

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE amending Title 27 of the Lincoln Municipal Code to provide for  
2 more flexibility of uses and building arrangements on residential-zoned lots by amending Section  
3 27.63.580 to allow the customary services of nonprofit religious, educational and philanthropic  
4 institutions, excluding retail uses, to locate within R-6, R-7, and R-8 by special permit; amending  
5 Section 27.71.130 to allow, under specified conditions, more than one main building or use on a lot  
6 located in the R-5, R-6, R-7, R-8, O-1, O-2, O-3, R-T, B-1, B-2, B-3, B-4, B-5, H-1, H-2, H-3, H-4,  
7 I-1, I-2, or I-3 District; amending Section 27.71.140 to reduce the minimum spacing between two-  
8 and three-story buildings to 20 feet, with further reduction by the Building and Safety Department  
9 if code requirements can be met; and repealing Sections 27.63.580, 27.71.130, and 27.71.140 of the  
10 Lincoln Municipal Code as hitherto existing.

11 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

12 Section 1. That Section 27.63.580 of the Lincoln Municipal Code be amended to  
13 read as follows:

14 **27.63.580 Permitted Special Use: Nonprofit Religious, Educational and Philanthropic**  
15 **Institutions; R-6, R-7 and R-8 Districts.**

16 Nonprofit religious, educational and philanthropic institutions may be allowed by special  
17 permit in the R-6, R-7 and R-8 zoning districts under the following conditions:

18 (a) The amount of parking required shall be equal to the amount which would otherwise  
19 be required for the use as set forth in Chapter 27.67 which is most analogous to the use proposed in  
20 connection with such religious, educational or philanthropic institution as determined by the  
21 Planning Director. All required parking shall be located on the lot unless otherwise specifically

1 approved by the Planning Commission, but in no event shall required parking be located more than  
2 300 feet from the lot upon which the use is located.

3 (b) No such use shall ~~render a service which is customarily carried on as a business nor~~  
4 ~~shall any such use be approved which involves printing, publishing, manufacturing, or other~~  
5 ~~industrial uses on the premises~~ be a retail store.

6 (c) All signage shall be in conformance with the district regulations as set forth in  
7 Chapter 27.69 of this code.

8 Section 2. That Section 27.71.130 of the Lincoln Municipal Code be amended to  
9 read as follows:

10 **27.71.130 More Than One Main Building ~~on Business, Commercial, or Industrial Tract~~**  
11 **or Use on a Lot or Tract in R-5, R-6, R-7, R-8, O-1, O-2, O-3, R-T, B-1, B-2, B-3,**  
12 **B-4, B-5, H-1, H-2, H-3, H-4, I-1, I-2, or I-3 District.**

13 ~~Where a~~ A lot or tract is used for a business, commercial, or industrial purpose, located in  
14 the R-5, R-6, R-7, R-8, O-1, O-2, O-3, R-T, B-1, B-2, B-3, B-4, B-5, H-1, H-2, H-3, H-4, I-1, I-2,  
15 or I-3 district may have more than one main building or use may be located upon the lot or tract, but  
16 only when such buildings or uses conform to all open space requirements ~~around the lot~~ for the  
17 district in which the lot or tract is located. The exception is that no more than two single-family  
18 dwelling may be on a lot or tract. In addition, in the R-5, R-6, R-7, and R-8 districts, the lot or tract  
19 must meet the minimum lot requirements and conditions in said district for each main building or  
20 use.

21 Section 3. That Section 27.71.140 of the Lincoln Municipal Code be amended to read  
22 as follows:

23 **27.71.140 Two or More Buildings for Two-family Dwellings, Multiple-family,**  
24 **Institutional or Hotel Purposes.**

25 In the event that a lot is to be occupied by a group of two or more buildings to be used as a  
26 unit for any combination of two-family dwellings, multiple-family dwelling, institutional, or hotel  
27 purposes, there may be more than one main building on the lot; provided, however, that the open  
28 space between buildings shall have a minimum dimension of twenty feet, ~~for one-story buildings,~~  
29 ~~thirty feet for two-story buildings, and forty feet for three-story buildings~~ unless modified by an  
30 official from the Building and Safety Department based on the building code.

1                   Section 4. That Sections 27.63.580, 27.71.130, and 27.71.140 of the Lincoln  
2 Municipal Code as hitherto existing be and the same are hereby repealed.

3                   Section 5. That this ordinance shall take effect and be in force from and after its  
4 passage and publication according to law.

Introduced by:

\_\_\_\_\_

Approved as to Form & Legality:

\_\_\_\_\_  
City Attorney

Approved this \_\_\_ day of \_\_\_\_\_, 2007:

\_\_\_\_\_  
Mayor