City Council Introduction: November 7, 2016
Public Hearing: November 21, 2016, 5:30 p.m.

Bill No. 16-111

FACTSHEET

TITLE: ANNEXATION NO. 16012 - Expand Village Gardens PUD (So. 70th Street and Yankee Hill Road)

BOARD/COMMITTEE: Planning Commission

APPLICANT: White Holdings, LLC

RECOMMENDATION: Approval (6-0: Corr, Sunderman, Cornelius, Harris, Weber, and Hove voting 'yes'; Scheer declared a conflict of interest; Lust and Scheer absent).

STAFF RECOMMENDATION: Approval

OTHER DEPARTMENTS AFFECTED: Public Works & Utilities will be responsible for the maintenance and replacement of the streets and utilities in the new addition, and other departments will provide City services to the area and its residents.

SPONSOR: Planning Department

OPPONENTS: None present at hearing.

REASON FOR LEGISLATION: To annex approximately 15 acres, more or less, generally located at South 70th Street and Yankee Hill Road, to expand the Village Gardens Planned Unit Development.

DISCUSSION/FINDINGS OF FACT:

1. This annexation request, and the associated Change of Zone No. 04075G (Bill#16-110), on property generally located at South 70th Street and Yankee Hill Road, were heard at the same time before the Planning Commission.

2. The staff recommendation of approval of the annexation request is based upon the "Analysis" as set forth on pp.4-5, concluding that the proposed annexation and change of zone are generally consistent with the overall concept plan originally approved early in 2005, and most recently as amended by Change of Zone No. 04075F in 2015. Subject to the recommended conditions of approval, this request complies with the Zoning Ordinance and Comprehensive Plan.

3. On October 28, 2016, this annexation request and the associated change of zone (Bill#16-110) appeared on the Consent Agenda of the Planning Commission.

4. On October 28, 2016, the Planning Commission voted 6-0 to recommend approval of this annexation request. Condition No. 5 of the staff report, requires that the applicant provide proof of release from the Rural Water District #1 prior to approval by the City Council (See p.5). The applicant is scheduled to meet with the Rural Water District Board on November 9, at which time approval for release is anticipated. The release will be submitted to the City Council separately.

5. On October 28, 2016, the Planning Commission also voted 6-0 to recommend approval of the associated Change of Zone No. 04075G (Bill #16-110).

6. Should this annexation request be approved, the Planning staff is recommending that the Council ordinance assign the newly annexed area to **Council District #2**.

FACTSHEET PREPARED BY: Geri Rorabaugh, Administrative Officer **DATE:** October 31, 2016

REVIEWED BY: David R. Cary, Planning Director **DATE:** October 31, 2016

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LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for October 26, 2016 PLANNING COMMISSION MEETING

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROJECT #: Annexation #16012
Change of Zone #04075G - Village Gardens Planned Unit Development (PUD)

PROPOSAL: To expand the existing PUD by annexing and changing the zoning from AG to R-3 PUD and B-3 PUD for approximately 14.46 acres of land.

LOCATION: South 67th Street and Yankee Hill Road

LAND AREA: Annexation #15006 - 45.73 acres more or less
Change of Zone AG to R-3 PUD - 12.46 acres more or less
Change of Zone AG to B-3 PUD - 2.00 acres more or less

EXISTING ZONING: AG Agriculture

PROPOSED ZONING: R-3 Residential (PUD) and B-3 Commercial (PUD)

CONCLUSION: The proposed annexation and change of zone are generally consistent with the overall concept plan originally approved early in 2005, and most recently as amended by CZ#04075F in 2015. Subject to the recommended conditions of approval, this request complies with the Zoning Ordinance and Comprehensive Plan.

RECOMMENDATION:	
AN#16012	Approval
CZ#04075G from AG to R-3 PUD and B-3 PUD	Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: AN#16012 - See attached legal description.
CZ#04075G - See attached legal descriptions.

EXISTING LAND USE: Vacant, Residential

CITY COUNCIL DISTRICT: District #2

SURROUNDING LAND USE AND ZONING:

North:	Vacant, Residential under development	R-3, AG
South:	Acreage Residential	AGR
East:	Vacant	AG
West:	Residential under development	R-3

HISTORY:

Feb 2005 - CZ#04075 was approved by the City Council to allow the Village Gardens Planned Unit Development (PUD).

Dec 2007 - CZ#04075A was approved by the City Council to allow an adjustment to the applicable sign regulations and change the zoning on 2.17 acres from R3 PUD to B-3 PUD within the Village Gardens PUD.

Mar 2011 - AN#11001 and CZ#04075B were approved annexing and expanding the boundary of the Village Gardens PUD to include an additional 47 acres of land to accommodate a domiciliary care facility and additional dwelling units.

Apr 2012 - AN#12003 and CZ#04075C were approved annexing and changing the zoning from AG to R-3 PUD for approximately 40.68 acres for single-family residential development.

Apr 2012 - CZ#04075D was approved changing the zoning from AG to R-3 PUD for approximately 2 acres of land so the boundary of the PUD matched the recorded final plat of Village Meadows 3rd Addition.

Jul 2014 - AN#14003 and CZ#04075E were approved annexing and changing the zoning from AG to R-3 PUD for approximately 34 acres for single-family residential development.

OCT 2015 - AN#15006 and CZ#04075F were approved annexing and changing the zoning from AG to R-3 PUD for approximately 46 acres for single-family residential development.

COMPREHENSIVE PLAN SPECIFICATIONS:

Page 1.8 - The Future Land Use Map designates commercial and urban residential land uses for this PUD.

Page 1.4 - Neighborhoods are friendly to pedestrians, children, bicycles, the elderly and people with disabilities.

Page 7.4 - Strategies for Neighborhoods
-Discourage residential development in areas of environmental resources such as endangered species, saline wetlands, native prairies, and in floodplain corridors.
-Encourage preservation or restoration of natural resources within or adjacent to development.
-Provide adequate spacing from pipelines and areas where hazardous chemicals could be used and stored; notify property owners and residents along the pipeline about hazards and emergency actions.
-Encourage substantial connectivity and convenient access to neighborhood services (stores, schools, parks) from residential areas.
-Create housing opportunities for residents with special needs throughout the city that are integrated into and compatible with residential neighborhoods.
-Incorporate interconnected networks of streets, transit, trails, and sidewalks with multiple connections within and between neighborhoods and commercial centers to maximize access and mobility to provide alternatives and reduce dependence upon the automobile. -Provide sidewalks on both sides of all streets, or in alternative locations as allowed through design standards or review process.

Page 7.5 - Developing Neighborhoods - Developing neighborhoods should have a variety of housing types and sizes, plus commercial and employment opportunities. Developing a pedestrian orientation of buildings and street networks that provides substantial connectivity is also a priority for developing areas.

- Provide different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population.

ANALYSIS:

1. This is an amendment to the Village Gardens PUD, and is a combined request for both annexation and a change of zone from AG to R-3 PUD and to B-3 PUD for approximately 14.46 acres of land.

2. The annexation of the original PUD in 2005 included an annexation agreement, and the areas subsequently annexed expanding the PUD are also subject to that agreement. No amendment to that agreement is required in association with these applications.

3. The change of zone request has two parts. The first part proposes to re-zone 12.46 acres from AG to R-3 PUD. The second part proposes to re-zone 2.00 acres from AG to B-3 PUD.

   The residential portion (Lot 1, Block 27) will be designated as 'Neighborhood Center' for the purpose of applying zoning regulations per the associated Development Plan for the Village Gardens PUD. The intended land use is a church, which is an allowed use per the Development Plan. A full copy of the Development Plan is attached, even though only pages 8, 12, 15, 27, and 28 are being amended.

   The commercial portion (Lot 2, Block 27) will be designated as 'Village Center' for the purpose of applying development regulations. This is the same zoning as the B-3 portion of the PUD located at the intersection of South 56th Street and Pine Lake Road where the developing commercial center is now located. No specific use is proposed for the subject lot, but the south one-half of the lot lies within Pipeline Planning Area (PPA) along Yankee Hill Road.

   The Health Department previously calculated that the PPA extends 200' on either side of the pipeline in Yankee Hill Road. The location of the 200' hazard area is shown on Sheet 3 of 11 of the plan set and illustrates the impact upon this development.

   The Health Department recommends that no habitable residential structures be located within the PPA. That allows open space, parking lots, garages, even office and commercial buildings to be located in the PPA area, but not dwellings.

4. The Development Plan is amended to include counseling as a conditional use in conjunction with the church. While pastoral counseling conducted by clergy associated with the church is a normal accessory use to the church, this amendment to the development plan allows counseling to be performed by licensed professionals not employed at the church, a use that would not normally be allowed.

5. The B-3 PUD lot (Lot 27, Block 2) may eventually be combined with the undeveloped land to the east and made part of a larger neighborhood commercial center. Because the center will likely be zoned B-2, the intent is to have the density and use regulations of the B-2 district apply in anticipation of that.

   The Development Plan has been modified to note that the increased setbacks of the B-2 as compared to the B-3 apply to Lot 27, Block 2. However, because the uses allowed in the B-2 and B-3 districts vary somewhat, the Plan should also be modified to allow the range of B-2 uses on the lot as well.

6. The expansion of the PUD includes another access point onto Yankee Hill Road shown as South 67th Street. One-quarter mile spacing for median openings on arterial streets is the standard. The current preference of Public Works and Utilities is that it also be the location of a median opening, as well as the future location of a roundabout when Yankee Hill Road is improved.

   South 67th Street does not align with South 68th Street, an existing residential street serving acreage development to the south. If South 67th Street becomes the median opening/roundabout, South 68th Street would be limited to right-in, right-out access onto Yankee Hill Road.

7. Public Works and Utilities/Watershed Management noted corrections and required changes to the grading and drainage plans. The recommendation for approval is subject to plans being revised to their satisfaction.

8. Lincoln Electric System notes that further review is necessary in the area of the transmission line easements with respect to site grading. As a result, final grading and drainage plans will need to receive their approval.

9. The proposed lot and street layout as well and the proposed changes to the Development Plan are is generally consistent with the overall concept plan. The land uses are appropriate at this location subject to the recommended conditions of approval.

CONDITIONS:

This approval annexes and changes the zoning from AG to R-3 PUD and B-3 PUD for approximately 14.46 acres of land and approves amendments to the Village Gardens PUD Development Plan.

Annexation #16012

1. Will be scheduled with City Council once the applicant provides proof of release from the Rural Water District #1 ~~prior to approval by the City Council~~.

Prepared by:

_____

Brian Will, 441-6362, bwill@lincoln.ne.gov
Planner
October 12, 2016

OWNER: Village Gardens Development Company, LLC
7000 South 56th Street
Lincoln, NE 68516
402.416.5750

APPLICANT: 1640 LLC
1633 Normandy Court
Lincoln, NE 68512
402-423-6811

White Holdings Company
2001 Pine Lake Road
Lincoln, NE 68512

CONTACT:

DaNay Kalkowski
Seacrest Kalkowski, LLC
1111 Lincoln Mall, Ste 350
Lincoln, NE 68508
402-435-6000

ANNEXATION NO. 16012
AND
CHANGE OF ZONE NO. 04075G

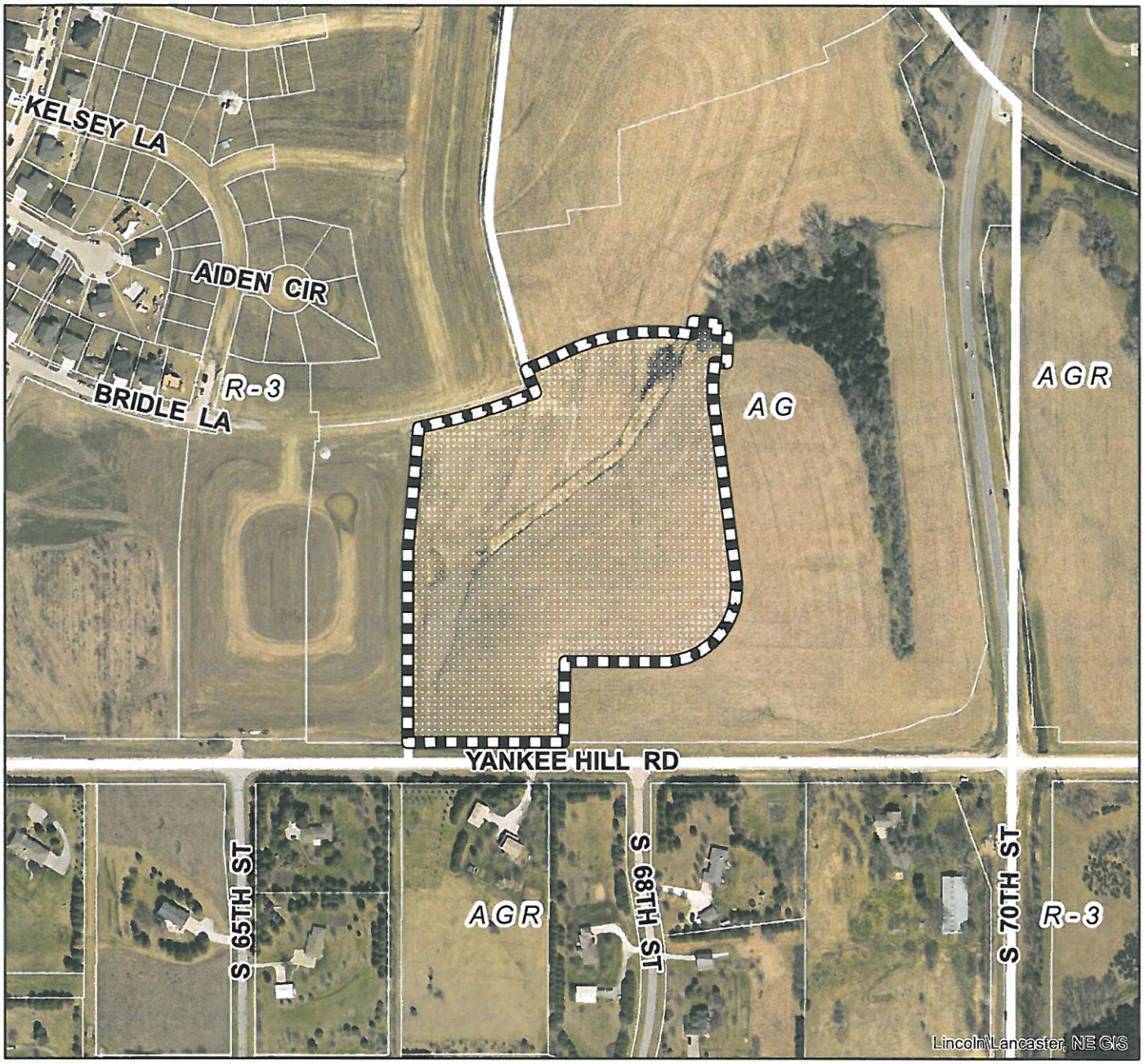
CONSENT AGENDA
PUBLIC HEARING & ADMINISTRATIVE ACTION
BEFORE PLANNING COMMISSION: **October 28, 2016**

Members present: Corr, Harris, Hove, Cornelius, Sunderman, and Weber present; although absent, Scheer declared a conflict of interest on Annexation No. 16012 and Change of Zone No. 04075G; Lust and Scheer absent.

The Consent Agenda consisted of the following items: **COMPREHENSIVE PLAN CONFORMANCE NO. 16009; ANNEXATION NO. 16011** and **CHANGE OF ZONE NO. 16032; ANNEXATION NO. 16012** and **CHANGE OF ZONE NO. 04075G**; and **CHANGE OF ZONE NO. 16027**.

Cornelius moved approval of the Consent Agenda; seconded by Weber and carried 6-0: Cornelius, Corr, Harris, Sunderman, Weber, and Hove voting 'yes'; Scheer and Lust absent.

Note: This is a recommendation to the City Council on all items.



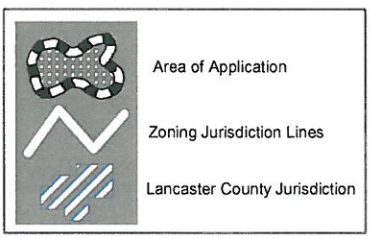
2016 aerial

Annexation #: AN16012 &
Change of Zone #: CZ04075G
Village Gardens PUD
S 70th St & Yankee Hill Rd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile:
Sec.21 T09N R07E



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SEACREST & KALKOWSKI, PC, LLO

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KENT SEACREST
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DANAY KALKOWSKI
E-MAIL: danay@sk-law.com

September 28, 2016

HAND DELIVERY

David Cary, Interim Director
Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: Amendment to Village Gardens PUD

Dear David:

Our office represents White Holdings, LLC and 1640 LLC (collectively "Developers"), who own or have a contract interest in approximately 14.46 acres of property (the "Property") adjacent to the southeast edge of Village Gardens Planned Unit Development ("Village Gardens PUD"). Developers are requesting annexation of the Property and a change of zone from AG to R-3 PUD for approximately 11.19 acres of the Property, and from AG to B-3 PUD for the south 1.84 acres of the Property within the Village Gardens PUD. The area within the R-3 PUD is being identified as Neighborhood Center and is proposed for use as a church. The area within the B-3 PUD is being identified as Village Center and will permit neighborhood center type uses. It is anticipated that the B-3 PUD area may be rezoned and included within a future B-2 Use Permit when the property to the east is annexed and rezoned. Consequently, the PUD Development Plan includes setbacks on the B-3 PUD lot that are consistent with B-2 zoning.

Enclosed please find the following:

a. City of Lincoln Zoning Application for Annexation;
b. City of Lincoln Zoning Application for Change of Zone to R-3 PUD and B-3 PUD;
c. Legal Descriptions for Changes of Zone;
d. Legal Description for Annexation;
e. PUD Site Plan;
f. Application fees in the amount of $2,700.72; and
g. Revised Village Gardens PUD Development Plan with requested revisions marked.

Developers are also proposing to amend the Development Plan to add "counseling facilities in churches" as a Conditional Use in the R-3 Residential District. The proposed church intends to provide counseling services that may stretch beyond pastoral or spiritual counseling, and include licensed professionals who provide group and individual counseling and charge for their services. Because this use may extend beyond what is considered an accessory use to a church, we are identifying it as an allowed conditional use when it is conducted in a church (similar to day care facilities in a church).

Mark Palmer from Olsson Associates will be uploading the PUD plans and Drainage Study to project docs once Planning Staff has created the project files and docs.

A portion of the Property being added to the Village Gardens PUD is located within the Pipeline Planning Area along Yankee Hill Road. All of said area is included within the proposed B-3 PUD and is not anticipated to have any residential uses.

A portion of the Property is also located within the boundaries of Rural Water District No. 1 and will need to be released in conjunction with annexation. We will work with the Water District on the appropriate release.

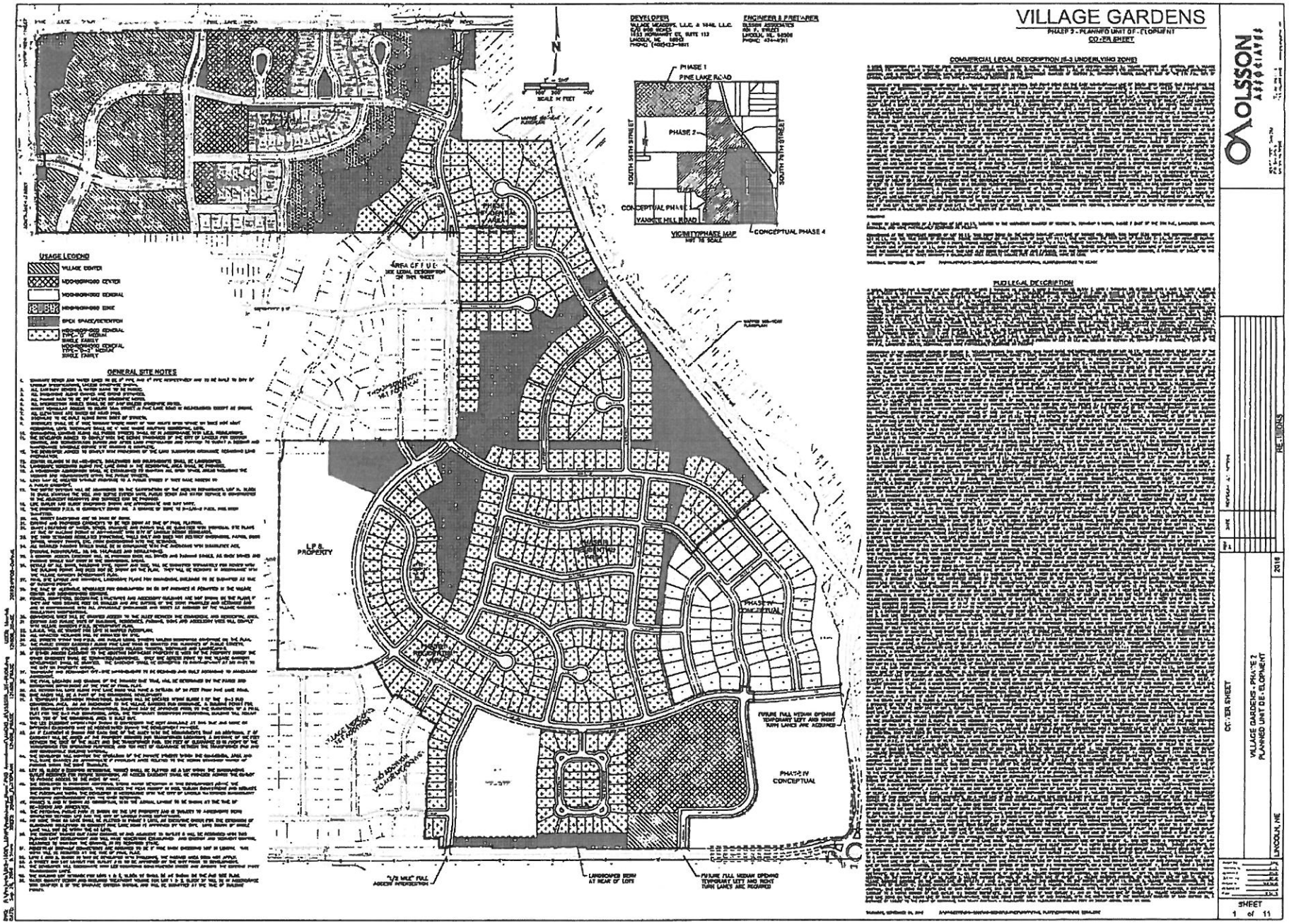
If you have any questions regarding the enclosed or need any additional information, please feel free to contact me or Mark.

Very truly yours,

DANAY KALKOWSKI
For the Firm

Enclosures

cc: White Holdings, LLC
1640 LLC
Village Gardens Development Company, LLC
Christ Lutheran Church


VILLAGE GARDENS
PHASE 2 - PLANNED UNIT DEVELOPMENT
COVER SHEET
DEVELOPER
ENGINEER & PREPARER
COMMERCIAL LEGAL DESCRIPTION (B-3 UNDERLYING ZONE)
PUD LEGAL DESCRIPTION
USAGE LEGEND
VILLAGE CENTER
MOD-HIGH-DEG CENTER
MOD-HIGH-DEG GENERAL
MOD-HIGH-DEG EDGE
OPEN SPACE/DETENTION
MOD-HIGH-DEG GENERAL TYPE-"D" MEDIUM SINGLE FAMILY
MOD-HIGH-DEG GENERAL TYPE-"D-2" MEDIUM SINGLE FAMILY
GENERAL SITE NOTES
PHASE 1
PINE LAKE ROAD
PHASE 2
SOUTH 56TH STREET
SOUTH 70TH STREET
CONCEPTUAL PHASE
YANKEE HILL ROAD
CONCEPTUAL PHASE 4
VICINITY/PHASE MAP
NOT TO SCALE
SCALE IN FEET
N
L.P.S. PROPERTY
PHASE IV CONCEPTUAL
PHASE IV CONCEPTUAL
FUTURE FULL MEDIAN OPENING TEMPORARY LEFT AND RIGHT TURN LANES ARE REQUIRED
LANDSCAPED BERM AT REAR OF LOTS
FUTURE FULL MEDIAN OPENING TEMPORARY LEFT AND RIGHT TURN LANES ARE REQUIRED
OLSSON ASSOCIATES
COVER SHEET
VILLAGE GARDENS - PHASE 2
PLANNED UNIT DEVELOPMENT
LINCOLN, NE
2018
SHEET
1 of 11

VILLAGE GARDENS
PHASE 2 - PLANNED UNIT DEVELOPMENT
SITE PLAN
SOUTH SITE PLAN
PHASE 2
VILLAGE GARDENS - PHASE 2
PLANNED UNIT DEVELOPMENT
LINCOLN, NE
REVISIONS
SHEET
3 of 11
OLSSON ASSOCIATES
LEGEND
CENTERLINE CURVE DATA

ANNEXATION
LEGAL DESCRIPTION
PARCEL 1

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 99 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, ON AN ASSUMED BEARING OF S89°51'31"W, A DISTANCE OF 1,104.46' TO A POINT; THENCE N00°08'29"W, A DISTANCE OF 50.00' TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 99 I.T., SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE S89°51'31"W, ON A SOUTH LINE OF SAID LOT 99 I.T., SAID LINE BEING A NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 50.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 381.57' TO THE SOUTHWEST CORNER OF SAID LOT 99 I.T.; THENCE N00°08'30"W, ON A WEST LINE OF SAID LOT 99 I.T., A DISTANCE OF 464.37' TO A WEST CORNER OF SAID LOT 99 I.T.; THENCE N05°13'31"E, ON A WEST LINE OF SAID LOT 99 I.T., A DISTANCE OF 310.26' TO A NORTH CORNER OF SAID LOT 99 I.T., SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 11°04'25", A RADIUS OF 1,544.41', AN ARC LENGTH OF 298.49' ON A NORTH LINE OF SAID LOT 99 I.T., A CHORD LENGTH OF 298.02', A TANGENT LENGTH OF 149.71', AND A CHORD BEARING OF N73°24'57"E TO A NORTH CORNER OF SAID LOT 99 I.T.; THENCE N21°22'44"W, ON A WEST LINE OF SAID LOT 99 I.T., A DISTANCE OF 60.01' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 03°47'14", A RADIUS OF 1,484.41', AN ARC LENGTH OF 98.12', A CHORD LENGTH OF 98.10', A TANGENT LENGTH OF 49.08', AND A CHORD BEARING OF N65°57'19"E TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 33°58'16", A RADIUS OF 530.00', AN ARC LENGTH OF 314.24', A CHORD LENGTH OF 309.66', A TANGENT LENGTH OF 161.89', AND A CHORD BEARING OF N81°02'50"E TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 00°43'24", A RADIUS OF 970.00', AN ARC LENGTH OF 12.24', A CHORD LENGTH OF 12.24', A TANGENT LENGTH OF 6.12', AND A CHORD BEARING OF S82°19'44"E TO A POINT; THENCE N05°32'14"E, A DISTANCE OF 32.03' TO A POINT; THENCE S84°27'46"E, A DISTANCE OF 60.00' TO A POINT; THENCE S05°32'14"W, A DISTANCE OF 29.03' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°42'39", A RADIUS OF 967.00', AN ARC LENGTH OF 28.87', A CHORD LENGTH OF 28.87', A TANGENT LENGTH OF 14.44', AND A CHORD BEARING OF S87°05'45"E TO A POINT; THENCE S02°02'55"W, A DISTANCE OF 66.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°40'57", A RADIUS OF 1,033.00', AN ARC LENGTH OF 30.33', A CHORD LENGTH OF 30.33', A TANGENT LENGTH OF 15.17', AND A CHORD

BEARING OF N87°06'36"W TO A POINT; THENCE S06°19'17"W, A DISTANCE OF 7.40' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 13°46'34", A RADIUS OF 490.00', AN ARC LENGTH OF 117.81', A CHORD LENGTH OF 117.53', A TANGENT LENGTH OF 59.19', AND A CHORD BEARING OF S00°34'00"E, TO A POINT; THENCE S07°27'16"E, A DISTANCE OF 405.30' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 97°17'52", A RADIUS OF 183.00', AN ARC LENGTH OF 310.76', A CHORD LENGTH OF 274.75', A TANGENT LENGTH OF 207.93', AND A CHORD BEARING OF S41°11'39"W, TO A POINT; THENCE S89°50'35"W, A DISTANCE OF 240.88' TO A POINT; THENCE S01°13'10"W, A DISTANCE OF 197.06' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 630,045.67 SQUARE FEET OR 14.46 ACRES, MORE OR LESS.

Friday, September 02, 2016
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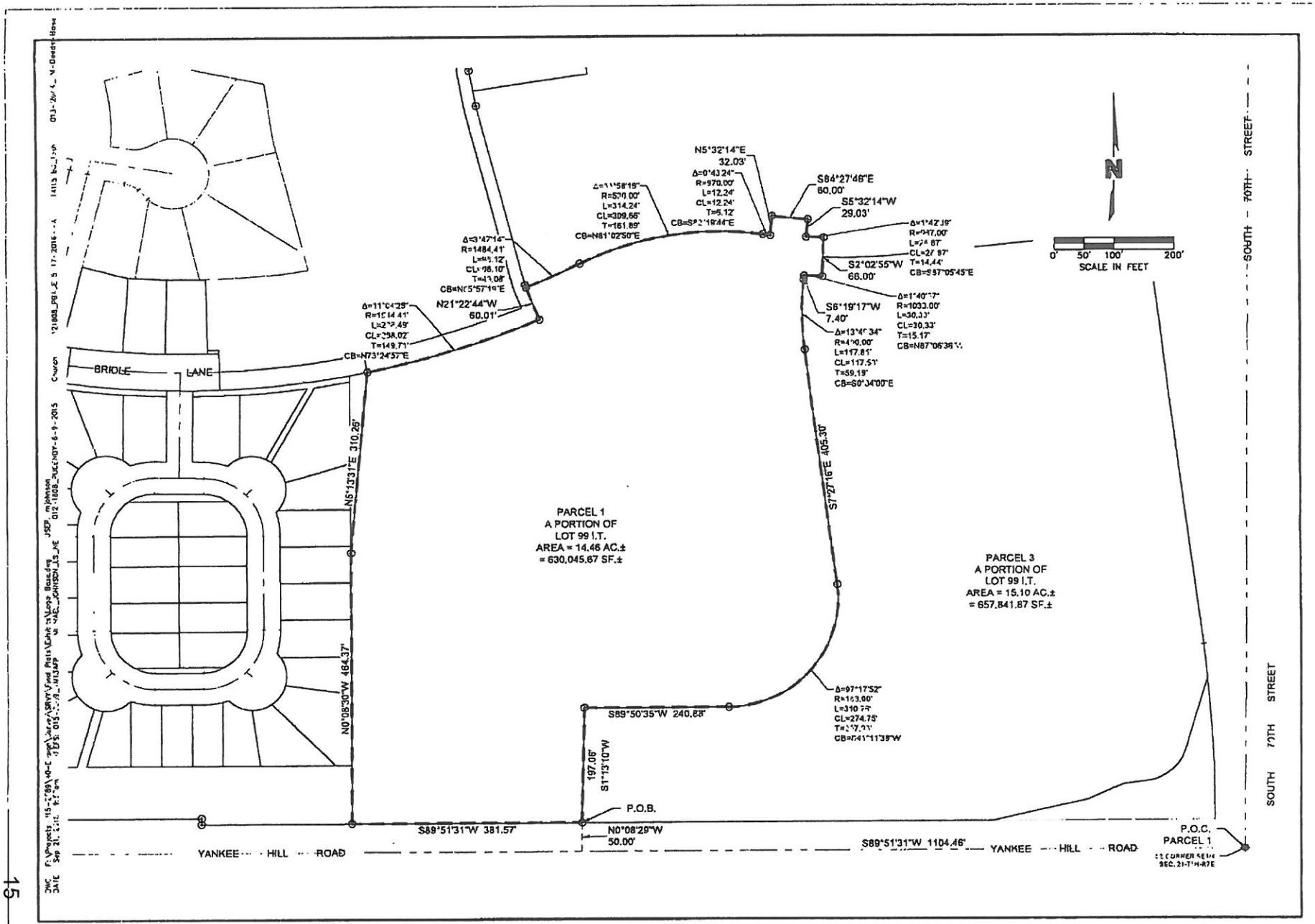

BRIDLE LANE
PARCEL 1
A PORTION OF
LOT 99 I.T.
AREA = 14.46 AC.±
= 630,045.67 SF.±
PARCEL 3
A PORTION OF
LOT 99 I.T.
AREA = 15.10 AC.±
= 657,841.87 SF.±
P.O.B.
P.O.C.
PARCEL 1
SOUTH 70TH STREET
YANKEE HILL ROAD
SCALE IN FEET
0' 50' 100' 200'
N5°32'14"E 32.03'
S84°27'46"E 80.00'
S5°32'14"W 29.03'
S2°02'55"W 66.00'
S6°19'17"W 7.40'
N21°22'44"W 60.01'
N5°13'31"E 310.26'
N0°08'30"W 484.37'
S1°27'16"E 405.30'
S89°50'35"W 240.88'
S1°13'10"W 197.08'
S89°51'31"W 381.57'
N0°08'29"W 50.00'
S89°51'31"W 1104.46'

LEGAL DESCRIPTION
CHANGE OF ZONE
FROM AG TO R3

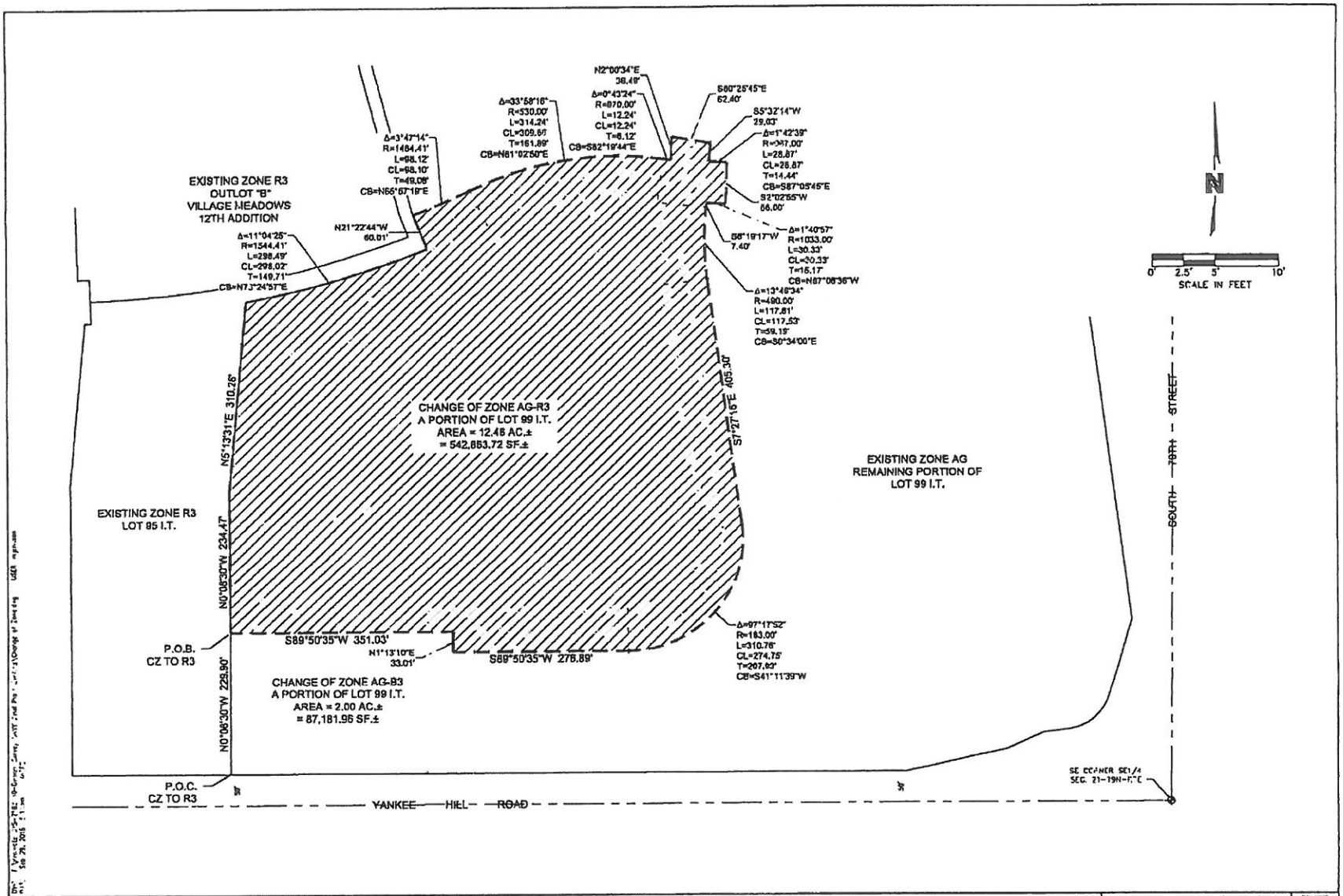
A TRACT OF LAND COMPOSED OF A PORTION OF LOT 99 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 95 I.T., SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 99 I.T.; THENCE NORTHERLY ON A EAST LINE OF SAID LOT 95 I.T., SAID LINE BEING A WEST LINE OF SAID LOT 99 I.T., ON AN ASSUMED BEARING OF N00°08'30"W, A DISTANCE OF 229.90' TO **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING N00°08'30"W ON SAID LINE, A DISTANCE OF 234.47' TO A WEST CORNER OF SAID LOT 99 I.T.; THENCE N05°13'31"E, ON A WEST LINE OF SAID LOT 99 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 95 I.T., A DISTANCE OF 310.26' TO A WEST CORNER OF SAID LOT 99 I.T., SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 11°04'25", A RADIUS OF 1,544.41', AN ARC LENGTH OF 298.49' ON A NORTH LINE OF SAID LOT 99 I.T., SAID LINE BEING A SOUTH LINE OF SAID LOT 95 I.T., A CHORD LENGTH OF 298.02', A TANGENT LENGTH OF 149.71', AND A CHORD BEARING OF N73°24'57"E TO A NORTH CORNER OF SAID LOT 99 I.T.; THENCE N21°22'44"W, ON A WEST LINE OF SAID LOT 99 I.T., SAID LINE BEING A EAST LINE OF SAID LOT 95 I.T., A DISTANCE OF 60.01' TO A POINT, SAID POINT BEING A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 03°47'14", A RADIUS OF 1,484.41', AN ARC LENGTH OF 98.12', A CHORD LENGTH OF 98.10', A TANGENT LENGTH OF 49.08', AND A CHORD BEARING OF N65°57'19"E TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 33°58'16", A RADIUS OF 530.00', AN ARC LENGTH OF 314.24', A CHORD LENGTH OF 309.66', A TANGENT LENGTH OF 161.89', AND A CHORD BEARING OF N81°02'50"E TO A POINT OF REVERSE CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 00°43'24", A RADIUS OF 970.00', AN ARC LENGTH OF 12.24', A CHORD LENGTH OF 12.24', A TANGENT LENGTH OF 6.12', AND A CHORD BEARING OF S82°19'44"E TO A POINT; THENCE N02°00'34"E, A DISTANCE OF 36.49' TO A POINT; THENCE S80°25'45"E, A DISTANCE OF 62.40' TO A POINT; THENCE S05°32'14"W, A DISTANCE OF 29.03' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°42'39", A RADIUS OF 967.00', AN ARC LENGTH OF 28.87', A CHORD LENGTH OF 28.87', A TANGENT LENGTH OF 14.44', AND A CHORD BEARING OF S87°05'45"E TO A POINT; THENCE S02°02'55"W, A DISTANCE OF 66.00' TO A POINT OF CURVATURE FOR A NON-TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 01°40'57", A RADIUS OF 1,033.00', AN ARC LENGTH OF 30.33, A CHORD LENGTH OF 30.33', A TANGENT LENGTH OF 15.17', AND A CHORD BEARING OF N87°06'36"W TO A POINT; THENCE S06°19'17"W, A DISTANCE OF 7.40' TO A POINT OF CURVATURE FOR A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 13°46'34", A RADIUS OF 490.00', AN ARC LENGTH OF 117.81', A CHORD LENGTH OF 117.53', A TANGENT LENGTH OF 59.19', AND A CHORD BEARING OF S00°34'00"E, TO A POINT; THENCE S07°27'16"E, A DISTANCE OF 405.30' TO A POINT OF CURVATURE FOR A CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 97°17'52", A RADIUS OF 183.00', AN ARC LENGTH OF 310.76', A CHORD LENGTH OF 274.75', A TANGENT LENGTH OF 207.93', AND A CHORD BEARING OF S41°11'39"W, TO A POINT; THENCE S89°50'35"W, A DISTANCE OF 276.89' TO A POINT; THENCE N01°13'10"E, A DISTANCE OF 33.01' TO A POINT; THENCE S89°50'35"W, A DISTANCE OF 351.03' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 543,031.35 SQUARE FEET OR 12.47 ACRES, MORE OR LESS.

THURSDAY, SEPTEMBER 29, 2016
F:\PROJECTS\015-2589\40-DESIGN\SURVEY\SRVY\FINAL PLATS\EXHIBITS\CZ TO R3.DOC

DWG F:\Projects\015-2589\40-Design\Survey SRVY\Final Plats\Exhibits\Change of Zone.dwg USER: mjohnson
DATE Sep 29, 2016 - 8:35am XREFS:

PROJECT NO: 015-2589	CHANGE OF ZONE LEGAL DESCRIPTION FROM AG TO R3	OLSSON ASSOCIATES	EXHIBIT
DRAWN BY: MRJ		601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	A1
DATE: SEPT. 29TH, 2016			



PROJECT NO: 018-2585 DRAWN BY: MKJ DATE: SEPTEMBER 27TH, 2018	CHANGE OF ZONE EXHIBIT FROM AG TO R3	OLSSON ASSOCIATES

EXHIBIT
B1

LEGAL DESCRIPTION
CHANGE OF ZONE
FROM AG TO B3

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 99 I.T., LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 95 I.T., SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 99 I.T., AND THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 95 I.T., SAID LINE BEING THE WEST LINE OF SAID LOT 99 I.T., ON AN ASSUMED BEARING OF N00°08'30"W, A DISTANCE OF 229.90' TO A POINT; THENCE N89°50'35"E, A DISTANCE OF 351.03' TO A POINT; THENCE S01°13'10"W, A DISTANCE OF 33.01' TO A POINT; THENCE N89°50'35"E, A DISTANCE OF 36.01' TO A POINT; THENCE S01°13'10"W, A DISTANCE OF 197.06' TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 99 I.T., SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF YANKEE HILL ROAD; THENCE S89°51'31"W, ON THE SOUTH LINE OF SAID LOT 99 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 381.57' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 87,181.96 SQUARE FEET OR 2.00 ACRES, MORE OR LESS.

THURSDAY, SEPTEMBER 29, 2016
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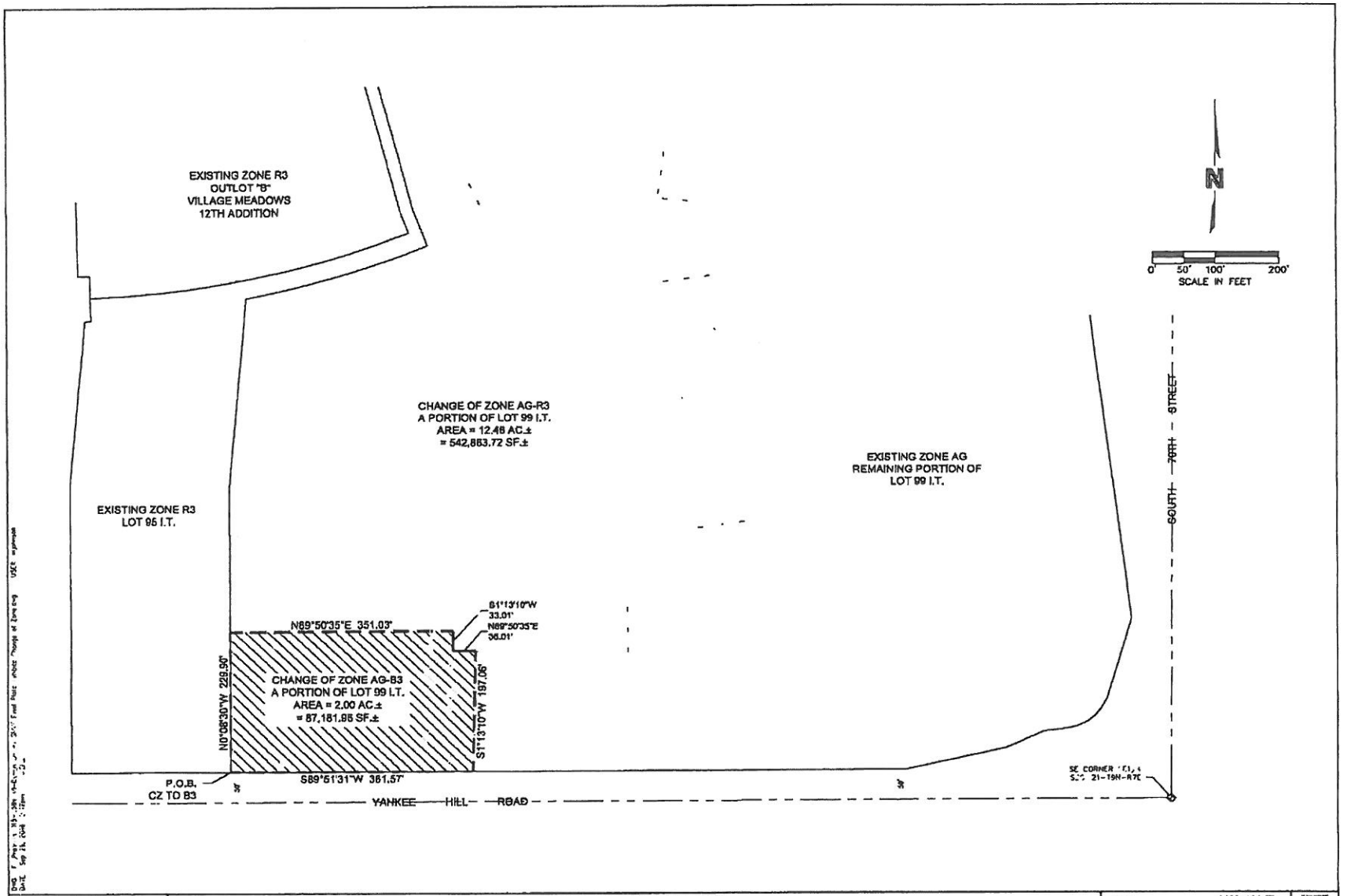
DWG: F:\Projects\015-2589\40-Design\Survey\SRVY\Final Plats\Exhibits\Change of Zone.dwg USER: mjohnson
DATE: Sep 29, 2016 6:42pm XREFs:

PROJECT NO: 015-2589	CHANGE OF ZONE LEGAL DESCRIPTION FROM AG TO B3	OLSSON ASSOCIATES	601 P Street, Suite 200 P.O. Box 84608 Lincoln, NE 68508 TEL 402.474.6311 FAX 402.474.5160	EXHIBIT
DRAWN BY: MRJ				A2
DATE: SEPT. 29TH, 2016				



PROJECT NO. 013-2514	CHANGE OF ZONE EXHIBIT FROM AG TO B3	EXHIBIT B2
DRAWN BY MHJ		
DATE: SEPTEMBER 27TH, 2016		

OLSSON ASSOCIATES

VILLAGE GARDENS

THE ART OF *Traditional Living*

Planned Unit Development District

DEVELOPMENT PLAN

~~December 22~~, 201~~5~~

INTRODUCTION

THE REGULATING PLAN

R-3 AND B-3 LAND USES

THE TRANSECT ZONE MATRICES

LOT & BUILDING STANDARDS

SIGNAGE & PARKING STANDARDS

REGULATORY MODIFICATIONS

PUD MAP SHEETS

GLOSSARY

INTRODUCTION

Village Gardens is designed to promote a balance of community and private life in an affordable, attractive and sustainable setting. Plan elements include a diversity of housing – from grand homesteads to small cottages and apartments – an active public realm in the Village Center and Neighborhood Centers, and a network of picturesque streets, trails and open space.

The Village Gardens Development Plan ("Development Plan") codify the Village Garden's principles and help assure a satisfactory level of quality in the implementation of a diverse, attractive and healthy community. The Development Plan regulates the design of streets, public spaces, landscape and buildings with sufficient flexibility to foster creativity and diversity —and will result in a place designed by many minds, hands and hearts. The Development Plan also helps build an understanding of the relationship between community space and private property.

This project is unique and different for the City of Lincoln developing area. Use limitations and other regulations of the underlying zoning district and other regulatory chapters of the Lincoln Municipal Code ("LMC") shall apply, unless specially modified by this Development Plan.

The Village Gardens Development Plan is comprised of the following components: Introduction, the Regulating Plan, the R-3 and B-3 Land Uses, the Transect Zone Matrices, the Lot & Building Standards, the Regulatory Modifications, the PUD Map Sheets and Glossary. The Glossary is a definition of terms located at the end of this document for ease of use and understanding. These Development Plan components modify the use limitations and regulations of the LMC. The Development Plan is designed to regulate buildings on private properties to shape the public realm and help create quality streets, plazas, parks and other public spaces.

PUD Requirements, Construction and Amendments

The Village Gardens PUD is authorized and approved as planned unit development district pursuant to Chapter 27.60 of the Lincoln Municipal Code, as may be amended from time to time. A separate special permit or use permit is not necessary or required to permit any special permitted use or use permit use. This Village Gardens PUD will replace any required special permit or use permit under the LMC and any applicable ordinances, regulations, codes, and design standards.

After approval of the Village Gardens PUD, building permits, certificates of occupancy and final plats of the property will be issued or approved upon general compliance with the Development Plan as approved, or as amended. In circumstances where there are minor variations from the Development Plan, the Planning Director or his designee, shall review the proposal and determine if the proposal is in general conformance with the spirit and intent of the approved Village Gardens PUD.

After the City Council has approved the Village Gardens PUD, the Planning Director is authorized to approve amendments pursuant to 27.60.060 LMC.

The Transect Zoning Classification

The Transect is a planning categorization system that organizes the elements of the built environment on a scale from rural to urban. Developed by Andres Duany and his firm Duany–Plater-Zyberk Town Planners (DPZ), the Transect (which is inspired by a conservation biology tool for studying the changes and diversity in vegetation and habitat along a line drawn across ecosystems) provides a regulatory structure that utilizes zoning categories based on the concept of immersive environments. Here, all of the elements of the human environment work as self-sustaining, interdependent subsystems, each with distinct characteristics and behavior patterns.

The Transect has several zones, from the rural open space neighborhood edge, to the village center. The transition zone between the surrounding rural landscape and Village Gardens is called the Neighborhood Edge zone. The Neighborhood Edge zone consists of single-family homes on larger lots.

The Neighborhood General zone, the largest zone in most neighborhoods, is primarily residential, but is more urban in character. In comparison with the Neighborhood Edge zone, it includes higher density with a range of housing types from medium sized single-family houses to townhouses.

The Neighborhood Center zone is typically located around a neighborhood park and functions as the social center of a neighborhood. Limited retail, office and civic uses complement higher density residential uses.

The Village Center will be the development's commercial core. A mixed-use zone, it allows for a mix of commercial and high-density residential uses.

The Master Plan

The Master Plan is a visual reference map of Village Gardens that provides the conceptual and vision plan for the entire Village Gardens development. This provides information on street connectivity, future parks, and pathways for the development. See The Master Plan (Conceptual). Yet, like any visionary plan, it is subject to change as future phases of development are brought forth for approval.

The Regulating Plan

The Regulating Plan is a graphic reference map of Village Gardens and identifies the boundaries of the Village Gardens PUD district. In addition, the Regulating Plan illustrates the private areas and public rights-of-way to the Transect Zones and the Lot & Building Standards. The Regulating Plan provides specific information on each building and/or lot, and describes the relationship of each lot to the public realm (the streets, parks, pathways, etc.) and the surrounding environment.

The R-3 and B-3 Land Uses

The R-3 and B-3 Land Uses denote the specific uses that are appropriate to the R-3 and B-3 districts. The basis of this section is the City of Lincoln Municipal Code.

The Transect Zone Matrices

Land Use Types Matrix

The Land Uses Types Matrix describes the permitted uses within each Transect Zone, complementary to the goals of developing a diverse, attractive and healthy community. Separate uses may be combined or mixed on a single lot in two ways. The first is vertical combination, where two different uses, such as retail on the first floor and housing above, are combined in one building. The second type of use integration is horizontal, where two uses that may be attached by a common wall, or detached on a single lot. For example, a professional office might be located along the side of a house, or in a garage in the rear. The combination of allowed uses is presented in an easy to understand graphic matrix, with additional clarifying notes attached.

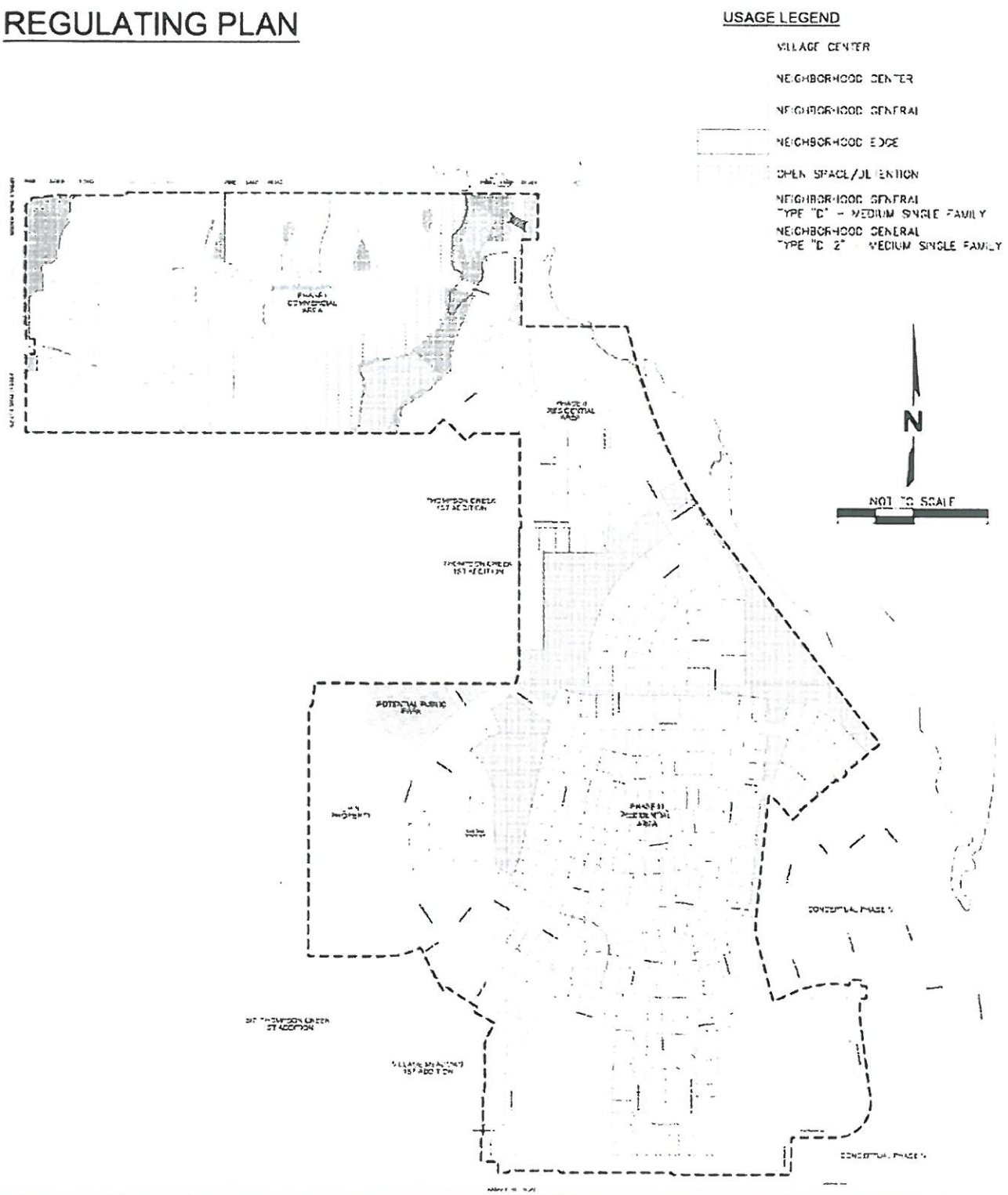
Lot & Building Types Matrix

The Lot & Building Types Matrix describes the permitted Lot & Building Types within each Transect Zone. The matrix indicates which building types, described in the Lot & Building Standards below, are permitted outright or with certain conditions. The goal is to provide for a variety of buildings in each zone while fostering compatibility and an overall coherent development pattern.

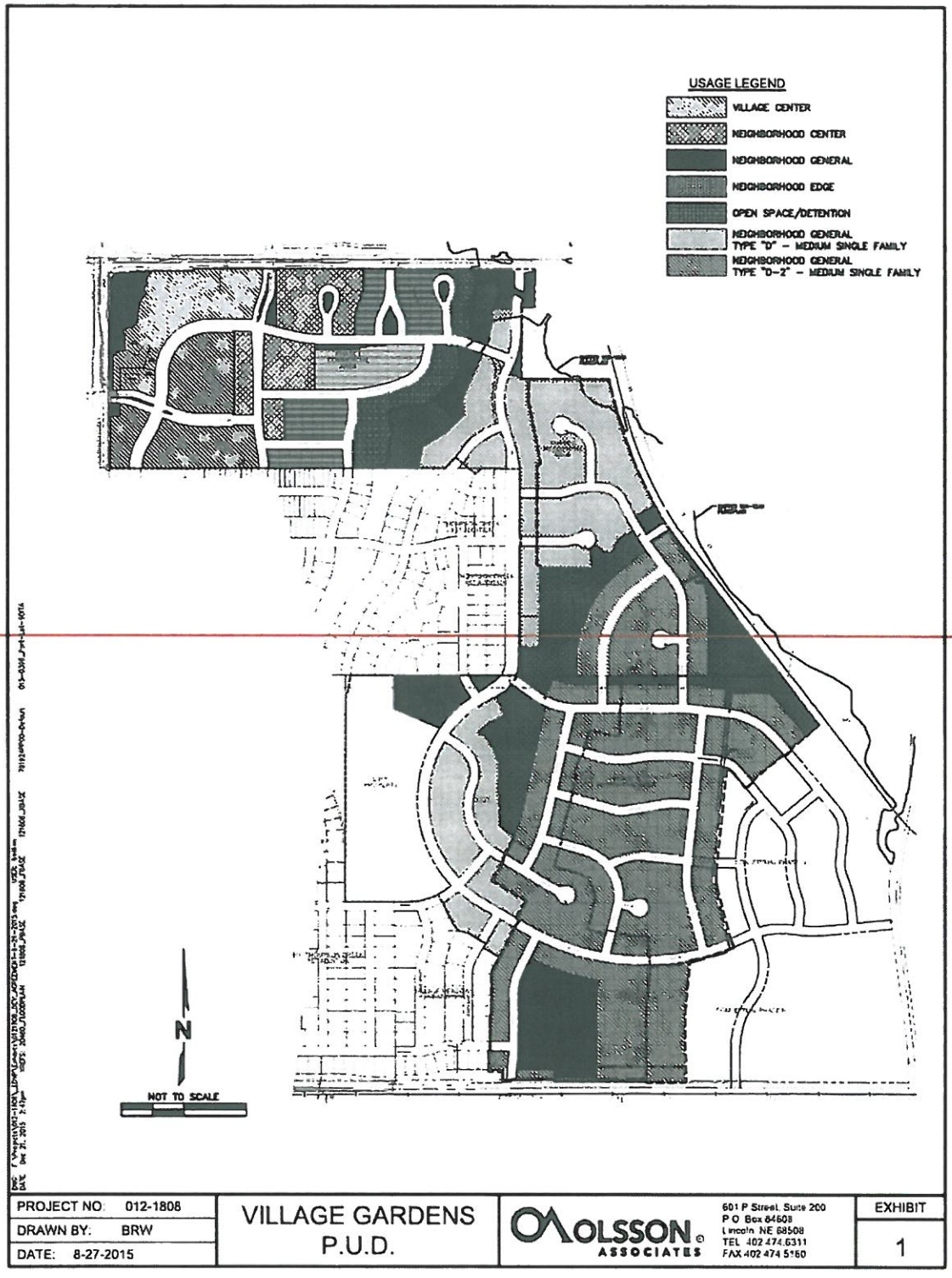
The Lot & Building Standards

The Village Gardens Lot & Building Standards ("Building Standards") establish basic site and building design features. Building types are based on the traditional models prevalent in the region. Each lot & building type describes the physical constraints on the placement and configuration of three-dimensional building forms and façade elements, such as porches and balconies, on the lot. The Building Standards include detached, Accessory Buildings such as garages, and describe spaces for vehicle parking.

REGULATING PLAN



~~THE REGULATING PLAN~~


USAGE LEGEND
VILLAGE CENTER
NEIGHBORHOOD CENTER
NEIGHBORHOOD GENERAL
NEIGHBORHOOD EDGE
OPEN SPACE/DETENTION
NEIGHBORHOOD GENERAL TYPE "D" – MEDIUM SINGLE FAMILY
NEIGHBORHOOD GENERAL TYPE "D-2" – MEDIUM SINGLE FAMILY
N
NOT TO SCALE
PROJECT NO: 012-1808
DRAWN BY: BRW
DATE: 8-27-2015
VILLAGE GARDENS P.U.D.
OLSSON ASSOCIATES
601 P Street, Suite 200
P O Box 84608
Lincoln, NE 68508
TEL 402.474.6311
FAX 402.474.5160
EXHIBIT
1

R-3 AND B-3 LAND USES

R-3 Permitted Uses, Conditional Uses and Special Permitted Uses

Permitted Uses:

A building or premises shall be permitted to be used for the following purposes in the R-3 Residential District:

(a) Single-family dwellings (See Land Use Types Matrix; See Lot & Building Matrix);
(b) Two-family dwellings (See Land Use Types Matrix; See Lot & Building Matrix);
(c) Parks, playgrounds, and community buildings owned or operated by a public agency;
(d) Public libraries;
(e) Public elementary and high schools, or private schools having a curriculum equivalent to a public elementary or public high school and having no facilities regularly used for housing or sleeping purposes;
(f) Nursery Garden Centers and Green Houses (See Land Use Types Matrix);
(g) Civic or Community (See Land Use Types Matrix--Prohibited in Neighborhood General and Neighborhood Edge);
(h) Workshop (See Land Use Types Matrix);
(i) Retail (See Land Use Types Matrix--Prohibited in Neighborhood General and Neighborhood Edge);
(j) Office (See Land Use Types Matrix);
(k) Live-Work Unit (See Land Use Types Matrix; See Lot & Building Matrix--Prohibited in Neighborhood General and Neighborhood Edge);
(l) Lodging (See Land Use Types Matrix--Prohibited in Neighborhood General and Neighborhood Edge);
(m) Residential (See Land Use Types Matrix; See Lot & Building Matrix);
(n) Secondary Dwelling Unit (See Land Use Types Matrix; See Lot & Building Matrix).

Conditional Uses:

A building or premises may be used for the following purposes in the R-3 Residential District in conformance with the conditions prescribed herein:

(a) Churches:
  (1) Parking shall be in conformance with the parking matrix as identified in the Village Gardens Development Plan;
  (2) The required front and side yards shall be landscaped in conformance with the standards adopted by resolution of the City Council;
  (3) Required side and rear yards shall be five feet or the same as the district, (See Village Gardens Development Plan Section LOT & BUILDING STANDARDS for specifications of Community buildings)
  (4) Buildings shall not cover more than ninety percent of the lot area.

(b) Group homes:
  (1) Group homes shall comply with all sign, height and area regulations of the district, and all provisions of the minimum standard housing ordinance. Parking shall be regulated in conformance with the provisions of Chapter 27.67;
  (2) The distance between the proposed use and any existing group home measured from lot line to lot line is not less than one-half mile;
  (3) Such use shall be permitted only so long as the facility continues to be validly licensed by the State of Nebraska.

(c) Early childhood care facilities in churches:
  (1) The parking and loading/unloading area for such facilities shall comply with the parking matrix as identified in the Village Gardens Development Plan;
  (2) Such facilities shall comply with all applicable state and local early childhood care requirements;
  (3) Such facilities shall comply with all applicable building and life safety code requirements;
  (4) Such facilities shall be fenced and have play areas that comply with the design standards for early childhood

care facilities;
(5) Such facilities must receive a conditional use permit from the Department of Building and Safety.

(d) Domestic shelter:
(1) Parking shall be in conformance with Chapter 27.67;
(2) The maximum number of residents occupying such a facility shall not exceed one person per 2,000 square feet of lot area;
(3) The distance between the proposed use of any existing domestic shelter measured from lot line to lot line shall not be less than one mile.

(e) Early childhood care facilities with a maximum of fifteen children present at any time:
(1) The parking and loading/unloading area for such facilities shall comply with the provisions of Chapter 27.67 of the Lincoln Municipal Code and the design standards for early childhood care facilities;
(2) Such facilities shall comply with all applicable state and local early childhood care requirements;
(3) Such facilities shall comply with all applicable building and life safety code requirements;
(4) Such facilities shall be fenced and have play areas that comply with the design standards for early childhood care facilities;
(5) Such facilities shall be used as the permanent residence of the licensed childcare provider;
(6) Such facilities with thirteen or more children must receive a conditional use permit from the Department of Building and Safety;
(7) Early childhood care facilities located in mobile homes shall have a severe weather emergency action plan approved by the Health Department.

(f) Elderly or retirement housing; and health care facility, residential:
(1) Up to two dwelling units in an elderly or retirement housing project may be designated as caretaker or visitor units and the occupants thereof shall not be subject to the age requirements otherwise applicable to occupants of such a project;
(2) Ten percent of the dwelling units in an elderly or retirement housing project may be designated as units for handicapped persons and the occupants thereof shall not be subject to the age requirements otherwise applicable to occupants of such a project; and
(3) Any individual under sixty years of age who resides with an elderly person sixty years of age or more in an elderly or retirement housing project dwelling unit may continue to reside in that dwelling unit after such elderly person has died or due to health reasons has been relocated to a different residence.

(g) Counseling facilities in churches:
(1) The parking for such facilities shall comply with the requirements for mixed use in parking matrix as identified in the Village Gardens Development Plan.
(2) Such facilities shall comply with all applicable state and local licensing requirements.

Special Permitted Uses:

A building or premises may be used for the following purposes in the R-3 Residential District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

(a) Private schools, other than those permitted above;
(b) Omitted;
(c) Dwellings for members of religious orders;
(d) Mobile home courts;
(e) Recreational facilities;
(f) Church steeples, amateur radio antenna installations, towers, and ornamental spires which exceed the maximum district height;
(g) Broadcast towers;
(h) Extracting sand, gravel, and soil;
(i) Certain parking lots as defined in Chapter 27.63;
(j) Expansion of nonconforming uses;

(k) Historic preservation;
(l) Public utility purposes;
(m) Wind energy conversion systems;
(n) Mobile home subdivisions;
(o) Housing and related facilities for the physically handicapped;
(p) Outdoor seasonal sales;
(q) Cemeteries;
(r) Domiciliary care facility;
(s) Expansion of nonstandard single and two-family dwellings into required yards;
(t) Early childhood care facilities with sixteen or more children, or with fifteen or fewer children not meeting the specified conditions for a permitted conditional use under Section 27.15.030;
(u) Neighborhood support services;
(v) Clubs;
(w) Connection of single-family dwelling to accessory building for the physically handicapped;
(x) Adult care centers.

B-3 Land Uses Permitted Uses, Conditional Uses and Special Permitted Uses

Permitted Uses:
A building or premises shall be permitted to be used for the following purposes in the B-3 Commercial District:

(a) Parks, playgrounds, and community buildings, owned or operated by a public agency;
(b) Public libraries;
(c) Public elementary and high schools, or private schools having a curriculum equivalent to a public elementary or public high school, and having no rooms regularly used for housing or sleeping purposes;
(d) Churches;
(e) Nonprofit religious, educational, and philanthropic institutions;
(f) Banks, savings and loan associations, credit unions, and finance companies;
(g) Barber shops, beauty parlors, and shoeshine shops;
(h) Private schools, including but not limited to, business or commercial schools, dance or music academies, and nursery schools;
(i) Adult care centers;
(j) Hospitals and clinics for animals, but not open kennels;
(k) Self-service laundromats, and launderettes;
(l) Receiving stores for dry cleaning or laundry;
(m) Messenger and telegraph stations;
(n) Office buildings; (See Land Use Types Matrix)
(o) Restaurants;
(p) Stores or shops for the sale of goods at retail; (See Land Use Types Matrix)
(q) Undertaking establishments;
(r) Photography studios;
(s) Key shops;
(t) Ambulance services;
(u) Retail bakery;
(v) Sales and showrooms, including service facilities and rental of equipment, provided all displays and merchandise are within the enclosure walls of the buildings;
(w) Milk distribution stations, but not involving any bottling on the premises;
(x) Food storage lockers;
(y) Optical lens grinding and finishing;
(z) Clubs;
(aa) Parking lots and storage garages;
(bb) Enclosed commercial recreational facilities;
(cc) Motorcycle, bicycle, and home and office equipment, but not including vehicle body repair shops
(dd) Mail order catalog sales;
(ee) Tailor shops, shoe repair shops, upholstery shops, printing and photocopying shops, or other, similar business

establishments.
(ff) Health care facilities including:
(b) Convalescent or nursing home
(d) A facility for out-patient physical, occupational, or vocational therapy or rehabilitation
(gg) Recreational facilities;
(hh) Sale of alcoholic beverages for consumption on the premises;
(ii) Sale of alcoholic beverages for consumption off the premises.
(jj) Civic or Community (See Land Use Types Matrix--Prohibited in Neighborhood General and Neighborhood Edge);
(kk) Workshop (See Land Use Types Matrix);
(ll) Nursery Garden Centers and Green Houses (See Land Use Types Matrix);
(mm) Live-Work Unit (See Land Use Types Matrix; See Lot & Building Matrix--Prohibited in Neighborhood General and Neighborhood Edge;
(nn) Lodging (See Land Use Types Matrix);
(oo) Residential (See Land Use Types Matrix; See Lot & Building Matrix);

Conditional Uses:

A building or premises may be used for the following purposes in the B-3 Commercial District in conformance with the conditions prescribed herein:

(a) Automobile wash facility:
(1) Automatic, conveyor-operated: The length and location of vehicle stacking lane or lanes for the approach side or sides and the exit side or sides of the wash operation shall be in conformance with the "guidelines and regulations for driveway design and location" as adopted by the City of Lincoln.
The stacking space shall not be located within the required front yard.
(2) Self-service, coin-operated car wash: The car wash facility shall not exceed four wash bays. The length and location of vehicle stacking lane or lanes for the approach side or sides and the exit side or sides of the wash operation shall be in conformance with the "guidelines and regulations for driveway design and location" as adopted by the City of Lincoln. The stacking space shall not be located within the required front yard.

(b) Motels and hotels: A distance of at least twenty feet shall be maintained between buildings on the lot, and each hotel or motel unit shall have a minimum enclosed floor area of 200 square feet.

(c) Furnace, heating, sheet metal, electrical shops or electrical contractors, heating and air conditioning contractors, and cabinet shops or stores:
(1) The floor area of said premises not devoted to sales or office space shall not exceed
8,000 square feet;
(2) Not more than ten percent of the lot or tract occupied by the establishment shall be used for open and unenclosed storage of material and equipment;
(3) All outside storage of material and equipment shall be screened by an opaque six-foot tall fence constructed of wood, or a substitute material found acceptable by the Director of Building and Safety.

(d) Tire stores and sales, including vulcanizing:
(1) The floor area of said premises not devoted to sales or office space shall not exceed
4,000 square feet;
(2) There shall be no manufacturing on the premises.

(e) Tailor shops, shoe repairing, upholstery shops, printing, photocopying, household appliances repairs, or similar business establishments; dyeing and drycleaning works; laundry; plumbing and water softener service shops. The floor area of said premises not devoted to sales or office space shall not exceed 4,000 square feet.

(f) Recycling center:
(1) The building area of such center shall not exceed 4,000 square feet;
(2) Adequate traffic stacking shall be provided on site as determined by the city;
(3) All required parking shall be provided on site;
(4) The facility shall not be designed to receive nor shall it accept shipments by semi-trailer trucks;

(5) The construction and operation of such center shall comply with all applicable health and fire codes;

(g) Early childhood care facilities:
(1) Such facilities shall comply with all applicable state and local early childhood care requirements;
(2) Such facilities shall comply with all building and life safety code requirements;
(3) Such facilities shall be fenced and have play areas that comply with the design standards for early childhood care facilities;
(4) Such facilities must receive a conditional use permit from the Department of Building and Safety.

(h) Service stations and automobile or appliance sales and repair facilities, but not including vehicle body repair shops.
(1) No automobile or appliance sales and repair facility shall be permitted to locate within 100 feet of any residential use or district;
(2) Any service station or automobile or appliance sales and repair facility located within 100 feet of any residential use or district which was lawfully established in this district on the effective date of this ordinance, shall screen the facility from such residential use or district by the use of an opaque fence six feet in height, constructed of wood, or of a substitute material found acceptable to the Director of Building and Safety subject to the provision of condition (3) below;
(3) Any service station or automobile or appliance sales and repair facility located within 100 feet of any residential use or district which was lawfully established in this district on the effective date of this ordinance shall have until October 1, 2003 to be brought into compliance with condition (2) above;
(4) The locational or screening requirements of (1), (2), and (3) above shall not apply when said residential use or district is across a public street from the service station or automobile or appliance sales and repair facility, but shall apply if said residential use or district is across an alley or private drive from the service station or automobile or appliance sales and repair facility;
(5) Any service station lawfully established in this district, after the effective date of this ordinance, shall screen the facility from any residential use or district by the use of an opaque fence, six feet in height, constructed of wood or of a substitute material found acceptable to the Director of Building and Safety; provided that said screening requirement shall not apply when said residential use or district is across a public street from the service station, but shall apply if said residential use or district is across an alley or private drive from the service station.

Special Permitted Uses:

A building or premises may be used for the following purposes in the B-3 Commercial District if a special permit for such use has been obtained in conformance with the requirements of Chapter 27.63:

(a) Health care facilities;
  (a) Hospitals
  (b) A facility in which sixteen or more people reside while receiving therapy, counseling, or rehabilitation for physical, emotional, or mental disease or disability;
  (c) Public health clinics and facilities;
  (d) Ambulatory surgical care center which does not allow for overnight stay by patients. Ambulatory surgical center does not include an office or clinic used solely by a practitioner or group of practitioners in the practice of medicine, dentistry, or podiatry. Except as provided in (a) above, health care facilities does not include doctors' or dentists' professional offices and private clinics.
(b) Church steeples, towers, and ornamental spires which exceed the maximum district height;
(c) Broadcast towers;
(d) Expansion of nonconforming use;
(e) Historic preservation;
(f) Public utility purposes;
(g) Wind energy conversion systems;
(h) Cemeteries;
(i) Dwellings above the first story of a building which cannot meet the yard requirements of Section 27.33.080(g);

THE TRANSECT ZONE MATRICES

Land Use Types Matrix

Village Gardens features a mix of uses, all complementary to the goal of developing a healthy, affordable community. Instead of disconnected 'pods' of single-use activity, Village Gardens reflects traditional Midwestern small town form, with streets that may contain residential, retail and civic uses within a single block.

While the Village Center provides for the majority of commercial uses, the Neighborhood Center zone allows a range of land uses. The Neighborhood General and Edge zones allow only residential development and limited home occupation opportunities.

Transect Zones → **Shaded = Permitted Not Shaded = prohibited**

Land Use Types →

Transect Zone/ Land Use Types	Village Center (underlying B-3 district)	Neighborhood Center (underlying R-3 district)	Neighborhood General (underlying R-3 district)	Neighborhood Edge (underlying R-3 district)
Civic or Community		See Note 1	n/a	n/a
Workshop	See Note 2	See Note 3, 10	See Note 4, 10	See Note 4, 10
Retail		See Note 5	n/a	n/a
Nursery, Garden Center & Green Houses				
Office		See Note 6, 10	See Note 7, 10	See Note 7, 10
Live-Work Unit		See Note 10		
Lodging		See Note 8	See Note 8	See Note 8
Residential	See Note 11	See Note 11	See Note 11	See Note 11
Secondary Dwelling Unit	n/a	See Note 9	See Note 9	See Note 9
Elderly or Retirement Housing & Healthcare Facility, Residential				

Notes:

1. Civic or community uses ~~or a church~~ serving primarily Village Gardens residents and their guests or a church.
2. Workshop uses only permitted in conjunction with retail sales within the same building. Workshop uses shall be located on the first floor and occupy at maximum the rear 75% of the building footprint or located in the basement of the building. Outdoor storage of manufacturing components or equipment is prohibited.
3. Workshop uses shall be limited to 600 sq. ft. in floor area. Workshop uses shall be located in an Accessory Building to the rear of the primary building, or shall be located on the first floor and occupy at maximum the rear 50% of the primary building footprint or located in the basement of the primary building. Outdoor storage of manufacturing components or equipment is prohibited. Workshop uses may operate in conjunction with first floor retail.
4. Workshop uses shall be limited to 600 sq. ft. in floor area. Workshop uses shall be located in an Accessory Building to the rear of the primary building, or shall be located on the first floor and occupy at maximum the rear 50% of the primary building footprint or located in the basement of the primary building. Outdoor storage of manufacturing components or equipment is prohibited. Product sales and signage shall be prohibited.
5. Retail uses are limited to 2,000 sq. ft. located on the first floor of a live/work building. A maximum of two live/work units may be connected to create up to 4,000 sq. ft. of retail uses. Permitted uses allow retail sales, personal services (such as hair salons), childcare facilities, and coffee shops or restaurants with a maximum of 40 seats. Signage permitted.

6. Office uses are limited to 2,500 sq. ft. located primarily in a live/work building. A maximum of two live/work units may be connected to create up to 5000 sq. ft. of office uses. Point-of-service and signage permitted.
7. Office uses shall be limited to home occupations. A home occupation shall mean any office occupation or activity carried on within a dwelling unit or Accessory Building by a member of the family residing on the residential lot, which occupation or activity is incidental and secondary to the residential occupancy and does not change the residential character thereof. Home occupations shall be a maximum of 1000 sq. ft. in floor area, located either in an Accessory Building to the rear of the primary building, or in the primary building, occupying at maximum 50% of the building footprint. Point-of-service type offices shall be prohibited. Signage permitted.
8. Lodging shall be limited to bed & breakfast establishments with a maximum of four guest rooms. One additional parking space per guest room shall be required on-site. Signage is permitted.
9. Secondary dwelling units shall not exceed 1000 sq. ft. in floor area on lots with a width of 45 ft or more. On lots with a minimum width of less than 45 ft., the secondary dwelling units shall not exceed 600 sq. ft. and shall be located within an Accessory Building to the rear of the primary building. Secondary dwelling units shall have separate outside entrances.
10. Up to two non-family member employees may be employed and work on site. One on-site parking space per employee is required.
11. See Lot & Building Types Matrix for allowed residential uses.

Lot & Building Types Matrix

Village Gardens provides a variety of lot and building types, from large detached houses around the perimeter to small cottages, attached row houses and apartments in the Neighborhood Center and Village Center zones. The mix of uses and building types provides the choices needed to create a neighborhood where people of different ages, incomes and families can live, work and play.

Transect Zones → **Shaded = Permitted Not Shaded = prohibited**

Lot & Building Types →

Transect Zone/ Lot & Building Types	Village Center (underlying B-3 district)	Neighborhood Center (underlying R-3 district)	Neighborhood General (underlying R-3 district)	Neighborhood Edge (underlying R-3 district)
Type A – Rowhouse	n/a	See Note 1, 7	See Note 7	n/a
Type B – Townhouse	n/a	See Note 1,7	See Note 7	n/a
Type B/C - Bungalow Court	n/a	See Note 1, 7	See Note 7	n/a
Type C – Small SF	n/a	See Note 1,7	See Note 7	n/a
Type D – Medium SF	n/a	See Note 1,7	See Note 7	See Note 7
Type E – Large SF	n/a	n/a	See Note 7	See Note 7
Type F – MF Mansion	See Note 3	See Note 1, 3, 7	n/a	n/a
Type G – MF Apartment		See Note 4, 7	n/a	n/a
Type H – Civic or Community	See Note 2	See Note 2, 5	n/a	n/a
Type I – Mixed-Use	See Note 6	n/a	n/a	n/a
Type J –Elderly or Retirement Housing & Healthcare Facility, Residential	n/a	See Note 8	See Note 8	See Note 8

Notes:

1. Live/work units permitted. Commercial uses shall be limited according to the Land Use Types within this document.
2. Structures that are not fully enclosed having a footprint of less than 400 sq ft. and an overall height of less than 16 ft. shall be considered landscape elements.
3. Limited to 12 units per building in the Village Center; limited to 8 units per building in the Neighborhood Center.
4. Limited to lots between Yankee Hill Road and Chatsworth Lane.
5. Limited to Civic or Community uses serving primarily Village Gardens residents and their guests or a church. Civic or Community buildings shall be limited according to the Civic or Community use designation in the Land Use Types matrix.
6. Mixed-use buildings may occupy two or more of the following uses within the same building: retail, professional services, personal services, workshop, office, artisan, restaurant, lodging, childcare, professional business, governmental services, entertainment, recreational, residential and related accessory uses. Uses may be divided vertically or horizontally.
7. All residential lots along Pine Lake Road will have a setback of 20` from Pine Lake Road.
8. Permitted use on lots more than 10,000 sq. ft.

SIGNAGE & PARKING STANDARDS:

Sign Information:

The following requirements apply to the signage requirements in Village Gardens based on the Village Gardens PUD. If the requirement is not listed, the Village Gardens PUD is governed by the City of Lincoln code. Please refer to the Village Gardens Regulatory Modifications document for specific information on the alterations made to the City of Lincoln codes regarding Signage.

1. In the R-3 zoning districts, the specific regulations are as follows: In the Neighborhood Center areas, up to two on-premises wall signs or projecting signs per lot, each not to exceed eight square feet of sign area, used to identify commercial uses and home occupations. In the Neighborhood General and Neighborhood Edge areas, one on-premises wall sign per lot, not to exceed two square feet of sign area, nonilluminated and nonreflecting, used to identify home occupations. One on-premises wall sign per lot, not to exceed two square feet of sign area, nonilluminated and nonreflecting, used to identify transitional lot uses, block parents, the name of the premises or occupants thereof, or to provide similar information. Lighted vending machines are not permitted in view from off the premises. In the case of an Elderly or Retirement Housing facility, or a Healthcare Facility, Residential on a lot of more than 10,000 square feet, one ground sign of 32 square feet per side is permitted for street frontage. If facility abuts more than one street, one sign per street is approved. Lighting of the sign may be external or letters may be individually lit; no backlit signs will be permitted. Notwithstanding the foregoing, signage on Lot 1, Block 27 shall be governed by the City of Lincoln codes for the underlying R-3 zoning.
2. In the B-3 zoning districts, at the entrances abutting major arterials of the 'Village Center' usage area of Village Gardens, a ground sign identifying and advertising the Village Center businesses shall be permitted. Such sign shall not exceed 150 square feet and a height of 10 feet. In addition to the other allowed signs, one ground sign not more than 150 square feet in the height identifying and advertising the Village Center Businesses shall be permitted at each major arterial street entrance to the Village Center area of Village Gardens.
3. When part of a landscape screen approved by the Planning Director, the following ground signs, not exceeding twenty square feet in area or six feet in height and identifying a multiple-dwelling complex or subdivision area, may be located in the required front yard or building line district:
    a. Up to two signs may be located at each entrance to the multiple-dwelling complex or subdivision area.
4. Directional, educational and informational signs may be attached to any natural object due to the nature and aesthetics of the Village Gardens project with the approval of the Planning Director.
5. 27.69.340 Permitted Signs for General Planned Unit Developments Subsection (a) is deleted. See B-3 and R-3 underlying zoning standards listed for Village Gardens PUD sign requirements as contained in the Development Plan for the applicable requirements.

Parking matrix:

The following matrix defines the parking requirements per lot and building type for easy reference. This information can also be found within the Lot & Building Standards.

Transect Zone/ Lot & Building Types	# of Parking Spaces per du	Min. Number of Parking Spaces per 100 sq. ft of largest seating area and per 600 sq. ft for other uses	Secondary Dwelling Unit requirements	Live-Work requirements
Type A – Rowhouse	1	n/a	No on-site parking required for secondary dwelling units	2 parking spaces are required per du.
Type B – Townhouse	2	n/a	No on-site parking required for secondary dwelling units	n/a
Type B/C - Bungalow Court	2	n/a	No on-site parking required for secondary dwelling units	n/a
Type C – Small SF	2	n/a	No on-site parking required for secondary dwelling units	n/a
Type D – Medium SF	2	n/a	No on-site parking required for secondary dwelling units	n/a
Type E – Large SF	2	n/a	No on-site parking required for secondary dwelling units	n/a
Type F – MF Mansion	1.5	n/a	n/a	n/a
Type G – MF Apartment	1.5	n/a	n/a	n/a
Type H – Civic or Community	n/a	1*	No on-site parking required for secondary dwelling units	n/a
Type I – Mixed-Use	1	1	n/a	n/a
Type J –Elderly or Retirement Housing & Healthcare Facility, Residential	**	n/a	n/a	n/a

*Total number of on-site parking stalls required for a combined Civic/Community use and Early Childhood Care Facility in the Neighborhood Center shall be 82 parking stalls based upon a 10,000 square foot area of largest assembly area and 270 children and 30 full time staff members.

**Parking requirements per City of Lincoln Municipal Code and Design Standards.

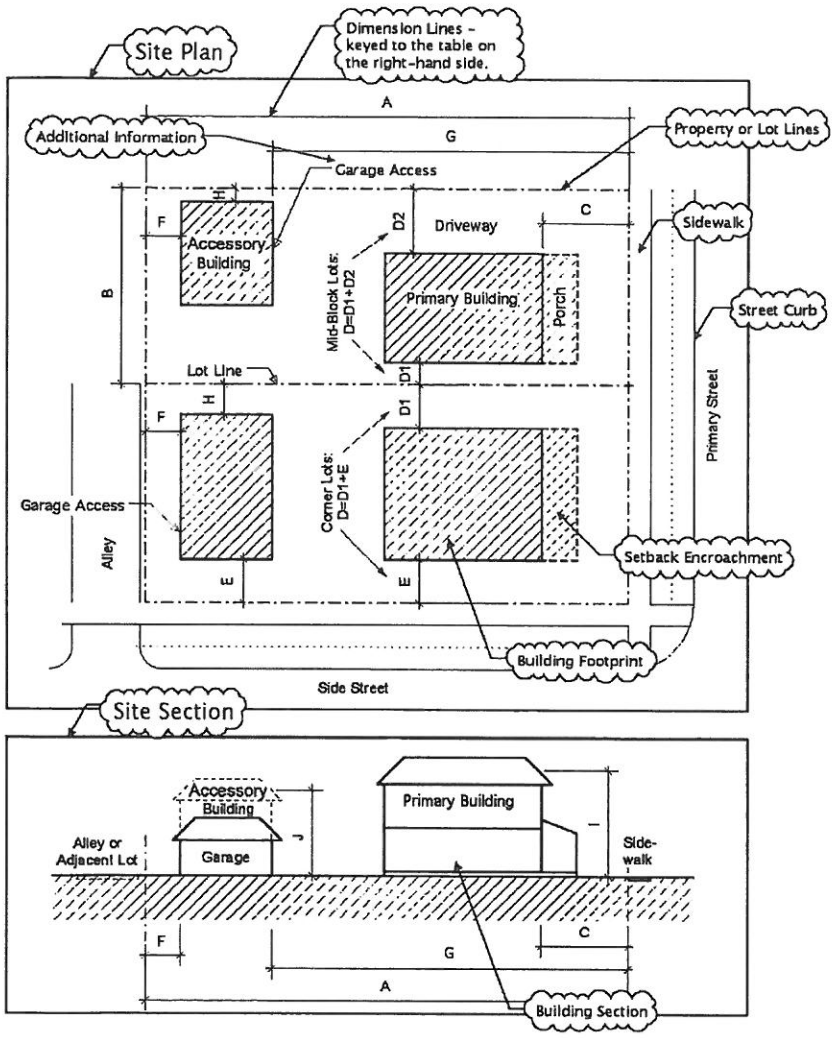
PM TRIP COUNT STANDARDS AND CALCUATIONS

TRIP CALCULATION REMOVED AS PART OF ADMINISTRATIVE AMENDMENT TO CZ04075E

LOT & BUILDING STANDARDS

How To Interpret Lot Diagrams

The Village Gardens Lot & Building Standards are designed to be user-friendly and understandable by developers, regulators, homebuilders and homeowners. Each building type is detailed in individual pages, with key diagrams such as the following to illustrate concepts that are difficult to adequately portray only in text form.

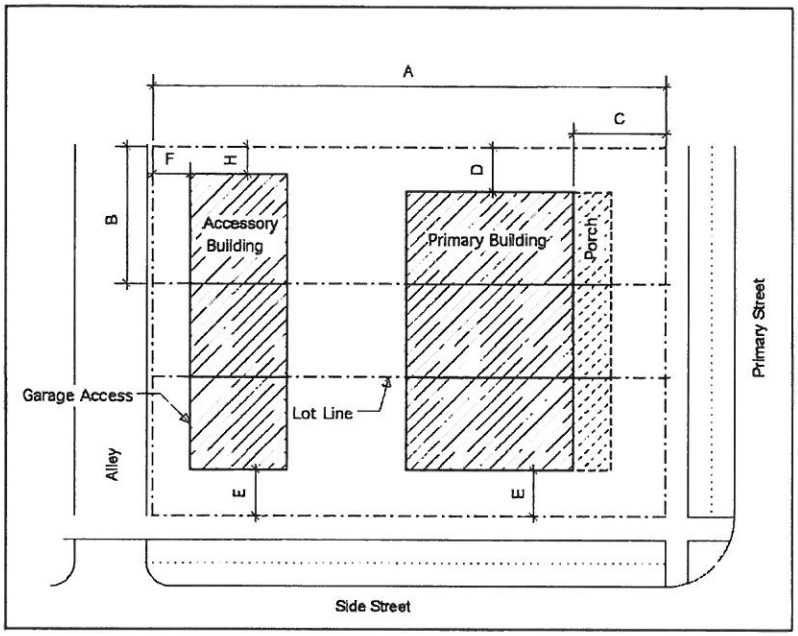


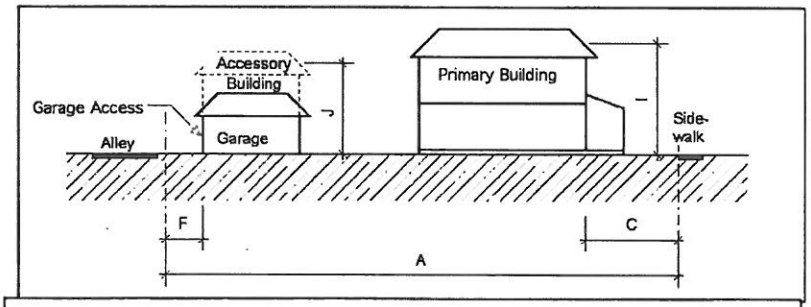
This diagram represents a site-section through the lot, and is primarily used to represent building heights. It is also useful for illustrating the lot standards 3-dimensionally.

Type X – Lot Standards		
A	Min. Lot Depth	x ft.
B	Min. Lot Width	x ft.
C	Min. Primary Street Setback	x ft.
D	Min. Combined Side Yard Adjacent Lot Setback	x ft.
E	Min. Side Street Setback	x ft.
F	Min. Primary or Accessory Bldg. Rear Setback	x ft.
G	Min. Accessory Bldg. Front Setback	x ft.
H	Min. Accessory Bldg. Side Setback	x ft.
I	Max. Primary Bldg. Height	x ft.
J	Max. Accessory Bldg. Height	x ft.
	Min. Number of On-Site Parking Spaces per Dwelling Unit	x
	Secondary Dwelling Unit Y = permitted; N = prohibited	Y/N
	Primary Building Entrance Note	
	Allowable Encroachments: (Proper Sight Triangle must be maintained) Note Note Note	

Type A – Rowhouse

Rowhouses are attached single-family houses on individual platted lots. Rowhouses share common walls with one or more adjacent units. Rowhouse groups consist of a minimum of three units. Alleys in the rear of the lots provide vehicular access to Rowhouses. Front driveways and street facing garages are prohibited. Attached or detached garages and shared driveways are permitted.





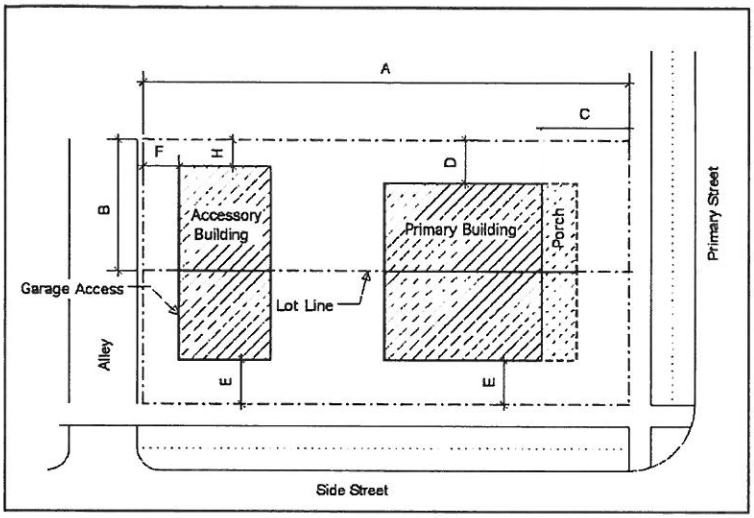
NOTES FROM THE LOT & BUILDING TYPES MATRIX:

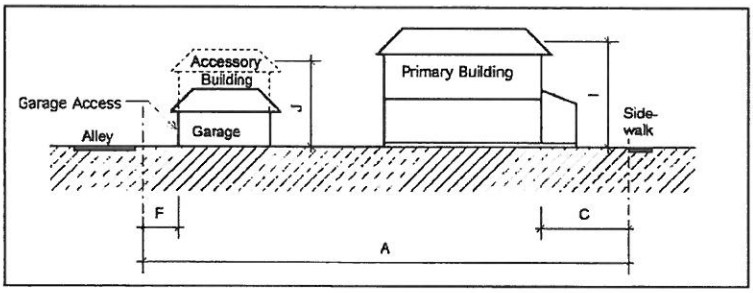
- Live/work units permitted. Commercial uses shall be limited according to the Land Use Types within this document.

Type A – Lot Standards		
A	Min. Lot Depth	80 ft.
B	Min. Lot Width (each unit)	18 ft.
C	Min. Primary Street Setback	
	• Neighborhood Center	0 ft.
	• Neighborhood General	0 ft.
D	Min. Combined Side Yard Adjacent Lot Setback One side of end lots only. Setback on attached side shall be 0 ft. At corner lots, only the side street setback E shall be applied.	5 ft.
E	Min. Side Street Setback	5 ft.
F	Min. Primary or Accessory Bldg. Rear Setback	8 ft.
G	Min. Accessory Bldg. Front Setback	n/a
H	Min. Accessory Bldg. Side Setback This setback may be waived if Accessory Buildings are attached.	2 ft.
I	Max. Primary Bldg. Height Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	40 ft.
J	Max. Accessory Bldg. Height	30 ft.
	PARKING: Min. Number of On-Site Parking Spaces per Dwelling Unit No on-site parking required for secondary dwelling units. * If it is a live-work unit, 2 parking spaces are required per du.	1*
	Secondary Dwelling Unit Y = permitted; N = prohibited *Shall be limited to 600 sq. ft	Y*
	Primary Building Entrance The primary pedestrian building entrance shall be located along a public street, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained) Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line. Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line. Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line. All building setbacks and building encroachments shall provide the proper Sight Triangle. Driveways may encroach into all setbacks where curb cuts are permitted.	

Type B – Townhouse

Townhouses are attached single-family houses on individual platted lots. Townhouses share a common wall with one adjacent unit. Alleys in the rear of the lots provide vehicular access to Townhouses. Front driveways and street facing garages are prohibited. Attached or detached garages and shared driveways are permitted.





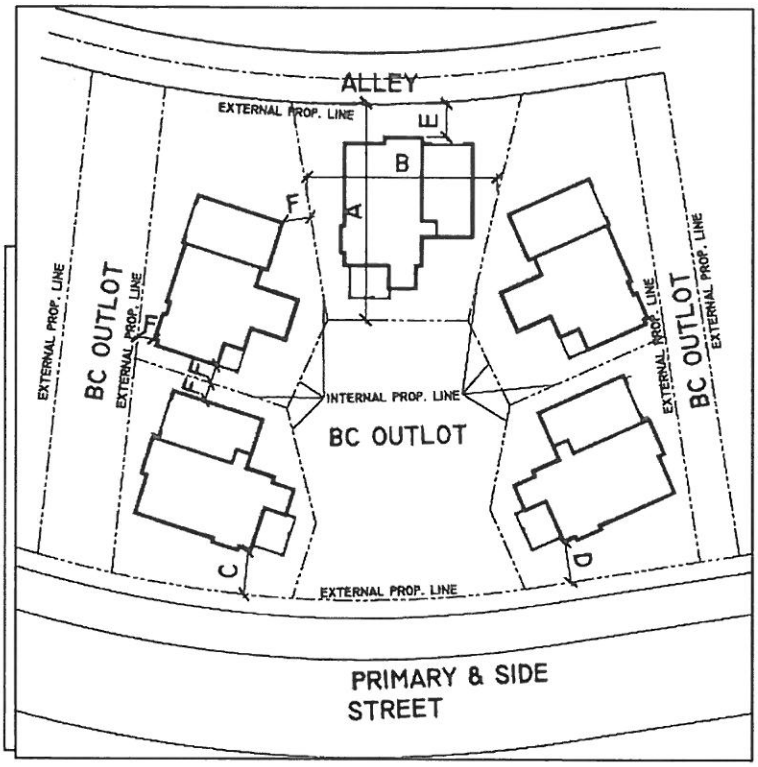
NOTES FROM THE LOT & BUILDING TYPE MATRIX:

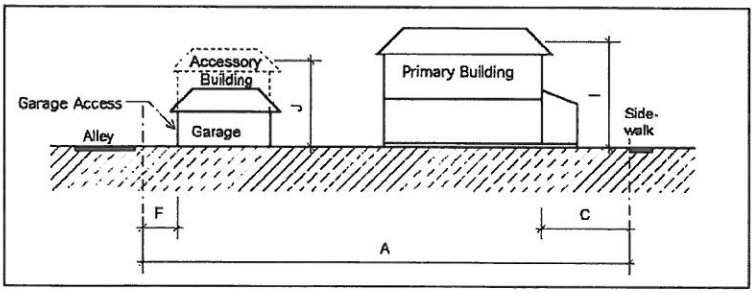
- Live/work units permitted. Commercial uses shall be limited according to the Land Use Types within this document.

Type B – Lot Standards		
A	Min. Lot Depth	80 ft.
B	Min. Lot Width (each unit)	20 ft.
C	Min. Primary Street Setback	
	• Neighborhood Center	0 ft.
	• Neighborhood General	0 ft.
D	Min. Combined Side Yard Adjacent Lot Setback One side of end lots only. Setback on attached side shall be 0 ft. At corner lots, only the side street setback E shall be applied.	5 ft.
E	Min. Side Street Setback	5 ft.
F	Min. Primary or Accessory Bldg. Rear Setback	8 ft.
G	Min. Accessory Bldg. Front Setback	n/a
H	Min. Accessory Bldg. Side Setback This setback may be waived if Accessory Buildings are attached.	2 ft.
I	Max. Primary Bldg. Height	
	• Neighborhood Center	40 ft.
	• Neighborhood General	40 ft.
	Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
J	Max. Accessory Bldg. Height	30 ft.
	PARKING:	
	Min. Number of On-Site Parking Spaces per Dwelling Unit No on-site parking required for secondary dwelling units	2
	Secondary Dwelling Unit Y = permitted; N = prohibited *Shall be limited to 600 sq. ft	Y*
	Primary Building Entrance The primary pedestrian building entrance shall be located along a public street, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained) Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line. Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line. Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line. All building setbacks and building encroachments shall provide the proper Sight Triangle. Driveways may encroach into all setbacks where curb cuts are permitted.	

Type B/C – Bungalow Court

Bungalow Courts are detached single-family dwelling units on individual platted lots situated around a shared outlot featuring shared landscaping and sidewalk system. Alleys in the rear of the lots provide vehicular access to Bungalow Courts. Front driveways and street facing garages are prohibited. Attached or detached garages and shared driveways are permitted.





NOTES FROM THE LOT & BUILDING TYPE MATRIX:

- Live/work units permitted. Commercial uses shall be limited according to the Land Use Types within this document.

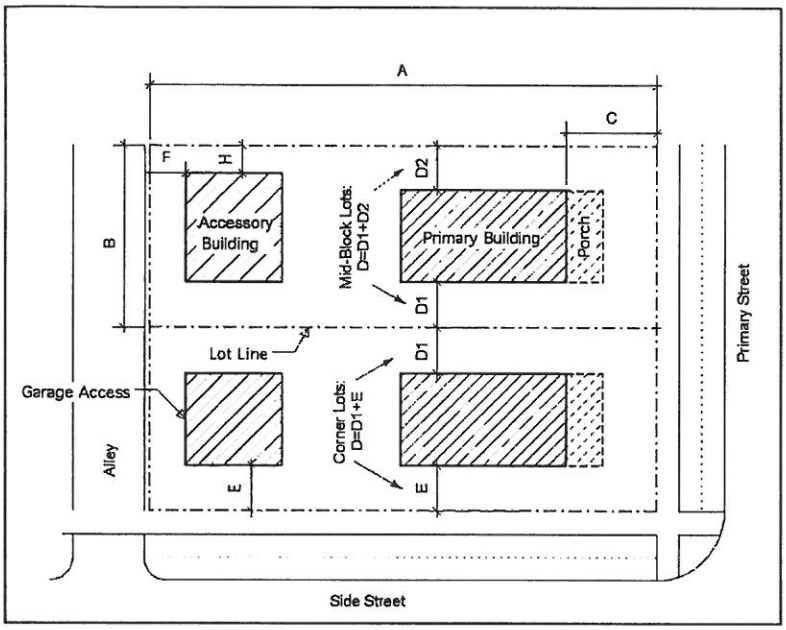
ADDITIONAL NOTES:

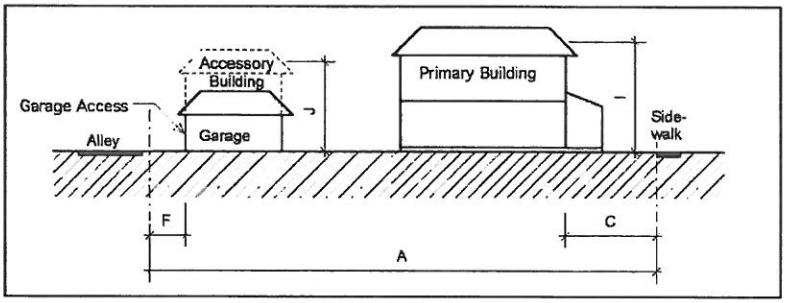
- Driveways providing access to the Bungalow Court dwelling units will NOT be accessible from public streets or roadways. Such driveways will only be accessible from the alleyways.

Type B/C – Lot Standards	
A Min. Lot Depth	30ft.
B Min. Lot Width (each unit)	30 ft.
C Min. Primary Street Setback	
• Neighborhood Center	10 ft.
• Neighborhood General	10 ft.
D Min. Side Street Setback	5 ft.
E Min. Primary or Accessory Bldg. rear setback 8 ft.	
F Min. Primary or Accessory Bldg. rear,side, front setback from internal property line 3 ft.	
G Min. Accessory Bldg. Side Setback	n/a
This setback may be waived if Accessory Buildings are attached.	
H Max. Primary Bldg. Height	
• Neighborhood Center	40 ft.
• Neighborhood General	40 ft.
Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
I Max. Accessory Bldg. Height	20 ft
PARKING:	
Min. Number of On-Site Parking Spaces per Dwelling Unit including outside parking in outlot areas	2
No on-site parking required for secondary dwelling units	
Secondary Dwelling Unit	N
Y = permitted; N = prohibited *Shall be limited to 600 sq. ft	
Primary Building Entrance	
The primary pedestrian building entrance shall be located along a public street, common walkway or park.	
Allowable Encroachments: (Proper Sight Triangle must be maintained) Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of a corner that is adjacent to an outlot property line. Uncovered decks, balconies & trellises may encroach into setbacks no closer than 0 ft. from a property line. All building setbacks and building encroachments shall provide the proper Sight Triangle. Driveways may encroach into all setbacks where curb cuts are permitted. Internal lot line shall be defined as a lot line that is adjacent to a bungalow court outlot or a shared lot line between two bungalow court lots.	

Type C – Small Single-Family

Small Single-Family Houses are the smallest type of detached residential units in Village Gardens. Small Single-Family Houses are located on intimate lots and have reduced side yards. Alleys in the rear of the lots provide vehicular access to Small Single-Family Houses. Front driveways and street facing garages are prohibited. Attached or detached garages and shared driveways are permitted.





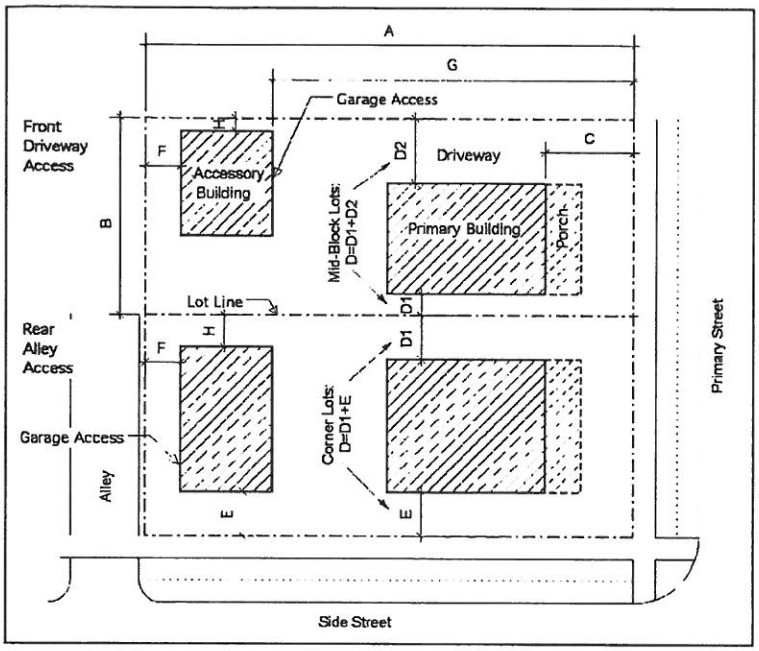
NOTES FROM THE LOT & BUILDING TYPE MATRIX:

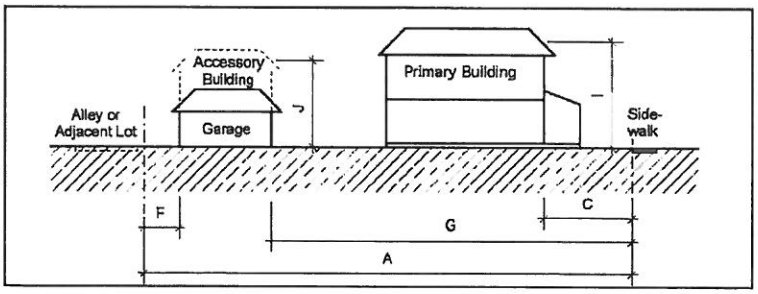
- Live/work units permitted. Commercial uses shall be limited according to the Land Use Types within this document.

Type C – Lot Standards		
A	Min. Lot Depth	80 ft.
B	Min. Lot Width	33 ft.
C	Min. Primary Street Setback	
	• Neighborhood Center	10 ft.
	• Neighborhood General	15 ft.
D	Min. Combined Side Yard Adjacent Lot Setback	7 ft.
	Setback shall be a minimum of 3 ft. on one side.	
	At corner lots, the side street setback E shall be included in the calculation of D.	
E	Min. Side Street Setback	5 ft.
F	Min. Primary or Accessory Bldg. Rear Setback	8 ft.
G	Min. Accessory Bldg. Front Setback	n/a
H	Min. Accessory Bldg. Side Setback	3 ft.
	This setback may be waived if Accessory Buildings are attached.	
I	Max. Primary Bldg. Height	
	• Neighborhood Center	40 ft.
	• Neighborhood General	40 ft.
	Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
J	Max. Accessory Bldg. Height	30 ft.
	PARKING:	
	Min. Number of On-Site Parking Spaces per Dwelling Unit	2
	No on-site parking required for secondary dwelling units	
	Secondary Dwelling Unit	Y*
	Y = permitted; N = prohibited * Lots with less than 45 ft. wide shall be limited to 600 sq. ft in building size. Lots 45 ft wide are limited to 1000 sq. ft. in building size.	
	Primary Building Entrance	
	The primary pedestrian building entrance shall be located along a public street, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained)	
	Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line.	
	Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 00 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line.	
	Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line.	
	All building setbacks and building encroachments shall provide the proper Sight Triangle.	
	Driveways may encroach into all setbacks where curb cuts are permitted.	

Type D – Medium Single-Family

Medium Single-Family Houses are midsized detached residential units. Medium Single-Family Houses are located on midsized lots and have useable side yards. Alleys in the rear of the lots or front driveways may provide vehicular access to Medium Single-Family Houses. However, if alley access is provided front driveways and street facing garages shall be prohibited. Attached or detached garages and shared driveways are permitted.





NOTES FROM THE LOT & BUILDING TYPE MATRIX:

- ☐ None

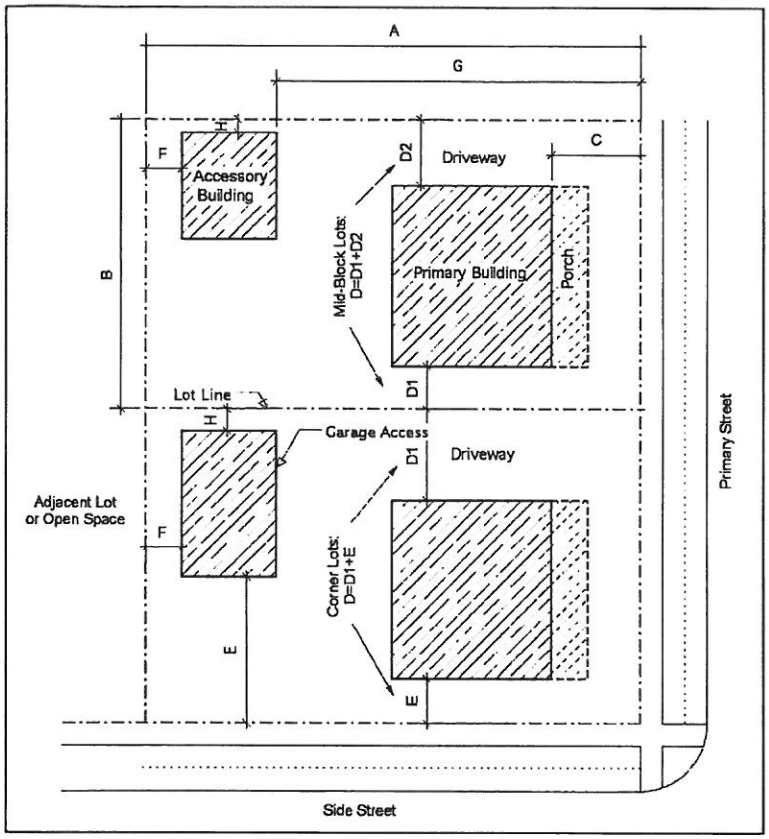
Type D – Lot Standards		
A	Min. Lot Depth	80 ft.
B	Ave. Lot Width	50 ft.
C	Min. Primary Street Setback	
	Neighborhood Center	10 ft.
	Neighborhood General	15 ft.
	Neighborhood Edge	15 ft.
D	Min. Combined Side Yard Adjacent Lot Setback	10 ft.
	Setback shall be a minimum of 3 ft. on one side.	
	At corner lots, the side street setback E shall be included in the calculation of D.	
E	Min. Side Street Setback	5 ft.
F	Min. Primary or Accessory Bldg. Rear Setback	8 ft.
	May be reduced to 3 ft. if garage is front accessed.	
G	Min. Accessory Bldg. Front Setback	45 ft.
H	Min. Accessory Bldg. Side Setback	3 ft.
	This setback may be waived if Accessory Buildings are attached.	
I	Max. Primary Bldg. Height	
	• Neighborhood General	40 ft.
	• Neighborhood Edge	40 ft.
	Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
J	Max. Accessory Bldg. Height	30 ft.
	PARKING:	
	Min. Number of On-Site Parking Spaces per Dwelling Unit	2
	No on-site parking required for secondary dwelling units	
	Secondary Dwelling Unit	Y*
	Y = permitted; N = prohibited * Shall be limited to 1000 sq. ft.	
	Primary Building Entrance	
	The primary pedestrian building entrance shall be located along a public street, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained)	
	Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line.	
	Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line.	
	Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line.	
	All building setbacks and building encroachments shall provide the proper Sight Triangle.	
	Driveways may encroach into all setbacks where curb cuts are permitted.	

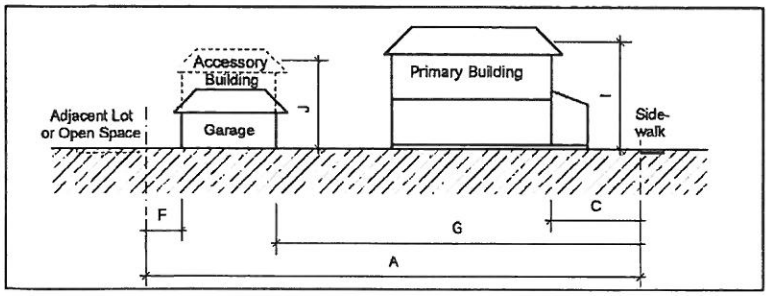
Type D-2 – Village Meadows Medium Single-Family Lot Standards

The maximum height and minimum lot requirements for Type D-2 – Village Meadows Medium Single Family lots shall be regulated in conformance with the requirements in Lincoln Municipal Code Chapter 27.72 for the R-3 Residential District.

Type E – Large Single-Family

Large Single-Family Houses are the largest detached residential units in Village Gardens. Large Single-Family Houses are located on large lots that offer flexibility in building configuration and have generous front, side and back yards. Front driveways provide vehicular access to Large Single-Family Houses. Attached or detached garages and shared driveways are permitted.





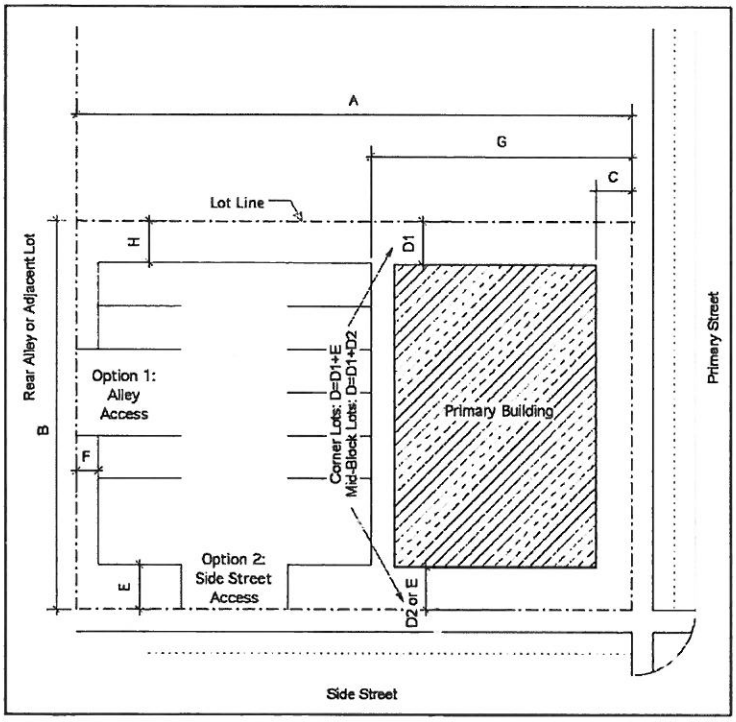
NOTES FROM THE LOT & BUILDING TYPE MATRIX:

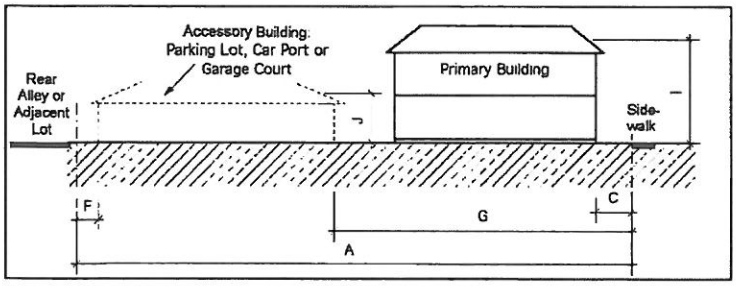
- ☐ None

Type E – Lot Standards		
A	Min. Lot Depth	80 ft.
B	Ave. Lot Width	80 ft.
C	Min. Primary Street Setback	15 ft.
	Neighborhood General	15 ft.
	Neighborhood Edge	15 ft.
D	Min. Combined Side Yard Adjacent Lot Setback Setback shall be a minimum of 5 ft. on one side. At corner lots, the side street setback E shall be included in the calculation of D.	15 ft..
E	Min. Side Street Setback	10 ft.
F	Min. Primary or Accessory Bldg. Rear Setback	3 ft.
G	Min. Accessory Bldg. Front Setback	45 ft.
H	Min. Accessory Bldg. Side Setback This setback may be waived if garages are attached.	3 ft.
I	Max. Primary Bldg. Height Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	40 ft.
J	Max. Accessory Bldg. Height	30 ft.
	PARKING: Min. Number of On-Site Parking Spaces per Dwelling Unit No on-site parking required for secondary dwelling units	2
	Secondary Dwelling Unit Y = permitted; N = prohibited * Shall be limited to 1000 sq. ft.	Y*
	Primary Building Entrance The primary pedestrian building entrance shall be located along a public street, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained) Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line. Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line. Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line. All building setbacks and building encroachments shall provide the proper Sight Triangle. Driveways may encroach into all setbacks where curb cuts are permitted.	

Type F – Multi-Family Mansion

Multi-Family Mansions are the smallest multi-family buildings in Village Gardens. Multi-Family Mansions are designed to resemble large houses in order to be compatible with other residential building types. Multi-Family Mansions may have a minimum of 4 units per building in the Neighborhood Center zone, and a minimum of 6 units per building in the Village Center zone, but are limited to 12 units per building in the Village Center and limited to 8 units per building in the Neighborhood Center. Parking is located in small parking lots, carports or garage courts in the rear of the building, screened from public streets and walkways. Alleys in the rear of the lots or driveways off of side streets may provide vehicular access to Multi-Family Mansions. However, if alley access is provided direct street access shall be prohibited. Attached or detached garages and shared driveways are permitted.





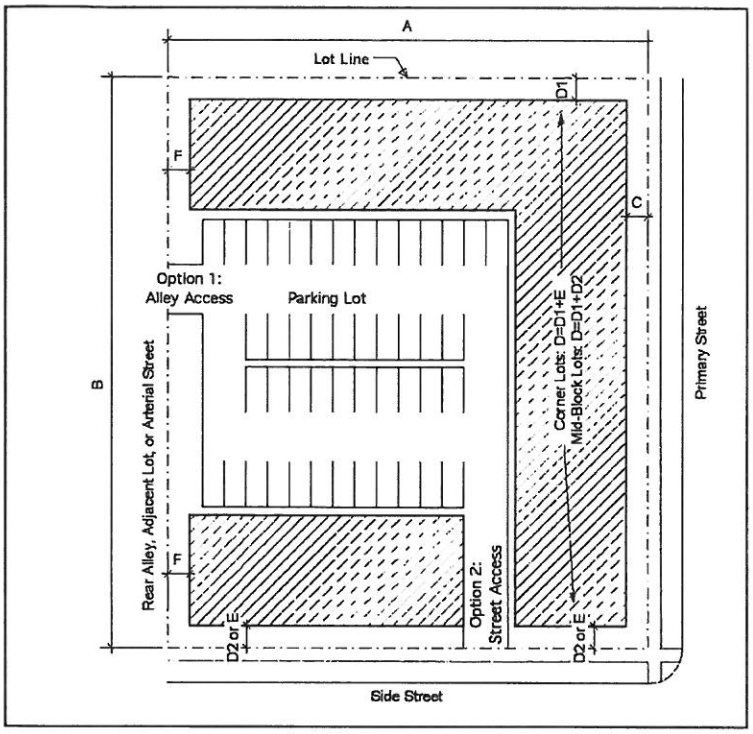
NOTES FROM THE LOT & BUILDING TYPE MATRIX:

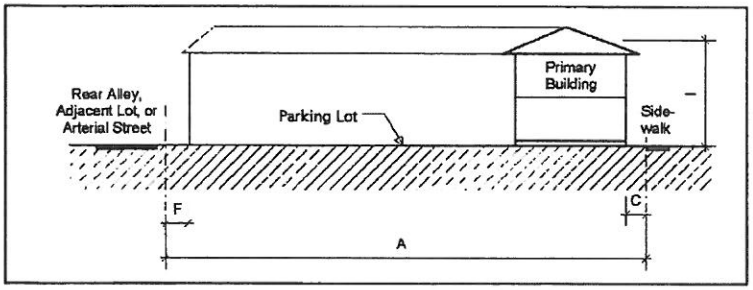
- Live/work units permitted. Commercial uses shall be limited according to the Land Use Types within this document.

Type F – Lot Standards		
A	Min. Lot Depth	80 ft.
B	Min. Lot Width	85 ft.
C	Min. Primary Street Setback	
	• Village Center	0 ft.
	• Neighborhood Center	10 ft.
D	Min. Combined Side Yard Adjacent Lot Setback Setback shall be a minimum of 5 ft. on one side. At corner lots, the side street setback E shall be included in the calculation of D.	20 ft.
E	Min. Side Street Setback	10 ft.
F	Min. Primary or Accessory Bldg. Rear Setback May be reduced to 3 ft. if there is no alley access.	8 ft.
G	Min. Accessory Bldg. Front Setback	45 ft.
H	Min. Accessory Bldg. Side Setback	3 ft.
I	Max. Primary Bldg. Height	
	• Village Center	40 ft.
	• Neighborhood Center	40 ft.
	Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
J	Max. Accessory Bldg. Height	30 ft.
	PARKING: Min. Number of On-Site Parking Spaces per Dwelling Unit	1.5
	Secondary Dwelling Unit Y = permitted; N = prohibited	N
	Primary Building Entrance The primary pedestrian building entrance shall be located along a public or private street, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained) Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line. Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line. Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line. All building setbacks and building encroachments shall provide the proper Sight Triangle. Driveways may encroach into all setbacks where curb cuts are permitted.	

Type G – Multi-Family Apartment

Apartment Buildings are the highest density residential buildings in Village Gardens. Apartment Buildings may be configured in a variety of layouts, including U-shaped courtyard, L-shaped courtyard, or bar-shaped. Parking is located in parking lots in the rear of or between buildings, screened from public streets and walkways. Attached or detached garages and shared driveways are permitted.





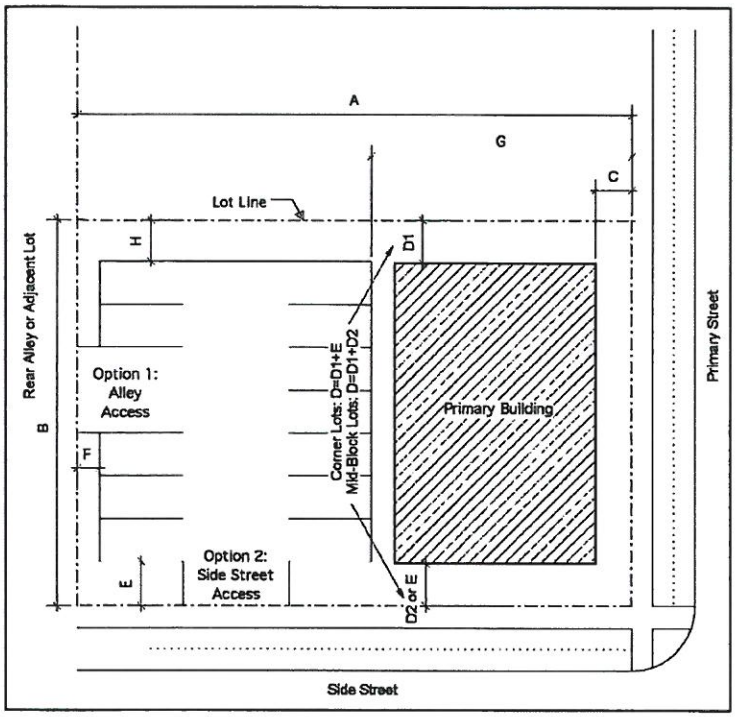
NOTES FROM THE LOT & BUILDING TYPE MATRIX:

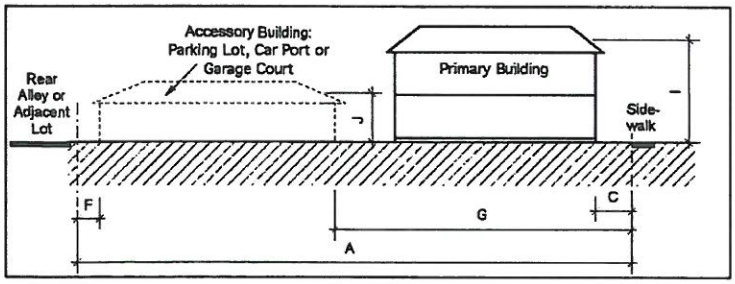
- Apartments allowed in Village Center zone. In the Neighborhood Center this use is limited to lots between Yankee Hill Road and Chatsworth Lane in a future PUD.

Type G – Lot Standards		
A	Min. Lot Depth	80 ft.
B	Min. Lot Width	100 ft.
C	Min. Primary Street Setback	
	• Village Center	0 ft.
	• Neighborhood Center	10 ft.
D	Min. Combined Side Yard Adjacent Lot Setback Setback shall be a minimum of 10 ft. on one side. At corner lots, the side street setback E shall be included in the calculation of D.	20 ft.
E	Min. Side Street Setback	
	• Village Center	0 ft.
	• Neighborhood Center	10 ft.
F	Min. Rear Setback	10 ft.
G	Min. Accessory Bldg. Front Setback	n/a
H	Min. Accessory Bldg. Side Setback	n/a
I	Max. Primary Bldg. Height	
	• Village Center	40 ft.
	• Neighborhood Center	40 ft.
	Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
J	Max. Accessory Bldg. Height	n/a
	PARKING: Min. Number of On-Site Parking Spaces per Dwelling Unit	1.5
	Secondary Dwelling Unit Y = permitted; N = prohibited	N
	Primary Building Entrance The primary pedestrian building entrance shall be located along a public or private street, common driveway, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained) Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line. Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line. Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line. All building setbacks and building encroachments shall provide the proper Sight Triangle. Driveways may encroach into all setbacks where curb cuts are permitted.	

Type H – Community

Community Buildings play a central role in the social life of local residents. They are given prominent sites, often terminating view corridors and therefore are required to have well-designed architectural emphasis on their public facades and include a main entrance on the public street or green. Community buildings may include special massing features, such as towers. In order to foster design creativity, these buildings have the least amount of zoning control, but ~~may~~will be subject to a special architectural design review to insure the highest quality design on important sites.





NOTES FROM THE LOT & BUILDING TYPE MATRIX:

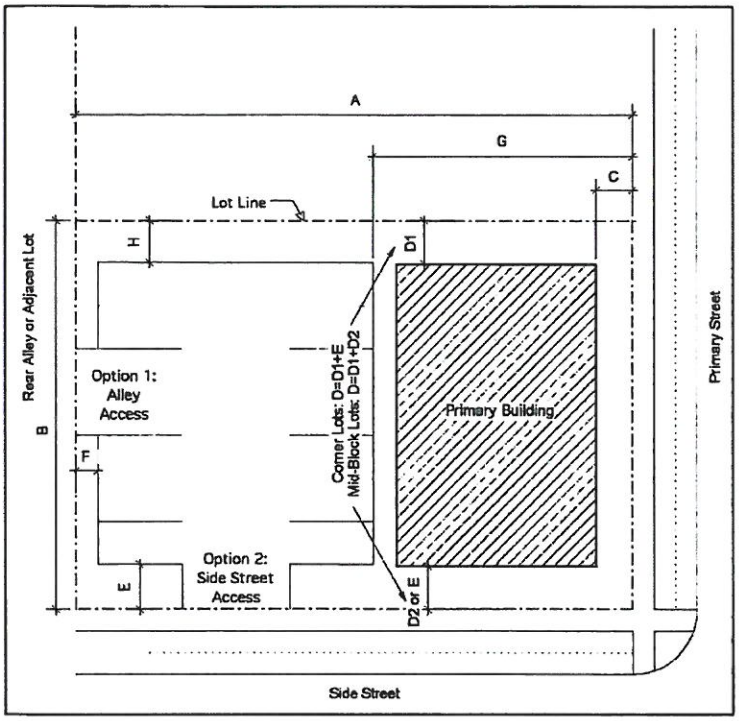
- Structures that are not fully enclosed, have a footprint of less than 400 sq ft. and an overall height of less than 16ft. shall be considered landscape elements.
- In the Neighborhood Center, Community buildings are limited to Civic or Community uses serving primarily Village Gardens residents and their guests or churches.

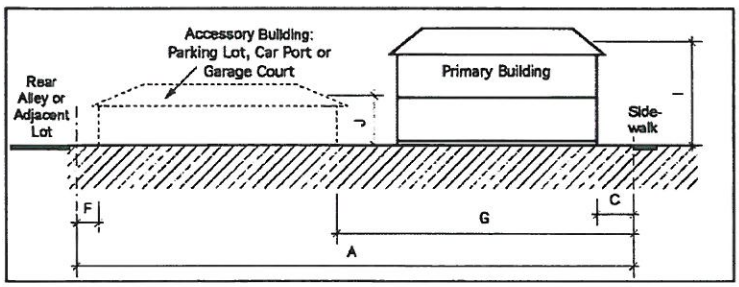
Type H – Lot Standards	
A Min. Lot Depth	80 ft.
B Min. Lot Width	n/a
C Min. Primary Street Setback	
• Village Center	0 ft.
• Neighborhood Center*	5 ft.
D Min. Side Yard Adjacent Lot Setback*	5 ft.
At corner lots, the side street setback E shall be included in the calculation of D.	
E Min. Side Street Setback*	0 ft.
F Min. Primary or Accessory Bldg. Rear Setback*	8 ft.
May be reduced to 3 ft. if there is no alley access.	
G Min. Accessory Bldg. Front Setback	45 ft.
H Min. Accessory Bldg. Side Setback	3 ft.
I Max. Primary Bldg. Height	
• Village Center	40 ft.
• Neighborhood Center	40 ft.
Tower elements of a maximum of 300 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 30 ft.	
J Max. Accessory Bldg. Height	30 ft.
PARKING: Refer to the parking matrix as identified in the Village Gardens Development Plan	
Secondary Dwelling Unit	Y
Y = permitted; N = prohibited	
Primary Building Entrance	
The primary pedestrian building entrance shall be located along a public or private street, common driveway, walkway or park.	
Allowable Encroachments: (Proper Sight Triangle must be maintained)	
Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line.	
Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Any light well or egress window may be located in any required front, side or rear yard, provided: No such light well or egress window may be placed within two feet of any property Line.	
Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line.	
All building setbacks and building encroachments shall provide the proper Sight Triangle.	
Driveways may encroach into all setbacks where curb cuts are permitted.	

*20 ft. minimum front, side and rear yard setbacks for Lot 1, Block 27

Type I – Mixed-Use

In the Village Center zone, higher density, mixed-use development forms the core of Village Gardens. Mixed-Use buildings, a common typology in small Midwestern main streets, feature ground floor storefront retail, offices or living units with walk-up apartments or offices on upper stories. Parking is located in parking lots, carports or garage courts in the rear of the building, screened from public streets and walkways. Alleys in the rear of the lots or driveways off of side streets may provide vehicular access. Drive thru's are permitted in the Village Center.





NOTES FROM THE LOT & BUILDING TYPE MATRIX:

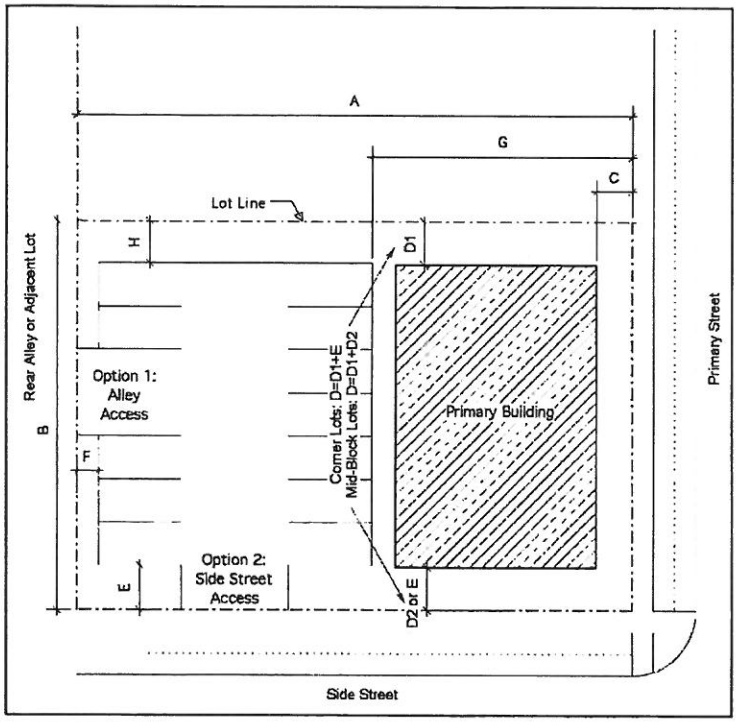
- Mixed-use buildings may occupy two or more of the following uses within the same building: retail, professional services, personal services, workshop, office, artisan, restaurant, lodging, childcare, professional business, governmental services, entertainment, recreational, residential and related accessory uses. Uses may be divided vertically or horizontally.

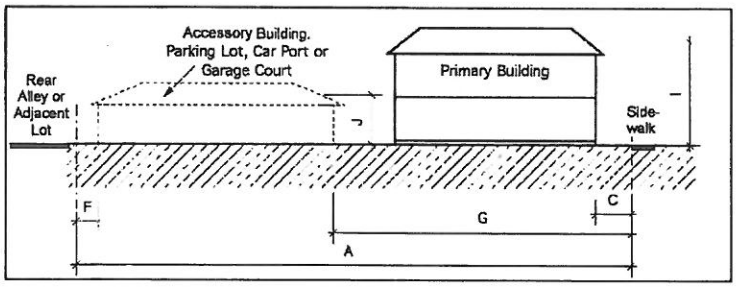
Type I – Lot Standards		
A	Min. Lot Depth	n/a ft.
B	Min. Lot Width	n/a.
C	Min. Primary Street Setback*	0 ft.
	Min. Combined Side Yard Adjacent Lot Setback*	0 ft.
	At corner lots, the side street setback E shall be included in the calculation of D.	
E	Min. Side Street Setback*	0 ft.
F	Min. Primary Accessory Bldg. Rear Setback*	8 ft.
	May be reduced to 3 ft. if there is no alley access.	
G	Min. Accessory Bldg. Front Setback	45 ft.
H	Min. Accessory Bldg. Side Setback	3 ft.
	This setback may be waived if Accessory Buildings are attached.	
I	Max. Primary Bldg. Height	50 ft.
	Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
J	Max. Accessory Bldg. Height	30 ft.
	Max. Lot Coverage	100%
	PARKING:	
	Min. Number Parking Spaces per Dwelling Unit for residential	1
	Min. Number Parking Spaces per 600 sf. of commercial uses	1
	Parking shall be accommodated on-site or off-site as part of a cross-parking easement. On Street parking in the B-3 area is allowed to be counted in the B-3 area cross-parking easement.	
	Secondary Dwelling Unit	N
	Y = permitted; N = prohibited	
	Primary Building Entrance	
	The primary pedestrian building entrance shall be located along a public or private street, common driveway, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained)	
	Covered or uncovered porches or stoops may encroach into the front or side street setback no deeper than 12 ft. and no closer than 0 ft. from a property line.	
	Bay windows and other similar enclosed building elements may be no wider than 6 ft. and may encroach up to 2 ft. in setbacks no closer than 0 ft. from a property line. The bay windows must not encroach within 4 ft. of the corners of the primary building. Uncovered decks, balconies & trellises may encroach into setbacks, no deeper than 8 ft. and no closer than 0 ft. from a property line.	
	All building setbacks and building encroachments shall provide the proper Sight Triangle.	
	Driveways may encroach into all setbacks where curb cuts are permitted.	

*Minimum setbacks for Lot 2, Block 27:
20 ft. front and side yards
50 ft. rear yard

Type J –Elderly or Retirement Housing & Healthcare Facility, Residential

Elderly or Retirement Housing facilities house the elderly and incorporate features to address access problems experienced by the elderly. Healthcare Facility, Residential includes buildings or structures used in a residential nature that are licensed or approved by the state or an appropriate agency, if any. Each of these facilities will have staff and guest parking equal or greater than the present City of Lincoln standards for such facilities.





Type J – Lot Standards		
A	Min. Lot Depth	n/a
B	Min. Lot Width	n/a
C	Min. Primary Street Setback	20 ft.
D	Min. Side Yard Setback	15 ft.
E	Min. Side Street Setback	15 ft.
F	Min. Primary Bldg. Rear Setback	20 ft.
	Min. Accessory Bldg. Rear Setback	3 ft.
G	Min. Accessory Bldg. Front Setback	45 ft.
H	Min. Accessory Bldg. Side Setback	8 ft.
	This setback may be waived if Accessory Buildings are attached.	
I	Max. Primary Bldg. Height	50 ft.
	Tower elements of a maximum of 200 sq. ft. in floor area shall be exempt of the height limit and may exceed the ridge height of the primary roof by a maximum of 10 ft.	
J	Max. Accessory Bldg. Height	30 ft.
	Max. Lot Coverage	75%
	PARKING: per City of Lincoln municipal code and design standards	
	Parking shall be accommodated on-site .	
	Secondary Dwelling Unit	N
	Y = permitted; N = prohibited	
	Primary Building Entrance	
	The primary pedestrian building entrance shall be located along a public or private street, common driveway, common walkway or park.	
	Allowable Encroachments: (Proper Sight Triangle must be maintained)	
	All building setbacks and building encroachments shall provide the proper Sight Triangle.	
	Driveways may encroach into all setbacks where curb cuts are permitted.	

NOTES FROM THE LOT & BUILDING TYPE MATRIX:

- Permitted use on lots more than 10,000 sq. ft.

THE REGULATORY MODIFICATIONS

See Village Gardens Regulatory Modifications document for specific information on regulatory documents modified for the Village Gardens PUD, dated this even date and incorporated herein by this reference.

THE PUD MAP SHEETS

See Village Gardens PUD Map Sheets (30"x42") prepared by Olsson Associates and dated this even date and incorporated herein by this reference.

GLOSSARY

Alley:
The vehicle passageway within a block, which provides access to accessory building and garbage bins along the rear edge of lots.

Accessory Building:
A smaller, detached structure located in the rear of a lot. Accessory Buildings may contain the following uses: garage, home office, workshop, secondary dwelling units and accessory uses.

Accessory Use:
An accessory use is one that is incidental to the main use.

Assisted Living Facility:
Assisted living facility shall mean a facility where shelter, food, and care are provided for remuneration for a period of more than twenty-four consecutive hours to four or more persons residing at such facility who require or request such services due to age, illness, or physical disability.

Average Lot Width:
Average lot width shall mean the width determined by dividing the total lot area by the depth of the lot from the right of way line to the furthest rear lot line. If the rear lot line and right of way are not parallel, an average depth dimension shall be used.

Bungalow Court:
Two or more single-family dwelling units built on separate lots that are situated around a shared outlot with shared landscaping and sidewalk system.

Civic Use:
Occupied building space used primarily for neighborhood use, public education, charity, cultural performance, gatherings, displays and accessory uses administered by non-profit neighborhood, cultural, educational, charitable and religious organizations.

Combined Side Yard Adjacent Lot Setback:
The sum of the distances between the side lot lines and the side elevations of a building. Roof overhangs may encroach into the setback. On street corners, the Side Street Setback shall be included in the calculation.

Commercial Use:
Occupied building space used for the conduct of retail, professional services, personal services, workshop, office, artisan, restaurant, lodging, childcare, professional business, governmental services, entertainment, recreational uses and accessory uses.

Elderly or Retirement Housing:
Elderly or retirement housing shall mean a residential development which incorporates specific features designed to alleviate access problems commonly experienced by the elderly, and in which each occupied dwelling unit is occupied by at least one person of sixty years of age or more. Dwellings may be detached, attached, or multiple-family.

Façade:
An elevation or 'face' of a building, from ground level to roofline.

Front Façade:
The elevation with the main entrance to a building, usually facing a public street.

Healthcare Facility, Residential:
Residential health care facility shall mean a building or structure that is to be used in a residential nature, licensed or approved by the state or an appropriate agency, if required. Residential health care facility could include but would not be limited to the following types of facilities: Assisted Living, Nursing Care, Convalescent Home, Hospice Home, Group home for 16 or more people and Intermediate Care.

Home Occupation:
A home occupation shall mean any office occupation or activity carried on within a dwelling unit or Accessory Building by a member of the family residing on the residential lot, which occupation or activity is incidental and secondary to the residential occupancy and does not change the residential character thereof.

Live/Work Unit:
A building in single ownership that provides commercial uses on the first floor and a residential use dwelling unit on the upper floor(s). The owner may occupy the commercial space and reside in the dwelling unit, or the owner may lease or rent the commercial space or the dwelling together or separately.

Lodging Use:
Premises used for short-term human habitation and accessory uses. Food service may be included, unless otherwise prohibited.

Lot:
Lot shall mean a parcel of land occupied or intended for occupancy by a use permitted by the Development Plan and fronting on a permitted public or private street, common driveway, common walkway or park as described in the Lots and Building Standards.

Lot Coverage:
The maximum area of a lot that may be occupied by a structure. Lot coverage is expressed as a ratio. Open porches, decks, terraces, and stoops are excluded from the calculations.

Mixed-Use Building:
A single building that occupies two or more of the following use: retail, professional services, personal services, workshop, office, artisan, restaurant, lodging, childcare, professional business, governmental services, entertainment, recreational, residential and related accessory uses. Uses may be divided vertically or horizontally.

Office Use:
Premises used for services, including professional, financial, clerical, administrative, medical and accessory uses. Retail and manufacturing are excluded.

Point-Of-Service:
Office uses or services frequented by customers or clients.

Primary Building:
The principal building on a site, containing the primary residence or business. The primary building fronts on the primary street.

Primary Street:
When there are two streets abutting a lot, the primary street will be the street identified by the building's legal address.

Primary Street Setback:
The distance between the frontage line of a primary street and the front façade of a building.

Rear Setback:
The distance between the rear lot line and the rear wall of a building. Roof overhangs may encroach into the setback.

Residential Use:
Premises or dwelling used primarily for human habitation and related accessory uses.

Retail Use:
Premises used for the exchange of services or goods and accessory uses including but is not limited to, bicycle sales and repair shops and sale of alcoholic beverages for consumption on-premise and the sale of alcoholic beverages for consumption off-premises.

Rowhouse:
Attached single-family houses on individual platted lots. Rowhouses share common walls with one or more adjacent units.

Side Street:
When there are two streets abutting a lot, the primary street will be the street identified by the building's legal address and the side street will be the other abutting street.

Secondary Dwelling Unit:
Secondary Dwelling Units are located on the same lot as the primary dwelling unit and may be rented but not sold separately. Secondary dwelling units may be located within the primary building or within a Accessory Building to the rear of the primary building. Secondary dwelling units shall have separate outside entrances.

Sight Triangle:
The applicable Figure shown on Appendix A Sight Distance, City of Lincoln Design Standards, provided that, the Sight Triangle for Figure SD-2, Uncontrolled and Yield Controlled Intersections, shall be the crossed hatched areas marked a "area free of obstructions >30" high." (a triangular area comprised of two lot lines measured 25 feet from the intersecting corner of the lots, and the third leg, the hypotenuse, that connects the two 25 foot sides.

Side Street Setback:
The distance between the frontage line of a side street and the street facing side elevation of the building. Roof overhangs may encroach into the setback.

Storefront:
The portion of a building at the first story of a building that is made available for retail use. Storefronts shall be directly accessible from sidewalks.

Stoop:
An entry platform on the frontage of a building. Stoops may be roofed but they need not necessarily be enclosed.

Townhouse:
Attached single-family houses on individual platted lot. A townhouse shares a common wall with one adjacent unit.

Workshop Use:
Premises used for the creation, assemblage, repair of goods and hobbies, including their retail sale, unless otherwise prohibited.