

27.56.017 Definitions.

For the purpose of this chapter, certain terms and words are hereby defined, as follows:

(a) Capitol Square shall mean the state capitol and its four square block site, bounded by "K" Street on the north, "H" Street on the south, 14th Street on the west, and 16th Street on the east.

(b) Capitol Environs District shall mean the area indicated on the [City of Lincoln Capitol Environs District Height Regulations Map](#).

(c) [Capitol View Corridors](#) shall mean those areas described in the [Lincoln-Lancaster County Comprehensive Plan, 1977 Urban Design Plan for the Nebraska Capitol Environs as "Area 9: City View Corridors"; and "Area 10: Country View Corridors."](#) (Ord. 14949 §2; August 15, 1988).

27.56.120 Certificate; Approval or Denial.

Within ~~thirty~~ forty five days of the hearing, the Nebraska Capitol Environs Commission shall approve or deny the application. The Commission may:

(a) Issue a certificate of "appropriateness" after adopting a finding that the proposed work meets the Standards and would not unduly hinder the protection, enhancement, perpetuation, and use of the Capitol Environs District;

(b) Issue a certificate of "exception on grounds of hardship" after adopting a finding that refusal to issue the certificate would create an extreme hardship on the applicant, and that the plight of the applicant is due to unique circumstances, and that the potential hardship is the result of the application of the ordinance and is not the result of any act or omission by the applicant;

(c) Refuse to issue a certificate, after adopting a finding that the application is not consistent with the purpose of this ordinance and of the Standards, and does not meet any of the above criteria. The Nebraska Capitol Environs Commission's decision must be accompanied by written findings of fact. No change shall be made in the application for any building permit or in plans for other regulated work after issuance of a certificate by the Commission or the Commission Chair without resubmittal of the application and approval in the same manner as provided above. (Ord. 16698 §3; November 14, 1994)

27.56.160 Additional Height and Area Requirements.

(a) In that portion of the Capitol Environs District south of H Street, the required front yard adjacent to [Goodhue Boulevard South 15th Street](#) shall be eight feet. This shall be a "build-to" line. The [Goodhue Boulevard South 15th Street](#) facade of buildings in that portion of the District shall be located on a line parallel to the property line on [Goodhue Boulevard South 15th Street](#), and eight feet behind that property line.

(b) For new buildings constructed on property with frontage on "Capitol Square" (properties on South 14th, "K", South 16th, and "H" Streets opposite the Capitol

grounds), a minimum of four stories are required, with a maximum height of fifty-seven feet.

(c) For new buildings constructed on property in the Capitol Environs District not facing Capitol Square, but facing one of the malls, an eave or cornice line at least thirty feet in height is required on Centennial and Lincoln Mall and at least twenty feet in height on Goodhue Boulevard and J Street.

(d) For townhouses in the Capitol Environs District south of "H" Street zoned R-6 Residential District, the minimum required lot area shall be 2,000 square feet per family. (Ord. 16698 §7; November 14, 1994).