

MAYOR'S NEIGHBORHOOD ROUNDTABLE SUMMARY

April 10, 2017

Tracy Corr opened the meeting on Monday, April 10, 2017 at 5:30 p.m. in the Mayor's Conference Room, City/County/Building, in Lincoln, NE.

Attendance

Eighteen residents and six City staff attended:

Tracy Corr – 40 th & A NA	Russ Irwin – Clinton NA
Bob Reeves – Clinton NA	Jennifer Powell – Country Club NA
Paul Johnson – East Campus CO	Karen Dienstbier – Eastridge NA
Pat Anderson-Sifuentez – Everett NA & NWL	Myrna Coleman – Highlands NA
Scott Richert – Indian Village NA	Amy Rice – Irvingdale NA
Dennis Hecht -- Meadowlane Area RA	Rich Furasek – Meadowlane Area RA
Dave Erickson – Near South NA	Mike DeKalb – University Place CO
Keith Roland – University Place CO	Russell Miller – Witherbee NA
Randy Smith – Woods Park NA	Sharon Riggs -- unspecified
Lin Quenzer – Mayor's Office	Jon Carlson – Mayor's Office
Steve Henrichsen – Planning Dept	Andrew Thierolf – Planning Dept
Wynn Hjernstad – Urban Development Dept	Mayor Beutler

Welcome & Introductions

Everyone introduced themselves. Pat Anderson-Sifuentez agreed to take meeting notes.

Mayor's Comments

Mayor Beutler asked if there was information that needed to be clarified as there have been several City Council Candidate forums. The following items were discussed.

- **“The public should know the cost of increasing police staffing.”** There was discussion that crime is affected by many things—after school programs to keep youth busy and supervised and community policing, for example. As the city grows, so does response time when police are called. LPD -- with resident input -- is studying this.
- **“City Projects are supposed to pay a livable wage.”** If someone has a contract with the City, they are required to pay a livable wage.

Also, there are four new fire stations under contract. The Southwest station is being built jointly with LPD as a police substation.

Accessory Dwelling Unit Update, Potential Zoning Text Amendment - Andrew Thierolf, AICP, Lincoln-Lancaster County Planning Department, 402-441-6371; athierolf@lincoln.ne.gov

Andrew Thierolf presented information on Accessory Dwelling Units (ADU's), **see Attachment 1**. There are current examples of allowable ADUs in Fallbrook and Village Gardens. In February and March, planners met with architects and neighborhood representatives to discuss the possibility of a zoning amendment that would expand areas/situations where ADU's could legally be built. The Planning staff is collecting public input until early May, when they expect to make a recommendation to the Planning Commission. If the recommendation is to proceed, there are two implementation methods to consider: *Conditional Use* (only 15% of lots would qualify) and *Special Permit* (additional design standards could be included).

Discussions included:

- ADU's share a lot with an existing house and may be attached or detached. Units have separate entrances. One unit MUST be owner occupied.

- Reasons for ADU's—use as a guest house, special needs housing, alternative income for homeowner, possibly increase affordable housing since one unit is much smaller.
- Life cycle of ADU – owner may occupy original house, choose to build an ADU for aging parents, guests, kids, rent etc. and 20-30 years later, they may choose to occupy the smaller unit and rent the larger unit.

Concerns expressed included:

- Two houses on one lot will increase the need for parking because 1 additional parking space is required for the ADU. This increases the potential for crowding.
- Increased noise.
- Aesthetics – an ADU may not fit in with neighborhood.
- Would this lead to more rentals and deteriorated housing?
- New neighborhoods have covenants which provide some restrictions/protections. Older neighborhoods do not have covenants.
- There were three requests for ADU's in the last year. Is the need great enough to justify changing city-wide zoning regulations?
- Currently, there is no method identified for verifying that the lot is and continues to be owner-occupied.

Announcements

- ***Proposed Text Change:*** Steve Henrichsen, AICP, Development Review Manager, Lincoln-Lancaster County Planning Department. Steve reported that Jim Christo, a local homebuilder and property owner, has applied for changes to 27.67.030 (parking) and Neighborhood Design Standards 3.75 (4.3-Parking). Currently, in the R-1 through R-4 zoning districts, someone building a single-family unit, two-family unit, or townhouse units can count the parking stall in a front-yard driveway leading to a garage as part of their required parking. However, it cannot be counted in R-5, R-6, or R-7 zoning. Mr. Christo would like to change the code to allow that space to also be counted in the R-5 through R-7 districts for single family, duplex, or townhouse uses.

In his application letter, Mr. Christo says that single family or townhouses provide homeownership opportunities and can still be built even in the higher density zoning areas. His proposal would align the R-5 through R-7 districts with that provision of the R-1 through R-4 areas, and remove what he feels is a disincentive to home ownership options in the higher density districts. Ed Zimmer in Planning ezimmer@lincoln.ne.gov can help with questions. Currently this application is scheduled for Planning Commission hearing on April 12.

- Residents Together Resource Fair: Free event on Saturday, May 6th, 10:00 am to 2:00 pm, at the F Street Recreation Center, 1225 F Street. [See Attachment 2.](#)
- Mike DeKalb announced the 26th annual Easter Egg Hunt at UPCO Park, 40th & Adams at 10:00 a.m. on Saturday, April 15th for preschool through third grade children.

Next Meeting/Agenda

The next meeting of the Mayor's Neighborhood Roundtable will be May 8, 2017 at 5:30 p.m. The topics will be determined.

Adjournment

The meeting adjourned at approximately 6:30 p.m.

Notes submitted by Pat Anderson-Sifuentez.

ACCESSORY DWELLING UNITS



Accessory Dwelling Units (ADUs) are currently allowed in Lincoln under limited circumstances. The City Council has directed the Planning Department to explore the idea of a Zoning Ordinance amendment that would provide more options for ADUs in residential districts throughout the city.

WHAT IS AN ACCESSORY DWELLING UNIT?

An ADU is a self-contained dwelling unit on the same lot as a single-family dwelling. ADUs typically include living space, one bathroom, and a small kitchen. They can be attached or detached from the main dwelling.

REASONS FOR ACCESSORY DWELLING UNITS

- Living space for a relative
- Affordable housing option
- Guest house/pool house/hobby house
- Alternative income for homeowner
- Allow homeowners to "age in place"

THE UPDATE PROCESS

A working group of neighborhood representatives, architects, and homebuilders has been assembled to assist with the update process. This draft represents options for public discussion and is not a proposal by the working group or Planning Department. The working group will further examine the draft on the following pages once public input is collected. A text amendment proposal may move forward to the Planning Commission in late Spring.

MORE INFORMATION AVAILABLE AT lincoln.ne.gov/city/plan



QUESTIONS OR COMMENTS

The Lincoln-Lancaster County Planning Department welcomes your questions or comments on the discussion draft presented on the following pages.

Andrew Thierolf
402-441-6371
athierolf@lincoln.ne.gov

555 S. 10th Street
Suite 213
Lincoln, NE 68508

Please submit your comments by April 30



This draft, which is for discussion purposes only, includes two primary methods where an ADU would be allowed. These methods would be used in conjunction with each other and be available to homeowners depending on lot size. Adding an ADU as a conditional use would be available to homeowners who own lots that are big enough for a duplex or have lots that currently have more than one dwelling unit. Approximately 25 percent of residential lots in Lincoln would have the area to include an ADU as a conditional use. The special permit on the following page would be available to homeowners on more typical single-family lots.

Conditional Use

A conditional use does not require approval by the Planning Commission or City Council. A building permit would be issued once the following conditions are met.

1. Two categories of lots that would be eligible for an ADU:

Must have required lot area for two dwellings per the zoning ordinance. No more than two dwelling units are allowed on a single lot.

R-1: 14,400 sf

R-2: 10,000 sf

R-3: 10,000 sf

R-4: 5,000 sf

OR

Legal nonconforming lots that currently contain two or more dwelling units may have an accessory dwelling unit, provided that the lot would contain no more than two dwelling units.

Note, this applies to lots that already have the area for two attached dwelling units (a duplex) per the existing regulations. This change would allow a single-family house with a detached ADU. The R-5 through R-8 districts already allow detached dwelling units if the lot area requirements are met.

2. ADU Size:

- **The lesser of 40% of the main building or 800 sf.**
 - **Cumulative area of detached ADU and accessory buildings cannot exceed the accessory building maximum area per Section 27.72.120(d).**
 - **No more than 1 bedroom.**
- 3. The owner is required to live on the property either in the main building or the ADU.**
 - 4. An ADU must share utility connections with the main building.**
 - 5. Height: Comply with the height regulations of the district but no taller than the main building.**
 - 6. Setbacks: Must meet the setbacks of the main building. Detached ADUs must be at least 60 feet beyond the front lot line, except for corner lots. On corner lots, the detached ADU must be at least 60 feet beyond the front lot line shared with the primary façade of the main building.**
 - 7. Parking: One parking stall in addition to that required of the main building.**

Note: ADUs constructed on lots within the City Limits as of December 31, 1949 would be required to comply with the Neighborhood Design Standards. The Design Standards would need to be modified to incorporate ADUs.

ADUs constructed in a Landmark District must be reviewed for compatibility with the district per Chapter 27.57 of the Zoning Ordinance.

The special permit would allow an additional dwelling unit on a single-family lot. The conditions associated with the special permit are intended to minimize potential negative impacts of the accessory dwelling unit.

Special Permit

A special permit requires a public hearing and approval by the Planning Commission or City Council.

1. **Must have required lot area for a single-family dwelling per the zoning ordinance. No more than two dwelling units are allowed on a single lot in the AG, AGR, R-1, R-2, R-3, and R-4 districts.**

AG: 20 acres

AGR: 3 acres

R-1: 9,000 sf

R-2: 6,000 sf

R-3: 6,000 sf

R-4: 5,000 sf

R-5: 5,000 sf

R-6: 4,000 sf

R-7: 4,000 sf

R-8: 4,000 sf

2. **ADU Size:**

- **The lesser of 40% of the main building or 800 sf.**
- **Cumulative area of ADU and accessory buildings cannot exceed the accessory building maximum area per Section 27.72.120(d).**
- **No more than 1 bedroom.**

3. **The owner is required to live on the property either in the main building or the ADU.**
4. **An ADU must share utility connections with the main building.**
5. **Height: Comply with the height regulations of the district but no taller than the main building.**
6. **Setbacks: Must meet the setbacks of the main building. Detached ADUs must be at least 60 feet beyond the front lot line, except for corner lots. On corner lots, the detached ADU must be at least 60 feet beyond the front lot line shared with the primary façade of the main building.**
7. **Parking: One parking stall in addition to that required of the main building.**
8. **An ADU must be compatible with the main building, utilizing features of the main building such as roof type, materials, and general style.**
9. **Entrance of attached ADU cannot be on same facade as entrance to main building.**
10. **Any ADU in a Landmark District must be reviewed by the Historic Preservation Commission.**
11. **The Planning Commission may modify these conditions, except for conditions 1 - 4.**

Note: ADUs constructed on lots within the City Limits as of December 31, 1949 would be required to comply with the Neighborhood Design Standards. The Design Standards would need to be modified to incorporate ADUs.

Detached finished floor area for uses generally found within the house are not allowed per the Building and Safety Department's interpretation of the existing regulations. Examples include a guest house, larger pool house, craft room, or recreation room. These uses are not currently allowed to be detached from the house. The following amendment would allow them to be detached.

Accessory Finished Floor Area

- 1. Height: Comply with the height regulations of the district but no taller than the main building.**
- 2. Setbacks: Must meet the setbacks of the main building.**
- 3. Size: Cumulative area of detached finished floor area and accessory buildings cannot exceed the accessory building maximum area per Section 27.72.120(d).**

Note: If constructed on lots within the City Limits as of December 31, 1949 would be required to comply with the Neighborhood Design Standards. The Design Standards would need to be modified to incorporate detached finished floor area.

Impact fees are used to help generate revenue for new infrastructure required because of development. The fees are based on the projected impact of a new construction project on arterial streets, water and wastewater lines, and parks.

Impact Fees

An ADU closely resembles a studio or one-bedroom apartment unit in size and trip generation. Impact fees for arterial streets and parks/trails would be per the multi-family dwelling standard. The current impact fee schedule for multi-family dwelling units is listed below. The fees would be assessed at time of building permit.

Arterial Street Impact Fees: \$1,570

Neighborhood Parks & Trail Impact Fees: \$209

Water/wastewater impact fees are determined by water meter size. An impact fee would be required if the ADU resulted in an increase in meter size on the lot.

Residents Together

RESOURCE FAIR

SATURDAY MAY 6th

10^{am}
-
2^{pm}

featuring

VERSE AND THE VICES
HAKOM!

Root Marm Chicken Farm Jug

FREE EVENT

MUSIC FOOD COMMUNITY

F Street Rec Center (1225 F St)

