

# ITEM 5: Zoning & Design Standards Text Amendment

## Parking, Redevelopment, and Screening Text Amendments

### - Proposed Amendments to the City of Lincoln Zoning Ordinance and Design Standards for Screening & Landscaping -

In an effort to advance continued improved quality of life in Lincoln, a new proposal is announced by the Planning Department to refine our standards on parking, mixed-use, redevelopment, and screening based on the goals of the Comprehensive Plan.

The 2040 Comprehensive Plan establishes a shared vision for the community's future, providing guidance for policy and land use decisions. Goals of the Comprehensive Plan include streamlining review processes and reducing unnecessary development requirements, while encouraging equity in redevelopment between older and newer areas of the city and strengthening design standards to improve sense of place.

Redevelopment should be incentivized through the removal of unnecessary barriers in site design, but it is also important to ensure that redevelopment follows a higher level of design to further economic development, promote consistency and fairness, and enhance the community and its neighborhoods. These are all important goals. Thus, two sets of amendments are proposed.

Each amendment will have its own focus. This will allow these necessary changes to move forward in an understandable and manageable way. The changes are not intended to be major in scale but rather incremental steps towards the above-mentioned goals.

#### Text Amendment 1

- **Parking Regulations and Related Screening and Landscaping**
- **Update of the Design Standards for Screening and Landscaping**

The proposed text amendment is focused on parking. Developer incentives are balanced with increased screening requirements. The changes would increase flexibility of the off-site parking regulations, appropriate reductions to minimum parking for restaurants and alcohol sales for consumption on the premises, changes to the shared parking provisions, increase required screening and landscaping, and require street trees with building permits for new construction or significant remodeling/reinvestment. A general update of the Design Standards for Screening and Landscaping is also proposed to make the document more digestible and easier to navigate. This includes the addition of tables and updated graphics and a number of minor text edits intended to clarify the standards. It is anticipated that the Planning Commission and City Council will hold public hearings on the proposed amendments beginning in November 2018.

#### Text Amendment 2

- **Redevelopment, Mixed Use, and Related Screening**

The second text amendment will focus on facilitating redevelopment, promoting mixed uses, and related changes to screening and landscaping. The changes would add flexibility for meeting the minimum land area for Planned Unit Developments (PUDs), expand allowances for dwellings in commercial zoning districts, increase commercial building height using a step-back building design when abutting lower-density residential zoning, increase screening between non-compatible uses, and require missing street trees be planted with building permits. As the second text amendment is prepared for the hearing process, public notification and opportunity for input will again be provided. The second package of changes is anticipated to begin public process in late 2018.

# TEXT AMENDMENT

PROPOSED AMENDMENTS TO THE CITY OF LINCOLN ZONING ORDINANCE AND DESIGN STANDARDS

- ◆ Parking and Related Screening/Landscaping
- ◆ Update of the Design Standards for Screening & Landscaping

## WHAT DOES THIS UPDATE INCLUDE?

This is a set of proposed text amendments primarily to the Lincoln Municipal Code Title 27, the Zoning Ordinance and the Design Standards for Screening and Landscaping. A list of amendments can be found on the reverse page.

## WHY IS AN UPDATE NEEDED?

The Comprehensive Plan encourages equity in redevelopment mechanisms for older and newer areas of the city while strengthening design standards to improve sense of place.

This group of text amendments would strive to meet these goals with changes to increase flexibility of the parking regulations, appropriate reductions to minimum parking, and additional screening and landscaping requirements for parking lots. A general update of the Design Standards for Screening and Landscaping is also proposed to make the standards easier to understand and enforce.



## UPDATE PROCESS

The Lincoln-Lancaster County Planning Department in cooperation with other City departments compiled and drafted the proposed text amendments. They are currently available for public review and comment.

In November-December 2018, it is anticipated that the Planning Commission and City Council will hold public hearings on the proposed amendments.

**DETAILED PROPOSAL  
AVAILABLE AT**

**[lincoln.ne.gov/city/plan/](http://lincoln.ne.gov/city/plan/)**

**THIS PROPOSED UPDATE ONLY  
APPLIES TO LINCOLN AND ITS  
3-MILE JURISDICTION**

## QUESTIONS OR COMMENTS

The Lincoln-Lancaster County Planning Department welcomes your questions and comments.

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# PROPOSED AMENDMENTS

## Zoning Ordinance

- ◆ Allow **parking in the side yard** setback in the H-2, H-3 and H-4 zoning districts when not abutting a residential district.
- ◆ Reduce the **minimum parking** for restaurants and on-sale alcohol in the B-2 and B-5 zoning districts from 1 stall per 100 square feet to 1 stall per 300 square feet.
- ◆ Reduce the **minimum parking** in the H-2 zoning district from 1 stall per 300 square feet to 1 stall per 600 square feet.
- ◆ Allow **off-site parking** in the H-4 zoning district.
- ◆ Allow the maximum separation distance for **off-site parking** to be measured from the nearest point of the parking lot that contains the required stalls.
- ◆ Simplify the **shared (joint) parking** provisions and allow shared parking in all zoning districts.
- ◆ Allow administrative approval of **minor parking modifications** including reducing the minimum required parking and increasing the maximum parking separation distance.

## Design Standards for Screening and Landscaping

- ◆ Require more **parking lot trees** by removing the exemption for parking lots less than 6,000 square feet, requiring a minimum of one tree for all parking lots regardless of size, and increasing the overall number of trees required per parking lot by one.
- ◆ Increase **perimeter parking lot screening** by removing the exemption for shallower lots (lots less than 150 feet deep).
- ◆ Require internal **landscaped islands** based on parking lot square footage with parking lot trees planted within the islands if space allows.
- ◆ Clarify that the exemption for screening between **abutting parking lots** is only allowed if the parking lots are connected via drive aisle.
- ◆ Increased **open space screening** based on building coverage square footage.
- ◆ Require **street trees** during the building permitting process for new construction or for major remodeling/reinvestment that exceeds 50% of the property's current assessed value.
- ◆ **General revisions** to the Design Standards for Screening and Landscaping to improve organization, clarify certain screening calculations, and revise monitoring and enforcement procedures.

*Revisions are also proposed to the Standards for Parking Lots, the Lincoln Downtown Design Standards, and the South Haymarket Design Standards resulting from the above screening and landscaping changes.*