

# TX16017 SUMMARY

## (South Haymarket Zoning Changes)

### 27.06 – Use Groups

The South Haymarket Neighborhood Plans recommends limiting the uses that are allowed in the B-4 Lincoln Center Business District. In the existing B-4 Lincoln Center Business District, virtually any land use is allowed at high intensity and density. The B-4 District was modified with the Antelope Valley Redevelopment Plan in east Downtown to restrict or prohibit certain uses and require certain building design features, such as a minimum building height. If South Haymarket and other areas in Downtown are to become urban, residentially-focused neighborhoods, these same modifications should be considered across the B-4 since heavy industrial uses are not appropriate near residential uses.

The changes proposed in this chapter aim to reinforce the residential neighborhood vision and update permitted land uses across the B-4 District to meet current and future development and land use expectations. A modified B-4 District is proposed that prohibits the heaviest industrial uses which are not appropriate or found in Downtown Lincoln today.

The following uses are proposed to no longer be permitted in B-4: mobile home courts, mobile home subdivisions, cemeteries and mausoleums, marinas, lumber yards, tree service, truck stops, truck terminals, truck wash facilities, coal yards, concrete dispensing units, creameries, and open storage.

The “all other uses” category covers all uses that are not specifically listed in a group. Two of the use groups currently allow all other uses in the B-4 District that are not appropriate for South Haymarket or Downtown. 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. The Heavy Commercial Service 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. All other uses in these two use groups may have been historically appropriate for the B-4 District; however, they are not appropriate for Downtown Lincoln today. Changes are also proposed to remove “all other uses” from these two categories.

### 27.25 – O-1 Office District

Most changes that affect the O-1 Office District are found in other chapters so the proposed changes are minimal. The proposed language references South Haymarket Design Standards and notes where they apply.

### 27.35 – B-4 Lincoln Center Business District

Similar to Chapter 27.25 above, the proposed language references South Haymarket Design Standards and notes where they apply.

### 27.56 Capitol Environs District

The proposed changes are mostly clean-up items, making references, Mall names, and height requirements consistent with the drafted Capitol Environs Design Standards.

## 27.62 Conditional Uses

Because South Haymarket is envisioned as a dense urban neighborhood and residential is encouraged throughout Downtown, this proposal removes the prohibition of single-family and/or two-family dwelling units on the first floor of a building in the B-4 District.

## 27.63 – Special Permits

Drafted language prohibits parking garages from the J Street frontage in South Haymarket. In the existing O-1 District, parking garages are permitted as primary use. The South Haymarket Neighborhood Plan recommends that if parking garages are built in South Haymarket, they should not be built along the J Street frontage. This is consistent with other Malls in the Capitol Environs District.

## 27.67 – Parking

Changes to this Chapter would remove any parking requirements from the B-4 District. Generally, there are no parking requirements in the B-4 District, however there is a special parking requirement in the area from 150 feet east of 17<sup>th</sup> Street to the eastern boundary of the B-4 District except in the area located between the centerlines of N and P Streets. In considering a draft PUD for the Telegraph District, the developer proposed and Planning staff would support eliminating the special parking requirement from that area. If the PUD were to be approved in that form, only a small portion of the B-4 District would continue to require parking. Therefore, this text amendment proposes to eliminate the requirement altogether.

## 27.69 – Signs

Similar to the Antelope Valley area of the B-4 District, proposed changes would limit the height of freestanding signs in South Haymarket to 8 feet.

## 27.72 – Height and Lot Regulations

The existing B-4 District requires setbacks for all new residential structures adjacent to any wall of a building which contains windows for a dwelling. The minimum setback is 5 feet and increases with building height to a maximum of 16 feet. The recommendation of the South Haymarket Neighborhood Plan is to reduce these yard requirements to no more than 5 feet since the intent of the B-4 district is to develop a central core of the Lincoln community that is mixed-use and high-density. The B-4 district otherwise requires no setbacks and encourages buildings constructed at property lines.

The modified B-4 District in Antelope Valley also includes a minimum building height of 20 feet in order to encourage higher density and a vertical mix of uses. Proposed changes to this chapter would apply the minimum building height requirement to all of B-4.