











ZONING DISTRICT	MINIMUM LOT AREA (SQARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
AG 	20 ACRES	550	550	50	60	100	35
	EXCEPTION: FARMSTEAD SPLIT, FARMSTEAD STRUCTURE, IF AT LEAST 5 YEARS OLD, MAY BE SUBDIVIDED INTO A ONE ACRE LOT, PROVIDED THE REMAINING LOT AREA IS 20 ACRES OR MORE * Health Regs require 3 acres	150	120	50	15	LESSER OF 50 OR 20% OF THE LOT DEPTH	30
AGR 	3 ACRES	220	175	50	15	LESSER OF 50 OR 20% OF THE LOT DEPTH	35
R-1 	1 FAMILY - 9,000 2 FAMILY - 7,200/family OTHER USES - 9,000	1 FAMILY - 60 2 FAMILY - 48/family OTHER USES - 60	0	30	1 FAMILY - 10 2 FAMILY - 20 PARTY WALL - 0 OTHER USES - 10	SMALLER OF 30 OR 20% OF THE LOT DEPTH	35
R-2 	1 FAMILY - 6,000 2 FAMILY - 5,000/family OTHER USES - 6,000	1 FAMILY - 50 2 FAMILY - 40/family OTHER USES - 50	0	25	1 FAMILY - 5 2 FAMILY - 10 PARTY WALL - 0 OTHER USES - 5	SMALLER OF 30 OR 20% OF THE LOT DEPTH	35


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lncannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)



UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
R-3 	1 FAMILY - 6,000 2 FAMILY - 5,000/family OTHER USES - 6,000	1 FAMILY - 50 2 FAMILY - 40/family OTHER USES - 50	0	20	1 FAMILY - 5 2 FAMILY - 5 PARTY WALL - 0 OTHER USES - 5	SMALLER OF 30 OR 20% OF THE LOT DEPTH	35
R-4 	1 FAMILY - 5,000 2 FAMILY - 2,500/family OTHER USES - 5,000	1 FAMILY - 50 2 FAMILY - 25/family OTHER USES - 50	0	25	1 FAMILY - 5 2 FAMILY - 5 PARTY WALL - 0 OTHER USES - 5	SMALLER OF 30 OR 20% OF THE LOT DEPTH	35
R-5 	1 FAMILY - 5,000 2 FAMILY - 2,500/family TOWNHOUSE - 2,500/family MULTIFAMILY - 1,500/family OTHER USES - 5,000	1 FAMILY - 50 2 FAMILY - 25/family TOWNHOUSE - 20/family MULTIFAMILY - 50 OTHER USES - 50	0	20	1 FAMILY - 5 2 FAMILY - 5 PARTY WALL - 0 TOWNHOUSE - 10 PARTY WALL - 0 MULTIFAMILY - 7 OR 10 IF OVER 20 FEET IN HEIGHT OTHER USES - 5	SMALLER OF 30 OR 20% OF THE LOT DEPTH	35


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lncannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)


UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
R-6 	1 FAMILY - 4,000 2 FAMILY - 2,500/family TOWNHOUSE - 2,500/family MULTIFAMILY - 1,100/family OTHER USES - 4,000	1 FAMILY - 50 2 FAMILY - 25/family TOWNHOUSE - 20/family MULTIFAMILY - 50 OTHER USES - 50	0	20	1 FAMILY - 5 2 FAMILY - 5 TOWNHOUSE - 5 PARTY WALL - 0 MULTIFAMILY - 7 OR 10 IF OVER 20 FEET IN HEIGHT OTHER USES - 5	SMALLER OF 30 OR 20% OF THE LOT DEPTH	35 OVER 35 FEET, ADD ONE FOOT TO SIDE AND REAR YARD FOR EACH ADDITIONAL 2 FEET OF HEIGHT
R-7 	1 FAMILY - 4,000 2 FAMILY - 2,000/family TOWNHOUSE - 2,000/family MULTIFAMILY - 700/family OTHER USES - 4,000	1 FAMILY - 50 2 FAMILY - 25/family TOWNHOUSE - 20/family MULTIFAMILY - 50 OTHER USES - 50	0	20	1 FAMILY - 5 2 FAMILY - 5 TOWNHOUSE - 5 PARTY WALL - 0 MULTIFAMILY - 15 TOTAL MIN 7 PER SIDE OTHER USES - 5	SMALLER OF 30 OR 20% OF THE LOT DEPTH	35 OVER 35 FEET, ADD ONE FOOT TO SIDE AND REAR YARD FOR EACH ADDITIONAL 2 FEET OF HEIGHT


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)




UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
R-8 	1 FAMILY - 4,000 2 FAMILY - 2,000/family TOWNHOUSE - 2,000/family  MULTIFAMILY OR APARTMENT HOTEL- 550/family  OTHER USES - 4,000	1 FAMILY - 50 2 FAMILY - 25/family  TOWNHOUSE - 20/family  MULTIFAMILY-50  OTHER USES - 50	0	10	1 FAMILY - 10 2 FAMILY - 10  TOWNHOUSE - 10 PARTY WALL - 0  IF MULTIFAMILY OR APARTMENT HOTEL EXCEEDS 45 HEIGHT, TOTAL 30 AND MIN 10  OTHER USES - 10	20	75 FOR MULTIPLE DWELLINGS, APARTMENTS, HOTELS  35 FEET FOR ALL OTHER USES PERMITTED USES
O-1	220/family  OTHER USES - 0	0	DWELLING - 50  OTHER USES - 0	0	0	0	75


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)





UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
O-2	1 FAMILY - 4,000 2 FAMILY - 4,000/family OTHER USES - 0	0	1 FAMILY - 50 2 FAMILY - 50 OTHER USES IF LOT AREA IS: LESS THAN 15,000 - 50 15,000 OR GREATER - 100	20	1 FAMILY - 10 2 FAMILY - 10  OTHER USES: IF LOT AREA IS LESS THAN 15,000 - 10  15,000 OR GREATER  OR - 20  EXCEPT WHEN ABUTTING COMMERCIAL OR INDUSTRIAL DISTRICT- 0  	40  	25
0-3 USE PERMIT SITE PLAN REVIEW  MINIMUM AREA FOR ESTABLISHMENT OF THIS DISTRICT IS 2 ACRES	1 FAMILY - 4,000 2 FAMILY - 4,000/family  TOWNHOUSE - 2,500/family MULTIFAMILY - 1,500/family OTHER USES - 4,000	0	1 FAMILY - 50 2 FAMILY - 50  TOWNHOUSE -20 MULTIFAMILY- 50 OTHER USES - 50	1 FAMILY - 30 2 FAMILY - 30  TOWNHOUSE - 30 MULTIFAMILY - 30 OTHER USES - 20	15 OR SAME AS ABUTTING DISTRICT (WHICHEVER IS GREATER)  TOWNHOUSE- 10 PARTY WALL -0	40	1 FAMILY - 35 2 FAMILY - 35  TOWNHOUSE -35 MULTIFAMILY -35 OTHER USES - 45


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lncannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)





UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
R-T USE PERMIT SITE PLAN REVIEW	4,000	0	50	10 OR SAME AS ABUTTING RESIDENTIAL DISTRICT WHICHEVER IS GREATER	10 OR IF ABUTTING COMMERCIAL OR INDUSTRIAL DISTRICT - 0 	10 OR IF ABUTTING COMMERCIAL OR INDUSTRIAL DISTRICT - 0 	28
B-1	DWELLINGS ABOVE 1 <sup>ST</sup> STORY - 2,000/family  OTHER USES - 0	0	DWELLINGS - 50  OTHER USES - 0	20	0 OR IF ABUTTING RESIDENTIAL DISTRICT - 10  	SMALLER OF 30 FEET OR 20% OF THE LOT DEPTH  	40


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lncannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)

UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
B-2 USE PERMIT SITE PLAN REVIEW MINIMUM AREA FOR B-2 DISTRICTS IS 5 ACRES	DWELLINGS- 2,000/family OTHER USES - 0	0	0	20	DWELLINGS - 20 OTHER USES - 0 OR WHEN ABUTTING RESIDENTIAL DISTRICT - 20 	DWELLINGS - 50 OTHER USES 0 OR WHEN ABUTTING REAR YARD SETBACK - 50 	40
B-3	DWELLING ABOVE 1 <sup>ST</sup> STORY - 1,000/family OTHER USES - 0	0	0	0 OR IF BLOCK FACE PARTIALLY IN RESIDENTIAL DISTRICT, SAME AS THAT ABUTTING DISTRICT	0 OR IF ABUTTING RESIDENTIAL DISTRICT - 5 	0 OR IF ABUTTING RESIDENTIAL DISTRICT - 30 	45 OR IF ABUTTING R-1, R-2 OR R-3 DISTRICT - 35


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lncannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)



UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
B-4  THE AREA LOCATED FROM 150 FEET EAST OF 17 <sup>TH</sup> STREET TO THE EASTERN BOUNDARY OF THE B-4 DISTRICT	1 FAMILY - 4,000  2 FAMILY - 2,000/family  TOWNHOUSE - 2,000/family  <u>MULTIFAMILY</u> 14,000 OR LESS - 700/family  MORE THAN 14,000 & LESS THAN 21,000 - 600/family  21,000 OR MORE - 550/family  OTHER USES- 0	1 FAMILY & 2 FAMILY - 50  TOWNHOUSE - 20  <u>MULTIFAMILY</u> 14,000 OR LESS - 50  MORE THAN 14,000 & LESS THAN 21,000 - 100  21,000 OR MORE -150  OTHER USES - 50	0	0 OR SAME AS ABUTTING RESIDENTIAL DISTRICT	0 OR SAME AS ABUTTING RESIDENTIAL DISTRICT	0 OR SAME AS ABUTTING RESIDENTIAL DISTRICT	SEE FIGURE 27.35.070(a) FOR MAXIMUM HEIGHT  20 FOOT MINIMUM HEIGHT ADJACENT TO ALL STREET FRONTAGES.  MINIMUM BUILDING HEIGHT DOES NOT APPLY TO EXISTING BUILDINGS AND MINOR ADDITIONS TO BUILDINGS LESS THAN 20 FEET IN HEIGHT.


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)

UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
B-4 THE AREA LOCATED FROM 150 FT. EAST OF 17 <sup>TH</sup> ST. TO THE WESTERN BOUNDARY OF THE B-4 DISTRICT	0	0	0	0 OR SAME AS ABUTTING RESIDENTIAL DISTRICT	0 OR SAME AS ABUTTING RESIDENTIAL DISTRICT	0 OR SAME AS ABUTTING RESIDENTIAL DISTRICT	See Figure 27.35.070(a)
B-5 USE PERMIT SITE PLAN REVIEW MINIMUM AREA FOR B-5 DISTRICTS IS 30 ACRES	0	0	0	20 AND ENTIRELY LANDSCAPED	0 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 100 	0 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 100 	40


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lncannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)



UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
H-1	5,000	50	0	20	5	SMALLER OF 30 OR 20% OF THE LOT DEPTH	55 If the height of the building is over 45', that portion of the building in excess of 45' shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 residential district for each one foot of building height in excess of 45'.


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)



UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
H-2	0	0	0	20	5 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 20  	SMALLER OF 30 OR 20% OF THE LOT DEPTH  	55  If the height of the building is over 45', that portion of the building in excess of 45' shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 residential district for each one foot of building height in excess of 45'.


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)



UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
H-3	0	0	0	20	SMALLER OF 15 OR 10% OF LOT WIDTH, MINIMUM 5  WHEN ABUTTING A RESIDENTIAL DISTRICT - 20  	SMALLER OF 30 OR 20% OF THE LOT DEPTH  	55  If the height of the building is over 45', that portion of the building in excess of 45' shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 residential district for each one foot of building height in excess of 45'.


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in "older", pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lnkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)





UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
H-4	15,000	0	75	20	20 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 50 	20 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 50 	55  If the height of the building is over 45', that portion of the building in excess of 45' shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 residential district for each one foot of building height in excess of 45'.


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)



UPDATED: JUNE 15, 2009


ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
I-1	0	0	0	15 OR ON LOTS DEVELOPED WITH BUILDINGS BEFORE 1979 - 0  IF PARTIAL BLOCK FACE REQUIRES A FRONT YARD, THAT FRONT YARD SHALL EXTEND 300 OR TO INTERSECTING STREET	0 OR WHEN ABUTTING RESIDENTIAL DISTRICT THE LESSER OF, 20 OR 10% OF LOT WIDTH, PROVIDED YARD NOT REDUCED TO LESS THAN 5 	0 OR WHEN ABUTTING RESIDENTIAL DISTRICT THE LESSER OF, 20 OR 10% OF LOT WIDTH, PROVIDED YARD NOT REDUCED TO LESS THAN 5 	75
I-2	1 ACRE	150	0	20	20 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 50 	20 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 50 	55


 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lnkannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)

UPDATED: JUNE 15, 2009

ZONING DISTRICT	MINIMUM LOT AREA (SQUARE FEET)	AVERAGE LOT WIDTH (FEET)	MINIMUM STREET FRONTAGE (FEET)	MINIMUM FRONT YARD SETBACK (FEET)	MINIMUM SIDE YARD SETBACK (FEET)	MINIMUM REAR YARD SETBACK (FEET)	MAXIMUM HEIGHT (FEET)
I-3  USE PERMIT SITE PLAN REVIEW  MINIMUM AREA FOR I-3 DISTRICT IS 50 ACRES  IF 75 ACRES IS DESIGNATED IN COMP PLAN	0	0	MANUFACTURING & STORAGE-150 RETAIL - 50 OFFICE - 50 OTHER USES - 50	20	20 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 50  	20 OR WHEN ABUTTING A RESIDENTIAL DISTRICT - 50  	MANUFACTURING & STORAGE-55 RETAIL - 45 OFFICE - 45 OTHER USES - 35  WHEN REAR OR SIDE YARD ABUTS RESIDENTIAL, MAX HEIGHT OF ANY IMPROVEMENT WITHIN 150 FEET OF THE RESIDENTIAL - 35
P	0	0	0	0	0	0	0

 Subject to Neighborhood Design Standards (Chapter 3.75) - applies in “older”, pre 1950 neighborhoods only.  
See map to determine if property is located inside the 1950 city limits. <ftp://gisftp.ci.lincoln.ne.us/download/gis/plots/georef/lncannex.pdf>

 If rear or side yard abuts residential, it shall be screened in conformance with Design Standards for Screening and Landscaping (Chapter 3.5)

UPDATED: JUNE 15, 2009