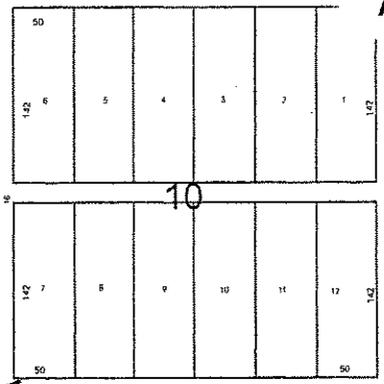
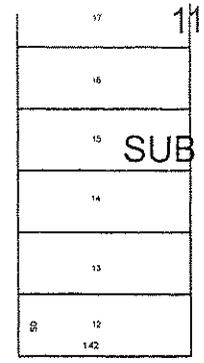


LINCOLN COM

ST.

"S"

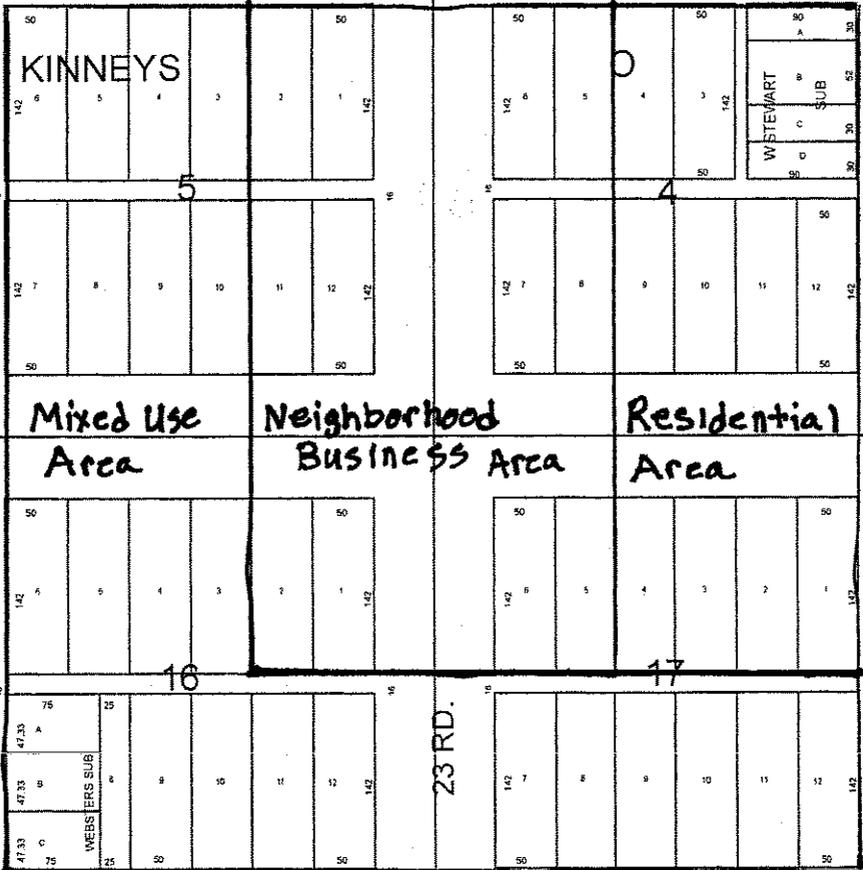


22 ND.

"R" ST.

ANTELOPE VILLAGE P.U.D

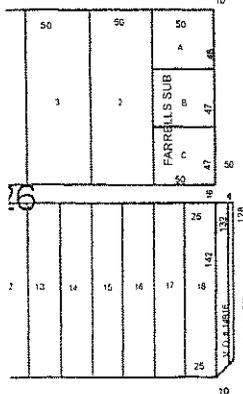
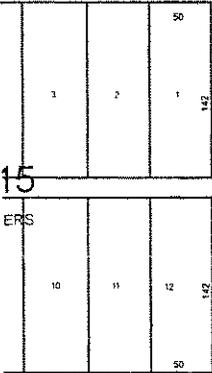
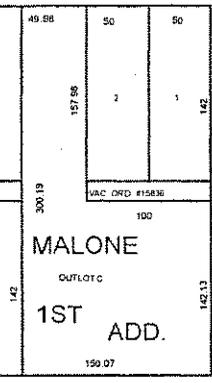
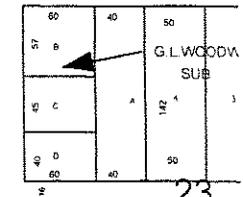
N ↑



MALONE 1ST ADD.

"P" ST.

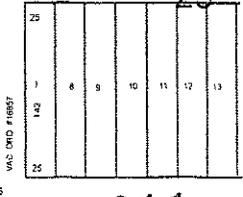
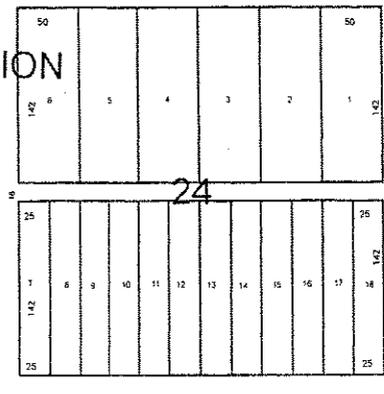
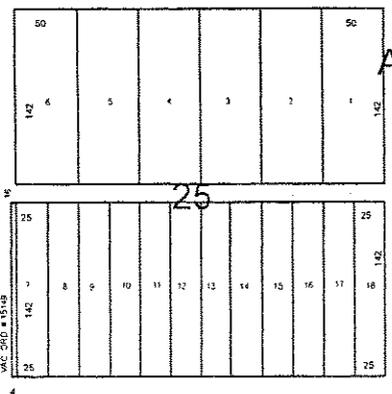
ADDITION



22 ND.

23 RD.

24 TH.



ANTELOPE VILLAGE PLANNED UNIT DEVELOPMENT

Purpose:

Antelope Valley Planned Unit Development ("the PUD") is intended to foster a transitional area of residences and other compatible uses between the urban mixed use areas of Downtown and O Street, and the residential neighborhood to the north and east.

The following applies to the Mixed Use Area: (From N. 22nd St. to 200' west of N. 22nd St. and from "P" St. to one-half block north of "P" St. between N. 22nd and N. 24th St.)

Purpose:

This area is intended to foster high-quality redevelopment in proximity to Union Plaza as a moderately dense residential area with limited and compatible business uses within residential buildings.

The regulations of the B-3 district shall apply except where modified by the PUD as follows:

1. LAND USE

- A. Dwellings are permitted on the first floor.
- B. Single family, two-family, townhouses and multiple dwellings are permitted.
- C. Commercial and office uses are only allowed below upper-story residential uses.
- D. All other uses shall comply with the B-3 District except as modified below:
The following uses are not allowed
 - (1) Drive-thru facilities
 - (2) Milk distribution station
 - (3) Food storage lockers
 - (4) Automobile wash facility
 - (5) Contractor yards
 - (6) Recycling centers
 - (7) Vehicle body repair shops
 - (8) Service stations and automobile or appliance sales and repairs.
 - (9) Tire stores and sales, including vulcanizing.
- E. Permitted Conditional Uses and Permitted Special Uses in the R-6 District are allowed per the requirements of the R-6 District.

2. SIGNS

- A. Pole signs are prohibited.
- B. Off-premise signs are prohibited.
- C. Permitted ground signs not to exceed 8' in height or 50 square feet in total area.

3. PARKING
 - A. No parking lot shall be adjacent or take access to N. 22nd St.
4. HEIGHT and AREA
 - A. All uses: front yard 10', side yard 5' or 0' on party wall, rear yard 10'.
 - B. Height limit of 45'
 - C. The minimum lot area shall be 1,000 sf per dwelling unit
5. PORCHES

An open, unenclosed porch may project into a required front yard for a distance not exceeding 5 feet.
6. DESIGN STANDARDS

The Lincoln Downtown Design Standards shall apply to the Mixed Use Area. The fronts of buildings must be oriented to N. 22nd Street.

The following applies to the "Neighborhood Business Area"

(100' east and west of N. 23rd St from one-half block north of "P" to "R" St)

Purpose:

This area is intended to provide a transition from a broad range of business uses to a more compatible blend of commercial and residential uses.

The regulations of the B-3 district shall apply except where modified by the PUD as follows:

1. LAND USE:
 - A. Dwellings are permitted on the first floor.
 - B. Single family, two-family, townhouses and multiple dwellings are permitted.
 - C. All uses shall comply with the B-3 District except as modified below:
The following uses are not allowed
 - (1) Drive-thru facilities
 - (2) Milk distribution station
 - (3) Food storage lockers
 - (4) Automobile wash facility
 - (5) Contractor yards
 - (6) Recycling centers
 - (7) Vehicle body repair shops
 - (8) Service stations and automobile or appliance sales and repairs.
 - (9) Tire stores and sales, including vulcanizing.

2. SIGNS

The regulations for signs per LMC 27.69.050 shall apply to all uses except single family and two-family and where modified by the PUD as follows:

- A. Pole signs are prohibited.
- B. Off-premise signs are prohibited.
- C. Permitted ground signs not to exceed 8' in height or 50 square feet in total area.

3. PARKING

- A. The parking requirements of the B-3 district shall apply.

4. HEIGHT and AREA

- A. All uses: front yard 10', side yard 5' or 0' on party wall, rear yard 10'.
- B. Height limit of 45'
- C. The minimum lot area shall be 1,000 sf per dwelling unit

5. PORCHES

An open, unenclosed porch may project into a required front yard for a distance not exceeding 5 feet.

The following applies to the Residential Area: (200' west of N. 24th St., ½ block north of "P" St. to "R" St.)

Purpose:

This area is intended to be a residential area with density that provides a transition from the high density and mixed uses to the south and west, to the residential neighborhood to the east and north.

This area shall comply with the R-6 zoning district except where modified by the PUD as follows:

1. HEIGHT AND AREA

- A. All uses: front yard 10', side yard 5' or 0' on party wall, rear yard 10'.
- B. Height limit of 35'.
- C. The minimum lot area for single family dwelling is 4,000 sf.
- D. The minimum lot area shall be 1,100 sf for two-family dwelling, townhouses and multiple dwellings.

2. PARKING

Parking shall be one stall per dwelling unit.

3. PORCHES

An open, unenclosed porch may project into a required front yard for a distance not exceeding 5 feet.

THE FOLLOWING APPLIES THROUGHOUT THE ANTELOPE VILLAGE PUD

1. Any requirement in the Antelope Village PUD, except for non-permitted uses, may be amended by administrative amendment approved by the Planning Director. A site plan is required with the administrative amendment.
2. The Planning Director may waive by administrative amendment the requirement that lots have frontage and access to a public or private street.
3. The Neighborhood Design Standards apply except:
 1. Pitched roofs are not required.
 2. Roofs may be concealed by parapets.
 3. Porches are not required on non-residential property.
 4. Non-residential properties shall meet the requirement for an entrance and windows oriented to the street.
 5. Height regulations of this PUD supercede those of the Neighborhood Design Standards.
 6. Mechanical equipment on rooftops shall be architecturally screened with materials compatible with the main walls of the building so they are not visible from adjacent streets.
4. In case any conflicts arise between the Downtown Design Standards and the Neighborhood Design Standards, or other zoning requirements and the requirements of the PUD, the more specific requirement applies.