Height and Area Regulations

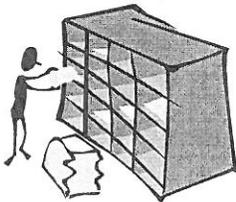
WHAT IS USE GROUPS?

- Use Groups is a way to organize and format a zoning ordinance
- Use Groups is NOT a new type or method of zoning



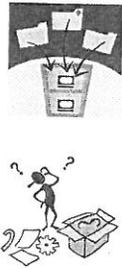
Use Group

- All uses ever imagined will be categorized somewhere in our code



Why do we need Use Groups?

- Promote
 - Efficiency
 - Usability
 - Inclusiveness
- Reduce
 - Inconsistencies
 - Redundancies
 - Code amendments



Heavy Commercial Services Use Group

Characteristics: The Heavy Commercial Services Use Group is characterized by uses that are engaged in the repair or servicing of industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors, building maintenance services, and similar uses perform the majority of their services off-site. Outdoor storage and activity and a fleet of service vehicles and machinery are common. Heavy equipment or truck idling may occur for long periods of time. Few customers, especially the general public, come to the site on a regular basis. Such uses include but are not limited to airports, building and construction contractor services, tree service, truck stops, truck terminals, truck wash facilities, mini-warehouse and lumber yards.

Uses	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Building and construction contractor services															
Cabinet shops or stores															
Emergency vehicle															
Mini-warehouse															
Industrial building shops and operations															
Temporary means of construction equipment and materials															
Tree service															
Truck stops															
Truck terminals															
Truck wash facilities															
All other uses in this Use Group															

Heavy Commercial Services Use Group Use Type Changes



Building and Construction Contractor Services
 Contractor's offices and storage yards
 Cabinet shops or stores
 Furnace shops
 Heating shops
 Heating and air conditioning contracting services
 Plumbing contracting businesses

Contractor's office and storage yards were treated differently than the similar uses listed above. Use groups will treat them all the same without changing existing conditions.

△ Building and construction contractor services had redundant conditions that were removed such as:
 1) Parking shall be provided in accordance with Section 27.67.066.
 2) Said places of business shall not be converted to a permitted unless all the parking requirements of Section 27.67.020 for such use are met.

Manufacturing, Processing, Storage and Distribution Use Group

Characteristics: The Manufacturing, Processing, Storage and Distribution Use Group is characterized by uses that are involved in the manufacturing, processing, fabrication, packaging, assembly of goods and/or storage or movement of goods. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the site. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. Activities commonly use trains or heavy trucks to ship and receive goods. Access to or near a highway is preferred. There is little on-site sales activity with the customer present. Such uses include but are not limited to assembly facilities, concrete dispensing units, salvage yards, grain elevators and mills, warehouses and outdoor motorized vehicle storage.





Manufacturing, Processing, Storage and Distribution Use Group

Uses	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Assembly facilities															
Box cleaning works															
Bakeries (wholesale)															
Blow furnace, also oven, smelting, or ore reduction works															
Boiler works of large															
Branding works															
Breweries															
Brick, tile, pottery, or concrete manufacturer, other than the manufacture of brick only															
Cold yard															
Concrete dispensing units (small yards)															
Concrete paving plants (temporary) (see 27.71.120)															
Crematories															



Manufacturing, Processing, Storage and Distribution Use Group

Uses	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Distillation of liquors, coal, or wood															
Excised disassembly operations (see 27.4.503)															
Fertilizer or toxic or flammable agricultural chemicals facilities for commercial storage or sale															
Forges															
Fuel oil storage tanks and all bulk storage of oils, petroleum and similar															
Grain elevators															
Grain elevators and all mills															
Grain mills															
Liquid petroleum gas and similar gas used for fuel stored above ground															
Manufacture, transfer, or storage of acetylene															
Open storage															
Chemical raw product and finishing															
Outdoor vehicle storage															
Diesel fuel and petroleum products bulk storage															

Manufacturing, Processing, Storage and Distribution Use Group

Uses	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Production, maintenance, distribution, or commercial storage of toxic, flammable, or explosive materials, including explosives and gases, fireworks and explosives, pyrotechnics and fireworks															
Refining or bulk storage of petroleum or mineral gas, or other products															
Refining, the refining, distillation, or manufacture of acids or alcohols: Ammonia, Meqch, or chlorate															
Apparel, fur, or products made therefrom, including retail or water-proofing, content liner, gypsum, or plaster of Paris, Distinctive															
Destructive: Fertilizer, Glue, silica, or gelatin															
Chelated, petroleum, cured rubber goods: Pine shellac, rosin, or															

Phase II - Special Permits

- Review of all special permits
 - Add a hazardous waste special permit
 - Delete unnecessary special permits
 - Analyze which special permits should be conditional uses



Time Line

- November and December
 - Continue with public presentations
 - Make necessary corrections and revisions
- January
 - Public hearing at Planning Commission

Additional information can be found on the Planning Department's Webpage at: <http://lincoln.ne.gov/city/plan/usegroups/index.htm>

