

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for JULY 6, 2005 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone No.05047

PROPOSAL: Change the maximum height in the H-4 General Commercial District from 35-feet to 45-feet.

CONCLUSION: In conformance with the comprehensive plan.

<u>RECOMMENDATION:</u>	Approval
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ANALYSIS:

1. This request is to amend Section 27.45.070 of the Lincoln Municipal Code to change the maximum height from 35-feet to 45-feet in the H-4 General Commercial District.
2. The maximum height in the H-1, H-2, and H-3 districts is 45-feet.
3. If the H-4 district is abutting a residential district, the side and rear yard setback is 50-feet. Thus the setback is greater than the maximum height.
4. The 10-foot increase in height will allow for more creativity in building designs and more efficient use of the land.
5. Unlike some other communities, the Lincoln zoning code does not allow exceptions to the maximum height for architectural purposes such as dormers, cupolas, etc. Section 27.03.130 of the Lincoln Municipal Code defines building height: "Height of a building shall mean the vertical distance above grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched, hipped, or shed roof."
6. The attached drawing shows four roof designs. Option 1 is a rectangular box at 35-feet high. Option 2 is a "A" frame at 70-feet high. Option 3 is a sawtooth configuration at 35-feet high. Option 4 shows a roof design at 45-feet high.
7. The attached map shows all of the H-4 districts in the city.
8. The change of zone was presented to the Mayor's Neighborhood Roundtable on June 9, 2005.

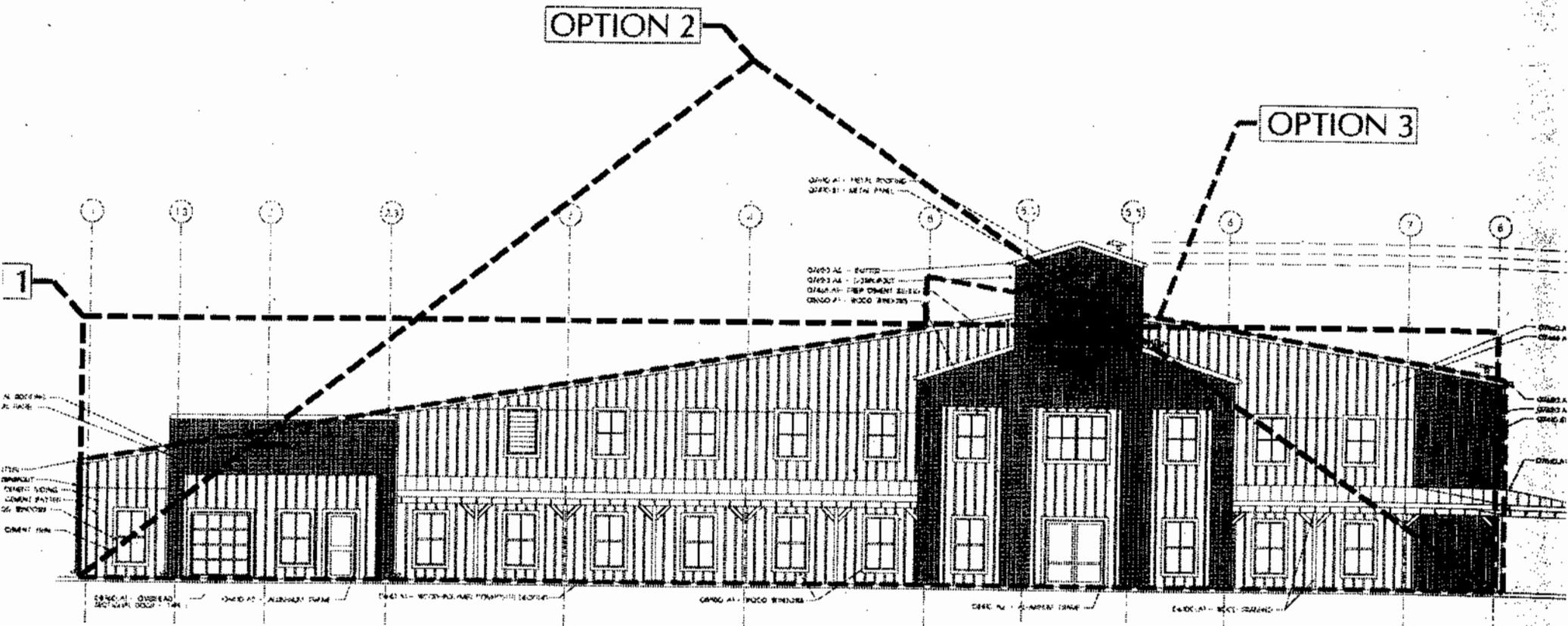
Prepared by:

Tom Cajka
Planner

DATE: June 20, 2005

APPLICANT: Director of Planning, Marvin S. Krout

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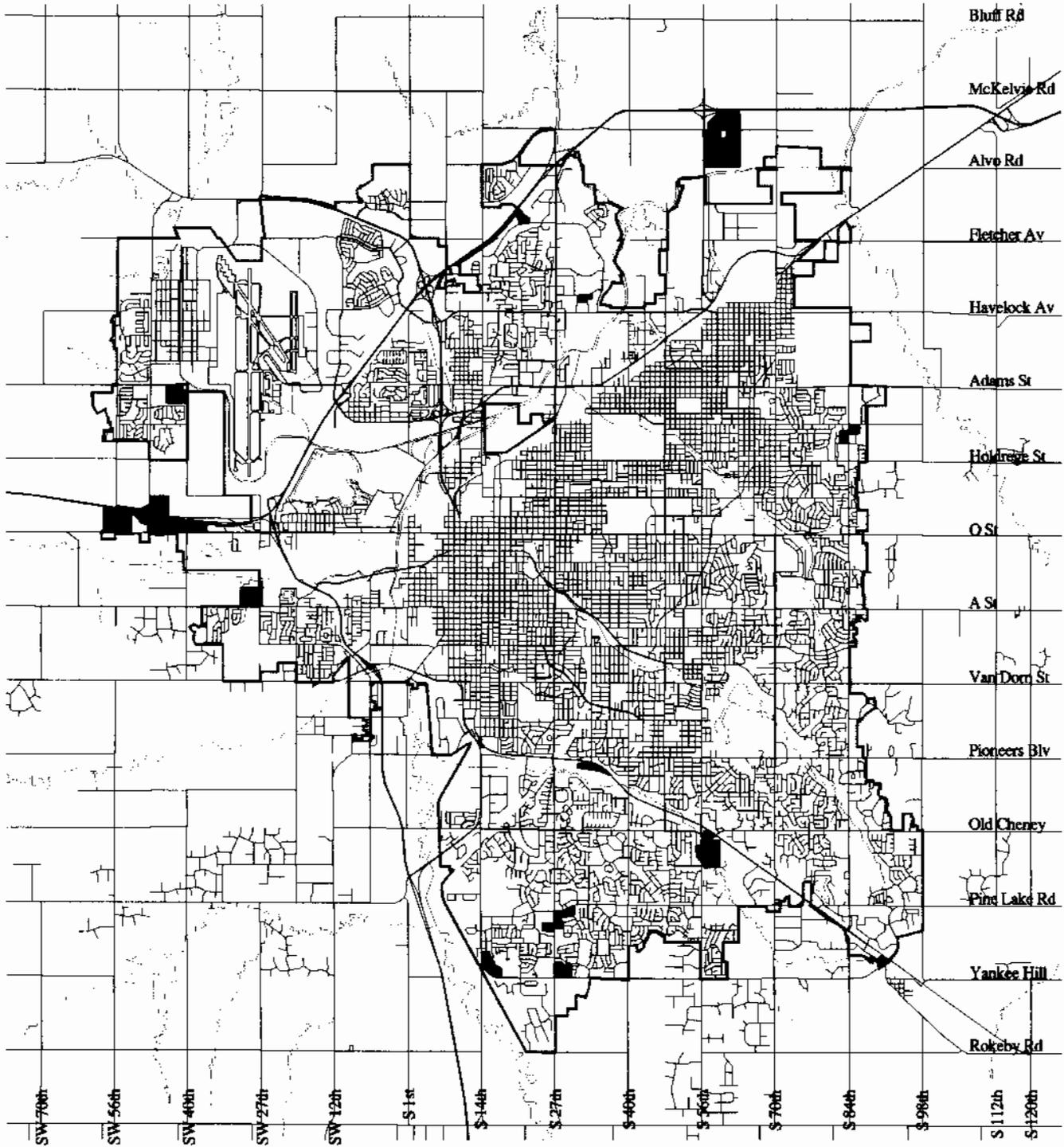
COMPARATIVE HEIGHT OPTIONS

SHOWN ON SOUTHEAST BUILDING ELEVATION
 1/8" = 1'-0"
 (ON 11"x17" SHEET)

- OPTION 1** ——— RECTANGULAR BOX AT 35'-0" HIGH
- OPTION 2** ——— "A" FRAME CONFIGURATION AT 70'-0" HIGH
- OPTION 3** ——— SAWTOOTH CONFIGURATION AT 55'-0" AVERAGE HEIGHT
- OPTION 4** ——— PRESENT CONFIGURATION AT 45'-0" AVERAGE HEIGHT SHOWN AS SHADED

BAHR VERMEER HAECKER
 FRONTIER
 HARLEY-DAVIDSON

H-4 ZONING DISTRICTS



-  H-4 Zoning Districts
-  City Limits