

Affordable Housing Text Amendment Package

Draft Regulations *UPDATED: July 2021*

Regulations would apply within the City of Lincoln and its 3-mile extraterritorial zoning jurisdiction.

WHAT

The Affordable Housing Text Amendment Package is a series of changes to Title 27 (Zoning) of the Lincoln Municipal Code which will help support new housing construction, both affordable and market rate multi-family units, by removing barriers to development. It is only the first round of amendments that will be initiated to support more affordable housing in Lincoln.

WHY

In December 2021 the City Council adopted the [Lincoln Affordable Housing Coordinated Action Plan](#) which seeks to support the development of a housing market in Lincoln that is reflective of the diverse community of residents that makes up the city. One of the many recommendations from the plan was to “ensure policies and codes support affordable housing.” So, in taking the first step in implementing the plan, the affordable housing text amendment package is being brought forth.

HOW

While the focus of the Plan was to address housing needs for the city's residents earning less than 80% of the Area Median Income (AMI), no one market stands in isolation. Therefore, not all concepts in this package of text amendments will target affordable housing directly, but by increasing the supply and diversity of housing options, more affordable units will be freed up as higher income families move up into new units.

This list of amendments was chosen as the starting point for implementing the recommendations within the Lincoln Affordable Housing Coordinated Action Plan but is by no means comprehensive. The changes include topics the Plan recommended addressing as well as other changes that reflect trends in approved projects and waivers. This is just the first step in the process to support more affordable housing development.

Visit the website to learn more and submit comments

Go to www.lincoln.ne.gov
(search: affordable housing)

There you will find...

- Draft changes to the Lincoln Municipal Code
- Submission form to leave comments on the Draft
- Tentative schedule and any updates

SUMMARY OF CHANGES

The following changes are items identified to remove barriers as well as reflect current development patterns. Proposed amendments to the height and parking for example, are direct reflections of many recently approved applications by the Planning Commission and City Council.

Administrative Amendments: The Planning Director could convert floor area to dwelling units in an approved Planned Unit Development or Use Permit and could increase the dwelling count by 15% in an approved special permit.

Parking: Minimum parking requirements would be reduced to 1.5 stalls per dwelling unit for Multiple Family Dwellings in the R-1 through R-6 Residential Districts, to 1 stall per dwelling unit in the O-3 Office Park District and B-5 Planned Regional Business District, and eliminated in the O-1 Office District.

Height: The maximum height for all uses would be increased to 55 feet in the O-3 Office Park District, B-2 Planned Neighborhood Business District, and B-5 Planned Regional Business District. For multiple-family dwellings in the R-1 through R-4 the height would increase to 45 feet and for R-5 through R-7 Residential Districts it would be 55 feet.

Corner Lots: A new definition of corner front yard would be created allowing a single or two-family dwelling on a corner lot with two or more street frontages to reduce the setbacks on the new corner front yards to 10 feet.

B-2 Residential Uses: All residential uses in the B-2 Planned Neighborhood Business District would become permitted instead of conditional uses.

Rebuilding After Damage: All residential uses in R-1 through R-8 would be allowed to rebuild to the original condition, regardless of nonconformity, even if damage exceeds 60% of the fair market value.

NEXT STEPS

Please submit comments on the Draft using the link provided on the project website. Once community input has been received on the Draft, City staff will consider the feedback and determine any appropriate changes. A final draft will then be made available.

After the public input process, public hearings on the proposed code amendments will be held at the Planning Commission and City Council. Anyone may testify or submit written comments in favor or opposition to the proposed changes at the public hearings. The City Council will vote to approve or deny the changes. The public hearing will be August 4th, 2021 at Planning Commission meeting and August 23rd City Council.

QUESTIONS?

Questions can be directed to Stephanie Rouse, (402) 441-6373 or srouse@lincoln.ne.gov

Lincoln-Lancaster County Planning Department
555 S. 10th Street, Suite 213
Lincoln, NE 68508
Phone: (402) 441-7491