

Chapter 3.35

DESIGN STANDARDS FOR COMMUNITY UNIT PLANS

The Planning Department is assigned responsibility for administration of these design standards.

Section 1. GENERAL REQUIREMENTS

Following is the method of calculating the maximum number of dwelling units for an amount of land area in a particular zoning district; however, the developer shall in no way assume that the City will grant the calculated maximum number of dwelling units. The City will also consider the character and density of the surrounding land area, the height, width, length and position of the proposed buildings, the proposed open space along the exterior limits of the C.U.P., the usefulness of all the proposed open space, and the total area covered by proposed buildings and pavement, and traffic volume and circulation. (*Resolution A-83141; 12-20-04*).

1.1 Maximum Density

- A. General density. The maximum density within the boundaries of a C.U.P. shall be calculated as follows:
1. AG Agriculture District - 0.055 dwelling units per acre.
 2. AGR Agriculture Residential District - 0.27 dwelling units per acre.
 3. R-1 Residential District - 3.87 dwelling units per acre.
 4. R-2 Residential District - 5.80 dwelling units per acre.
 5. R-3 Residential District - 6.96 dwelling units per acre.
 6. R-4 Residential District - 13.93 dwelling units per acre.
 7. R-5 Residential District - 29.04 dwelling units per acre.
 8. R-6 Residential District - 48.4 dwelling units per acre.
 9. R-7 Residential District - 62.23 dwelling units per acre.
 10. R-8 Residential District - 79.20 dwelling units per acre.
- B. Cluster density. The number of dwelling units per acre within the boundaries of a C.U.P. shall not exceed the following cluster density:
1. AG Agriculture District - One (1) dwelling unit per acre with community sewer and water systems. However, if the individual septic tank and tile field sewer system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.
 2. AGR Agricultural Residential District - Three (3) dwelling units per acre with community sewer and water systems. However, if the individual septic tank and tile field system is used it shall be constructed and installed in accordance with Chapter 24.38 of the Lincoln Municipal Code.
 3. R-1 and R-2 Residential District - 12 dwelling units per acre.
 4. R-3 Residential District - 25 dwelling units per acre.
 5. R-4 Residential District - 30 dwelling units per acre.

6. R-5 Residential District - 45 dwelling units per acre.
7. R-6 Residential District - 75 dwelling units per acre.

The area of adjacent open space within the community unit plan may be added in computing the permitted cluster density only if:

- a. The open space bounds the area of the cluster on one or more sides;
 - b. The open space was not used for the computation of density in another cluster
 - c. The open space is reasonable accessible by pedestrians from 75 percent of all dwelling units within the cluster
 - d. The open space is not separated from the cluster by a public street, highway, private roadway, driveway, a streambed or railroad when they act as barriers by reason of traffic volume, physical characteristics or adverse ownership pattern where easement area not acquired.
- C. If the property within the boundaries of a C.U.P. is located in more than one zoning district, the maximum density and number of dwelling units per acre within each zoning district shall be calculated as provided in 1.1.A above and added together to arrive at the total maximum density and number of dwelling units per acre for the C.U.P. The maximum density and number of dwelling units per acre for any individual zoning district may be transferred to and located within any other R-1 through R-8 zoning district within the boundaries of the C.U.P. provided the total maximum density and number of dwellings units for the C.U.P. is not exceeded.

(Resolution A-88371; 6-3-14; prior Resolution A-83141, 12-20-04).

1.2 Shape, size and locations of buildings; open space buffers

- a. The open space between different type of buildings within the community unit plan (single, family, duplex and multiple family) shall be increased when the differences in height, width and length, and the number of dwelling units per building increases.
- b. A multi-family dwelling which exceeds the zoning district height shall be set back from all yard lines adjacent to an existing or planned single or two family dwelling a distance of 40 feet or the height of the multiple family dwelling whichever is greater. Garages, driveways and other accessory buildings for the multi-family dwelling are allowed in this setback area provided the additional landscape screening required by Section 7.3.c of Chapter 3.50 of the City of Lincoln Design Standards for Screening and Landscaping are met.

(Resolution A-86877; 7-9-12).

1.3 Single housing type developments

If all of the dwelling units constructed within a community unit plan are of one housing type, the design standards relating to shape, size and location of buildings and siting of open space may be waived or modified to provide the most advantageous siting for such a development. However, multiple family building development shall conform to the setbacks and open space requirements along the exterior boundaries of the C.U.P.

1.4 Recreational facilities

Adequate and appropriate recreational facilities shall be provided in the common open areas to serve the needs of the development and the anticipated occupants to fulfill the needs of occupants whether they are young, elderly handicapped, etc. Such facilities shall be readily accessible from the dwelling units in the community unit plan. These shall comply with the design standards for Recreation facilities as established by resolution of City Council. Said design standards shall be on file in the office of the City Clerk.

1.5 Parking

All parking within the community unit plan shall be regulated in conformance with the provisions of Chapter 27.67 of the Lincoln Municipal Code.

1.6 Utilities

The design, construction and installation of streets, roadways, driveways, parking lots, storm sewers, water mains, sanitary sewers and other improvements shall comply with the written design standards for the particular improvement and utility as established by resolution of City Council. Said design standards shall be on file in the office of the City Clerk.

1.7 Street trees

Street trees shall be provided on private streets and shall comply with the design standards for Street Tree Plantings as established by resolution of City Council. Said design standards shall be on file in the office of the City Clerk.

1.8 Easements

- A. The developer shall provide easements for the public utilities within the community unit plan.
- B. The developer shall dedicate easements which will allow public use of private roadways.