

Chapter 27.24

R-8 RESIDENTIAL DISTRICT

Sections:

27.24.010	Scope of Regulations.
27.24.020	Permitted Uses.
27.24.030	Permitted Conditional Uses.
27.24.040	Permitted Special Uses.
27.24.045	Office Space Limitation.
27.24.050	Accessory Uses.
27.24.060	Parking Regulations.
27.24.070	Sign Regulations.
27.24.075	Grading and Land Disturbance Regulations.
27.24.080	Height and Area Regulations.
27.24.090	Neighborhood Design Standards.

This district is intended to permit high density residential uses; apartment hotels; private clubs; civic, cultural, educational, labor, professional, trade and fraternal membership organizations; and such facilities as schools, parks, community buildings, and places of religious assembly exclusively in that area designated as the E-1 multiple dwelling district which existed immediately prior to the effective date of this title. (Ord. 20372 §55; August 29, 2016; prior Ord. 18827 §10; October 9, 2006).

27.24.010 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 district regulations in the R-8 Residential District. (Ord. 12571 §148a; May 8, 1979).

27.24.020 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 R-8 Residential District. (Ord. 19733 §13; June 25, 2012; prior Ord. 19158 §20; October 20, 2008; prior Ord. 17531 § 3; July 26, 1999; Ord. 15159 §5; April 24, 1989; Ord. 12571 §148a; May 8, 1979).

27.24.030 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 R-8 Residential District in conformance with the Chapter 27.62 conditions of approval for such use. (Ord. 19733 §13; June 25, 2012; prior Ord. 16854 §20; August 14, 1995; Ord. 15751 §10; October 15, 1990; Ord. 14060 §6; February 25, 1985; Ord. 13302 §8; February 1, 1982; Ord. 12571 §148a; May 8, 1979).

27.24.040 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 R-8 Residential 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 §13; June 25, 2012: prior Ord. 19172 §9; November 3, 2008: Ord. 19158 §21; October 20, 2008: Ord. 18535 §14; May 9, 2005: Ord. 17746 §1; October 16, 2000: Ord. 16854 §21; August 14, 1995: Ord. 16820 §8; July 10, 1995: Ord. 16673 §12; September 26, 1994: Ord. 15368 §10; December 18, 1989: Ord. 15159 §6; April 24, 1989: Ord. 14815 §7; January 4, 1988: Ord. 14780 §9; November 2, 1987: Ord. 14767 §8; October 12, 1987: Ords. 14475, 14562, amended by Ord. 14644 §10, April 13, 1987: Ord. 14475 §8; August 18, 1986: Ord. 14378 §8; May 5, 1986: Ord. 14074 §4; August 18, 1985: Ord. 13980 §8; October 29, 1984: Ord. 13588 §9; May 9, 1983: Ord. 13546 §9; February 28, 1983: Ord. 12978 §10; August 25, 1980: Ord. 12894 §10; April 7, 1980: Ord. 12571 §148a; May 8, 1979).

27.24.045 Office Space Limitation.

Where any type of office use is permitted under this chapter, at least seventy-five percent of the total floor area must be used for residential purposes; provided however, this restriction shall not apply to office uses authorized by special permit for property located within the Capitol Environs District. (Ord. 14785 §1; November 9, 1987: prior Ord. 13102 §1; March 9, 1981).

27.24.050 Accessory Uses.

Accessory uses permitted in the R-8 Residential District are accessory buildings and uses customarily incident to any of the permitted uses, permitted conditional uses, or permitted special uses in said district. (Ord. 19733 §13; June 25, 2012: prior Ord. 12571 §148a; May 8, 1979).

27.24.060 Parking Regulations.

All parking within the R-8 Residential District shall be regulated in conformance with the provisions of Chapter 27.67. (Ord. 12571 §148a; May 8, 1979).

27.24.070 Sign Regulations.

Signs within the R-8 Residential District shall be regulated in conformance with the provisions of Chapter 27.69. (Ord. 12571 §148a; May 8, 1979).

27.24.075 Grading and Land Disturbance Regulations.

Grading and land disturbance within the R-8 Residential District shall be regulated in conformance with the provisions of Chapter 27.81. (Ord. 17618 §11; February 22, 2000.)

27.24.080 Height and Area Regulations.

The maximum height and minimum lot requirements within the R-8 Residential District shall be regulated in conformance with the requirements in Chapter 27.72. (Ord. 19733 §13; June 25, 2012: prior Ord. 18827 §11; October 9, 2006: Ord. 17664 §9; May 1, 2000: Ord. 16971 §5; April 22, 1996: Ord. 13929 §8; August 27, 1984: Ord. 13067 §4; January 5, 1981: Ord. 12751 §8; November 5, 1979: Ord. 12679 §2; September 4, 1979: Ord. 12571 §148a; May 8, 1979).

27.24.090 Neighborhood Design Standards.

Each application for a building permit for new construction of a principal building on property located within the Lincoln city limits as of December 31, 1949 shall comply with the neighborhood design standards. (Ord. 18305 §8; February 23, 2004; prior Ord. 17664 §10; May 1, 2000).