

MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY

November 9, 2015

Tracy Corr opened the meeting on Monday, November 9, 2015 at 5:30 p.m. in the Mayor's Conference Room, City/County/Building, in Lincoln, NE.

Attendance

Fifteen citizens and seven staff attended:

Tracy Corr – 40 th & A NA	Jeff Schwebke – Arnold Heights NA
Rifka Keilson – Country Club NA	Paul Johnson – East Campus CO
Karen Dienstbier – Eastridge NA	Paula Rhian – Everett NA
Curt Donaldson – Hartley NA	Myrna Coleman -- Highlands NA
Scott Richert – Indian Village NA	Amy Karabel – Irvingdale NA
Dennis Hecht – Meadowlane Area RA	Mike DeKalb – University Place CO
Bill Vocasek – West A NA	Fred Freytag – Witherbee NA
Lin Quenzer – Mayor's Office	Jon Carlson – Mayor's Office
Wynn Hjermstad – Urban Development Dept	Adam Rhoads – Health/KLLCB
Steve Henrichsen -- Planning Dept	Brandon Garrett – Planning Dept
Marti Lee – NeighborWorks-Lincoln	Mayor Beutler

Welcome & Introductions

Everyone introduced themselves. Karen Dienstbier volunteered to take notes.

Mayor's Comments

Several heads of departments are retiring. Among them are the Police Chief, Jim Peschong, and the Chief of the Fire Department, John Huff. There will be a nationwide search for candidates. Tom Casady will stay in his position and will work with the police and fire departments during the absence of the chiefs.

There is a lot of activity in and around Downtown.

- Planning Department is working on a plan for the area south of Haymarket.
- Progress is being made on Centennial Mall. Concerns were expressed that the City was taking out trees on the Mall and that it currently looked pretty bad. The Mayor responded that the trees will be replaced once the concrete and other work is finished.
- A new plan is being developed for the area south and east of the City County Building – an area now being called SoDo (short for South Downtown). The area reaches south from O Street to A Street, and from about 8th Street to 18th Street.
- NeighborWorks-Lincoln and the Assurity Insurance Company are working together on providing mixed-income housing in the area near Antelope Creek Village.
- It was noted that neighborhoods without neighborhood associations may not receive as much attention as those with them.

The Mayor asked if enough is being done for neighborhoods. The overall response was yes, with appreciation expressed for the sidewalk repair/replacement.

There was some discussion about requesting City departments to put short newsletter articles on their websites or making them available to editors of neighborhood associations for their newsletters. Jon Carlson will follow-up on it. In addition, some wondered if there was a way for the City to facilitate newsletter sharing among neighborhood associations. Wynn Hjermstad will follow up and report back next month.

Review of Regulations of Accessory Buildings

Brandon Garrett, Planner, Lincoln-Lancaster County Planning Department, reviewed the current regulations for accessory buildings and garages and some of the problems being experienced; particularly the interest of some people in having very large accessory sheds and garages. The Planning staff is looking for feedback from neighborhood representatives.

Garages, sheds, other accessory buildings and even attached garages must meet regulations for height and setbacks. He talked about and showed slides of small homes with huge outbuildings on the property. One example was of an 800 sq. ft. house with a 2,000 sq. ft. accessory building. The City is looking into whether to make changes to the ordinances.

See Attachment 1 for Mr. Garrett's PowerPoint presentation. Brandon asked Roundtable attendees to discuss this topic with their neighborhood associations to identify issues, concerns or solutions. He will return to the Roundtable for additional input when options have been identified. For additional information or to provide input, contact Brandon at 402-441-6373 or bgarrett@lincoln.ne.gov

Announcements

The last Household Hazardous Waste Collection of 2015 will be held on Friday, November 13, by appointment only. Call the Health Department for details.

Next Meeting

Potential topics for future meetings were suggested, including: the Neglected Building Ordinance, the Emerald Ash Borer, the Action Center and the possibility of a Commercial Maintenance Code.

The next meeting of the Mayor's Neighborhood Roundtable will be December 14th at 5:30 p.m. The topic will be determined.

Adjournment

Meeting adjourned at approximately 6:30 p.m.

Notes provided by Karen Dienstbier

RESIDENTIAL ACCESSORY BUILDINGS

Mayor's Neighborhood Roundtable, November 9, 2015

Lincoln/Lancaster County Planning Department

LINCOLN AND LANCASTER TODAY

- Ordinance currently regulates height, setbacks, separation from main building, and percentage of coverage in the required rear yard. The ordinance defines attached garages as accessory buildings and limits number of bays to four.
- No regulation on number of accessory buildings, total square footage, or overall lot coverage. No provision to expand size of accessory building beyond what is currently allowed by policy or ordinance.
- Currently regulated by a policy at the Building and Safety Department.



CURRENT POLICY

- Inside City Limits: 2,000 sq. ft. max. (regardless of lot size)
- Outside City Limits, in 3 mile:
 - Lot size less than 3 acres: 2,000 sq. ft. maximum
 - Lot size 3 acres: 4,000 sq. ft. maximum
 - Lot size 4 acres: 5,000 sq. ft. maximum
 - Lot size 5 or more acres: 6,000 sq. ft. maximum



LINCOLN EXAMPLE: SMALL LOT

- 2,875 sq. ft. lot
- House is 975 sq. ft.+975 sq. ft. basement (1,950 sq. ft. gross)
- Garage is 231 sq. ft.
- Lot Coverage: 1,206 sq. ft./2,875 sq. ft.=41.9%



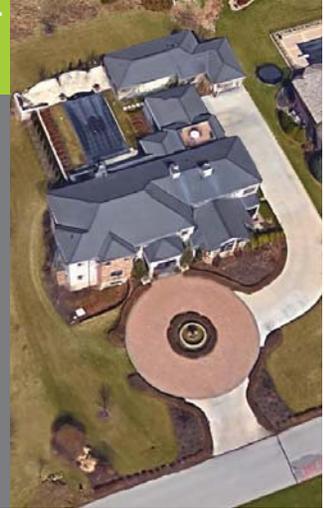
LINCOLN EXAMPLE: TYPICAL LOT

- 7,097 sq. ft. lot
- House is 879 sq. ft. + 864 sq. ft. basement (1,743 sq. ft. gross)
- Garage is 960 sq. ft.
- Lot Coverage: 1,839 sq. ft./7,097 sq. ft. = 25.9%



LINCOLN EXAMPLE: LARGE LOT

- 30,460 sq. ft. lot (0.7 acres)
- Main House is 6,123 sq. ft. + 3,499 sq. ft. basement (9,622 sq. ft. gross)
- Guest House is 869 sq. ft. + 869 sq. ft. basement (1,738 sq. ft. gross)
- Two attached garages for Main House totals 1,155 sq. ft.
- One attached garage for Guest House is 352 sq. ft.
- Total living and basement space: 11,360 sq. ft.
- Total accessory space: 1,507 sq. ft.
- Lot Coverage: 6,687 sq. ft./30,460 sq. ft. = 22.0%



LINCOLN EXAMPLE: ACREAGE LOT

- 144,929 sq. ft. lot (3.3 acres)
- House is 1,492 sq. ft. + 1,144 sq. ft. basement (2,636 sq. ft. gross)
- Attached garage is 701 sq. ft.
- Farm buildings add up to 9,024 sq. ft.
- Lot Coverage: 11,217 sq. ft./144,929 sq. ft. = 7.7%



OTHER COMMUNITIES: DEFINITIONS

- Building coverage no greater than building coverage of main building. (Boulder)
- No more than two plumbing fixtures and no bathing facilities. (Boulder)
- Subordinate in area, extent, and purpose to the principal use. (Council Bluffs)
- Attached accessory space is considered part of principal building. (Des Moines)
- Subordinate to the principal building in height and floor area. (Madison)
- Shall not be located closer to any lot line than minimum yard requirements. (Nebraska City)
- Swimming pools are accessory and included in maximum lot coverage. (Nebraska City)

OTHER COMMUNITIES: AREA

- 500 sq. ft. in the required rear yard (Boulder)
- No maximum area if the accessory building is within building envelope of principal buildings (Boulder)
- 900 sq. ft. per dwelling unit; no more than 200% of gross floor area of principal in ag areas (Cedar Rapids)
- Six criteria that must be met to exceed max. size (Cedar Rapids)
- Building footprint may not exceed 200 sq. ft.; garages (800 sq. ft. or one sq. ft. for each ten feet of lot area); carriage house: footprint of 1,500 sq. ft.; acreage areas: 8,000 sq. ft. (Kansas City, MO)
- Acreage areas: 800 sq. ft.; traditional residential: 576 sq. ft.; other residential: 800 sq. ft. Accessory buildings may not exceed size of principal building. (Madison)
- 750 sq. ft. in low density zones; 500 sq. ft. or no greater than 40% of the principal building in higher density zones (Tulsa)

OTHER COMMUNITIES: LOT COVERAGE

- Lots less than 5,000 sq. ft., multiply by 0.41; 5,000 to 10,000 sq. ft., multiply by 0.2, then add 1,050; 10,001 to 22,500 sq. ft., multiply by 0.116, then add 1,890; greater than 22,500 sq. ft., multiply by 0.2. Lot coverage may not exceed the footprint of principal building. (Boulder)
- May not exceed 50% of total lot area. (Cedar Rapids)
- May not occupy more than 30% of a rear yard (Columbia, MO)
- Estate zoning: 10% lot coverage; mobile homes/duplexes: 35% lot coverage; low density multi-family: 45% lot coverage; high density multi-family: 60% lot coverage. (Council Bluffs)
- Greater of 15% of rear yard or 50% of the footprint of principal building and no less than 600 sq. ft. for any lot. Over 10 acres: exempt. (Independence)



OTHER COMMUNITIES: LOT COVERAGE (cont.)

- Combined area may not exceed 40% of rear yard (Kansas City, MO)
- Acreage zoning: 15% lot coverage; other residential zoning: 50% of rear yard.
- Maximum building coverage and maximum impervious coverage increases with density of zoning district from 5% in agriculture to 70% in R8 for lot coverage and 10% to 80% for impervious coverage. (Omaha)



POSSIBLE APPROACHES

- Define maximum accessory building size based on:
 - zoning district
 - size of house
 - lot size
 - rear yard coverage
 - total lot coverage
 - no maximum within setbacks of main building
 - a combination of the above
- Add a special permit option for modifications to requirements
- Exemptions for agriculture



THANK YOU

- Please discuss this topic with your constituents to see if there are issues or solutions they would like to share
- We will also be gathering feedback from a small working group with diverse interests
- We will return to this group once we have some options to propose
- For additional information or feedback, contact:
 - Brandon Garrett at 402-441-6373 or bgarrett@lincoln.ne.gov

