

Using the Zoning Layers

GIS Development Viewer



LINCOLN
Planning Department



What is this Layer?

- The “Zoning and Regulations” layer in the GIS Viewer shows the various zoning districts within the City of Lincoln and Lancaster County.
- There are sub-layers within “Zoning and Regulations” which fall under “Other Districts” which will be briefly explored.



Development Viewer

CITY OF LINCOLN - LANCASTER COUNTY, NE

Search...

Sign in

Development Viewer

I want to...

City of Lincoln-Lancaster County, NE

Welcome to the Public GIS mapping application for the City of Lincoln and Lancaster County. This site is a joint venture with both City and County agencies and represents data from various departments.

Disclaimer!

The public information contained herein is furnished as a public service by the City of Lincoln/Lancaster County. The City of Lincoln/Lancaster County make no warranties, either expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the information for any other particular use. Furthermore, the City of Lincoln/Lancaster County assume no liability associated with the use or misuse of said information.

NOTE: All drawing and measuring capabilities provided are for approximate use only. They are not intended to be construed as survey accurate in any manner.

Within this application, you can:

Search for...

Find map features, landmarks, Planning applications, owners, addresses, or intersections. Use the search bar in the banner at the top right.

For example Parcel Owner '[Smith](#)' or Parcel ID '[1026225002000](#)'

Planning Application '[CZ12021](#)'

Subdivision '[Fallbrook 2nd](#)'

Address like '[535 S 10th St](#)'

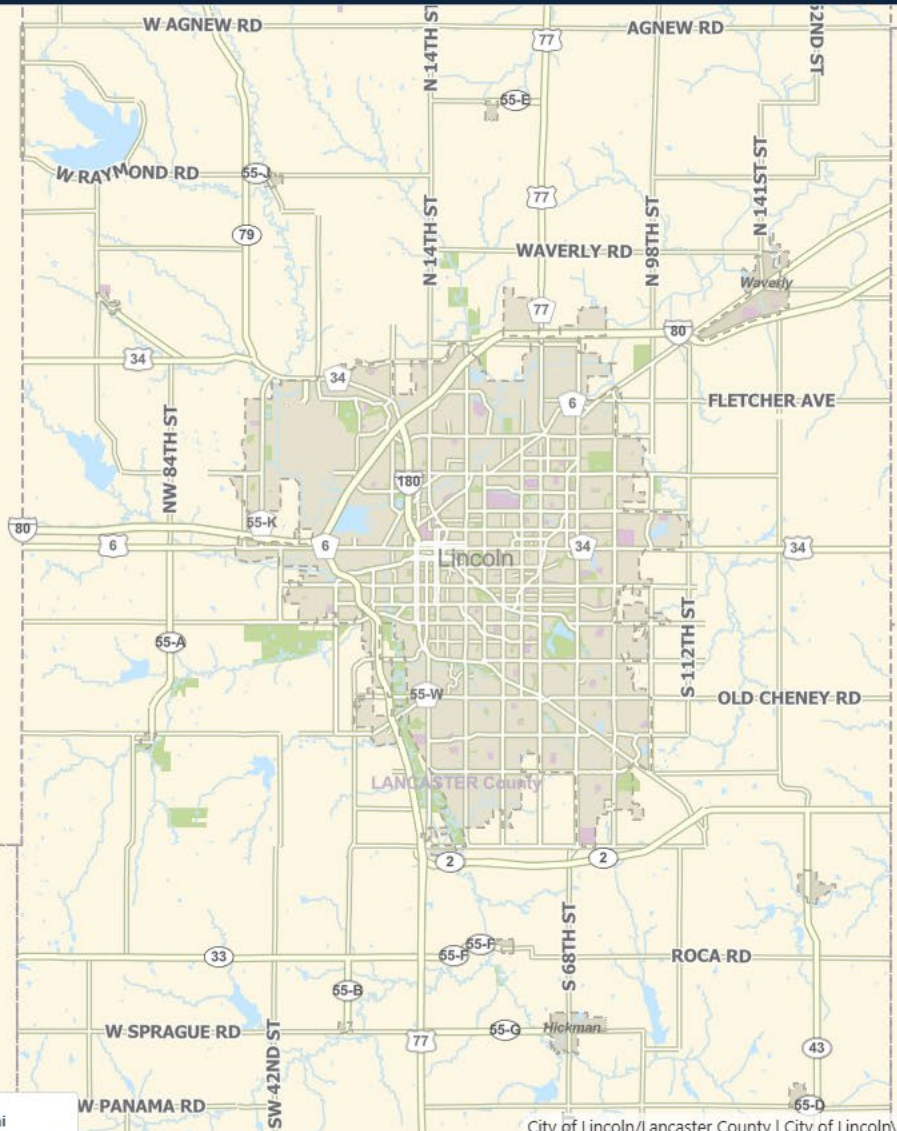
Development Viewer Layers



County



Select the "Layers" tab





Development Viewer

CITY OF LINCOLN - LANCASTER COUNTY, NE

Search...

Sign in

Layers



I want to...

All Available Layers

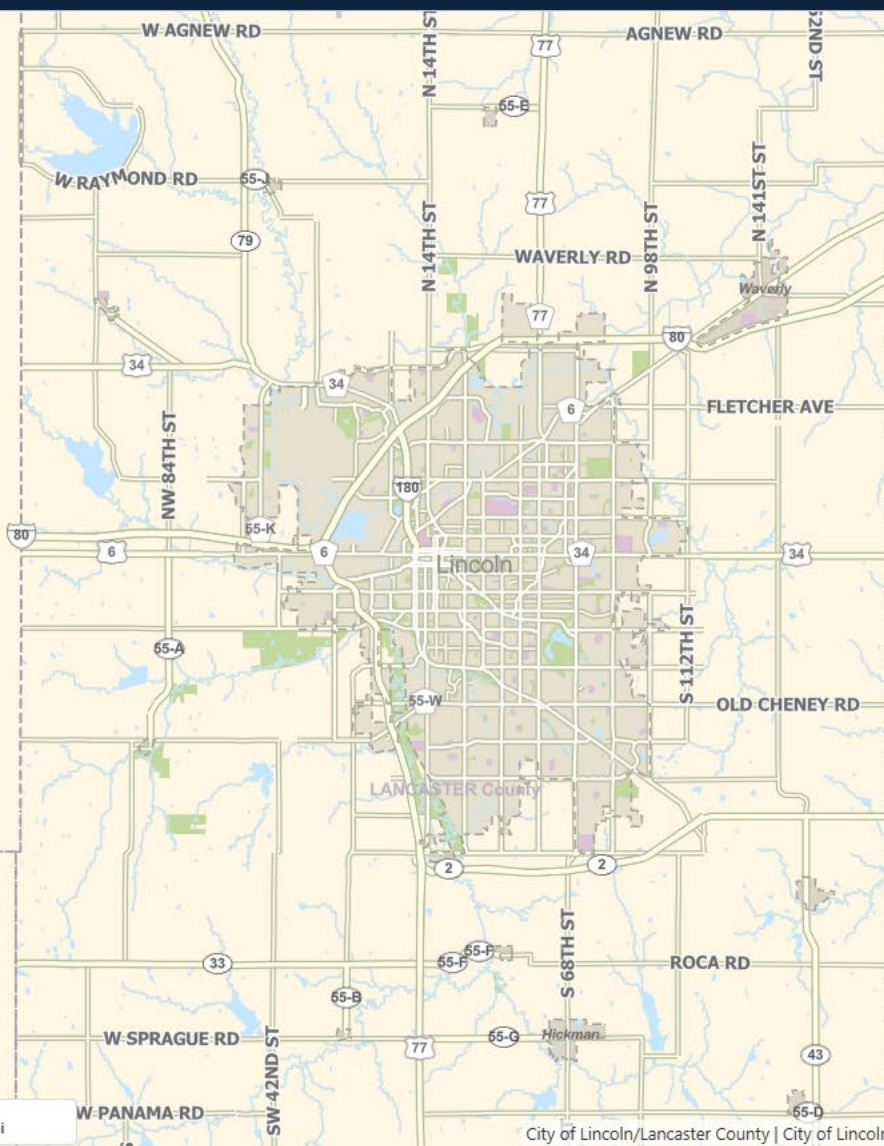
Filter Layers...



Filter

- + Parcel Information
- + Ownership Parcels
- + Development Information
- + Zoning and Regulations
- + Land Use and Growth
- + Floodplain and Natural Resources
- + Parks and Trails
- + Subdivisions
- + Lincoln City Limits
- + Building Footprints
- + Beltway
- + PLSS Sections
- + 2022 Contours
- + 2017 Contours
- + Sanborn Images
- + Legal Lots

Select the "Zoning and Regulations" box





Layers

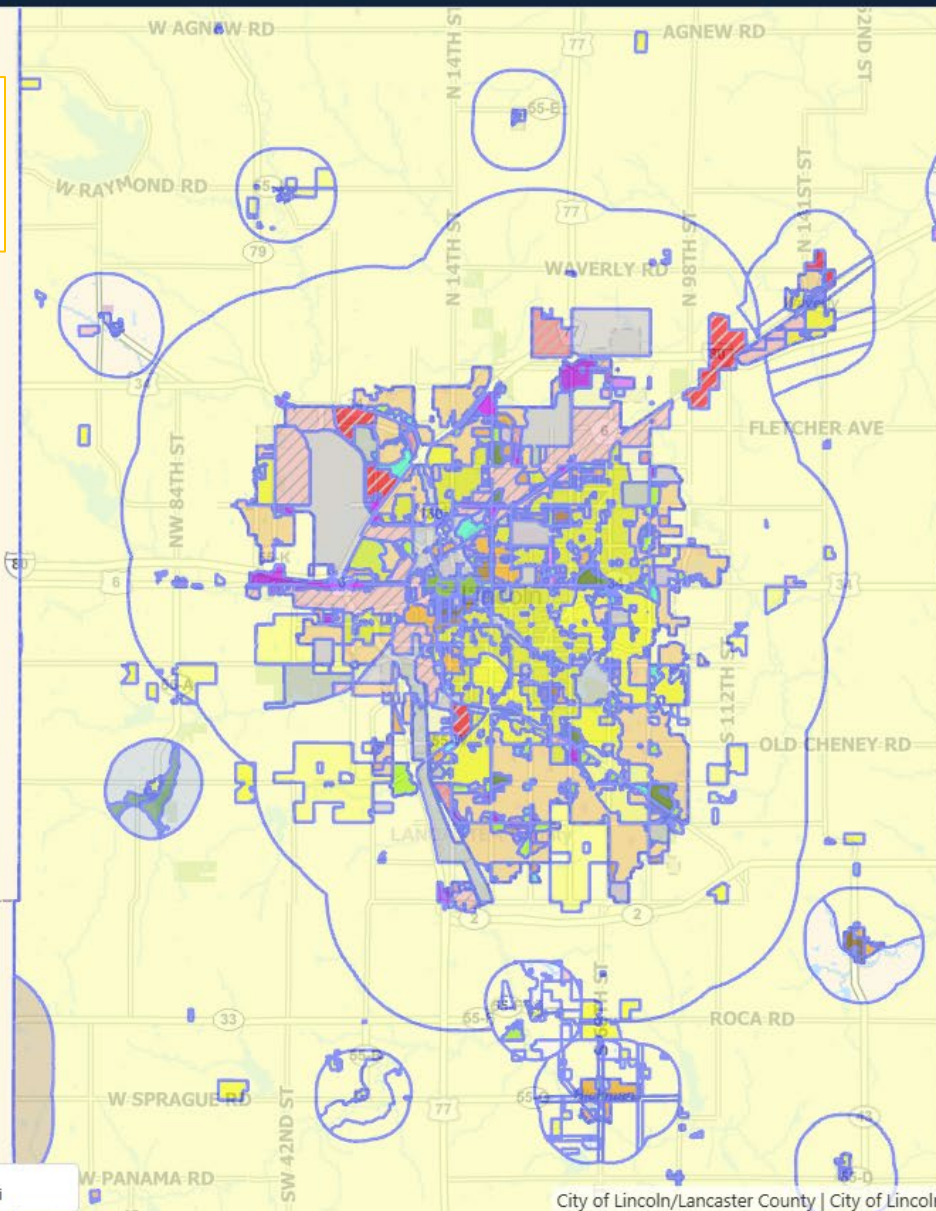
All Available Layers

Filter Layers...

- Parcel Information
- Ownership Parcels
- Development Information
- Zoning and Regulations
- Land Use and Growth
- Floodplain and Natural Resources
- Parks and Trails
- Subdivisions
- Lincoln City Limits
- Building Footprints
- Beltway
- PLSS Sections
- 2022 Contours
- 2017 Contours
- Sanborn Images
- Legal Lots

I want to...

The various zoning districts in Lincoln and Lancaster County will appear



The "bubble" around Lincoln and other municipalities are 3-mile or 1-mile jurisdiction areas

These are areas where the zoning regulations apply past city limits





Development Viewer

CITY OF LINCOLN - LANCASTER COUNTY, NE

Search...



Sign in



Layers



All Available Layers

Filter Layers...



Filter

Parcel Information

Ownership Parcels

Development Information

Zoning and Regulations

Land Use and Growth

Floodplain and Natural Resources

Parks and Trails

Subdivisions

Lincoln City Limits

Building Footprints

Beltway

PLSS Sections

2022 Contours

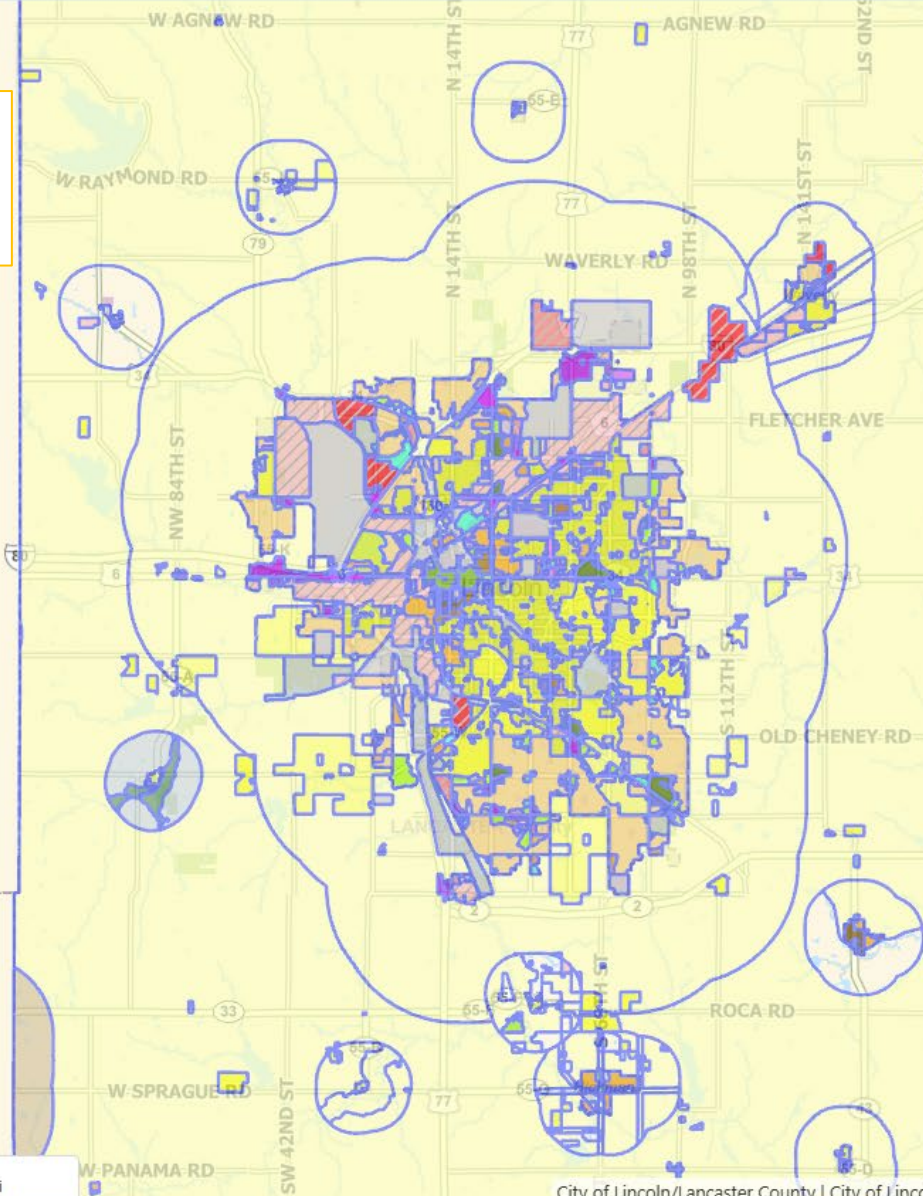
2017 Contours

Sanborn Images

Legal Lots

I want to...

You can zoom in or search for a property to view the districts in greater detail



Tools

Finding a Specific Location

City of Lincoln-Lancaster County, NE
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- For example Parcel Owner 'Smith' or Parcel ID '1026225002000'
- Planning Application 'CZ12021'
- Subdivision 'Fallbrook 2nd'
- Address like '535 S 10th St'

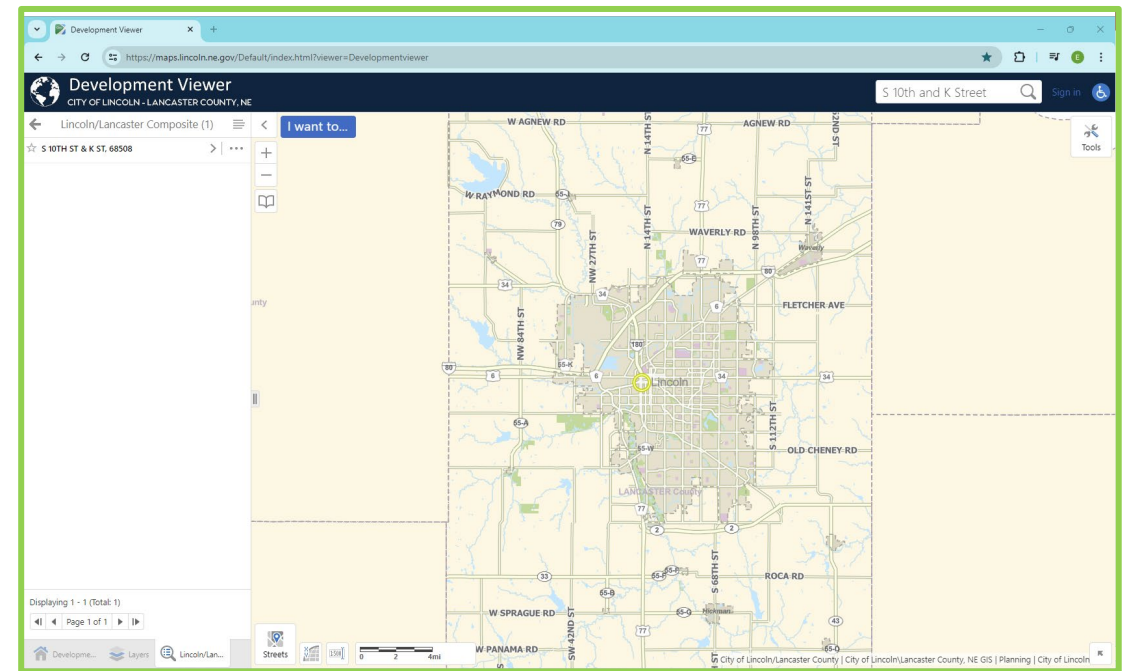
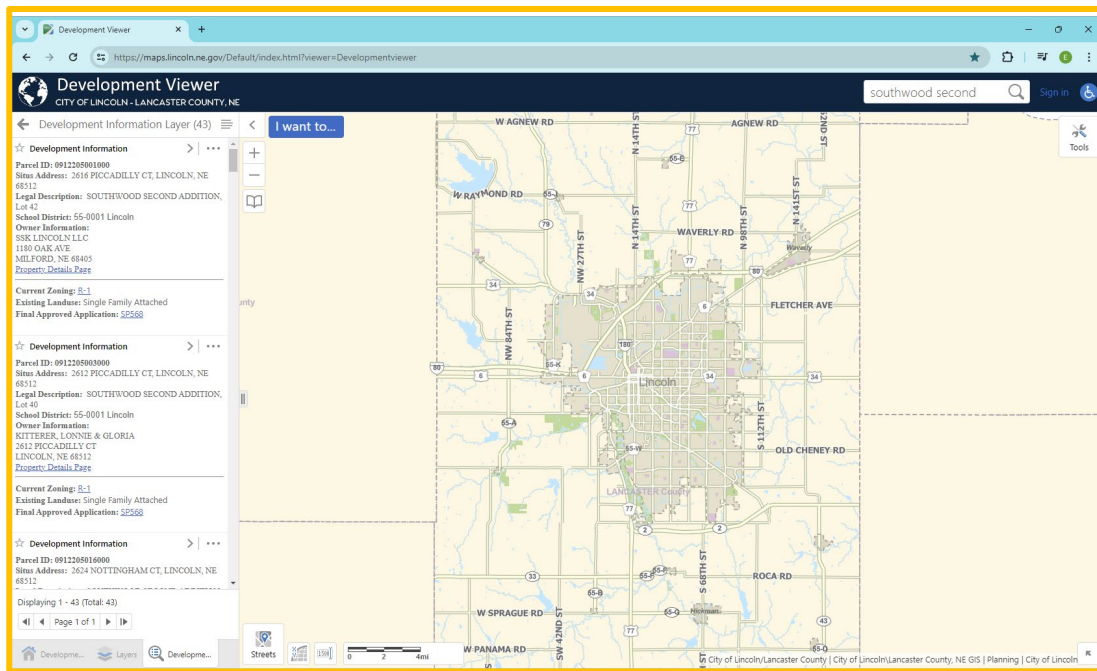
I want to...

Tools

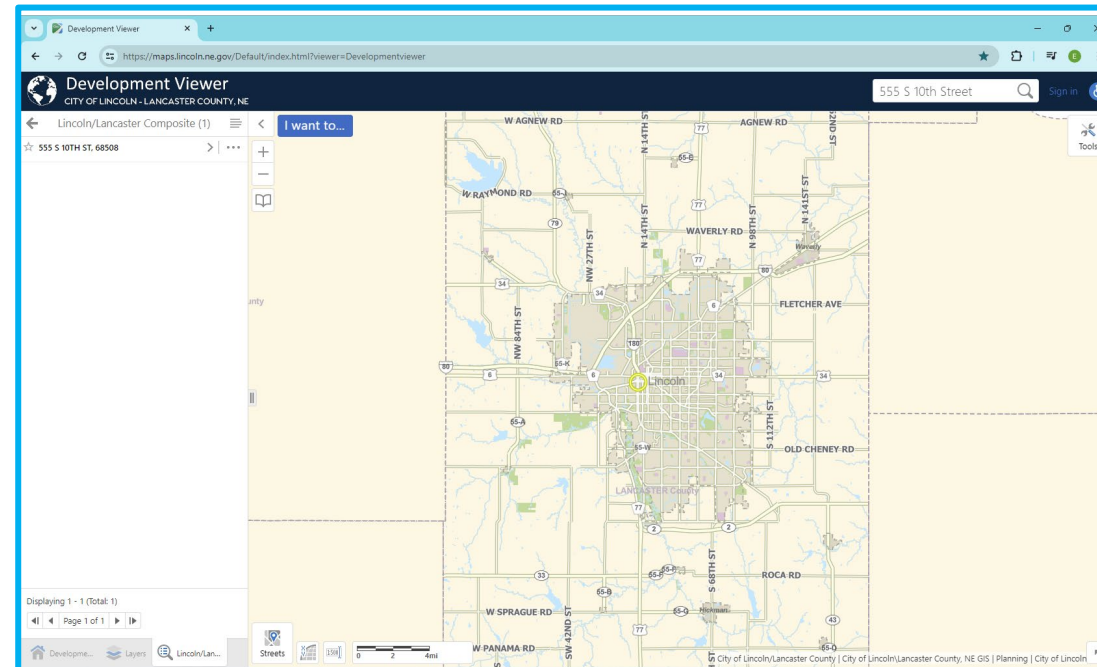
Use the search bar to find the location

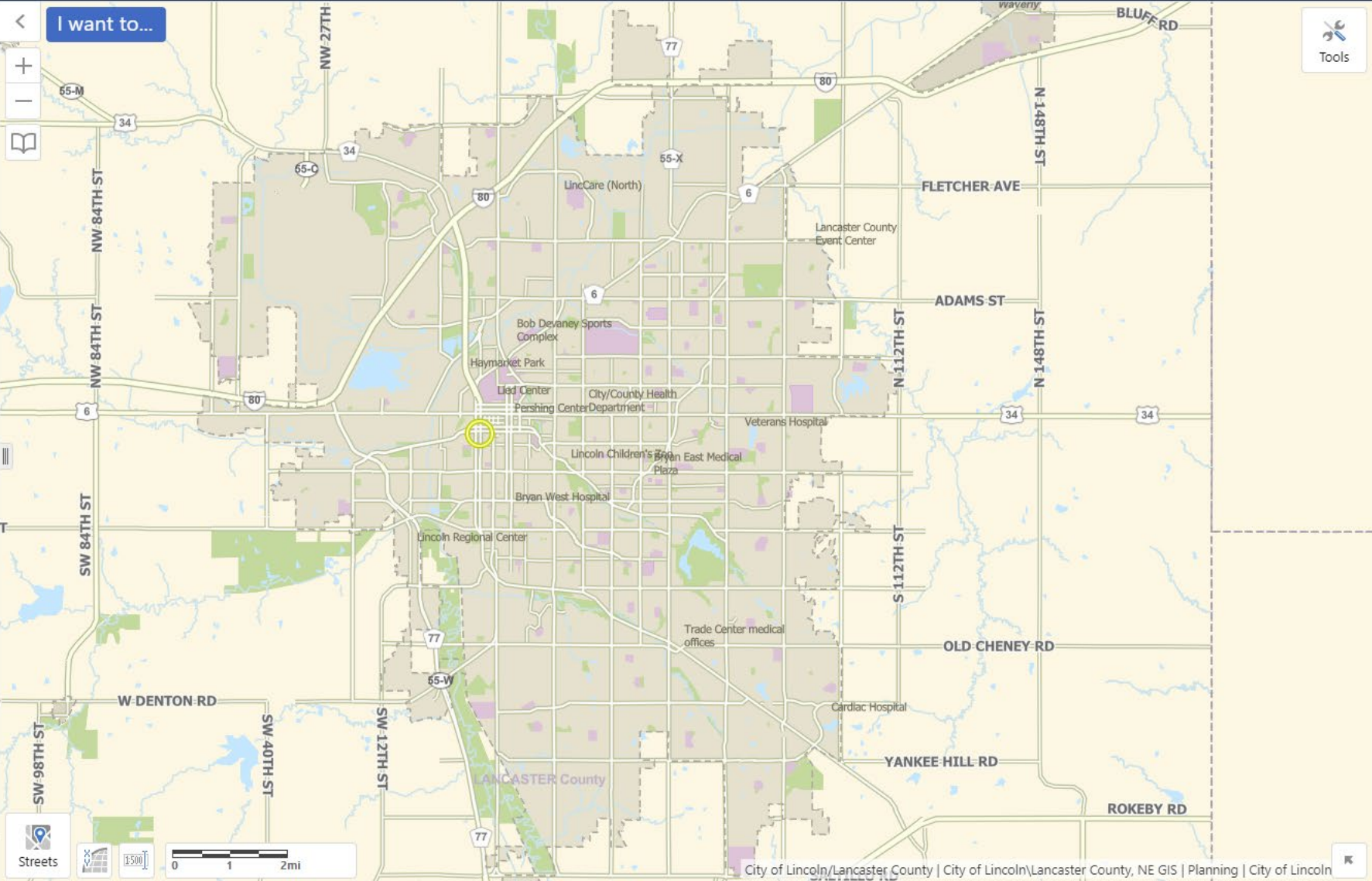
Streets 1:500 0 2 4mi

City of Lincoln/Lancaster County | City of Lincoln/Lancaster County, NE GIS | Planning | City of Lincoln



You can search for an intersection, an address, or the name of a subdivision





Once you hit enter or click the magnifying glass, one or more addresses will pop up in this side bar.

Select the correct address

The Viewer will zoom to the address/intersection/etc.

Map interface showing a street grid with a red circle at the intersection of S 10th St and K St. The map includes labels for streets like S 1st St through S 18th St, and landmarks like South Haymarket Park, Park Middle, and Cooper Park. A search bar at the top left contains 'I want to...' and a search bar at the top right contains '555 S 10th Street'. A scale bar at the bottom indicates 0, 300, and 600 feet.

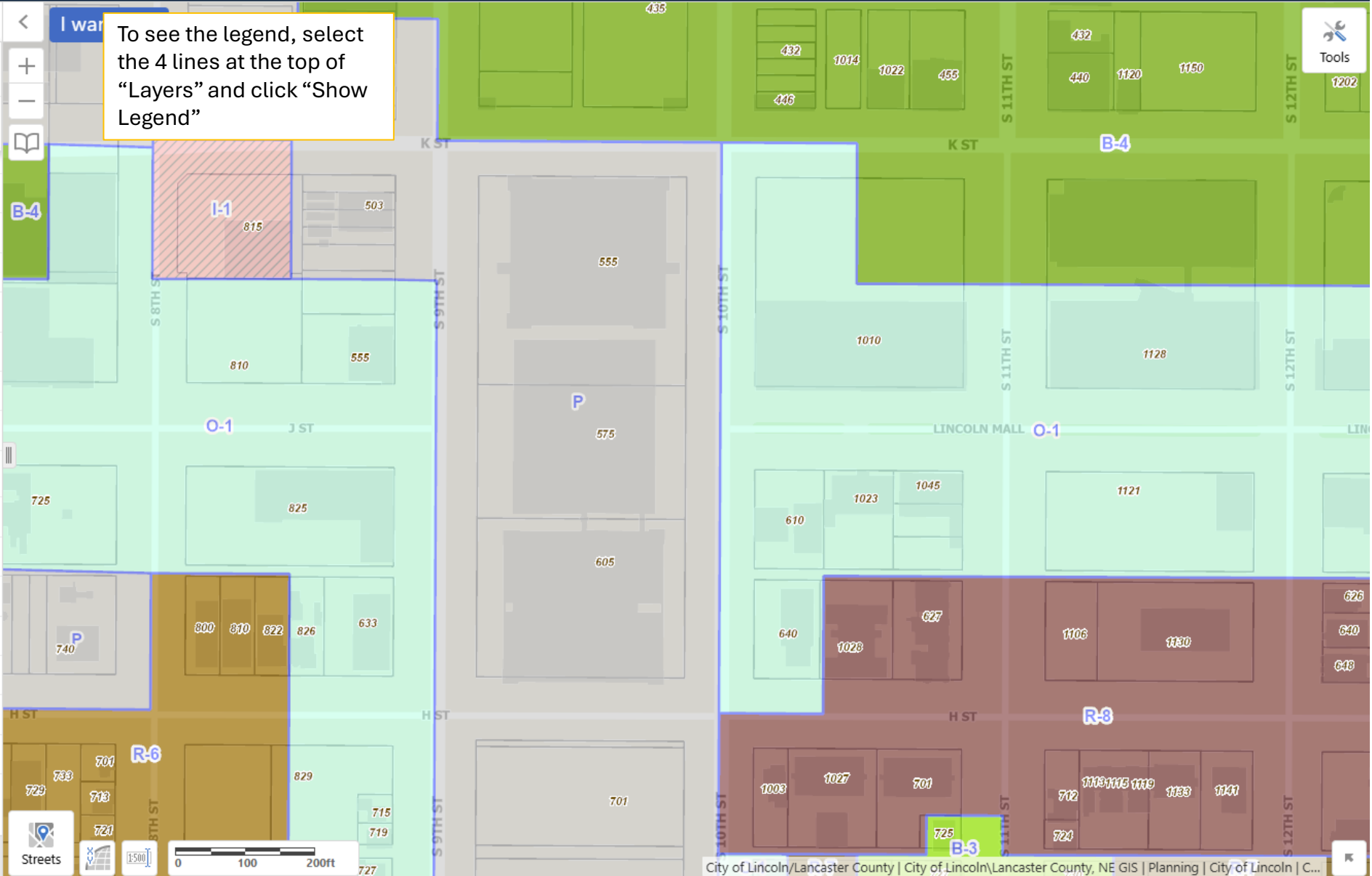


Layers

All Available

- Show Legend
Display the legend for visible layers
- Change Layer Drawing Order
Change how layers are stacked on the map
- Parcel Information
- Ownership Parcels
- Development Information
- Zoning and Regulations
- Land Use and Growth
- Floodplain and Natural Resources
- Parks and Trails
- Subdivisions
- Lincoln City Limits
- Building Footprints
- Beltway
- PLSS Sections
- 2022 Contours
- 2017 Contours
- Sanborn Images
- Legal Lots

To see the legend, select the 4 lines at the top of "Layers" and click "Show Legend"





Legend

Filter Swatches...

Filter

Parcels



Address Labels

Address Labels

DevRev_Zoning_and_Regulations

Boundaries & Labels

Lincoln Zoning

- AG Agriculture
- AGR Agricultural Residential
- R-1 Residential
- R-2 Residential
- R-3 Residential
- R-4 Residential
- R-5 Residential
- R-6 Residential
- R-7 Residential
- R-8 Residential
- R-T Residential Transition
- P Public Use
- O-1 Office
- O-2 Suburban Office
- O-3 Office Park

I want to...

The zoning district will be noted by color and title

555 S 10th Street is shown as P Public Use

Municipal Code

Table of Contents

- Lincoln Municipal Code
 - Title 1 GENERAL PROVISIONS
 - Title 2 OFFICERS, DEPARTMENTS AND COMMISSIONS
 - Title 3 REVENUE AND FINANCE
 - Title 4 BOARDS AND COMMISSIONS
 - Title 5 LICENSES AND REGULATION
 - Title 6 ANIMALS
 - Title 7 AMBULANCE TRANSPORTATION
 - Title 8 HEALTH AND SANITATION
 - Title 9 PUBLIC PEACE AND WELFARE
 - Title 10 VEHICLES AND TRAFFIC
 - Title 11 EQUAL OPPORTUNITY
 - Title 12 PARKS
 - Title 13 RESERVED
 - Title 14 PUBLIC PROPERTY AND PUBLIC UTILITIES
 - Title 15 RAILROADS
 - Title 16 UTILITY SERVICES
 - Title 17 WATER
 - Title 18 CONSTRUCTION OUTSIDE CITY LIMITS
 - Title 19 FIRE PREVENTION
 - Title 20 BUILDING CODE
 - Title 21 HOUSING
 - Title 22 OUTDOOR SIGNS AND STRUCTURES
 - Title 23 ELECTRICITY
 - Title 24 PLUMBING AND SEWERS
 - Title 25 HEATING
 - Title 26 LAND SUBDIVISION
 - Title 27 ZONING
 - Chapter 27.01 PURPOSE AND TITLE
 - Chapter 27.02 DEFINITIONS
 - Chapter 27.05 DISTRICTS AND BOUNDARIES
 - Chapter 27.06 USE GROUPS**
 - 27.06.010 Purpose and Scope.
 - 27.06.020 Classification of Use Types
 - 27.06.030 Use Group Characteristics
 - 27.06.040 Designation of Uses.

Lincoln Municipal Code > Title 27 ZONING > Chapter 27.06 USE GROUPS

LINCOLN MUNICIPAL CODE

TITLE 27 ZONING

Chapter 27.06 USE GROUPS

Contents:

- 27.06.010 Purpose and Scope.
- 27.06.020 Classification of Use Types.
- 27.06.030 Use Group Characteristics.
- 27.06.040 Designation of Uses.
- 27.06.050 Use Groups Tables.
- 27.06.060 Agriculture Use Group.
- 27.06.070 Household Living Use Group.
- 27.06.080 Group Living Use Group.
- 27.06.090 Utilities Use Group.
- 27.06.100 Civic Services Use Group.
- 27.06.110 Education and Instruction Use Group.
- 27.06.120 Office Use Group.
- 27.06.130 Retail Sales and Services Use Group.
- 27.06.140 Food and Drink Establishments Use Group.
- 27.06.150 Commercial Recreation and Entertainment Facilities Use Group.
- 27.06.160 Major Entertainment and Event Use Group.
- 27.06.170 Heavy Commercial Services Use Group.
- 27.06.180 Manufacturing, Processing, Storage, and Distribution Use Group.
- 27.06.190 Waste Management and Extractive Services Use Group.

27.06.010 Purpose and Scope.

In order to carry out the purposes and provisions of this title, the main uses of buildings and premises have been classified and combined into use groups based on common functional and physical characteristics ("Use Groups"). The classification of uses of buildings and premises into Use Groups provides a systematic basis for assignment of present and future use types to zoning districts. (Ord. 19733 §3; June 25, 2012).

27.06.020 Classification of Use Types.

- a. Considerations.

For more information on what is allowed in each district within the City of Lincoln or the 3-Mile, you can go to the Lincoln Municipal Code (LMC) Chapter 27.06 Use Groups:

<https://online.encodeplus.com/regs/lincoln-ne/doc-viewer.aspx?secid=12288#secid-11501>

Zoning Regulations

- Table of Contents
- County Zoning Regulations
 - Cover Image
 - 1979 ZONING RESOLUTION OF LANCASTER COUNTY
 - ARTICLE 1 PURPOSE AND TITLE
 - ARTICLE 2 DEFINITIONS
 - ARTICLE 3 DISTRICTS AND BOUNDARIES**
 - 3.001
 - 3.003.
 - 3.005. Interpretation of District Boundaries
 - 3.007
 - 3.009
 - 3.011 Extraterritorial Jurisdictions
 - 3.013. Except as hereinafter provided
 - ARTICLE 4 "AG" AGRICULTURAL DISTRICT
 - ARTICLE 5 "AGR" AGRICULTURAL RESIDENTIAL DISTRICT
 - ARTICLE 6 "R" RESIDENTIAL DISTRICT
 - ARTICLE 7 "B" BUSINESS DISTRICT
 - ARTICLE 8 RESERVED FOR FUTURE USE
 - ARTICLE 9 "I" INDUSTRIAL DISTRICT
 - ARTICLE 10 PERSONAL WIRELESS TELECOMMUNICATIONS



USE GROUP SEARCH

County Zoning Regulations > ARTICLE 3 DISTRICTS AND BOUNDARIES

COUNTY ZONING REGULATIONS

ARTICLE 3 DISTRICTS AND BOUNDARIES

Contents:

- 3.001**
- 3.003.**
- 3.005. Interpretation of District Boundaries.**
- 3.007**
- 3.009**
- 3.011 Extraterritorial Jurisdictions**
- 3.013. Except as hereinafter provided:**

3.001

In order to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the location and use of buildings, structures, and land for trade, industry, residence, and size of the yards, courts, and other open spaces, the density of population, and/or other purposes, the unincorporated portions of the county are hereby divided into districts as follows:

For more information on what is allowed in each district in Lancaster County, you can go to the Lancaster County Zoning Regulations, Article 3:

<https://online.encodeplus.com/regs/lincoln-ne-lcz/doc-viewer.aspx#secid-148>

Zoning – Other Districts

What is this Layer?

- There are various other districts within the City of Lincoln that can be seen and explored with the Development Viewer.
- Some of the commonly viewed districts include:
 - Airport zoning and noise districts
 - Historic districts and buildings
 - Capitol view corridors
 - Access Management
 - Etc.



Layers

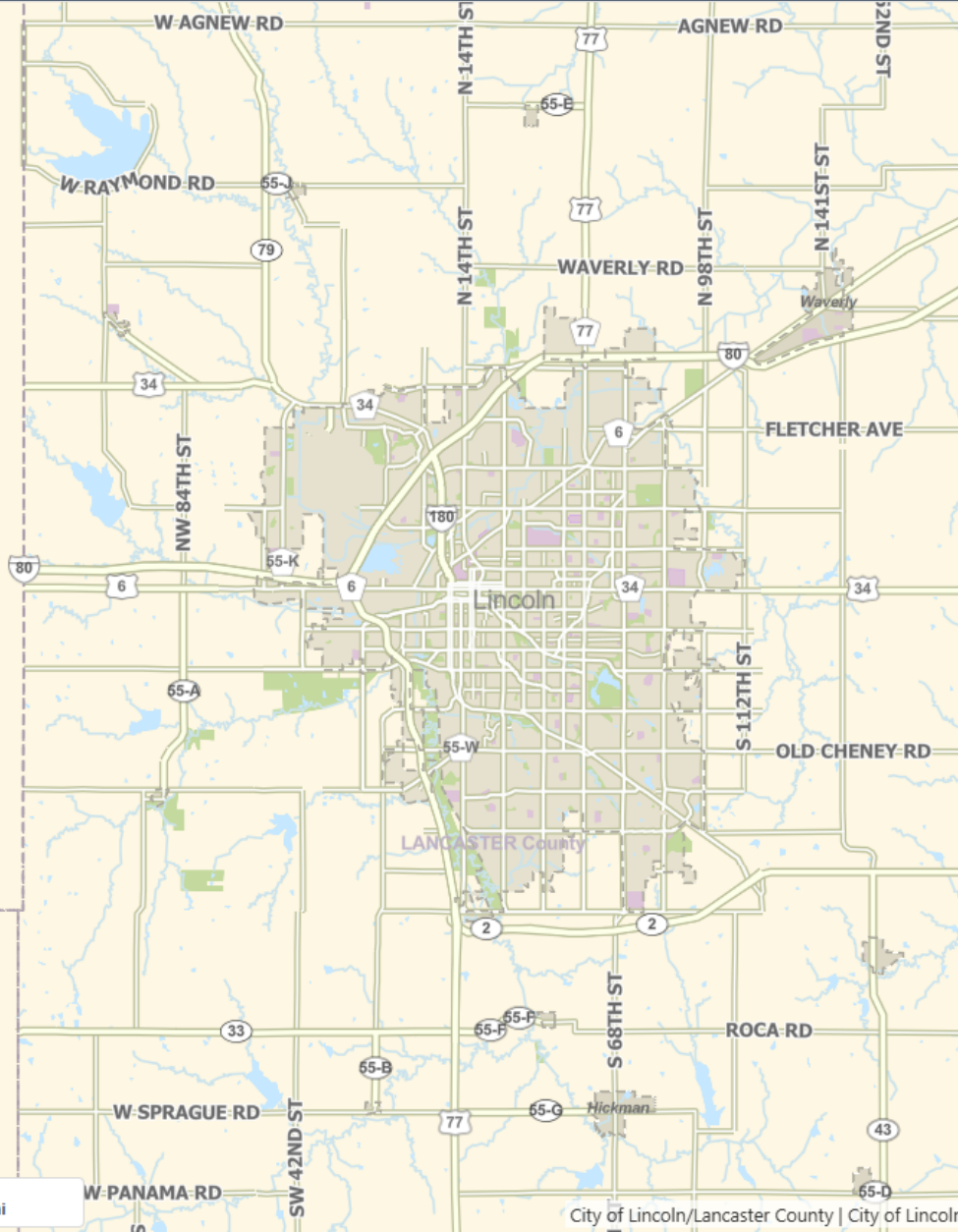


I want to...

All Available Layers

Filter Layers...

- Parcel Information
- Ownership Parcels
- Development Information
- Zoning and Regulations
 - Zoning Districts
 - Other Districts
 - Building Design Standard
 - Building Line Districts
 - Special Sign Districts
 - Capitol Environs District
 - Capitol View Corridors
 - Capitol View Overlay Districts
 - Airport Noise District
 - Airport Zoning District
 - Historic Sites and Districts
 - Historic Districts
 - Transitional Living





Layers



I want to...

All Available Layers

Filter Layers...

Filter

Parcel Information

Ownership Parcels

Development Information

Zoning and Regulations

Zoning Districts

Other Districts

Building Design Standard

Boundaries

Building Line Districts

Special Sign Districts

Capitol Environs District

Height Restrictions

Capitol View Corridors

Capitol View Overlay Districts

Airport Noise District

Airport Zoning District

Historic Sites and Districts

Historic Districts

Transitional Living

SEWARD County

Capitol View Corridors

LANCASTER County



Tools

What is this layer?

- Capitol View Corridors are areas from various points in Lincoln and Lancaster County that the State Capitol is visible from.
- These corridors are maintained to allow the view of the Capitol to unify and enrich the community.



Layers



I want to...

All Available Layers

Filter Layers...

Filter

Parcel Information

Ownership Parcels

Development Information

Zoning and Regulations

Zoning Districts

Other Districts

Building Design Standard

Boundaries

Building Line Districts

Special Sign Districts

Capitol Environs District

Height Restrictions

Capitol View Corridors

Capitol View Overlay Districts

Airport Noise District

Airport Zoning District

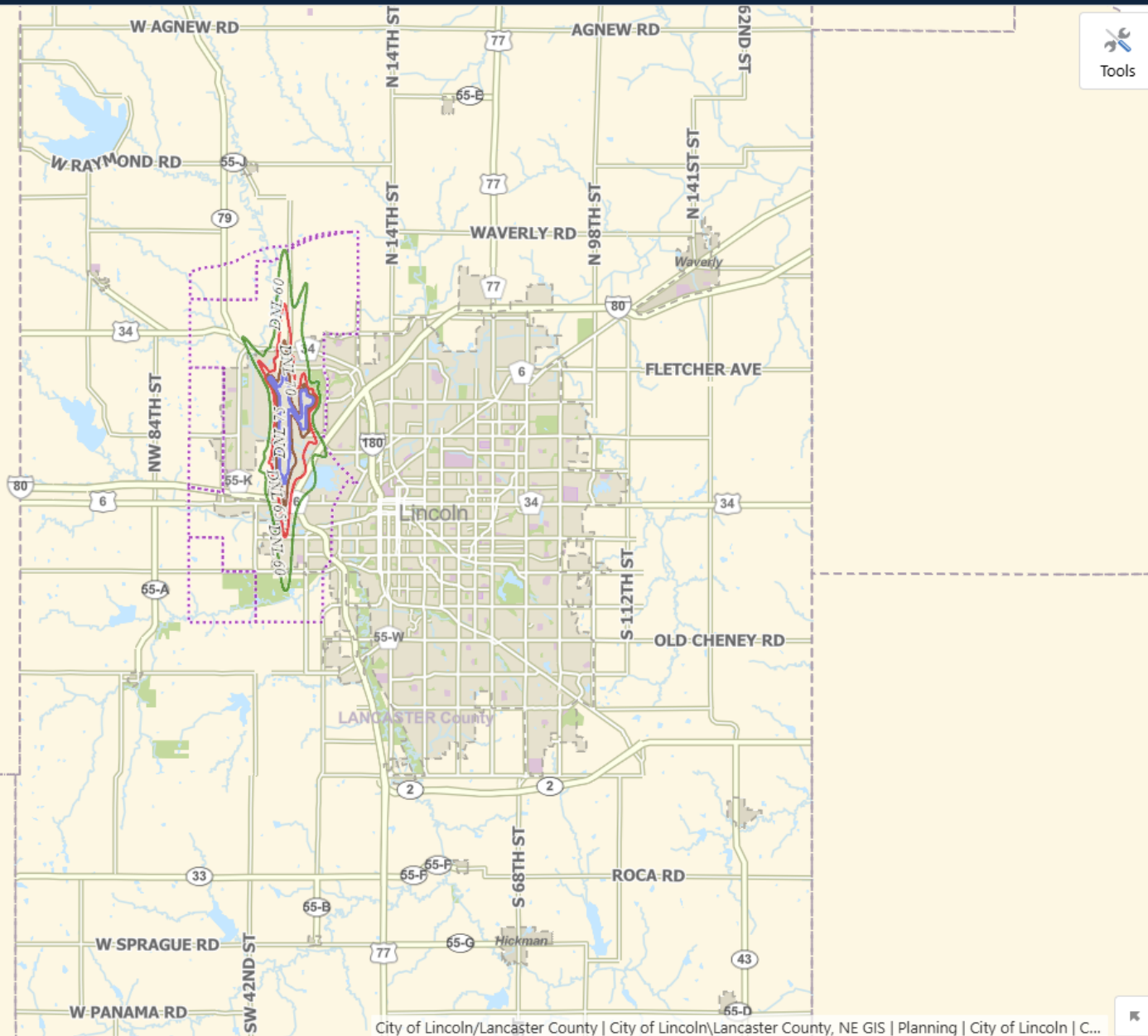
Historic Sites and Districts

Historic Districts

Transitional Living

SEWARD County

Airport Noise District



What is this layer?

- The Airport Environs Noise District is the area within the City of Lincoln and Lancaster County that shows the various day-night average sound level (DNL)/noise emissions from the airport.
- Depending on a property's location within the Noise District, certain uses are not allowed.
 - In areas of high DNL, residential, healthcare and educational facilities, etc. are not permitted.



Layers



I want to...

All Available Layers

Filter Layers...



Filter

Parcel Information

Ownership Parcels

Development Information

Zoning and Regulations

Zoning Districts

Other Districts

Building Design Standard

Boundaries

Building Line Districts

Special Sign Districts

Capitol Environs District

Height Restrictions

Capitol View Corridors

Capitol View Overlay Districts

Airport Noise District

Airport Zoning District

Historic Sites and Districts

Historic Districts

Transitional Living

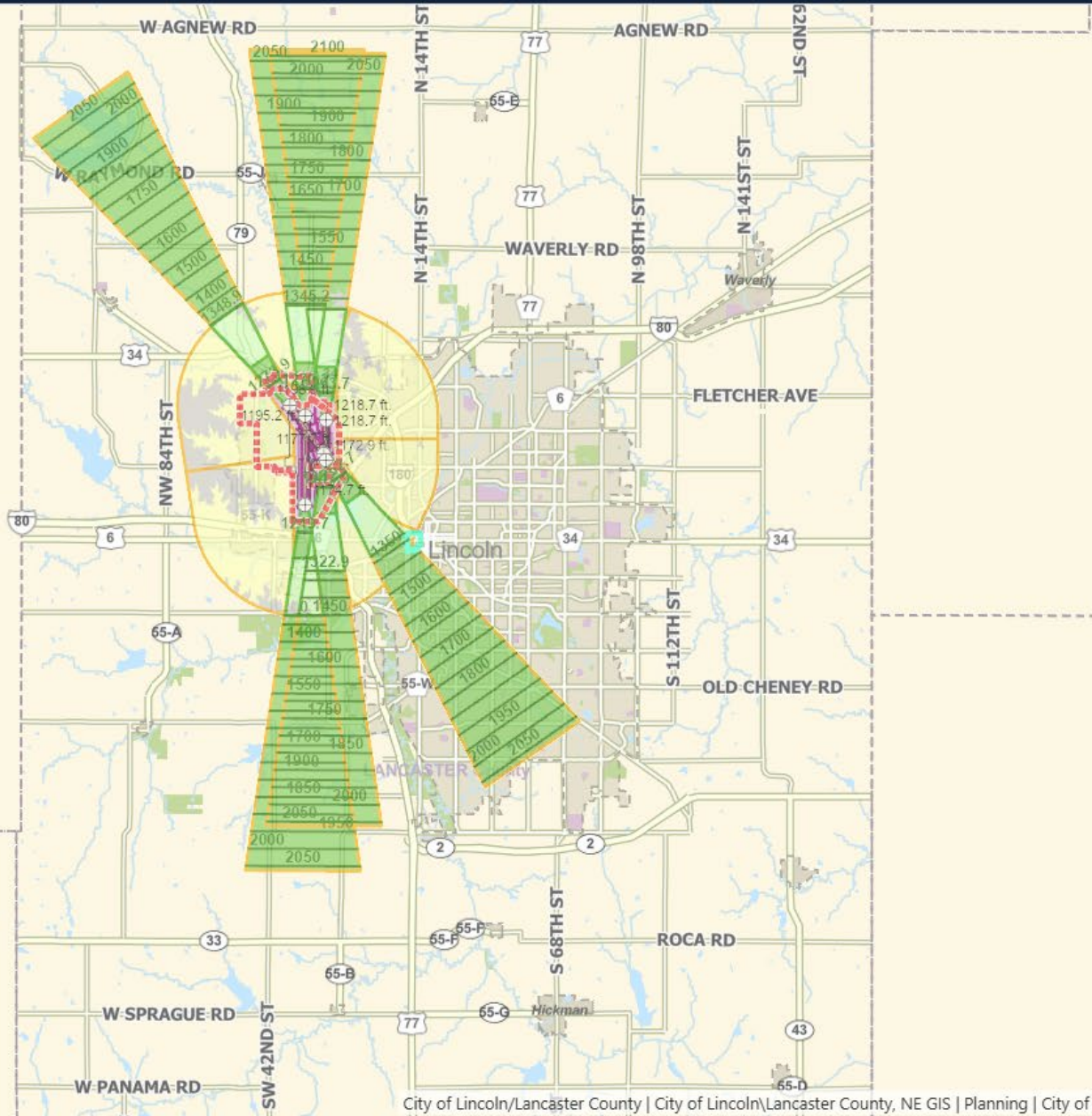
SEWARD County

Airport Zoning District

Streets



1:5000



Tools

What is this layer?

- The Airport Zoning District shows the areas within Lincoln and Lancaster County that fall within the Airport Zoning Regulations.
- These areas are subject to certain height regulations, depending on the location of a property and the height and elevation of a structure.
- This district protects the Lincoln Airport's ability to operate safely.



Layers



I want to...

All Available Layers

Filter Layers...



Filter

Building Design Standard

Boundaries

Building Line Districts

Special Sign Districts

Capitol Environs District

Height Restrictions

Capitol View Corridors

Capitol View Overlay Districts

+ Airport Noise District

+ Airport Zoning District

Historic Sites and Districts

Historic Districts

Transitional Living

Fire Districts

Traffic Analysis Zones

Rural Water Districts

New Growth Flood Standard

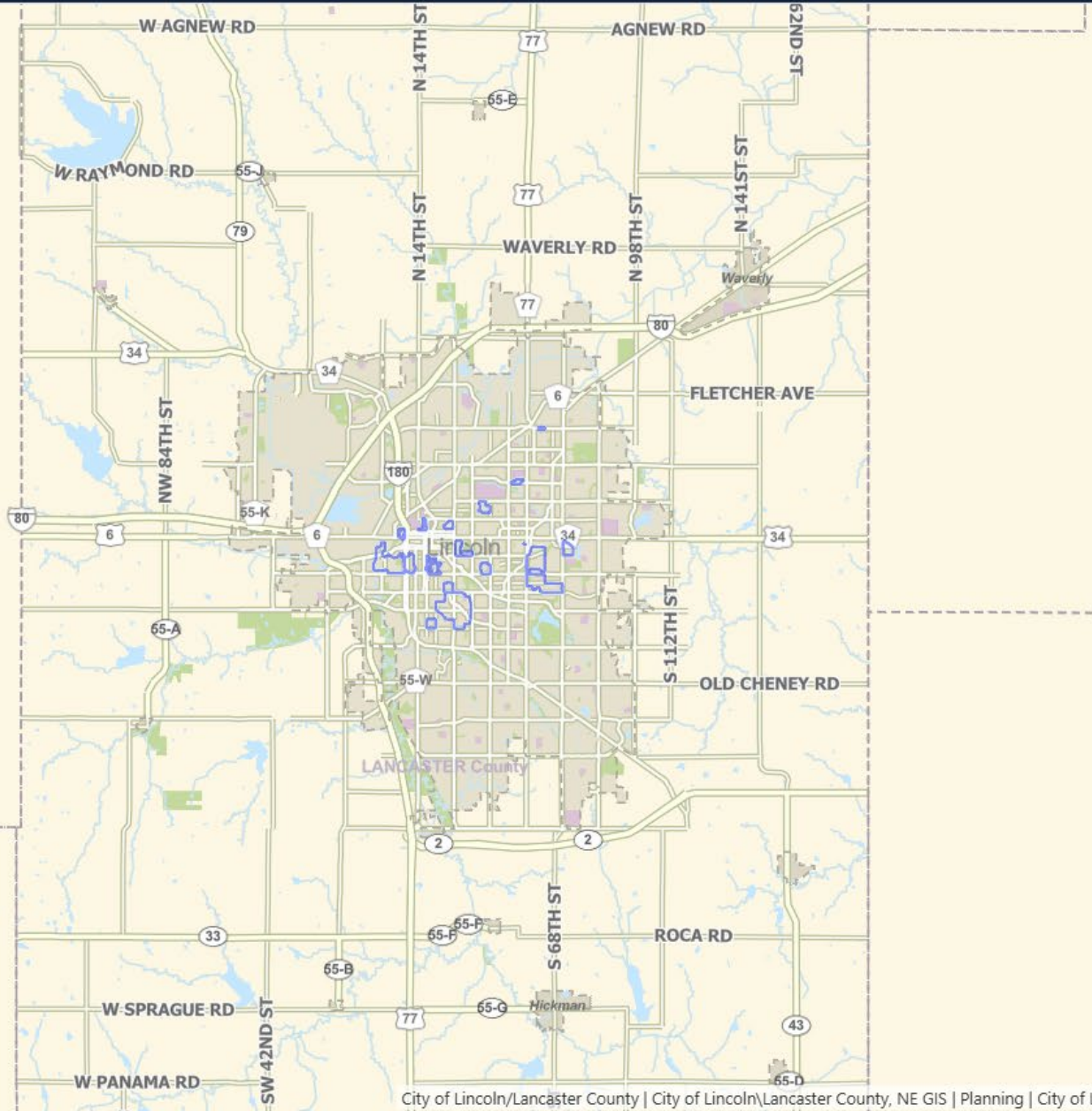
Exemption Areas

Low-Moderate Income

SEWARD County

Historic Districts

LANCASTER County



Tools



What is this layer?

- Historic Districts are geographically defined areas that contain a group of buildings, sites, or structures that are significant for their historical or architectural value.

Questions?

Please reach out to Emma Martin with the Planning Department at 402-441-6369 or emartin@lincoln.ne.gov