

# **DESIGN STANDARDS FOR ZONING REGULATIONS**

**Adopted by City Council**

**October 8, 1979**

**Resolution A-66456**

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\*Example Only, Not Design Standards.

## PREFACE DESIGN STANDARDS

The enclosed design standards are a guide. Nothing contained herein shall be construed as a requirement which would prevent the city from granting a specific exception to any of the standards as set forth here. These design standards are intended to cover in general the current City procedures and policies related to these standards. No attempt has been made to cover all the possible situations which may arise in the design and construction. It will be necessary that a satisfactory solution to those situations not specifically covered by these design standards except for MARKET ANALYSIS for B-5 District, be reached on an individual basis through consultation with the appropriate City Departments.

### AMENDMENTS

- |   |  |
|---|--|
| Res. A-66705 - February 19, 1980<br>Revision to Design Standards<br>to Parking Lots (pp 46, 52, 54)   | Res. A-70018 - June 3, 1985<br>Broadcast Towers (p. 56)  |
| Res. A-66802 - April 21, 1980<br>Revision to Parking Lot Design<br>Standards for Drainage and Surfacing<br>(pp. 44-45)                        | Res. A-70287 - September 3, 1985<br>Screening of Salvage & Scrap<br>Processing Operations (pp. 51-52, 54)  |
| Res. A-67741 - October 12, 1981<br>Construction of Sidewalks (p. 47)  | Res. A-71336 - April 13, 1987<br>Design Standards for Density<br>Bonuses in Community Unit Plans<br>(p. 26)  |
| Res. A-67890 - December 21, 1981<br>Screening of Salvage and Scrap<br>Processing Operations (pp 51-52, 56)                                    | Res. A-72555 - January 16, 1989<br>Revisions to Community Unit Plan<br>(pp. 24-26)   |
| Res. A-68588 - January 24, 1983<br>Mobile Home Courts & Subdivisions<br><br>Approved by Special Permit (p. 55)                                | Res. A-72570 - January 23, 1989<br>Design Standards designated as<br>"Neighborhood Design Standards" to<br>apply in residential conservation<br>districts (pp.84-87) |
| Res. A-69046 - September 26, 1983<br>Parking Lot Design Standards<br>(pp. 45, 49-50)  | Res. A-72749 - April 17, 1989<br>Design Standards for Density<br>Bonuses (pp. 26-30)   |
| Res. A-69206 - January 3, 1984<br>Amend Design Standards to Reflect<br>Theatre Location Policy (pp. 11-12)                                    | Res. A-72769 - May 8, 1989<br>Design Standards for Corporate<br>Office Park Planned Unit Dev.<br>(pp. 81-83)   |
| Res. A-69947 - March 4, 1985<br>Day Care Centers (p. 56)  | Res. A-73026 - September 11, 1989<br>Design Standards for Density Bonuses<br>Housing for the Handicapped (p. 27)   |
| Res. A-70043 - April 15, 1985<br>Handicap Parking (p. 45)   | Res. A-73128 - October 16, 1989<br>Design Standards for screening uses<br>in the R-T District from adjacent<br>residential uses. (p.57)                              |
| Res. A-70059 - April 22, 1985<br>Parking Lot Design Standards<br>(pp. 45-48)<br>Design Standards for Screening<br>and Landscaping (pp. 51-57) | Res. A-73185 - November 13, 1989<br>Design Standards for Screening and<br>Landscaping (Broadcast Towers) (p.56)  |

AMENDMENTS

Res. A-73907 - November 26, 1990

Community Unit Plan Design Standards  
Preservation of Farmland in AG Zoning  
District (p. 34a)

Res. A-75308 - March 15, 1993

Adding standards for Technology Transfer  
Industries or Applications in the O-3 Office  
Park District if designated in the Comprehensive  
Plan as a Technology Park (p. 88)

# ENVIRONMENTAL PERFORMANCE STANDARDS

FOR

B-2 PLANNED NEIGHBORHOOD BUSINESS DISTRICT  
B-5 PLANNED REGIONAL BUSINESS DISTRICT  
I-2 INDUSTRIAL PARK DISTRICT  
I-4 PLANNED INDUSTRIAL RESERVE  
O-3 OFFICE PARK DISTRICT

## SECTION 1. PURPOSE OF ENVIRONMENTAL PERFORMANCE STANDARDS

The purpose of establishing and applying environmental performance standards in the B-2 Planned Neighborhood Business District, B-5 Planned Regional Business District, I-2 Industrial Park District, I-4 Planned Industrial Reserve District and O-3 Office Park District (hereinafter referred to as the "Districts") is to allow potential environmental nuisances to be measured factually and objectively and thus to ensure uses in the District will not cause hazards and nuisances to the adjacent areas by processes of control and nuisance elimination.

## SECTION 2. APPLICATION OF STANDARDS

After the effective date as established in the City Council Resolution No. A-66456 any uses established in these Districts shall comply with all the environmental performance standards herein set forth. If any existing uses are extended, enlarged, moved, structurally altered or reconstructed, the standards shall apply with respect to such extended, enlarged, moved structurally altered or reconstructed uses.

## SECTION 3. ADMINISTRATION OF STANDARDS

The Superintendent for the Codes Administration of the Department of Public Works (hereinafter referred to as "Superintendent") shall have the overall responsibility in enforcing all environmental performance standards herein set forth, including periodic conformance check of the uses, acting upon complaint, and making a determination as to compliance or non-compliance with such standards within these Districts. Upon request by the Superintendent, the Director of the Lincoln-Lancaster County Health Department, or his representatives, agents and employees, shall be responsible for conformance check of the uses relative to performance standards for noise, emission, dust and odor and representatives, agents or employees of Lincoln Electric System shall be responsible for conformance check of the uses relative to Performance Standards for Outdoor Night Time Lighting and shall report pertinent findings to the Superintendent for his consideration.

## SECTION 4. SUPERINTENDENT'S ACTION

Within thirty (30) days following his periodic performance check or receipt of the reports of expert consultants, the Superintendent shall make a determination as to compliance or non-compliance with the performance standards. If the Superintendent determines that the uses are not in

compliance, he shall give written notice to the owner of said uses of such determination. Within sixty (60) days following receipt of the Superintendent's written notice, the owner of said uses shall take necessary steps, such as modification or alterations in the existing construction or the operational procedures, to bring the uses into compliance with the performance standards. However, the Superintendent may grant an extension of time, if he deems such extension warranted in the circumstances of the case, and if such extension will not cause eminent peril to life, health or property.

SECTION 5. CANCELLATION OF USE PERMITS

If, after the conclusion of the time granted for compliance with the performance standards, the Superintendent finds the violation is still in existence, any use permits previously issued shall be revoked and the operation shall be ceased until the violation is remedied.

SECTION 6. PERFORMANCE STANDARDS FOR NOISE

No person shall operate, cause to operate, or allow to operate any source of sound in such a manner as to create a sound level which exceeds the limits set forth for the receiving land use category in the following Table. All measurements shall be taken at or within the property boundary of the receiving land use with a sound level meter which meets the specifications of the American National Standards Institute (or any standard making body replacing ANSI) for a Type II general purpose sound level meter, its equivalent, or better. The A-weighted, slow response shall be used.

Sound Levels by Receiving Land Use

<u>Receiving Land Use Category</u>	<u>Time</u>	<u>Maximum One-Hour Leq (dB)</u>
Residential	7:00 a.m. - 10:00 p.m.	65
	10:00 p.m. - 7:00 a.m.	55
Commercial/Business	at all times	70
Industry/Manufacturing	at all times	75

The following uses and activities shall be exempt from the above noise level regulations:

- (a) Noises not directly under the control of the property owner
- (b) Noises emanating from construction and maintenance activities between 7:00 a.m. and 7:00 p.m.
- (c) The noises of safety signals, warning devices, and emergency pressure relief valves.

Definition of Leq: EQUIVALENT A-WEIGHTED SOUND LEVEL (Leq) - The constant sound level that, in a given situation and time period, conveys the same sound energy as the actual time-varying A-weighted sound. It is the average sound level and it accurately portrays the sound the human ear actually hears.

## SECTION 7. PERFORMANCE STANDARDS FOR EMISSION, DUST, AND ODOR

The existing City Ordinances, Regulations and Standards relating to emission, dust, and odor shall apply to all uses in B-2, B-5, I-2, I-4 and O-3 Districts. Such ordinances include Lincoln Municipal Code, Chapter 8.06, Section 8.06.130 Emission of Odorous Matter, 8.06.140 Open Burning, and 8.06.150 Air Pollution Nuisances Prohibited.

## SECTION 8. PERFORMANCE STANDARDS FOR OUTDOOR NIGHT TIME LIGHTING

### Standards

Lighting in areas such as parking lots, outdoor storage facilities and the general landscape shall be conducted so that the light source is directed away from residential use areas and public streets, or shall be controlled so that the candlepower per 1000 lamp lumens does not numerically exceed 50 lamp lumens (5%) above vertical angle at 78 degrees above nadir or emit more than 500 foot-lamberts per unit projected surface area of the luminaire above 78 vertical angle.

Luminous element signs shall not exceed 300 foot-lamberts. Luminous building fronts on facades shall not exceed 100 foot-lamberts in average surface luminance. Flood lighted signs shall not exceed 75 foot-lamberts in average surface luminance. Exposed lamp signs and luminous tube signs shall not exceed 400 foot-lamberts in average surface luminance.

If street and walkways used by the public for night time transit are lighted, they shall be lighted in conformance with City of Lincoln standards for residential ornamental street lighting. (15 average maintained horizontal foot candles; average to minimum uniformity ratio not greater than 10:1)

Illumination contributable to any outdoor lighting shall be conducted in such a manner that direct or indirect illumination from the source shall not exceed .5 horizontal footcandles at the property boundary line of these districts if they abut a residential district.

### Measurement

Illumination (footcandles) and luminance (foot-lamberts) measurements shall be made with a cosine corrected photoelectric photometer having a spectral response corrected to fit the luminous efficiency curve established by the International Commission on Illumination. The meter shall be calibrated in accordance with the manufacturer's specifications and shall be operated according to the manufacturer's directions. Luminance meters shall be operated at an aperture setting of 2 degrees in diameter.

## SECTION 9. PERFORMANCE STANDARDS FOR HEAT

Any operation producing intense heat shall be conducted within an enclosed building or with other effective screening in such a manner as to be completely imperceptible from any point along or outside the lot lines.

GENERAL REQUIREMENTS FOR SUBMISSION  
OF AN ENVIRONMENTAL IMPACT STATEMENT  
FOR B-5 PLANNED REGIONAL BUSINESS DISTRICT

GENERAL

Pursuant to the provisions of Section 27.37.070(c) of the Lincoln Municipal Code, if any application for a change of zone to the B-5 Planned Regional Business District and for a use permit substantially deviates from the Comprehensive Plan in terms of location or size, as determined by the Planning Director, the applicant shall submit an environmental impact statement to assist the city officials and citizens in determining whether such proposed uses are likely to have an adverse environmental impact and whether the applicant has given fair consideration to the preservation and enhancement of the environment and to the interest of the whole community in which the uses are to be located.

ESSENTIAL ELEMENTS

The applicant shall submit data and analyses of any environmental impact which the proposed project may have including, but not limited to, the following elements:

- A. Project Description
  1. Prepare a vicinity map showing the location of the project within the city and region as a whole.
  2. Show on the map, and describe, the existing community facilities and public utilities serving the project site and its immediate area, including, but not limited to, streets, highways, drainage, sewage, parks and playgrounds, water mains, power lines and show by genus and species all plant material that is four (4) inches or greater in diameter.
  3. Describe the present physical condition in the vicinity of the project site including soils, topography, vegetation, geological conditions, water bodies, flood plains, land use, and other pertinent physical characteristics.
  4. Describe the proposed uses and its staging of development.
  5. Describe the purpose of the development as related to the accomplishment of the established goals and policies and the Comprehensive Plan
  
- B. Impacts on the Environment (beneficial as well as adverse)
  1. Discuss the probable impacts of the development on the physical environment, including soils and their erosion, topography, vegetation, geological conditions, water bodies, flood plains, land use, and other pertinent physical characteristics.
  2. Discuss whether the development will affect existing and proposed protected areas such as planned parks and natural areas.
  3. Comment on whether the project will be compatible with the existing and proposed land use patterns and how it relates to the Comprehensive Plan.



4. Discuss any problems associated with provisions of adequate utilities, including the quantity and quality of water sources, sewage treatment, solid waste disposal, and drainage facilities.
5. Roadways within and adjacent to the proposed development must be evaluated to determine if they have sufficient capacity to accommodate project traffic volumes after the development is complete. This analysis should follow this basic format.
  - a. Analysis of existing and proposed roadway capacity within the development and downstream on existing roads where the closest capacity restraints exist. (Example, closest stop sign or signal control.)
  - b. Determine existing traffic volumes on roads to be analyzed.
  - c. Determine traffic generated by the development and assign to existing and proposed roadways and its relationship to the traffic projections shown in the Comprehensive Plan.
  - d. Determine if roadway capacity problems will result by use of volume capacity ratios and level of service. Evaluate anticipated capacity problems and propose solutions through intersection controls, roadway improvements, etc. All methods used in this analysis should follow the latest guidelines of the Institute of Transportation Engineers.
  - e. Analysis should also include discussion of any efforts taken to encourage energy conservation, carpooling and transit use.
6. Discuss the efforts of the project on the compliance with various environmental performance standards set forth in the City's Air Pollution Control Ordinance (Municipal Code Chapter 8.64) and Air Pollution Control Regulations and Standards, the Noise Ordinance (Municipal Code, Chapter 9.46) and other related standards as shall be established by appropriate municipal departments from time to time.
7. Describe possible social impacts associated with the project, such as employment generation, housing demand, residential and business displacement, and effects on low-income neighborhoods.
8. Describe economic impacts associated with the project in the form of cost/benefit analysis. Costs imply those public expenditures needed to provide additional community facilities while benefits may include increases in the local tax base, increased employment, and other items.
9. If an application for a use permit either for new construction or for an addition to or alteration of existing construction pertains to a portion of land located in a B-5 District where the applicant

has not control over the uses of other land in the same District (e.g. under multiple ownership), and the proposal contained in the application is for 50,000 square feet or less of gross leasable floor area or a total of five (5) acres or less of land (including parking, setbacks, and landscaping requirements), Element B, Impacts on the Environment, Items 1 through 8 may be waived. If these items are waived the impact statement shall be addressed to the following subjects:

(a) Describe the physical and functional relationship between the proposed use and the rest of the District. The discussion shall emphasize the implications that the proposed use and development plan may have for the other lands in terms of land uses, types of development, physical design, circulation, accessibility, and the provision of public utilities.

(b) Identify these adverse impacts which the proposed use may have on other lands within the District and the areas immediately adjacent to the District, such as visual impact on the natural setting, impediment to the functional integrity of the whole District and inefficient usage of space and resources.

C. Alternative to the Proposed Project

Consideration should be given to other reasonable or viable alternatives to the proposed project in order to examine whether the proposed development is the best among those alternative being considered. The discussion should focus on listing what other alternatives were considered and a statement of why they were rejected.

D. Mitigation of Adverse Environmental Impacts

Summarize the adverse environmental impacts described in previous section, and discuss the means by which the applicant proposes to mitigate them as well as other potential mitigation measures which could be considered. Discussion should include measures taken or being proposed by the applicant during construction, after construction and those preservation measures which were considered but rejected.

E. Impacts Over Time

Discuss the impacts which will occur during the construction phase such as noise, dust, vibration, and traffic disruption from regular construction activities (immediate impacts); those which will extend beyond construction phase but for only a short period of time, such as short-term erosion until vegetation has grown enough to hold the soil in place (short-term impacts); and those which will extend long into the future such as increased demand for public services and unavoidable pollution impacts (long-term impacts).

F. Irreversible and Irretrievable Commitments of Natural Resources

Describe any irreversible and irretrievable commitments of resources which would be involved in the proposed development, should it be implemented, such as consumption of prime agricultural land and resource utilization for the construction of infrastructure to support the project.

## REVIEW PROCESS

The EIS, when required by the Planning Director, shall be submitted along with other documents specified in Section 27.37.070(e), Title 27 of the Lincoln Municipal Code. The preliminary review of the submitted environmental impact statement will be made at the staff level consisting of representatives of the planning, public works, law, health and other related departments. Within 15 days from receipt of EIS, these departments shall submit their comments to the Planning Director. Following the preliminary review at the staff level, the Planning Director shall evaluate the document's completeness, and may recommend a resubmission of EIS.

In the event of a disagreement between the Planning Director and the applicant concerning the adequacy of the EIS as submitted, every effort shall be made to resolve this at the staff level. In the event that a resolution cannot be reached between the Planning Director and the applicant, the applicant shall file a written response indicating his disagreement with the recommendations of the Planning Director. This matter shall be heard by the Planning Commission and the City Council in the manner described in the following paragraph.

Upon receipt of an EIS and other required documents, the Planning Commission shall hold a public hearing on the proposed project and shall make EIS available for public inspection. In reporting its recommendations to the City Council, the Planning Director's report, along with any comments regarding the EIS raised during the Planning Commission hearing for the Council's consideration.

## RESPONSIBILITY OF PREPARING EIS

The applicant shall assume the total costs in connection with the preparation of an acceptable EIS as required by the Planning Director.

GENERAL REQUIREMENTS FOR SUBMISSION OF A MARKET ANALYSIS  
FOR B-5 PLANNED REGIONAL BUSINESS DISTRICT

GENERAL

Pursuant to the provisions of Section 27.37.070(e) of the Lincoln Municipal Code, where any application for a change of zone to the B-5 Planned Regional Business District and for a use permit substantially deviates from the Comprehensive Plan in terms of location or size, as determined by the Planning Director, the applicant shall submit a market analysis which shall serve as a guide to the City Council and Planning Commission for evaluation of such application in terms of need, desirability, supportability and its implications for the overall growth of the community.

ESSENTIAL ELEMENTS

The applicant shall submit a market analysis report conducted by a qualified economist or an independent market analyst. Basically, the procedures and definition used by the applicant in conducting the market analysis shall follow those outlined in the report "Commercial Development Strategies for Lincoln, Nebraska" prepared by Hammer, Siler, George Associated in 1974. (Copies of the Hammer, Siler, George report are available at the Lincoln City-Lancaster County Planning Department on a loan basis.) The basic elements of the Hammer, Siler, George report consists of (a) an analysis of the basic components of the economic framework, such as population, households and income, and employment; (b) analyses of the past and present pattern of retail expenditures and sales in the City of Lincoln and its trade area; (c) projections of retailing potentials, retail sales and space demands in the primary trade area (Lancaster County); and (d) distributions of major retail activities based on the above analyses and projections. Following the general guidelines established in the Hammer, Siler, George report, the market analysis prepared by the applicant shall contain, but not be limited to, the following broad elements:

A. Delineation of Trade Areas

For practical purposes, Lancaster county can be considered as the primary trade area for any regional shopping centers located in the City of Lincoln or Lancaster County. The secondary trade area may be composed of some 27 rural counties surrounding the City of Lincoln which generally extends south to Kansas, west past Grand Island, north to the Platte River, and east to Iowa. If the trade area is otherwise delineated by the applicant, an explanation shall be given and a map showing such trade area shall be prepared.

B. Forecasts of Population, Households and Income for the Trade Area

The Lincoln City-Lancaster County Planning Department has on file current population, households and income estimates for the City and County as well as their forecasts for the next 20 to 25 years and these data are available to the applicant upon request. While the applicant will be allowed to develop his own forecasts for the market analysis, if his forecasts show substantial deviation from those provided by the Planning Department, he shall quantify the differences and explain their basis of his forecasts in the report.

### C. Estimation of Retail Sales Potentials in the Trade Area

Estimation of total sales potentials in the delineated trade area shall be made from number of households, average income per household and estimated retail expenditures per household. Sales potentials shall be expressed in current dollars and shall be broken down into shoppers goods, convenience goods, and other goods which are defined as follows:

1. Shoppers goods include general merchandise; apparel and accessories; furniture and home furnishings; tires, batteries and accessories; paint, glass and wallpaper; hardware; and other miscellaneous "specialty" store categories.
2. Convenience goods include food stores, eating and drinking establishments, drug stores and liquor stores.
3. Other goods include automotive, gasoline and service stations, general building materials, and other miscellaneous outlets, not often found within shopping centers.

Since in all likelihood shoppers goods will be the most important component of regional shopping center retail activity, further breakdown of shoppers goods into specific categories, such as general merchandise, apparel, furniture, hardware, auto accessories, and other, shall be made when estimating their sales potentials in support of proposed uses in the center. Sales potential for shoppers goods shall be estimated based on the primary trade area (Lancaster County) with consideration given to outflow (percent of resident expenditures) and inflow (percent of total sales). Forecast of sales potentials for convenience goods shall use the Lincoln urban area as a base without regard to inflow and outflow since they tend to be off-setting, if not negligible.

### D. Assessment of Impact on Other Existing Shopping Areas

The effect of the proposed shopping center on other existing shopping facilities, including major retail centers within the primary trade area (Lancaster County) shall be quantified in terms of sales volume in current constant dollar. The applicant shall be required to delineate sub-market areas showing the geographical area served by each major retail facility or use the sub-market data on file at the City-County Planning Department to estimate the amounts of retail expenditures (shoppers goods and convenience goods) to be diverted from these sub-market areas. The sub-market data was developed by Hammer, Siler, George Associated as part of the 1974 commercial study and is available to the applicant upon request. If the applicant's delineation of sub-market areas and projected retail expenditures generated from each sub-market area substantially deviate from those provided by the City-County Planning Department, he shall quantify the differences and explain the basis of his assumptions. In his assessment of the impact of the proposed project on other retail facilities, the applicant shall consider those shopping facilities that do not now exist but are likely to come into being based on the Comprehensive Plan.

### E. Assessment of Impact on Theater Distribution

When such an application includes the operation of a family-oriented, indoor theater, the Planning Director may request a staff analysis of the impact that the proposed additional theater screens would have on the area Theater Market. This analysis should consider, but not necessarily be limited to, the following items:

1. The impact of the proposed indoor theater structure on the surrounding area, including outdoor lighting and other pertinent factors.

2. The adequacy of available parking to service the theater and traffic flow.
3. The significance of the proposed indoor theater operation on the distribution of such recreational facilities within the city.
4. The compatibility of the proposed indoor theater to the site and the surrounding area.
5. The manner in which the public will be benefited by such a proposed use.
6. Ratio of theater screens to county population prior to and assuming application approval.
7. Distribution of theater screens throughout city prior to and assuming application approval.
8. Patterns of theater attendance for the Lincoln Theater areas for the previous five year period.
9. Percentage distribution of theater attendance among the theater areas for each of the previous five years.
10. Consistency of application with the intent of the Theater Location Policy and the adopted Comprehensive Plan.
11. Impact of additional theater screens on related land uses (for example, restaurants, drinking establishments, parking facilities, and convention and tourist activities in the downtown and other theater districts.

The Planning Director may require such additional analysis as deemed reasonably necessary to adequately evaluate the application. (Res. 69206, 1/3/84)

#### DATA AVAILABLE FROM CITY-COUNTY PLANNING DEPARTMENT

Some basic data pertinent to the preparation of a market analysis are available at the Lincoln City-Lancaster County Planning Department. They are subject to revision periodically in connection with the continuing planning process. These data include:

1. Households and income projects for City of Lincoln and Lancaster County.
2. Inventory of retail floor space.
3. Estimated retail sales.
4. Household expenditures on shoppers and convenience goods.
5. Trends and forecasts of shopper goods sales.
6. Overall forecast of retail sales by shoppers goods and convenience goods.

#### REVIEW PROCESS

The market analysis, when required by the Planning Director, shall be submitted along with other documents specified in Section 27.37.070(e), Title 27 of the Lincoln Municipal Code. The Planning Director shall evaluate the document's completeness, and may recommend a resubmission of the market analysis.

In the event of a disagreement between the Planning Director and the applicant concerning the adequacy of the market analysis as submitted, every effort shall be made to resolve this at the staff level. In the event that a resolution cannot be reached between the Planning Director and the applicant, the applicant shall file a written response indicating his disagreement with the recommendations of the Planning Director. This matter shall be heard by the Planning Commission and the City Council in the manner described in the following paragraph.

Upon receipt of the market analysis and other required documents, the Planning Commission shall hold a public hearing on the proposed project and shall make the market analysis available for public inspection. In reporting its recommendations to the City Council, the Planning Director's report, along with any comments regarding the market analysis made during the Planning Commission hearing, shall be submitted for the Council's consideration.

#### RESPONSIBILITY OF PREPARING MARKET ANALYSIS

The applicant shall assume the total costs in connection with the preparation of an acceptable market analysis as required by the Planning Director.

STANDARDS FOR BANKS AND OTHER FINANCIAL INSTITUTIONS  
DRIVE-IN TELLER FACILITIES IN O-1 DISTRICT

1. Vehicle ingress and egress should not utilize the major axis and adjacent streets of the Capitol (defined as); (a) "J" Street from 10th to 14th and 16th east 150 foot; (b) 15th Street from "K" to "L".
2. Should not break the continuity of existing or planned pedestrian and visual amenities on above streets.
3. Auto access points and storage areas shall be designed to have the least possible impact upon the capitol or the environs area, including screening, etc.
4. (a) For personal checking accounts there shall be provided sufficient space for the storage of a minimum of 20 automobiles for all teller windows in addition to the vehicles being serviced.  
(b) For commercial accounts and savings and loan, there shall be provided sufficient space for the storage of a minimum of ten automobiles for all teller windows in addition to vehicles being serviced.  
vehicle storage as required in (a) and (b) above should not block driveway, required parking stalls and not be located in the required front yard setback.



## SIGNAGE FOR HISTORIC BUILDING REUSE BY SPECIAL PERMIT

1. Proposed signing and its character will be appropriate to and in keeping with the character of the structure, the site under consideration and the character of the surrounding area.
2. The location, size, height, materials and character, color, texture, shape and illumination of each sign shall be indicated with the application for the special permit.
3. Shall not exceed the requirements of the district and may be less based on the criteria of 1 and 2 above.
4. Signs should not be placed on historic fabric (homes, fences, etc.) unless sign was part of the fabric in the past (e.g., for commercial or industrial building, etc.).
5. Sign should not intrude on major views of the historic structure.

## STANDARDS FOR EXCEEDING MAXIMUM HEIGHT BY SPECIAL PERMIT

Section 27.63.220 (church steeples, towers and ornamental spires)  
and  
Section 27.63.250 (a permitted use)

### SECTION 1. PURPOSE

The purpose of establishing and applying standards where building or structure height would exceed the height otherwise permitted is to insure that where such height is permitted that it would not adversely impact, important views of the State Capitol Building Tower, nearby property or neighborhood character.

### SECTION 2. GENERAL REQUIREMENTS

1) The need for the additional height would be balanced against any adverse impacts upon nearby property and neighborhood character.

2) Proposal would not adversely impact views of the Capitol Building Tower from the following locations.

- a. Centennial Mall and "R" Street
- b. 10th Street and "J" Street
- c. 15th Street and "A" Street
- d. "J" Street and Capital Parkway
- e. Interstate 180
- f. Woods Park
- g. Golf Clubhouse at Holmes Park
- h. Capital Parkway and Antelope Park
- i. Pioneers Park
- j. Future "K" and "L" Street extension of West Bypass
- k. U.S. 77 and North 56th Street north of I-80
- l. Highway 2 between 84th and 70th Streets
- m. South 14th Street at Lincoln Memorial Cemetery
- n. Interstate 80 and U.S. 6 west of Lincoln
- o. U.S. 34, four to five miles east of Seward, Nebraska

## MOBILE HOME COURT DESIGN STANDARDS

### GENERAL REQUIREMENTS

1. Minimum site area, minimum average area per mobile home space, minimum horizontal distance between mobile homes units and between mobile homes and buildings, minimum setback from private roadways, and provision of a landscaped buffer strip area provided for in the zoning ordinance of the Lincoln Municipal Code.
2. No obstruction to the view shall exist which is higher than two feet six inches (2' 6"), above the center line grade of the adjacent roadways, on any property within that triangular area bounded by the curbs of the intersecting roadways and a diagonal line between two points located on said curbs of the two intersecting roadways and sixty (60) feet from the point of intersection of said extended curb lines.
3. Direct access to an individual Mobile Home space from a public street is prohibited.
4. All mobile home spaces shall abut a private roadway.
5. Access to Mobile Home courts from public streets shall be designed as curb-cuts unless the roadway is an extension of an existing public street that has been temporarily dead ended at the limits of the Mobile Home Court.
6. All Mobile Home spaces shall be consecutively numbered beginning with the number "1" with no omission of duplication through a block and blocks shall be likewise numbered through the mobile home court. These numbers shall be at least four (4) inches in height and in contrasting color to the background.
7. An illustrated directory shall be provided at the entrance showing location of all mobile homes by number. This directory shall be lighted at night time and be maintained in good conditions to the satisfaction of the city.

### ROADWAY SPECIFICATIONS

1. Roadways shall be at least twenty-six (26) feet in width from face of curb to face of curb and shall have a five inch crown and a six inch curb height.
2. Roadways shall be surfaced by either method as follows:
  - a. Class "A" Concrete, 5 inches thick
  - b. Full-depth asphalt, 6 inches thick
  - c. Class "D" Concrete base, 5 inches thick with an asphalt surface, 2 1/2 inches thick.
3. The horizontal alignment shall be as follows:
  - a. The minimum angle that a roadway intersects another roadway or street shall be 80°.
  - b. The center line of a roadway entering an opposite sides of a roadway or a street shall either be directly across from the centerline of the opposite roadway or street or off-set by at least one hundred twenty-five (125) feet or at a point one-half the distance between said opposite centerlines if they are existing streets or roadways and if the two opposite center line are less than 300 feet apart.

- c. Whenever a roadway approaches a roadway that provides primary service in the area or a street, there shall be a tangent length of not less than one hundred fifty (150) feet measured from the nearest center line of the intersected roadway or street to any point of curvature in said approach roadway.
  - d. The center line radius for any curve in a roadway that provides primary service in the area shall be at least one hundred fifty (150) feet. All other roadways shall have at least a one hundred twenty-five (125) feet center radius.
  - e. Roadways intersecting other roadways on the inside of a curve should be avoided.
  - f. There shall be a minimum one hundred (100) feet tangent length between all reverse curves. The tangent length, however, shall be in relation to the radii of the curves so as to provide for a smooth flow of traffic.
4. The vertical alignment shall be as follows:
- a. The maximum grade shall be 6 percent and the minimum grade shall be 0.5 percent subject to drainage approval.
  - b. All changes in roadway grades shall be connected by parabolic vertical curves of such length as to provide for the minimum sight distances required. The minimum sight distances shall be designed using 30 mph design speed.
  - c. The maximum grade for a roadway approaching a roadway, that provides primary service in the area, or a street shall be a plus or minus 2 percent within eighty (80) feet of a centerline of the intersected roadway or street.

#### ROADWAY SYSTEM

The roadway system shall provide convenient and reasonable access to each mobile home space and community building from a public street and to adjacent property. Where an existing temporary dead end public street or roadway on adjoining property abuts a mobile home court, provisions shall be made to vacate the street or roadway or a satisfactory terminus shall be provided with a turn-around or a roadway shall connect to the street or roadway to provide access into the court. The method of resolving the abutting dead end street or roadway shall meet with the approval of the City.

No block shall be longer than thirteen hundred and twenty (1320) feet between cross roadways. Cul-de-sacs should not be longer than one thousand (1000) feet as measured from the termination of the cul-de-sac to the intersection with a cross roadway. All dead end roadways shall be terminated with a vehicular turn around in accordance with City standards. Where a roadway is temporarily dead ended at the limits of the mobile home court and is intended to be extended into the adjoining property which is not subdivided or developed and the dead end roadway is more than 200 feet in length from the nearest intersection with another roadway, a temporary turn around shall be constructed to City standards and at such time as said dead end roadway is extended the owner of the mobile home court at his own cost and expense shall remove said turn around.

#### ROADWAY NAMES

Proposed roadway names shall conform to the accepted naming system of the City. Roadways obviously in alignment with existing streets or roadways shall

bear the name of the existing street or roadway. All proposed roadway names shall be checked by the Planning staff for duplication of existing street or roadway names and proposed names that are in conflict with existing street or roadway names shall not be approved.

#### PARKING SPACES

Upon each mobile home space there shall be provided one parking space and in addition there shall be provided within each mobile home court guest parking spaces at the rate of one parking space for each two mobile home spaces, and each guest parking space shall be located within two hundred (200) feet of the two mobile home spaces which it shall serve. All parking spaces shall be paved, including the driveway between the roadway and the parking space, adequately marked and located at least five feet from roadways and twenty (20) feet in length, exclusive of any walkway which abutts the parking spaces. Adequate parking spaces shall be provided for accessory buildings and other court facilities.

#### WALKWAYS

A common walkway system shall be provided through the interior open space or along roadways and shall be located to provide reasonable and appropriate pedestrian movement within the court and between the court and the adjacent property. A distance shall be not less than four feet between a walkway and an adjacent roadway except at crosswalks. Common walkways shall be constructed of concrete four (4) inches thick and at least four (4) feet in width. Each mobile home shall be provided access to the common walkway system with a hard surfaced supplemental walkway. A supplemental walkway system need not meet the standards of this section. Additional common walkways may be required when a block exceeds one thousand (1000) feet in length between cross-roadways or the need exists to provide pedestrian access from or through the mobile home court.

#### LANDSCAPE SCREEN, LAWN AND GROUND COVERS

The landscape screen in the exterior buffer area shall comply with the design standards for screening and landscaping. A lawn or a ground cover shall be planted or developed and maintained on all areas except those to be covered by structures, paved or surfaced areas, and except undisturbed areas such as woods, meadows, and gardens which are to be preserved in their natural state.

#### STREET TREES

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

#### EASEMENTS

- A. The developer shall provide a blanket easement for the installation of utilities throughout the court or delineate and describe and provide by separate documents such easements as required. Easement documents

which delineate and describe specific easements must be provided for all public sanitary sewer mains, water mains, and storm sewers located in the court.

- B. The developer shall dedicate easements which will allow public use of private roadways.

#### TENANT STORAGE FACILITIES

Each mobile home space shall be provided with a secure individual storage facility located on or within a reasonable distance of the mobile home space it shall serve. The storage facilities shall be maintained and kept in good repair. Each storage facility shall provide at least ninety (90) cubic feet of space per mobile home.

The storage facility shall be constructed and provided in the following manner:

1. Floor: All storage facilities be constructed on concrete floor slab.
2. Wall Construction: Exterior walls should be of wood frame or masonry construction and comport with the Lincoln Municipal Code provisions for the construction of exterior walls of single family residential dwelling.
3. Partitions between storage areas: Partitions between separate storage areas shall conform to the requirements for the construction of exterior walls in (2) above, except that they need not be weather-proofed. There shall be no openings in any partition wall. Walls shall be constructed in a manner that prevents visual penetration from one storage area to another.
4. Windows, skylights, vents, etc.: Windows, skylights, vents and other openings in exterior walls or roofs shall be prohibited unless required by other provisions of the Lincoln Municipal Code, and then, if larger than ninety-six square inches or if the smallest linear dimension of the opening is larger than six linear inches, said opening shall be protected from intrusion by:
  - a. Iron or steel grills of at least 1/8 inch material with a minimum of two (2) inch mesh secured in a manner that prevents removal of the grill from the exterior of the structure, or,
  - b. Iron or steel bars of at least 1/2 inch round or 1 inch x 1/4 inch flat material spaced not more five (5) inches apart, secured in a manner that prevents removal of any bar from the exterior of the structure.
5. Doors: Exterior doors to any storage building and all doors providing access to a separate storage area shall be solid core exterior grade wood doors no less than one and three quarters (1 3/4) inch thick or hollow steel doors of no less than sixteen (16) U.S. gauge steel. Each door shall be equipped with a deadbolt lock as follows:
  - a. Horizontal-throw deadbolt lock shall employ a deadbolt which has a minimum projection of one (1) inch and an embedment of at least 3/4 inch into the strike. The cylinder shall have a cylinder guard, a minimum of five pin tumblers and shall be connected to the inner portion of the lock by connecting machine screws (or equivalent fasteners) of at least 1/4 inch in diameter.

- b. Vertical-throw deadbolt lock shall incorporate a cylinder which is protected by a cylinder guard, which has a minimum of five (5) pin tumblers and which shall be connected to the inner portion of the lock by connecting machine screws (or equivalent fasteners) of at least 1/4 inch in diameter. Spring-actuated vertical throw primary deadbolt locks may be used.
  - c. Other spring-actuated locks. Except the spring-actuated vertical-throw primary deadbolt lock, no other spring-actuated lock may be used unless supplemented by a key-activated (positive locking) deadbolt lock.
  - d. Key-in-knob locksets also termed lock-in-knob locksets in which the cylinder is contained in the door knob are not to be considered "deadbolt locks" which meet the requirements of this section.
6. Frames, Strikes, Jamb, Hinges: Installation and construction of frames, jambs, strikes and hinges shall be as follows:
- a. Door jambs of wood, composite or pressed board shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of twenty-four (24) inches on each side of the strike.
  - b. In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces on each side of the door opening. Trimmers shall be full length from the header to the floor with solid backing against sole plates.
  - c. Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb, or shall be attached to the jamb with an adhesive such that the strength of the bond is greater than that of the wood from which the jamb and stop are made, and there shall be no visible gap between the jamb and the stop.
  - d. Hollow steel door frames shall be filled with grout, and shall be attached to the supporting wall only by methods approved by the Steel Door Institute in standards and specifications which are hereby incorporated by reference.
  - e. The strike plate for deadbolts on all exterior door frames shall be as follows:
    - (i) The strike plate on all wood-framed doors shall be constructed of minimum sixteen (16) U.S. gauge steel, bronze or brass and secured to the jamb by a minimum of four (4) screws, which must penetrate at least (2) inches into solid backing beyond the surface to which the strike is attached.
    - (ii) The strike plate on hollow steel frames must be of minimum sixteen (16) gauge U.S. steel, bronze or brass and secured to the jamb by at least two threaded fasteners which are joined to pre-threaded holes in the jamb which have been reinforced at the point of juncture to the equivalent strength of eight (8) U.S. gauge steel. Self-threading fasteners may not be used for this purpose.
  - f. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

## PARKS, SCHOOL SITES AND OPEN SPACE

In developing property, consideration shall be given to suitable sites for schools, parks, playgrounds, and other common open areas for public use so as to conform to the recommendations of the Comprehensive Regional Plan. Any plan provision for schools, parks and playgrounds shall be indicated on the plot plan in order that it may be determined when and in what manner such areas will be provided or acquired by the appropriate tax agency.

## RECREATIONS FACILITIES

Private recreation facilities shall be provided in the interior open areas. The type and quantity of recreation facilities should be appropriate to serve the needs of the anticipated users. 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.

## ACCESSORY BUILDING AND OTHER COMMUNITY SERVICE FACILITIES

All such buildings shall meet all applicable municipal codes. This shall apply to, but not be limited to the following:

- a. Management office, repair shop and storage facilities
- b. Sanitary facilities, laundry facilities
- c. Indoor recreation areas
- d. Swimming pools

## WATER SUPPLY

Each mobile home court shall be provided a private water system with connections to each mobile home space. The source of water supply for the private water supply system shall be the City water supply. Each accessory building, which requires water service shall also be connected to the same private water system serving the mobile home spaces. This private water system shall be installed in compliance with the Lincoln Plumbing Code and the standards for water main construction of the City of Lincoln. Where it is determined to be necessary for the City, public water lines shall be extended to adjoining property by either a water main district or Mayor's Executive Order.

## SANITARY SEWER SYSTEM

Each mobile home court shall provide a private sanitary sewer system with connections to each mobile home space. This private sanitary sewer system shall be connected to the City sanitary system for transmittal of the sewage from the mobile home court to the City's treatment facilities. Each accessory building, which discharges sanitary sewage shall also be connected to the same private sanitary sewer system serving the mobile home spaces. This private sanitary sewer system shall be installed in compliance with the Lincoln Plumbing Code and the standards for construction of sanitary sewer mains in the City of Lincoln. Where it shall be determined to be necessary by the City, public sanitary sewers shall be extended to adjoining property by either a sanitary sewer district or Mayor's Executive Order.



## STORM SEWERS

The storm sewers shall be designed in conformance with the requirements of "Storm Sewer Design Criteria" and on file in the Office of the City Engineer. The storm sewer system shall be constructed in conformance with the requirements and standards of the City. Storm sewer systems shall be enclosed unless the developer provides adequate open space for the open channel and constructs and maintains the channel and its banks to prevent erosion. A low flow liner in the channel shall be constructed of concrete. The design of the channel shall be approved by the Director of Public Works.

## NATURAL GAS AND ELECTRIC SYSTEMS

1. Natural gas piping system in all courts shall be installed and maintained in conformity with accepted engineering practices and the rules and regulations of the State of Nebraska and the City of Lincoln.

2. Every court shall contain an electrical wiring system, consisting of wiring, fixtures, equipment and appurtenances which shall be installed and maintained in accordance with the Lincoln Electrical Code.

3. Illumination of roadways and walkways shall be equivalent to that required along public streets in residential areas by the City.

## FIRE PROTECTION

1. Mobile home courts shall be subject to the fire prevention code of the City.

2. Standard fire hydrants connected to at least six (6) inches diameter water mains shall be located within 300 feet, along roadways, of each mobile home or accessory building.

3. The volume of water to each fire hydrant shall be sufficient to serve the need even if this requires the installation of larger sized water mains.

## COMMUNITY UNIT PLAN

### DESIGN STANDARDS

Following is the method of calculating density in a community unit plan. Standards (A) and (B) area guidelines to determine a calculated 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 the proposed open space along the exterior limits of the C.U.P., the usefulness of the proposed open space, the amount of ground covered by proposed buildings and pavement, and traffic volume and circulation.

(A) The maximum density of a community unit plan ~~except in the AG Agriculture District which shall be five (5) acres per dwelling unit~~ shall be calculated as follows:

(1) If no public streets exist or are proposed within the boundaries of the community unit plan, the following densities will be used as a maximum base to determine the overall maximum number of permitted dwelling units:

a. AG Agriculture District - 0.055 dwelling units per acre within the boundaries of the community unit plan.

Ab .AGR Agriculture Residential District - 0.80.27 dwelling units per acre within the boundaries of the community unit plan.

Bc. R-1 Residential District - 3.87 dwelling units per acre within the boundaries of the community unit plan.

cd. R-2 Residential District - 5.80 dwelling units per acre within the boundaries of the community unit plan.

de. R-3 Residential District - 6.96 dwelling unit per acre within the boundaries of the community unit plan.

ef. R-4 Residential District - 13.93 dwelling unit per acre within the boundaries of the community unit plan.

fg. R-5 Residential District - 29.04 dwelling units per acre within the boundaries of the community unit plan.

gh. R-6 Residential District - 48.4 dwelling units per acre within the boundaries of the community unit plan.

(2) If public streets exist or are proposed within the boundaries of the community unit plan, the following procedures will be used to determine the overall maximum number of permitted dwelling units:

Step 1 Total the square footage within the boundaries of the community unit plan excluding pre-existing lakes, however, usable water bodies created by the developer and usable streambeds by people may be counted.

Step 2 Subtract the square footage of all existing and proposed dedicated street right-of-way.

Step 3 Calculate the square footage of all land area within 150 feet of an existing or proposed dedicated street right-of-way.

Step 4 Calculate the square footage of all land area beyond 150 feet of an existing or proposed dedicated street right-of-way. Multiply this figure by 0.8, except for AG use 0.9.

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- Step 5 Add the result of Step 3 to the result of Step 4.  
 Step 6 Divide the sum of Step 5 by the minimum lot area of the district in which the community unit plan is located, using the minimum lot area requirements as follow for the respective districts:

AG	<u>Result of Step 5 divided by 871,200 square feet = maximum # D.U.'s</u>
AGR	Result of Step 5 divided by <del>871,200</del> <u>130,680</u> square feet = maximum # D.U.'s
R-1	Result of Step 5 divided by 9,000 square feet = maximum # D.U.'s
R-2	Result of Step 5 divided by 6,000 square feet = maximum # D.U.'s
R-3	Result of Step 5 divided by 5,000 square feet = maximum # D.U.'s
R-4	Result of Step 5 divided by 2,500 square feet = maximum # D.U.'s
R-5	Result of Step 2 divided by 1,100 square feet = maximum # D.U.'s
R-6	Result of Step 2 divided by 700 square feet = maximum # D.U.'s

\*\*\*Fractions of dwelling units are not counted

(B) The concentration of cluster of dwelling units shall not exceed the following 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 filed 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 - 15 dwelling units per acre.
5. R-4 Residential District - 20 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 reasonably 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.

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(C) Shape, size and locations of buildings; open space buffers. The distance between a building within the community unit plan limits and adjacent development or future development beyond the community unit plan limits shall be increased as the difference in the height, width and length of the building increases in relation to the adjacent development or future development. The open space between different type of buildings within the community unit plan (single family, duplex and multiple family) shall be increased as the differences in height, width, and length and the number of dwelling unit per building increases. Open space should be adjacent to the higher density areas. Multiple family buildings with more than two stories and the side of the building closest to parallel to the lot line of the single family lot is more than forty feet in length shall be setback at least forty feet (40') but not less than the height of the multiple family building from the lot line of the single family buildings and this open space shall be devoted only to trees, shrubs, grasses and other screening facilities and may be common open space or yard area for the multiple family building. Multiple family buildings shall be located, designed and arranged to maintain privacy for the adjacent residents and future residents. All structures and activities located near the boundary of the community unit plan shall be designed so as to be reasonably harmonious with the neighboring areas. Attached dwelling units, three or more, at the outer limits of the community unit plan should not exceed six units in a single row and 140 feet in length unless the adjacent area is open space in another community unit plan or is similar in character to the proposal.

(D) 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.

(E) 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.

(F) 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.

(G) 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.

(H) 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.

(I) 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.

## DESIGN STANDARDS FOR DENSITY BONUSES

### SECTION 1. GENERAL

The purpose of establishing and applying barrier-free standards for elderly or retirement housing and domiciliary care facilities and handicapped, low-income, and energy efficient standards for community unit plans and planned unit developments is to encourage the provision of housing to meet the special needs of individuals and families and encourage energy efficient housing by means of density bonuses:

Complying with the General or Individual Unit Standards of Section 2 may permit an increase in dwelling unit density within the boundaries of an elderly or retirement housing facility. Approval of such increases above the density permitted under a comparable community unit plan without bonuses shall be dependent on conditions established for the special permit.

Complying with one or a combination of the following sections, Sections 3 through 5, (Sections 3, 4 and 5 shall also comply with Section 6 security standards for handicapped and low-income housing), may permit an increase in density within the boundaries of the community unit plan or planned unit development of up to but not exceeding 20 percent of the density permitted under the community unit plan density standards. However, the total possible density increase using the following sections may not be granted dependent upon the character of the development and impacts upon adjacent land uses.

### SECTION 2 BARRIER FREE STANDARDS FOR ELDERLY OR RETIREMENT HOUSING AND DOMICILIARY CARE FACILITIES.

These standards are intended to reduce restrictions in the built environment for people who have temporary or permanent loss of mobility. Common areas shall be those accessible to the general public, whereas individual units shall generally refer to private residences.

A. General Standards. These design standards generally apply to site development and common areas as well as certain dwelling unit features.

1. Sidewalks, curb cuts, and ramps shall be designed so that each building is accessible to the handicapped.
2. Each dwelling unit shall be accessible by sidewalks, ramps, and/or passenger elevator and no vertical obstruction greater than 1/2 inch.
3. Common corridors shall be at least 4 1/2 feet wide.
4. Doorways serving a common area shall have a clear opening of at least 32 inches (with door opened to 90 degrees). (Note that a standard 32 inch door does not meet this standard.) The clear opening may be reduced to no less than 30 inches if the doorway can be approached from both directions directly from a room or the end of a hallway or 90 degrees from a hallway if the hall is a minimum of 4 feet 2 inches wide.
5. Each doorway leading from one common area to another or to the outdoors from a common area shall have a level platform or clear floor area with a minimum of 5' x 5' or 5 1/2' x 4 1/2' if the door swings in toward the platform and 5' x 3 1/2' otherwise. The platform shall extend one foot beyond the side of the door opposite the hinge if the door swings in toward the platform and otherwise extend six (6) inches beyond the side of the door.

6. Passenger elevators shall have minimum clear dimensions of 5' x 5' or 6' 3" x 4' 8", or 6' 8" x 4' 0", and a clear opening of 32 inches. If a passenger elevator is required, at least one elevator shall be able to accommodate a 76 inch ambulance stretcher in a horizontal position.
7. Lever latches on push-pull type door serving common areas shall be used.
8. Lock and door latch shall not require the simultaneous use of both hands on doors serving common areas.
9. Windows in the living room and any bedrooms except for skylights and clerestory windows shall be located so that the lowest glassed portion of the window is no higher than 34 inches for common areas and individual units.
10. Switches and controls for lights and appliances, latches, and locks for doors and windows, and electric receptacles for common areas and individual units shall be located no higher than four (4) feet (with no vertical obstruction greater than three (3) feet high and no horizontal obstruction greater than 18 inches deep) and no lower than two (2) feet (with no vertical obstruction lower than 29 inches and no horizontal obstruction more than 12 inches deep).
11. Bathrooms for individual units shall be constructed to accommodate the future addition of grab bars around the bathtub area or shower (for location see Section 3 type "B" unit).
12. Floor surfacing in common areas shall permit wheelchairs to maneuver easily.

B. Individual Unit Standards. These standards apply to only the entrance and interior design of individual dwelling units.

1. Private corridors or hallways shall be at least 3 1/2 feet wide.
2. Doorways shall have a clear opening of at least 32 inches (with door opened to 90 degrees). (Note that a standard 32 inch door does not meet this standard.) The clear opening may be reduced to no less than 30 inches if the doorway can be approached from both directions directly from a room or the end of a hallway or 90 degrees from a hallway if the hall is a minimum of 4 feet 2 inches wide.
3. Each doorway shall have a level platform or clear floor area a minimum of 5' x 5' or 5 1/2' x 4 1/2' if the door swings in toward the platform and 5' x 3 1/2' otherwise. The platform shall extend one foot beyond the side of the door opposite the hinge if the door swings in toward the platform and otherwise extend six (6) inches beyond the side of the door.
4. All rooms including kitchen and bathroom shall have a minimum clear floor area forming a circle with a five (5) feet diameter or an oval with the dimensions 5 1/2' x 4 1/2'. Except that in a bathroom a lavatory may project 12 inches or less into said minimum clear space provided that a clear height of not less than 29 inches under that portion of the lavatory projecting into minimum clear space shall be provided.
5. Lock and door latch shall not require the simultaneous use of both hands.
6. All exterior doors shall have a wide-angle (180 degree minimum) door viewer mounted no higher than 46 inches nor lower than 44 inches from the interior floor.
7. Closets shall allow for clothes rods to be lowered to four (4) feet.

### SECTION 3: HOUSING FOR THE HANDICAPPED

Criteria. Housing for the handicapped shall be dwelling unit of two types, type "A" and type "B". The type "A" dwelling unit is intended for the family with one or more members who are handicapped but where the household head is able-bodied. The type "B" unit is intended for those households where the head of the household is handicapped and other members of the family may also be handicapped.

Both type "A" and type "B" dwelling units shall meet the following criteria:

1. Sidewalks shall be at least four (4) feet wide and have a slope not to exceed five (5) percent or a slope of 8.33 percent (1 foot rise in 12 feet run) if run does not exceed 30 feet.
2. Curb cuts with a minimum width of four (4) feet and a maximum slope of 8.33 percent shall be required where sidewalks cross roadways, drives or parking lots.
3. A parking staff with a minimum width of 12 feet shall be required for each dwelling unit.
4. Each building shall be accessible by sidewalks and/or ramps and without a vertical rise greater than 1/2 inch.
5. Each dwelling unit shall be accessible by sidewalks, ramps, and/or passenger elevator and no vertical rise greater than 1/2 inch.
6. Common corridors shall be at least 4 1/2 feet wide.
7. Private corridors or hallways shall be at least 3 1/2 feet wide.
8. Doorways shall have a clear opening of at least 32 inches (with door opened to 90 degrees). (Note that a standard 32 inch door does not meet this standard). The clear opening may be reduced to no less than 30 inches if the doorway can be approached from both directions directly from a room or the end of a hallway or 90 degrees from a hallway if the hall is a minimum of 4 feet 2 inches wide.
9. Each doorway shall have a level platform or clear floor area a minimum of 5' x 5' or 5 1/2' x 4 1/2' if the door swings in toward the platform and 5' x 3 1/2' otherwise. The platform shall extend one foot beyond the side of the door opposite the hinge if the door swings in toward the platform and otherwise extend six (6) inches beyond the side of the door.
10. Passenger elevators shall have minimum clear dimensions of 5' x 5' or 6' 3" x 4' 8", or 6' 8" x 4' 0", and a clear opening of 32 inches. If a passenger elevator is required, at least one elevator shall be able to accommodate a 76 inch ambulance stretcher in a horizontal position.
11. All rooms including kitchen and bathroom shall have a minimum clear floor area forming a circle with a five (5) feet diameter or an oval with the dimensions 5 1/2' x 4 1/2'. Except that in a bathroom a lavatory may project 12 inches or less into said minimum clear space provided that a clear height or not less than 29 inches under that portion of the lavatory projecting into minimum clear space shall be provided.
12. Floor surfacing shall permit wheelchairs to maneuver easily.
13. Lever or push-pull type door latches shall be used.
14. Lock and door latch shall not require the simultaneous use of both hands.
15. All exterior doors shall have a wide-angle (180 degree minimum) door viewer mounted no higher than 46 inches nor lower than 44 inches from the interior floor.

16. Closets shall allow for clothes rods to be lowered to four (4) feet.
17. Windows in the living room and any bedrooms except for skylights and clerestory windows shall be located so that the lowest glassed portion of the window is no higher than 34 inches.
18. Switches and controls for lights and appliances, latches, and locks for doors and windows, and electric receptacles shall be located no higher than four (4) feet (with no vertical obstruction greater than three (3) feet high and no horizontal obstruction greater than 18 inches deep) and no lower than two (2) feet (with no vertical obstruction lower than 29 inches and no horizontal obstruction more than 12 inches deep).

For each type "A" dwelling unit the kitchen and at least one bathroom shall meet the following criteria:

1. Kitchen shall provide:
  - a. One lowered or adjustable work space that is at least 32 inches wide and 18 inches deep, no higher than 34 inches, preferably 30 inches with an open space below of not less than 12 inches deep, 29 inches high, and 32 inches wide.
  - b. A kitchen range with controls on the front or side.
  - c. Kitchens in units occupied by quadriplegics need not comply with "a" or "b" above.
2. Bathroom shall provide:
  - a. A bath tub capable of the future addition of a lift. Bath tub must have hand held shower sprayer or an adjustment bar with a flexible hose that is at least 69 inches long.
  - b. Where a shower only is planned it must have a threshold of no higher than 1/2 inch and shall meet requirements of type "B" unit.
  - c. Bathroom shall be designed and constructed to accommodate the future addition of grab bars around the toilet and bathtub area or shower (for location see type "B" unit).

For each type "B" dwelling unit the kitchen and at least one bathroom shall meet the following criteria:

1. Kitchen shall provide:
  - a. One lowered or adjustable work space that is at least 32 inches wide, and 18 inches deep, no higher than 34 inches, preferably 30 inches, with an open space below of not less than 12 inches deep, 29 inches high, and 32 inches wide.
  - b. A counter top range, mounted no higher than 34 inches with controls on the front or side, with a clear space below of not less than 12 inches deep, 29 inches high, and 32 inches wide with the underside insulated to protect from burns and electrical short.
  - c. An eye level oven mounted no higher than 34 inches, preferably 30 inches with side controls with a pull-out board located adjacent to the oven.
  - d. A kitchen sink with the rim no higher than 34 inches from the floor; a clear space under the sink exclusive of bowl and waste pipe of not less than 12 inches deep, 29 inches high, and 32 inches wide; and a single lever faucet mounted at the side of the sink.
  - e. The hot water pipe and waste water pipe insulated to protect from burns.
  - f. All drawers with suspension rollers.
  - g. At least one cupboard that is at least 18 inches wide 49 inches high with adjustable pull-out shelves.



2. Bathroom shall provide:

- a. A shower with a threshold no higher than 1/2 inch; an interior minimum clear floor area forming a circle with a diameter of five (5) feet or an oval with the dimensions of 5' x 3' or 4' x 4'; a fixed or retractable seat made of a water resistive material, a minimum of 15 inches deep and 20 inches wide and 17 to 20 inches high; a single lever water control accessible from the seat; and a hand held shower head on a flexible hose of not less than 69 inches long with a vertical height adjustment bar at least four (4) feet long.
- b. Grab bars having a minimum length of 12 inches and an outside diameter of 1 1/2 inches and wall clearance of 1 1/2 inches and capable of supporting a minimum load of 250 pounds; mounted horizontally on both walls adjacent to the shower seat, 10 inches above the seat and at least 18 inches long; and mounted vertically on the wall opposite the seat extending 3 feet to 5 feet above the floor; and mounted horizontally at one side and rear of the toilet so that the lowest point is 10 inches above the toilet seat, and extends not less than six (6) inches in front of the toilet bowl; and mounted vertically 12 inches from the front of the toilet bowl extending from 12 inches above the height of the toilet seat to 30 inches above the toilet seat.
- c. A bathroom sink with a rim no higher than 34 inches, a clear space under the sink exclusive of the bowl and waste pipe of not less than 12 inches deep, 29 inches high, and 32 inches wide; and a single lever faucet.
- d. The hot water pipe and waste water pipe insulated to protect from burns.
- e. One mirror and shelf no higher than 40 inches.

Density Bonus Computations: Community unit plans and planned unit developments may be eligible for additional density as follows:

1. For each three (3) units of type "A" provided, one (1) additional unit will be permitted.
2. For each one (1) unit of type "B" provided, one (1) additional unit will be permitted.

SECTION 4. HOUSING FOR THE LOW-INCOME

Criteria/General: Housing for the low-income shall be a dwelling unit that is provided under a contract with the Federal and State government or agency or the City of Lincoln that would provide assurances that the units will be made available for low-income individuals and families.

Density Bonus Computation: Community unit plans and planned unit developments may be eligible for increased density according to the following:

- a. For each four (4) low-income units provided, one (1) additional unit will be permitted.

SECTION 5. ENERGY EFFICIENT HOUSING:

Bonuses of up to 20% in dwelling units may be awarded to community unit plans and planned unit developments which qualify under the following requirements and provisions:

1. The proponents shall provide the following information:
  - a. A tree shadow plan cast by the solar zenith on December 21st and June 21st at an azimuth of 45° due south from the each building envelope. *for each lot as described in the community unit plan*

- b. A building shadow plan cast by the solar zenith on December 21st and June 21st at an azimuth of 45° due south from the each building envelope. for each lot as described in the community unit plan/
  - c. A copy of the Community Unit Plan restrictive covenants indicating energy related provisions, to be approved by the City. (See example attached.)
2. The proposal will be reviewed utilizing the following criteria:
- a. Site selection: In order to maximize solar access the development should place highest densities on south facing slopes. Lower densities should be sited on north facing slopes. Development of north slopes should be minimized.
  - b. Street layout: Streets should be oriented on an east/west axis to the greatest possible extent. Orientation can vary up to 20 degrees from this axis. Topography shall be considered in variation from this guideline.
  - c. Lot layout: Lots should be oriented with their greatest dimension north and south to the greatest extent possible. Orientation of the north/south axis should vary no more than 20 degrees from the north/south axis.
  - d. Building siting: The long axis of a building envelope should be oriented east and west to the greatest possible extent. Building orientation can vary up to 20 degrees from due south. Buildings should be sited as close to the north lot line or lines as possible to increase yard space to the south for better owner control of shading. Zero lot line and clustering techniques should be used when good solar access is not possible for single family detached units. Tall buildings should be sited to the north of shorter ones. Tall buildings should be set back from adjacent development in the same way.
  - e. Building form: The shapes of buildings should be designed to maximize solar utilization and minimize negative environmental factors such as exposed perimeter. Size and height of building envelopes shall be shown on the building shadow plan.
  - f. Landscaping: New trees shall be an appropriate genus species as indicated in City guidelines (Parks Department). All trees shall be named and shown at their mature size. They shall be located with respect to buildings or possible solar collectors and other environmental factors in order to provide solar heat gain or shade as appropriate. In selecting trees for landscaping the mature design height and canopy size shall be considered. These dimensions are available in the "Approved Planting List" in the Planning Department.
  - g. Other Considerations, including but not limited to:
    - 1. Identification and design for prevailing winds including building exposure and windbreaks. (The wind rose for the municipal airport should be used as a guide for this and micro climate factors of the site utilized to modify if appropriate.
    - 2. Thermal air flow (air shed).
    - 3. Provision for non-auto transportation modes.
    - 4. Provision in the covenants that:
      - a. east and west windows will be provided with adjustable solar screens.

- b. south facing windows areas will be 90% shaded at noon central standard time on June 21st by overhangs or other devices; this does not include those windows designed as passive solar plates. Such overhangs shall permit solar penetration of 80% on December 22nd at 12:00 noon Standard Time.
  - c. that structure shall not shade the south-facing building envelope of adjoining property.
3. Method of Bonus Award:

a. Maximum increase of 20% dwelling units as approved through the C.U.P. density standards.

1. The bonus (or 20%) shall be determined by the eligibility of solar access criteria as illustrated in the shadow plans and review items. Shadow plans will be reviewed as to the number of building envelopes with clear access to solar energy. The items listed in item 2, Section 4 will be reviewed against the proposal and their implementation and effectiveness in accomplishing energy objectives.

Areas under consideration for this Bonus Provision that are intended to be, or are, under multiple ownership must provide restrictive covenants similar to the attached example in order to qualify for this bonus provision.

## SECTION 6. SECURITY STANDARDS

### Housing for Low-income and Handicapped

Each low income and handicapped dwelling unit for which density bonus has been granted and structure containing such units shall comply with the following security standards:

#### Section I: Keying Requirements

##### A. Frames, Strikes, Jambs, Hinges

Each low income or handicapped dwelling unit shall have locks using combinations which are interchange free from locks used in all other separate dwellings in the community unit plan or planned unit development.

## Section II: Door Assemblies

Installation and construction frames, strikes, jambs, and hinges shall be as follows:

(1) Door jambs of wood, composite or pressed board shall be installed with solid backing in such a manner that no voids exist between the strike side of the jamb and the frame opening for a vertical distance of 24 inches on each side of the strike.

(2) In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces on each side of the door opening. Trimmers shall be full length from the header to the floor with solid backing against sole plates.

(3) Door stops on wooden jambs for in-swinging doors shall be of one piece construction with the jamb, or shall be attached to the jamb with an adhesive such that the strength of the bond is greater than that of the wood from which the jamb and stop are made, and there shall be no visible gap between the jamb and the stop.

(4) Hollow steel door frames shall be filled with grout, and shall be attached to the supporting wall.

(5) The strike plate for deadbolts on all exterior door frames shall be as follows:

(a) The strike plate on all wood-frame doors shall be constructed of minimum 16 U.S. gauge steel, bronze or brass and secured to the jamb by a minimum of four (4) screws, which must penetrate at least two (2) inches into solid backing beyond surface to which the strike is attached.

(b) The strike plate on hollow steel frames must be of minimum 16 U.S. gauge steel, bronze or brass and secured to the jamb by at least two threaded fasteners which are joined to pre-threaded holes in the jamb which have been reinforced at the point of juncture to the equivalent strength of 8 U.S. gauge steel. Self-threading fasteners may not be used for this purpose.

(6) Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.

### B. Doors

(1) Except for vehicular access doors, all exterior swinging doors of any residential unit, of any building which contains one or more residential unit, or of any passage connecting a garage to a residential unit or any building which contains one or more residential units shall be constructed and equipped as follows:

(a) All wood doors shall be of solid core construction with a minimum thickness of 1 3/4 inches, or with panels not less than 9/16 inch thick at the thinnest exposed part of the panel.

(b) All hollow steel doors shall be of minimum of 16 U.S. gauge steel and have sufficient reinforcement to maintain the designed thickness of the door at any point at which a locking device is installed; such reinforcement being sufficient to prevent collapsing of the door around any locking device.

(c) Insulated doors shall be sheathed in a minimum of 20 U.S. gauge steel or a material of equivalent resistance to cutting, tearing, impact and burning. Sheathing shall be securely attached to a rigid wood or metal frame, reinforced at points where hinges are attached, and include a wood lock block or metal reinforcing at each point at which a lock is to be installed.

(d) Wood or metal framed sliding glass doors shall be constructed and installed in a manner which prevents the movable door from being lifted out of the frame in the fully closed position.

(e) Aluminum or wood framed glass swinging doors shall not be used except as provided in Section 11.B(1)(j).

(f) The inactive leaf or double doors shall be equipped with metal flushbolts having a minimum embedment of 5/8 inch into the head and threshold of the door frame.

(g) Each door shall be equipped with a single cylinder deadbolt lock as follows:

(1) Horizontal-throw deadbolt lock shall employ a deadbolt which has a minimum projection of one (1) inch and an embedment of at least 3/4 inch into the strike. The cylinder shall have a cylinder guard, a minimum of five pin tumblers and shall be connected to the inner portion of the lock by connecting machine screws (or equivalent fasteners) of at least 1/4 inch in diameter.

(2) Vertical-throw deadbolt lock shall incorporate a cylinder which is protected by a cylinder guard, which has a minimum of five (5) pin tumblers and which shall be connected to the inner portion of the lock by connecting machine screws (or equivalent fasteners) of at least 1/4 inch in diameter. Spring-actuated vertical throw primary deadbolt lock may be used.

(3) Other than spring-actuated vertical-throw primary deadbolt locks, not other spring-actuated lock may be used unless supplemented by a key-activated deadbolt lock.

(4) Unit locksets which contain a deadbolt lock and a latching mechanism in the same assembly may be used in place of a latch-bolt lock supplemented by a deadbolt lock, providing the dead-bolt and cylinder meet the requirements of (1) and (2) above.

(5) Wood or metal framed sliding glass doors shall be equipped with a hooked deadbolt mechanism which does not rely on spring pressure for latching, or where a spring-actuated latch is used, shall be equipped with a key-operated pin lock. Cylinders shall comply with the requirements of (1) and (2) above except that a cylinder guard shall not be required when no portion of the cylinder is exposed to the exterior of the dwelling.

(h) No glazing shall be placed in the door or in the surrounding wall which is within 40 inches of any part of the deadbolt lock unless said glazing is protected by:

(1) Iron or steel grills of at least 1/8 inch material with a minimum of two (2) inch mesh secured on the inside of the glazing, or on the outside of the glazing by non-removable fasteners, or

(2) Iron or steel bars of at least 1/2 inch round or 1" x 1/4" flat material spaced not more than five (5) inches apart, secured on the inside of the glazing, or on the outside of the glazing by non-removable fasteners, and

(3) Items described in (1) and (2) of this provisions shall not interfere with the operation of opening windows if such windows are required to be openable by applicable City Ordinances.

(4) Wood or metal framed sliding glass (patio) doors are exempt from the requirements of (1) and (2) of this provision provided that the door contains break-resistant glazing which meets or exceeds the standards contained in U.L. Bulletin 972, Burglary Resisting Glazing Material, or its successor(s); or fully tempered glass, per A.N.S.I. Z 97.1 or its successor.

i. All exterior doors shall be equipped with a wide-angle (180 degrees) door viewer mounted no higher than 58 inches from the interior floor.

j. For the purposes of these requirements, the term exterior door does not include screen doors, storm doors, sash door or jalousie doors used in conjunction with a primary door which meets or exceeds these standards.

(2) Vehicular access doors shall conform to the following standards:

(a) Wood doors shall have panels a minimum of 5/16 inch in thickness with the locking hardware being attached to the support framing.

(b) Aluminum doors shall be a minimum thickness of .0215 inches and riveted together a minimum of 18 inches on center along the outside seams. There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access door framing within three (3) inches of the strike area of the pilot or pedestrian access door.

(c) Fiberglass doors shall have panels a minimum density of five (5) ounces per square foot.

(d) Doors utilizing a cylinder lock shall have a minimum five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch.

(e) Doors that exceed 16 feet in width shall have two lock receiving points; or, if the door does not exceed 19 feet, a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header; or torsion spring counter balance type hardware may be used.

(f) Doors with slide bolt assemblies shall have frames a minimum of .120 inches in thickness, with a minimum bolt diameter of 3/8 inch and protrude at least 1 1/2 inches into the receiving guide. The slide bolt shall be attached to the door with bolts not removable from the outside. Rivets shall not be used to attach slide bolt assemblies.

(g) Where doors are operated by electrical closing and opening devices, no other means of securing the door need be provided.

### Section III: Window Assemblies

All accessible window assemblies shall be constructed, equipped and installed in accordance with the following.

(A) For the purpose of these requirements, windows shall be deemed accessible if located less than twelve feet from the ground or from any surface which would permit access, or less than six feet horizontally from any adjacent structure, utility pole, or landscape feature which would permit access; and which are larger than 96 inches in area with the smallest linear dimension exceeding six (6) inches.

(B) Jalousie and lowered windows shall not be used in any window assembly which is accessible.

(C) Sashes shall be constructed and installed in a manner which prevents their removal from the exterior of the dwelling when in other than the fully open position.

(D) Where storm windows are installed, they shall not be capable of removal from the exterior of the dwelling.

(E) All accessible windows with the exception of crank-operated casement windows will have a locking device which is not spring-actuated and which when engaged, fastens all movable sashes to a substantial immovable part of the frame or supporting wall, or fastens movable sashes to each other in such a way that none of the sashes can be moved.

(1) The locking device must be capable of securing the window assembly in the fully closed position, and in partly open positions of no more than six (6) inches.

(2) The locking device does not have to be key operated.

(3) Where an auxiliary locking device is necessary to meet this provision, it shall be mounted to the window assembly using the most secure method compatible with the material of the window framing, but in general;

(a) No self-threading fasteners may be used unless no other method of fastening is possible.

(b) Where wood screws are used to mount a locking device to wood framed windows, the screws shall be as long as the dimension of the framing member will allow, but in any case no less than 3/4 inch.

(4) For the purpose of these requirements, crescent sash locks and spring-actuated latches are not locking devices.

(F) Plantings, screens or fences which will conceal the exterior sill of the window or any portion of the window assembly above the sill at full maturity will not be used in or around accessible window assemblies.

#### Section IV: Street Numbers and Other Identifying Data

(A) Street numbers and other identifying data shall be displayed as follows:

(1) All dwellings shall display a street number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches in height and shall be of a contrasting color to the background to which they are attached.

(2) There shall be positioned at each entrance of a multiple family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of the viewer and the unit designations within the complex. In addition, each individual unit within the complex shall display a prominent identification number, not less than four (4) inches in height, which is easily visible to approaching vehicular and/or pedestrian traffic.

(3) Identification numbers shall not be obscured by any required exterior screens or plantings, nor positioned such that the natural growth of plantings will eventually obscure or conceal the numbers.

(B) Lighting in multiple family dwellings shall be as follows:

(1) Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least .25 footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism resistant covers.

(2) Open parking lots and car ports shall be provided with a maintained minimum of .2 footcandle of light on the parking surface during the hours of darkness. Lighting devices shall be protected from weather and vandalism resistant covers.

SECTION 7. PRESERVATION OF FARM LAND IN COMMUNITY UNIT PLANS IN THE AG ZONING DISTRICT.

A 20% density bonus may be granted where the City Council finds that the owner has made maximum feasible efforts to preserve existing cultivated and pasture land in a proposed community unit plan, and no new public streets or roads are to be dedicated. The design of such community unit plan shall accomplish the following design objectives:

1. Preservation of the rural character of the open fields and pastures and natural wooded areas.
2. Preservation of natural habitats.
3. Preservation of natural drainage courses.
4. Preservation of existing natural topography.

(Resolution No. A-73907, November 26, 1990)



## EXAMPLE FOR SOLAR RELATED DENSITY BONUS

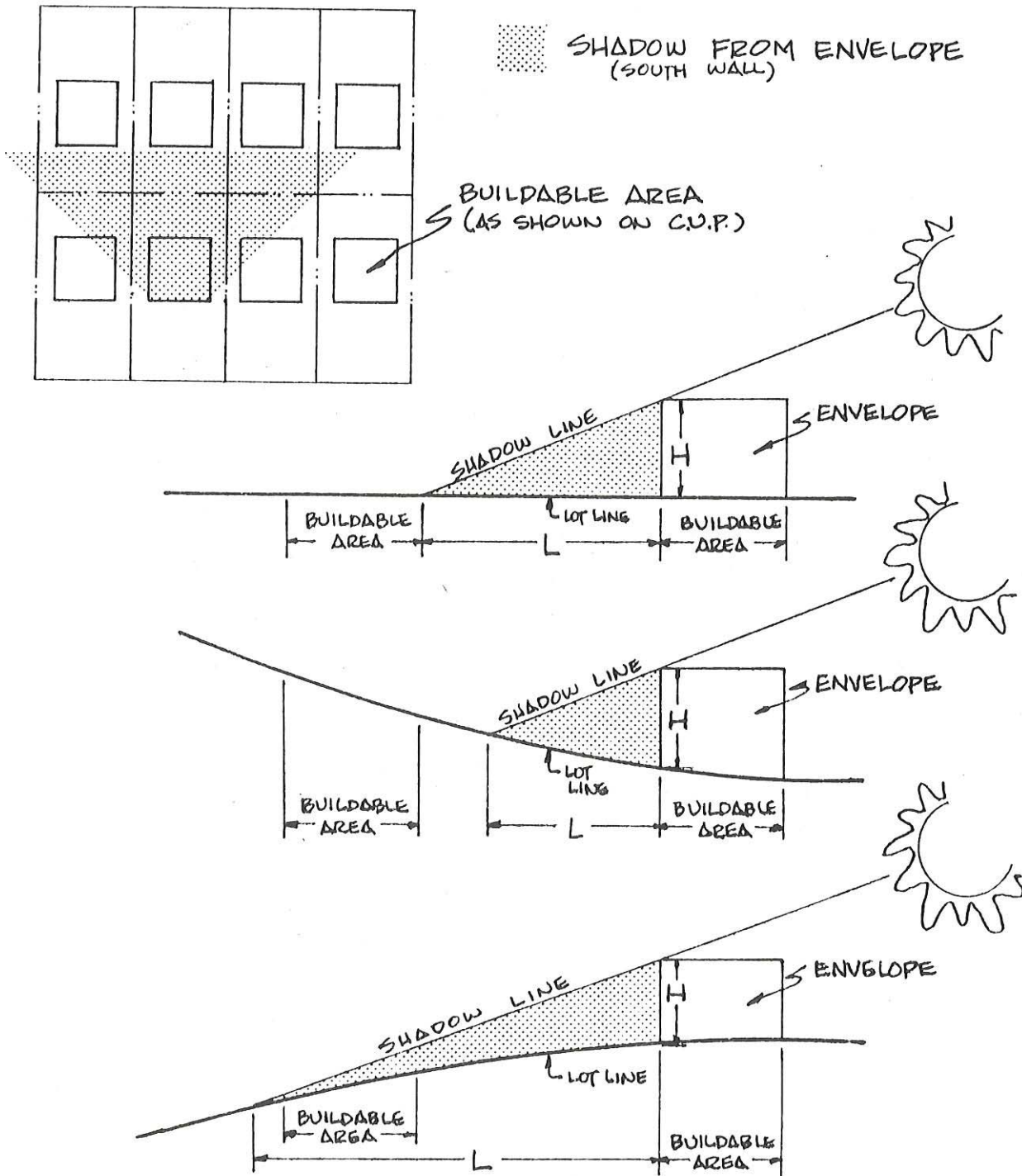
### RESTRICTIVE COVENANTS OF (NAME OF DEVELOPMENT) IN MUNICIPALITY OR COUNTY

The following restrictive covenants are incorporated in this deed and in all other deeds to parcels within the (name of development), which is located in (complete legal description of the development), as recorded in (legal records of named county). These covenants are binding upon all present and future owners of land within this development with the same effect as if they were incorporated in each subsequent deed.

- (1) No vegetation, structure, fixture, or other object shall be so situated that it casts a shadow onto the south half of the building envelope for any building described in the community unit plan on December 22 between the hours of 9:00 a.m. and 3:00 p.m. Solar Time, provided that this restriction does not apply to utility wires and similar objects which obstruct little light and which are needed and situated for reasonable use of the property in a manner consistent with other covenants in this deed. Shadows for structures approved in the CUP be calculated from north wall of the building envelope. By adopting this covenant, the landowners within this development recognize the desirability of creating and maintaining a common plan to ensure access to direct sunlight on all parcels within the development for public health, aesthetic, and other purposes, specifically including access to sunlight for solar energy collectors.

The introductory two sentences in this model covenant would preface the list of restrictive covenants, which in some developments might number more than 20. Of course, "covenant (1)" alone would be valid were it one in a list of other covenants if the list were validly incorporated into a plat or deed and the covenant were consistent with others in the list.

TABLE A



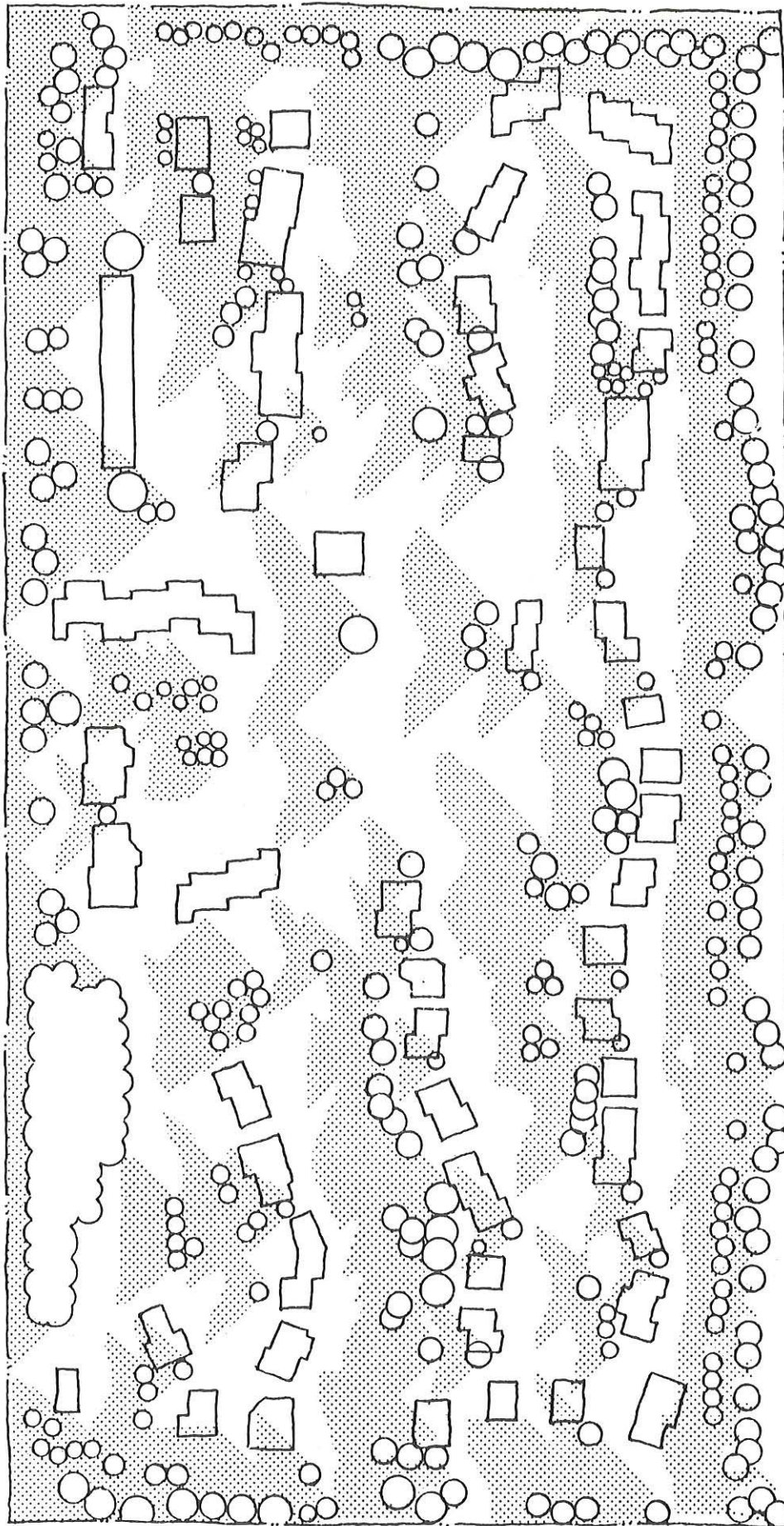
LATITUDE 40°

DIRECTION OF SLOPE

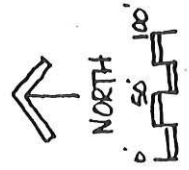
% SLOPE	N		NE		E		SE		S		SW		W		NW									
	AM	N	PM	AM	N	PM	AM	N	PM	AM	N	PM	AM	N	PM	AM	N	PM						
0%	4.8	20	4.8	4.8	20	4.8	4.8	20	4.8	4.8	20	4.8	4.8	20	4.8	4.8	20	4.8						
5%	5.7	2.2	5.7	4.8	2.2	6.2	4.1	2.0	5.7	3.8	1.9	4.8	4.1	1.8	4.1	4.8	1.9	3.8	5.7	2.0	4.1	6.2	2.2	4.8
10%	7.2	2.5	7.2	4.8	2.3	9.1	3.6	2.0	7.2	3.2	1.8	4.8	3.6	1.7	3.6	4.8	1.8	3.2	7.2	2.0	3.6	9.1	2.3	4.8
15%	9.6	2.9	9.6	4.8	2.6	16.6	3.2	2.0	9.1	2.8	1.7	4.8	3.2	1.6	3.2	4.8	1.7	2.8	9.6	2.0	3.2	16.6	2.6	4.8
20%	14.5	3.4	14.5	4.8	2.8	9.7.5	2.8	2.0	14.5	2.4	1.6	4.8	2.8	1.5	2.8	4.8	1.6	2.4	14.5	2.0	2.8	9.7.5	2.8	4.8

FACTOR = F

$L$  (LENGTH OF SHADOW) =  $H$  (HEIGHT) X  $F$  (FACTOR)

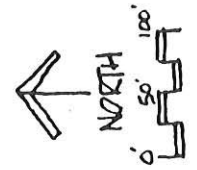


# TREE SHADOW PLAN

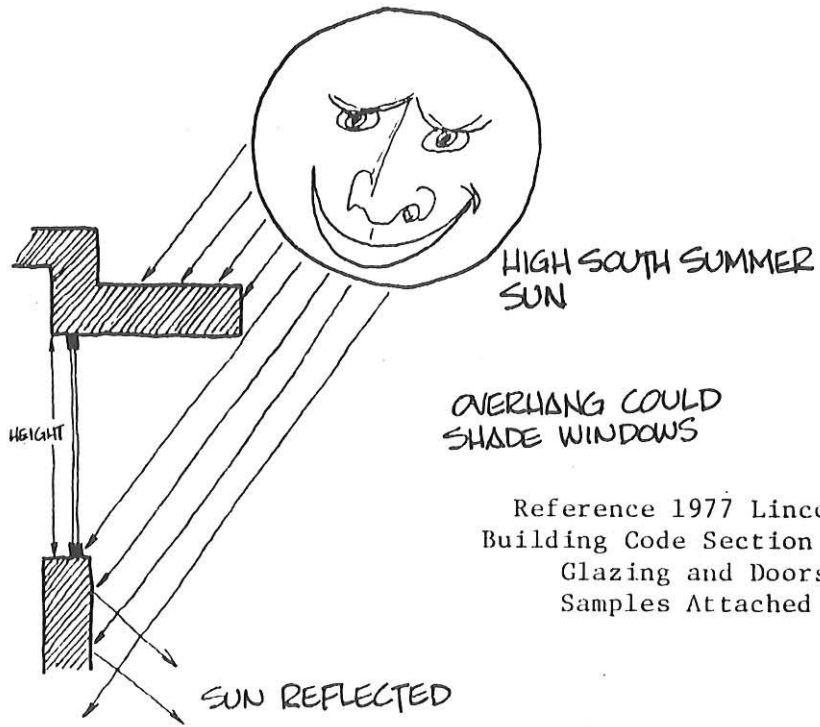


## LEGEND (TREE SYM.)

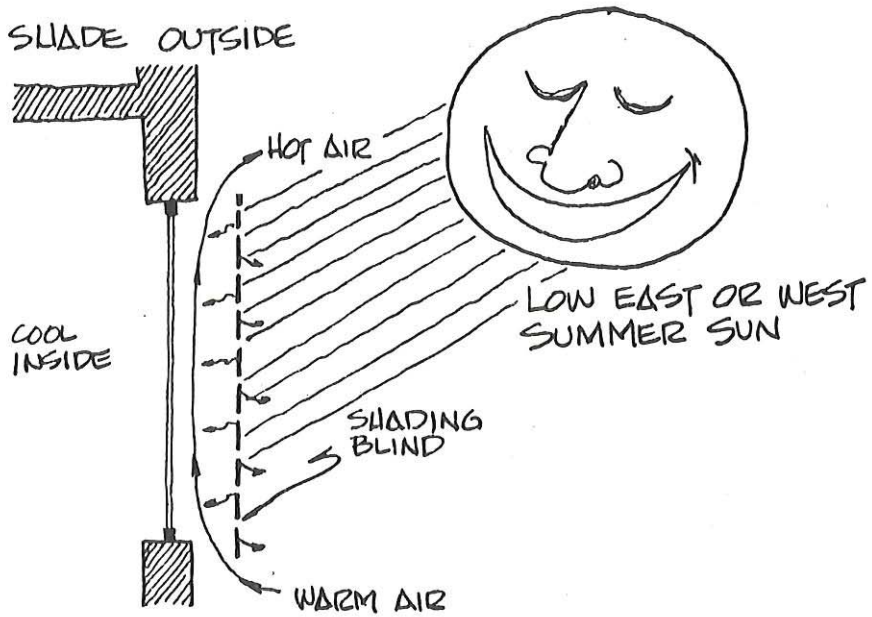
- 15' HEIGHT
- 20' HEIGHT
- 25' HEIGHT
- 40' HEIGHT



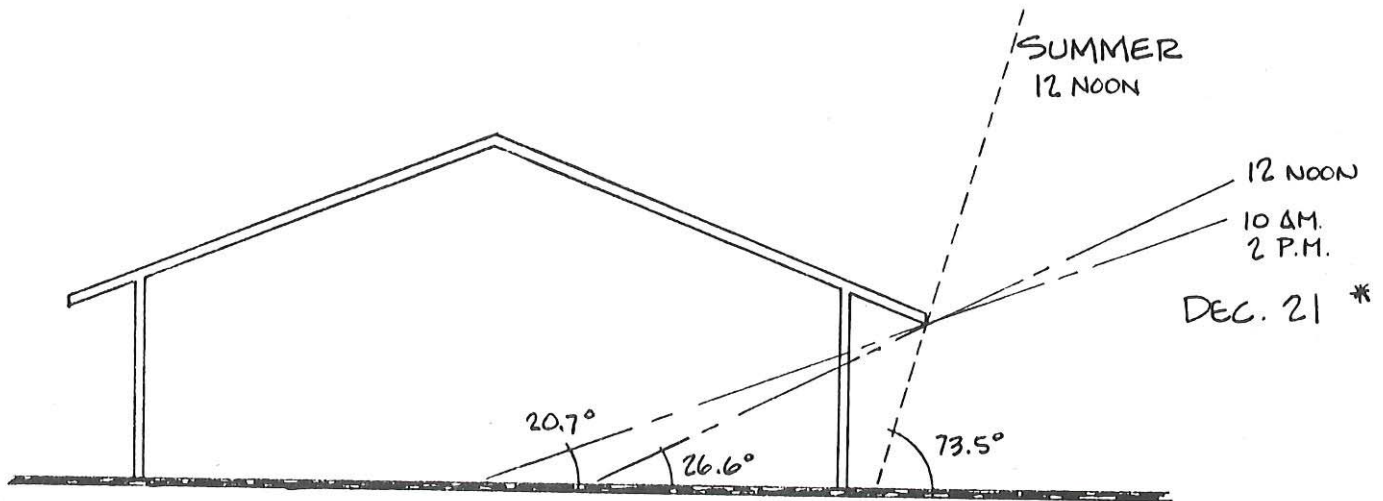
BUILDING SHADOW PLAN



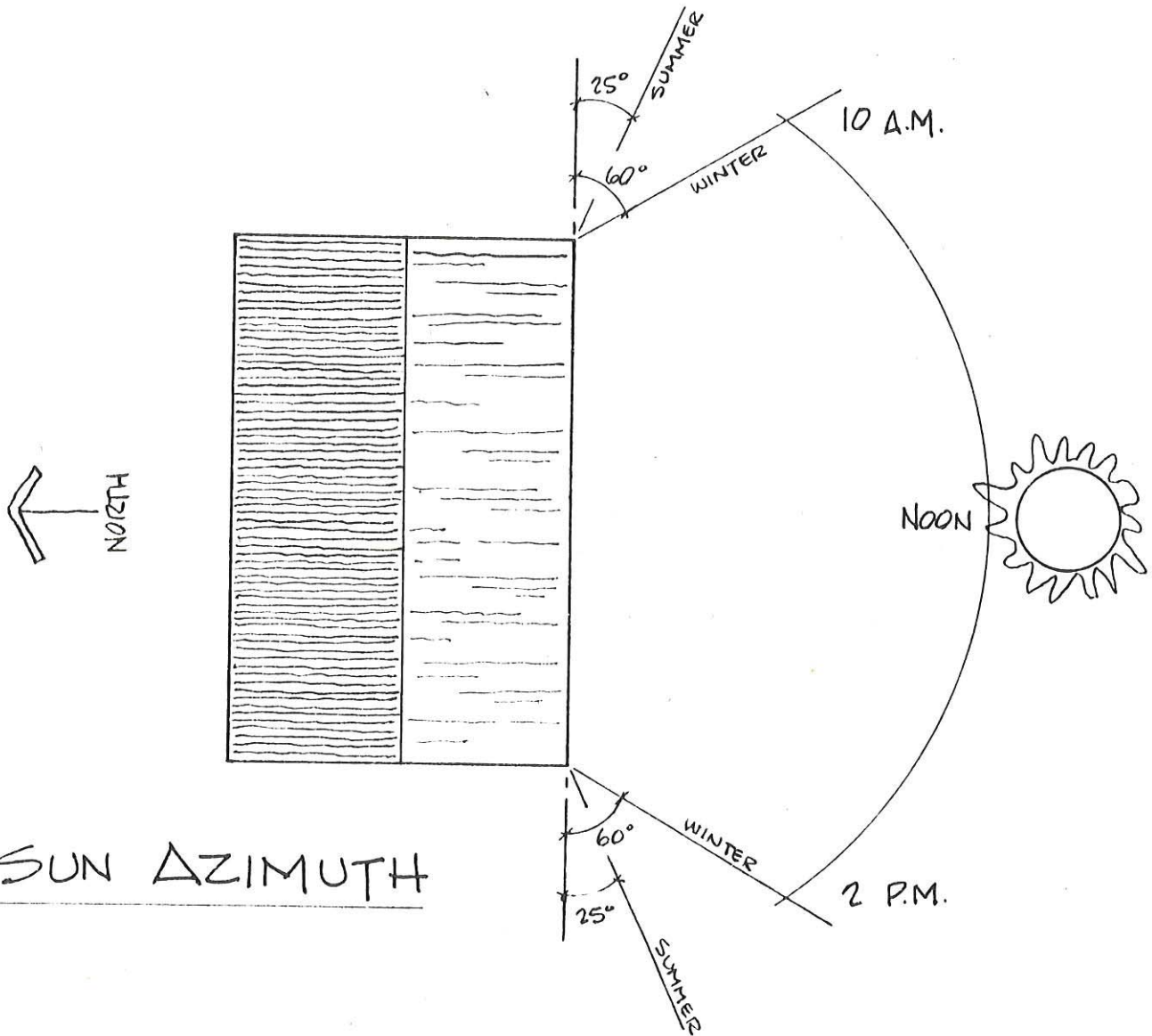
Reference 1977 Lincoln  
 Building Code Section 53.05  
 Glazing and Doors  
 Samples Attached



# SOLAR RIGHTS - THE WINTER SUN



## SUN ALTITUDE



## SUN AZIMUTH

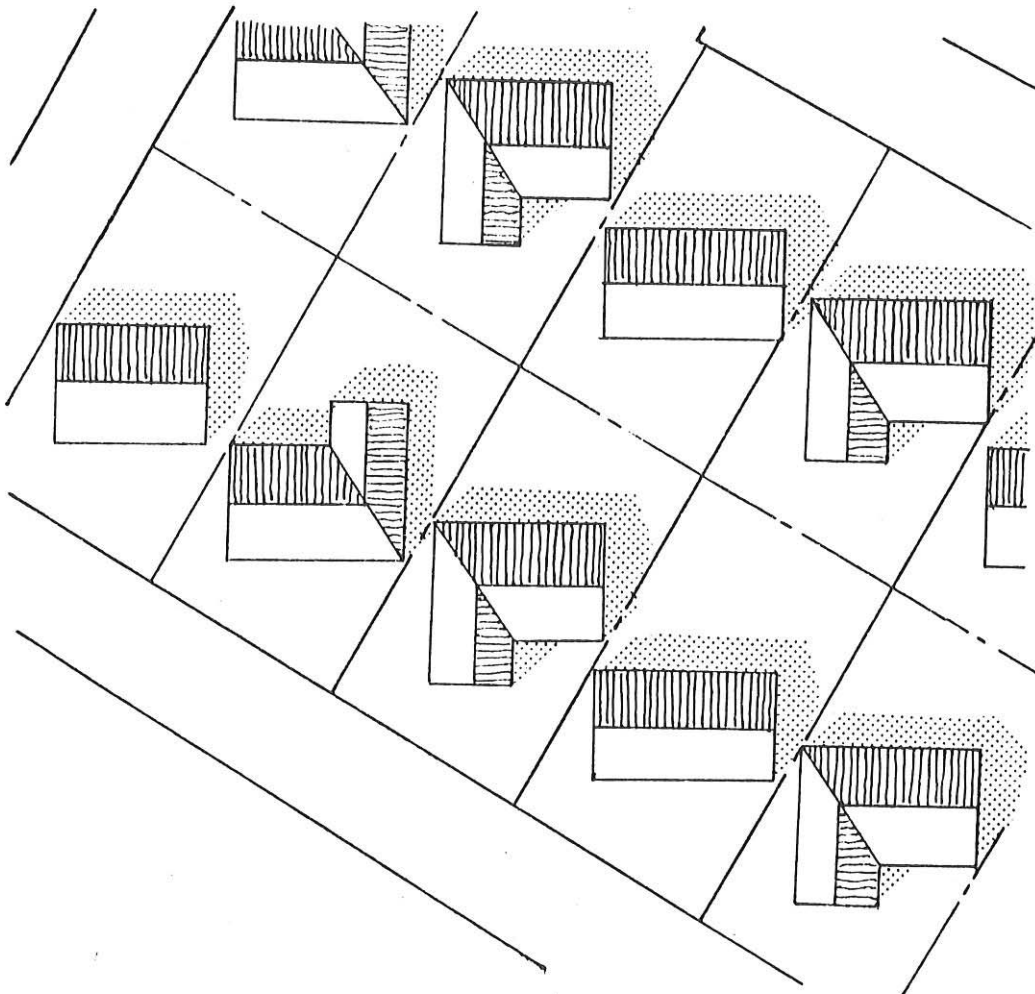
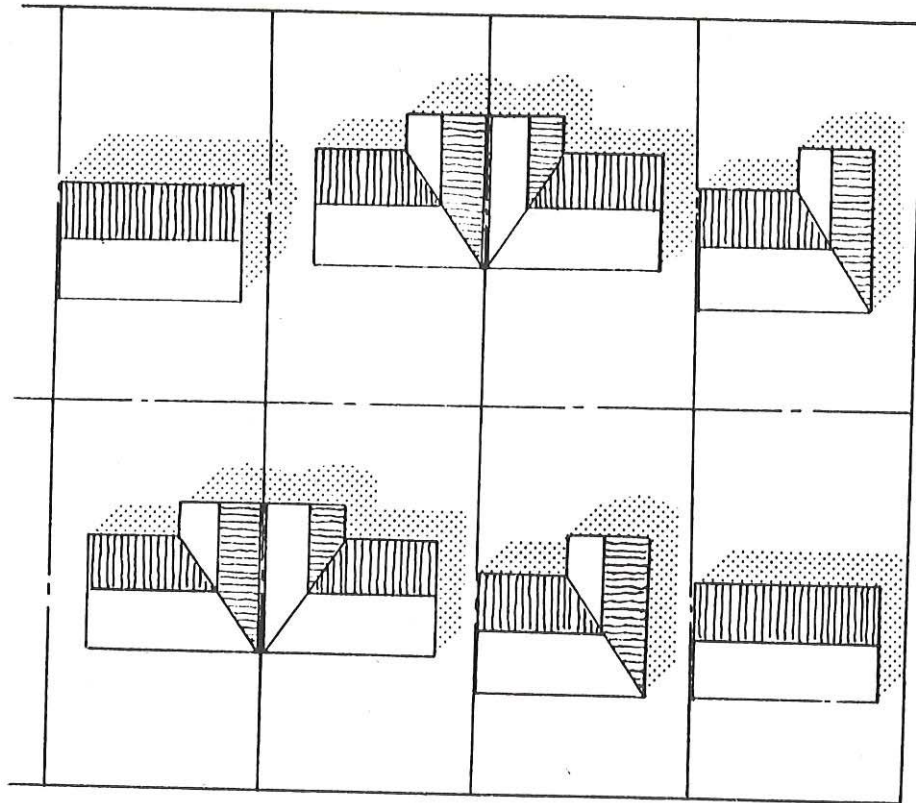
\* ADJUSTED TO  $40^\circ$  N. LATITUDE.  
 LINCOLN IS BETWEEN  $40^\circ 45'$  &  $40^\circ 52'$

# SOLAR LOT ORIENTATION

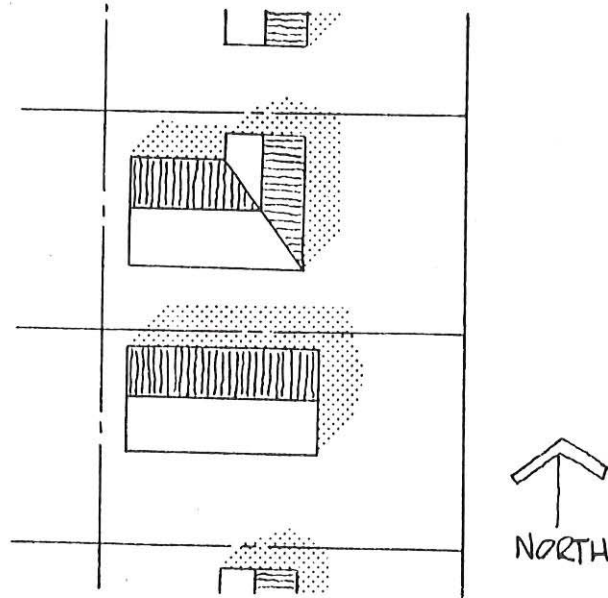
1. Major yard to South
2. Minimize exterior building surface
3. Major roof surface sloped to the south



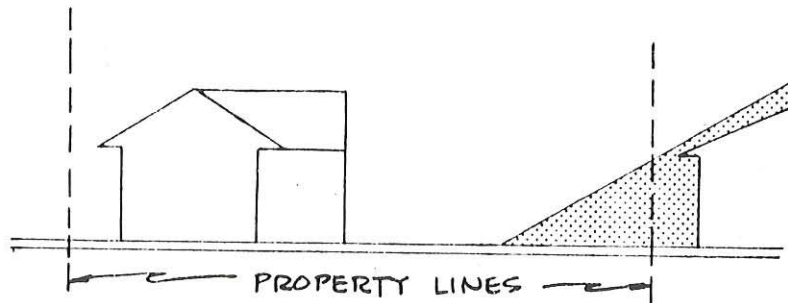
SOURCE:  
SACRAMENTO Co., CALIF.



# SOLAR ORIENTATION ON A NORTH/SOUTH STREET



HOUSES SHOULD HAVE MAJOR YARDS TO SOUTH TO ALLOW FULL EXPOSURE TO THE WINTER SUN FOR SOLAR HEATING.

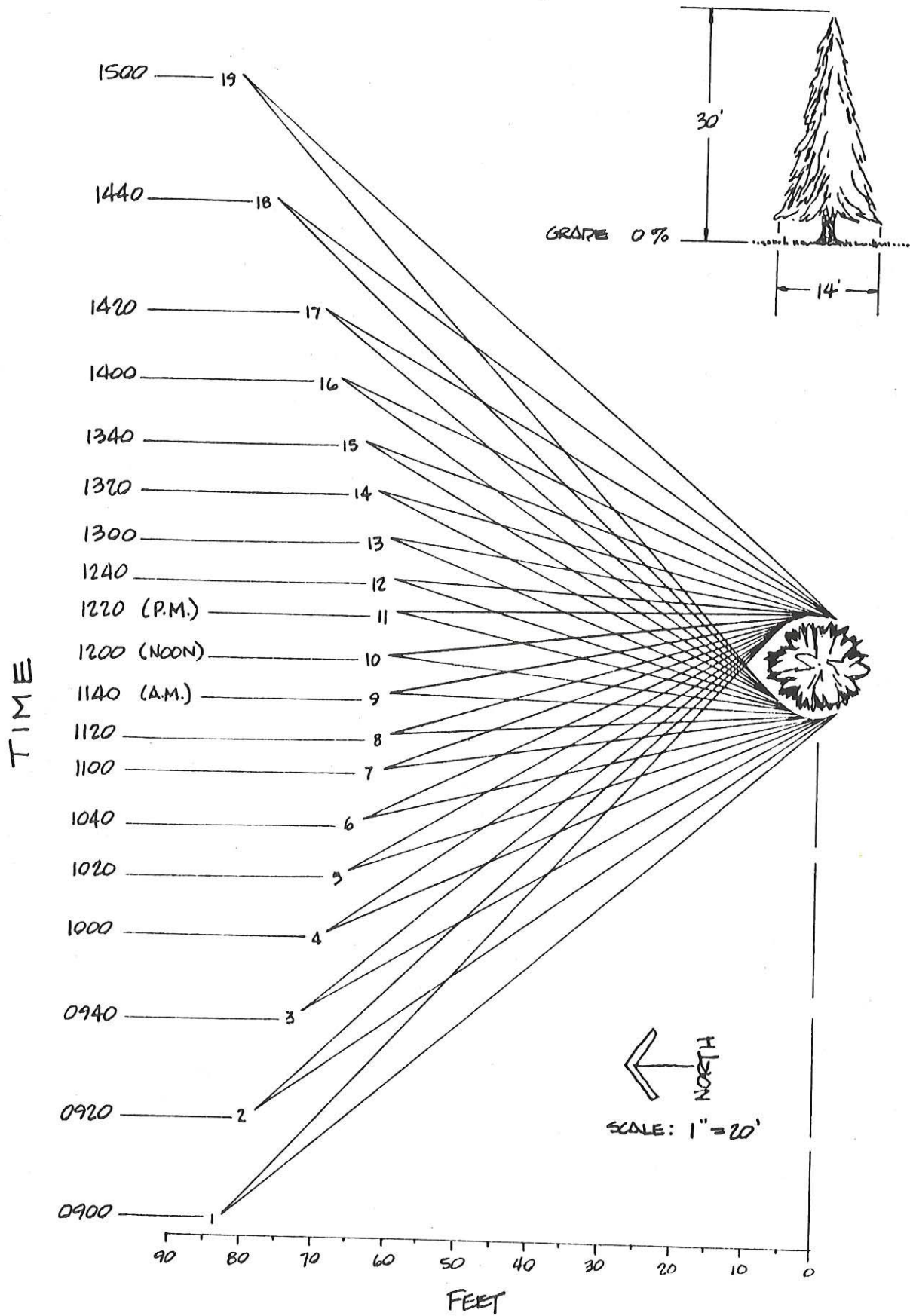


BUILDINGS DO NOT SHADE EACH OTHER.



# TREE SHADOW ON 21 DECEMBER

(LATITUDE 38°)



SCALE: 1" = 20'

## DESIGN STANDARDS FOR PARKING LOTS

### Drainage

All parking lots shall be designed to develop proper site drainage. Proper site drainage is required to dispose of all storm water that is accumulated on the site.

If a new parking lot is proposed in the area bounded by 7th Street, "R" Street, 17th Street, and "J" Street, or on any lot which abut one of these boundary streets, and the parking lot contains an area of 2,500 square feet or more; or, if a new parking lot is proposed in an area other than that described above and contains 6,000 square feet or more; and if a storm sewer or other drainageway, including open channels and creeks, but excluding gutters, is within 150 feet or is reasonably accessible to the parking lot, then the following standards shall apply:

The parking lot must be graded and surfaced such that storm water runoff from the site is collected on the site by a parking lot drainage system and carried to an approved public storm sewer system, and not allowed to discharge through the driveway entrances and exits onto the public way. Proposed finished elevations of the parking lot must be indicated on appropriate plans. The calculations for storm runoff shall be designed in accordance with City of Lincoln Storm Sewer Design Criteria. All storm sewer construction procedures shall conform to the Construction and Material Specifications section of the Standard Specifications of the City of Lincoln, Nebraska. (Res. A-66802, 4-21-80)

### Parking Barriers

A. Approved parking barriers must be provided around parking lots, as required by Sections 10.28.290 or 10.28.300 of the Lincoln Municipal Code, to prevent the parking of vehicles overhanging the sidewalk space, public alley, or other public property, and adjacent residential property. Approved barriers are also required as necessary to protect any required landscaping or landscape screen planting and to prevent the parking of vehicles in a minimum front yard setback in which parking is prohibited.

B. Approved barriers: Approved barriers include the following type barriers. Other barriers may be approved, subject to the approval of the City. Any barrier over eight inches (8") in height must meet the opacity/transparency requirements for screening.

1. Poured concrete curb - nominal 6" x 6" exposed.
2. Fence (minimum 30" height) - wire fabric, solid wood, post and rail.
3. Masonry or concrete wall (minimum 30" height).
4. Guard rail.
5. Post and cable.
6. Precast concrete barriers, firmly and permanently anchored.

C. Location: Barriers must be located to contain the parking within the approved parking lot. When a concrete curb is used as a barrier for perpendicular or angle parking, it must be offset at least two (2) feet from the edge of the parking lot to allow for the front overhand of the vehicle. Other type barriers may be located at the edge of the parking lot.

D. The ends of parking rows in lots which exceed 40,000 square feet in area, shall be delineated with minimum 6 inch high curb islands. These islands may serve as planting areas for parking lot trees trimmed to the trunk up to a height of 6.0' or shubbery below 30 inches in height, measured from the top of the pavement.

### Parking Layout and Markings

The developer shall submit to the City for review and approval, a detailed and accurately scaled parking lot layout clearly showing the location of parking spaces and aisles, all conforming to the City standards. Upon construction of the parking lot, the parking spaces must be marked on the parking lot surface according to City standards to the extent that those spaces are required in connection with a development. Spaces not required for a development need not be marked, or may be marked to lesser standards. Handicapped parking stalls required by state statutes shall be designed and signed as shown on attached diagrams. (Resolution A-70043, 4/15/85)

### Surfacing

All parking lots other than nonpermanent lots that are allowed for a period of two years shall be surfaced with one of the following minimum cross sections.

1. Five (5) inches of Class "A" Portland cement concrete.
2. Six (6) inches of asphaltic concrete.
3. Four (4) inches of crushed rock base covered by three (3) inches of asphaltic concrete.
4. Other surfacing material and techniques, subject to the approval of the Director of the Department of Public Works.

The nonpermanent parking lot may be graveled as approved by the City, and shall be maintained in a dust-free condition during the two-year period. It should be noted that the above alternatives are designed only to serve as minimum standards. In situations where moderate to heavy truck loads are anticipated, the structural load capacity of the surfacing should be analyzed and designed accordingly. In such instances, a thicker or reinforced section may be desirable.

All construction procedures to include, but not be limited to, subgrade preparation, placement of surfacing and finishing shall conform to the Construction and Material Specifications section of the Standard Specifications of the City of Lincoln, Nebraska. (Res. A-66802, 4-21-80)

### Lighting

Lighting used to illuminate parking lots shall conform to these City standards for parking lot lighting, and shall be so arranged as to reflect lighting away from the adjacent properties and public streets. Direct rays of light from the light source shall be shielded from an adjacent dwelling district or residential land use.

Airport parking lots shall be excluded from the restrictions of these lighting standards. Airport lighting requires special considerations and should be left to the control of the Airport Authority.

The purpose of parking lot lighting is to provide adequate visibility within parking lots and to deter crime. Its purpose is not to cause visual interference on public thoroughfares or encroach on the visual privacy of adjacent residents.

The aim of these standards is to provide guidelines to ensure that parking lot lighting in the City of Lincoln is adequate and to minimize its adverse impacts upon adjacent residential uses.

There are three major controllable components of a lighting system that directly affect the quality of a lighting system. There are: glare, light intensity level, and uniformity of light distribution. When these factors in a lighting system are managed in an appropriate way, intended use of the system is maximized and misuse is minimized. These factors, therefore, are the regulated elements specified in the parking lot lighting standards below:

A. Illumination level. Not greater than two (2) horizontal footcandles, average initial, nor less than two-tenths (0.2) horizontal footcandles, average maintained.

B. Illumination levels beyond perimeter of parking lot. Illumination levels, attributable to a parking lot lighting system, beyond the perimeter of the parking lot, shall not exceed one-half (0.5).

C. Uniformity ratio. Not greater than four to one (4:1), average to minimum.

D. Glare control. Lighting adjacent to residential districts and residential uses shall be so arranged that the luminaires shall have a sharp cutoff at no greater than 78 degrees vertical angle above nadir, nor more than five (5) percent of the total lamp lumens shall project above 78 degrees vertical; or as an alternative, a luminaire shall emit no more than 500 foot lamberts per unit area above 78 degrees vertical angle from the luminous surface of the luminaire.

### Landscaping

For all parking lots which exceed 10,000 square feet in area, there shall be planted within the paved area one shade tree for each 10,000 square feet of parking lot or portion in excess thereof. The unpaved planted area around each tree shall be not less than thirty-six (36) square feet and constructed in such a manner as to prevent intrusion of automobiles into said unpaved area. Such landscaping shall be in conformance with Sections 14.44.010 of the Lincoln Municipal Code and design standards for landscaping as hereafter set forth. (Res.A-66705, 2-19-80; Res. A-70059, 4-22-85)

### Screening

All parking lots consisting of six (6) or more parking spaces shall be screened along the boundary of parking lot on all sides adjacent to a dwelling district, public use district, public streets, or residential land uses which are not non-conforming, as specified in the Lincoln Municipal Code, Section 27.67.100. No screen shall be required between abutting parking lots or in a non-dwelling district property located adjacent to an O-2 district actually being used for nonresidential purposes or in addition to the requirements of applicable special permits. The construction of any screen shall be in conformance with Section 14.44.010 of the Lincoln Municipal Code and Design Standards for Screening as hereinafter set forth. (Res. A-66705, 2-19-80; Res. A-70059, 4-22-85)

## Sidewalks

A sidewalk may be required for pedestrian circulation across parking lots by the City Traffic Engineer along a direct route to an adjacent sidewalk system.

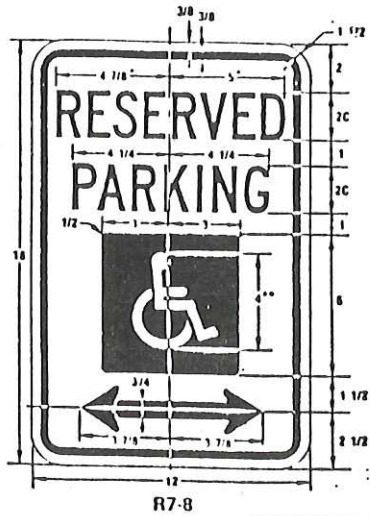
Barrier free access should also be provided for the disabled across parking lots between adjacent pedestrian generators such as commercial or public buildings. Barrier free access may include providing wheelchair ramps openings in curbs, and wheel stops, or clearly delineated walkways on the parking lot surface.

Where the natural pedestrian route between two generators is parallel to an internal roadway carrying greater than 2000 vehicles per day, a separate pedestrian walkway may be required. (Res. A-67741, 10-12-81)

## Procedures

All plans and documents required to be submitted by the developer hereunder shall be filed with the Superintendent for Codes Administration. Six (6) copies of each of a detailed and accurately scaled parking lot layout showing the requirements of these standards and any other applicable ordinances and resolutions shall be submitted for review and approval by the City. The Office of the Superintendent for Codes Administration shall serve as the coordinating agency for the reviews and approvals required by the various departments hereunder.

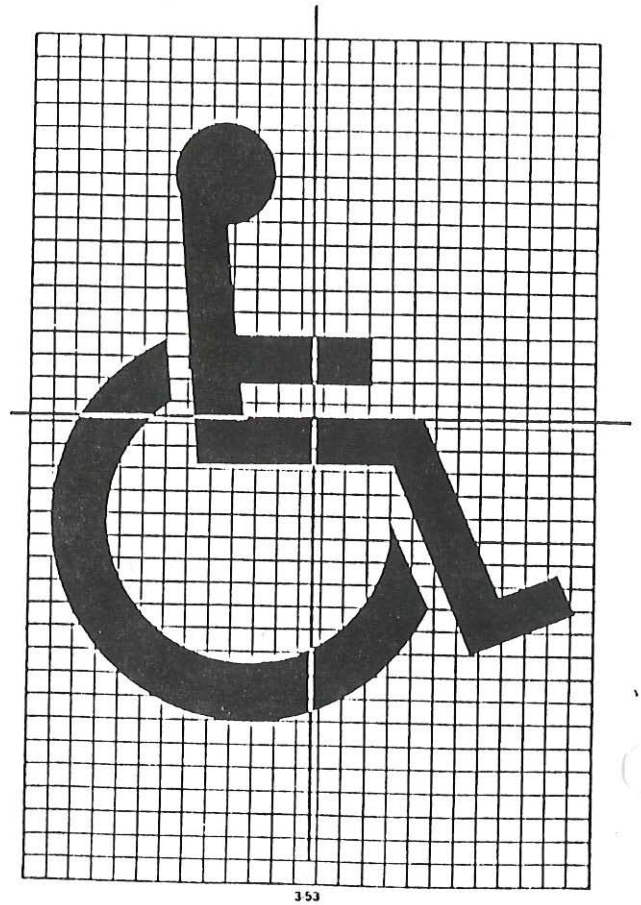
# PROVISIONS FOR HANDICAP PARKING



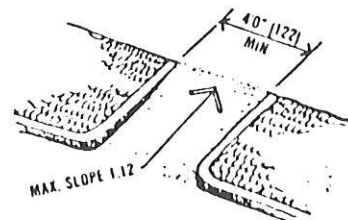
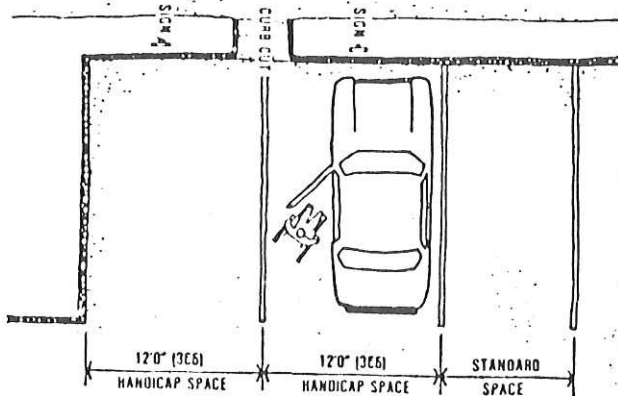
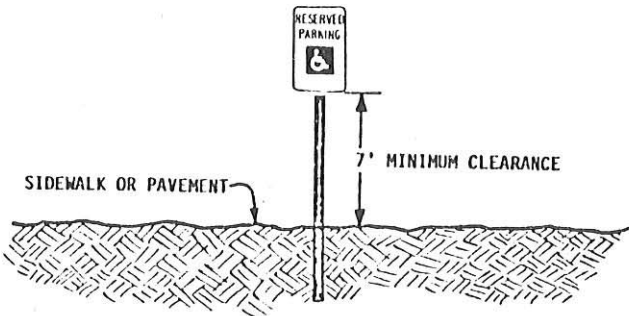
R7-8

COLORS  
 LEGEND AND BORDER - GREEN  
 WHITE SYMBOL ON BLUE BACKGROUND  
 BACKGROUND - WHITE

\*REDUCE SPACING  
 \*\*SEE PAGE 353 FOR  
 SYMBOL DESIGN

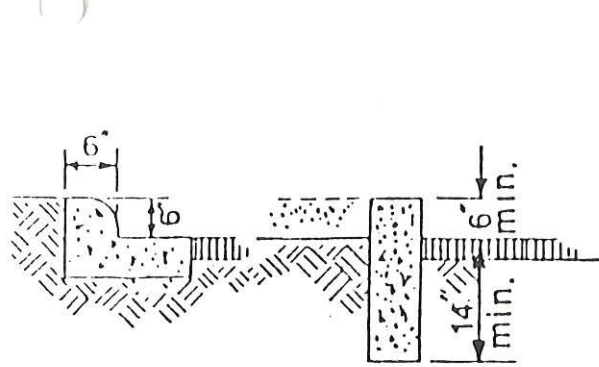


353

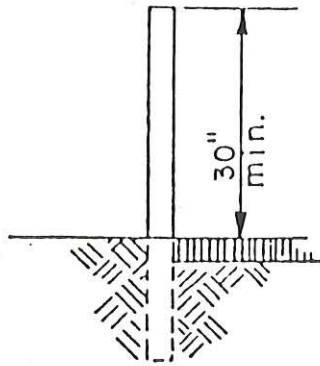


# PARKING LOT DESIGN STANDARDS

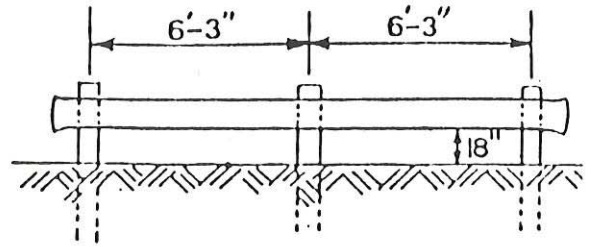
## PARKING BARRIERS



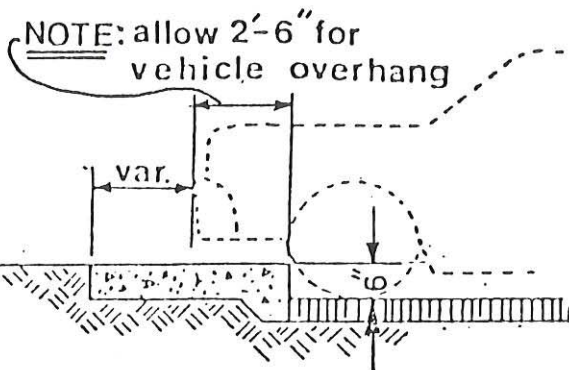
POURED CONCRETE CURB BARRIERS



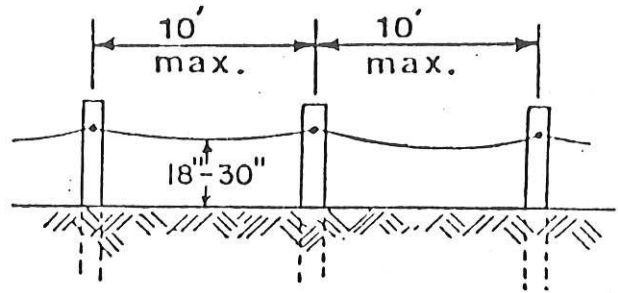
FENCE OR WALL BARRIER



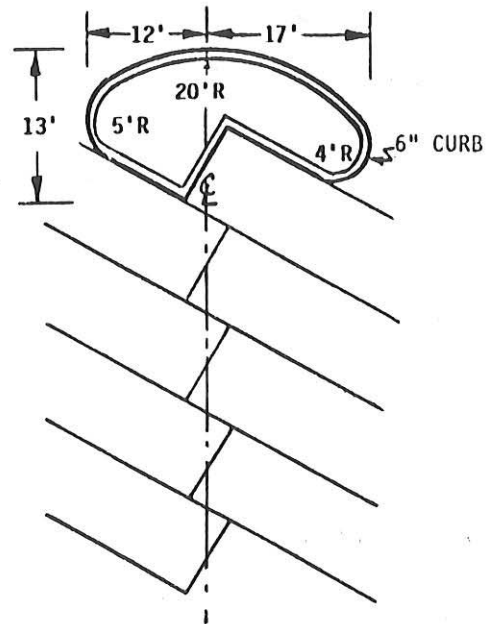
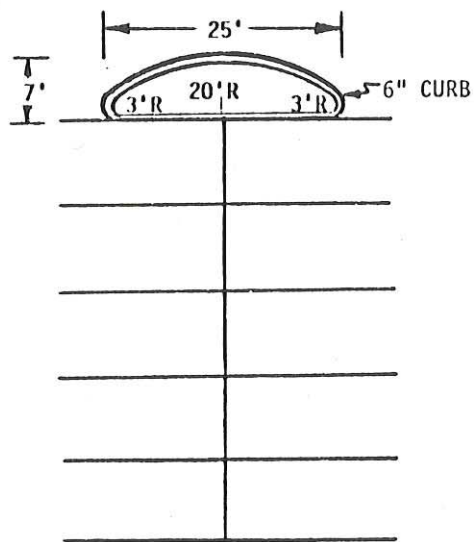
GUARDRAIL BARRIER



SIDEWALK BARRIER



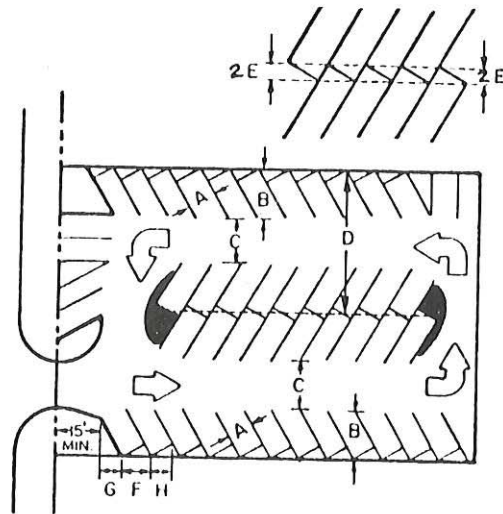
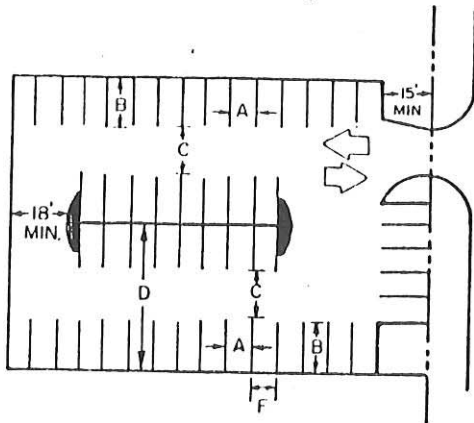
POST & CABLE BARRIER



TYPICAL DESIGN FOR ISLANDS AT END OF PARKING ROWS

SCALE: NONE

# PARKING LOT DESIGN STANDARDS



ANGLE $\theta$	STALL WIDTH	STALL DEPTH	AISLE WIDTH		TYPICAL MODULE		INTERLOCK REDUCTION	CURB LENGTH	REAR EXTENSION	FRONT EXTENSION
	A	B	C		D		E	F	G	H
			LONG TERM	SHORT TERM	LONG TERM	SHORT TERM				
30°	8.3'	15.0'	11.0'	(1)	41.0'	(1)	2.9'	16.6'	15.2'	4.2'
	8.5'	14.0'	10.0'	11.0'	40.0'	41.0'	2.9'	17.0'	15.2'	4.3'
	9.0'	15.0'	10.0'	10.0'	40.0'	40.0'	2.9'	18.0'	15.2'	4.5'
45°	8.3'	17.0'	12.0'	(1)	46.0'	(1)	2.3	11.7'	12.4'	5.9'
	8.5'	17.0'	11.0'	12.0'	45.0'	46.0'	2.3	12.0	12.4'	6.0'
	9.0'	17.0	10.0'	11.0'	44.0'	45.0'	2.3	12.7'	12.4'	6.4'
50°	8.3'	17.7'	13.0'	(1)	48.4'	(1)	2.1	10.8'	11.3'	6.4'
	8.5'	17.7'	12.0'	13.0'	47.4'	48.4'	2.1	11.1'	11.3'	6.5'
	9.0'	17.7'	11.0'	12.0'	46.4'	47.4'	2.1	11.7'	11.3'	6.9'
60°	8.3'	18.5'	15.0'	(1)	52.0'	(1)	1.6	9.6'	8.8'	7.2'
	8.5'	18.5'	14.0'	15.0'	51.0'	52.0'	1.6	9.8'	8.8'	7.4'
	9.0'	18.5'	13.0'	14.0'	50.0'	51.0'	1.6	10.4'	8.8'	7.8'
70°	8.3'	18.8'	20.0'	(1)	57.6'	(1)	1.1	8.8'	6.0'	7.8'
	8.5'	18.8'	19.0'	20.0'	56.6'	57.6'	1.1	9.1'	6.0'	8.0'
	9.0'	18.8'	18.0'	19.0'	55.6'	56.6'	1.1	9.6'	6.0'	8.5'
90°	8.3'	17.5'	24.0'	(1)	59.0'	(1)	-	8.3'	0'	0'
	8.5'	17.5'	23.0'	24.0'	58.0'	59.0'	-	8.5'	0'	0'
	9.0'	17.5'	22.0'	23.0'	57.0'	58.0'	-	9.0'	0'	0'

- (1) THE MINIMUM STALL WIDTH FOR ALL LOTS EXCEPT THOSE LOTS USED EXCLUSIVELY FOR LONG-TERM RESIDENTIAL OR EMPLOYEE PARKING SHALL BE 8.5 FEET.
- (2) FOR PERPENDICULAR (90°) PARKING, STALL ADJACENT TO THE CLOSED END OF THE AISLE SHOULD BE A MINIMUM OF 10 FEET WIDE.
- (3) IN LOTS OF 30 OR MORE VEHICLES, COMPACT CAR PARKING FOR UP TO 20% OF THE LONG TERM PARKING REQUIRED FOR EMPLOYEES OR RESIDENTS MAY BE PROVIDED TO THE FOLLOWING STANDARDS: STALL WIDTH - 7.5 FEET  
STALL DEPTH - 16 FEET      AISLE DEPTH - 20 FEET.

THESE STALLS MUST BE CLEARLY SIGNED AND MORE CONVENIENTLY LOCATED THAN OTHER AVAILABLE PARKING STALLS.



## DESIGN STANDARDS FOR SCREENING AND LANDSCAPING

### A. Objective.

To achieve a desirable and a permanent landscape screen which will, with a minimum amount of maintenance, provide a buffer to minimize the visual effect of adjacent incompatible land uses, land uses substantially different, and similar land uses of different character, and to protect the health, safety, and welfare of the general public. (Res. A-70059 4-22-85)

### B. Definition of Landscape Screen.

A visual buffer consisting of plant material, masonry, wood, other material approved by the Planning Director, and differences in land surface elevations or a combination of these elements. (Slats in a chain link fence shall not be acceptable.) (Res. A-67890, 12-21-81; Res. A-70059 4-22-85)

### C. General Requirements.

1. Where required by conditions of approval of a plat, special permit or use permit the developer shall submit to the City for review and approval, a detailed and accurately scaled plan clearly showing the location, height, and design of the fence screen, earth berm, or excavation and clearly showing the location and identifying the plant material in the plant material screen. A plant material list including the common name, botanical name, quantity, size, and method of handling shall be shown on the plan. (Res. A-70059 4-22-85)

2. Where screening is required by Title 27 between incompatible land uses, or around parking lots, the owner or builder of a structure or parking lot shall submit a landscape plan showing the location, height, and design of a proposed fence screen, earth berm, or excavation and clearly showing the location and identifying the plant material in the plant material screen. A plant material list including the common name, botanical name, quantity, size, and method of handling shall be shown on the landscape plan. Such plan shall be submitted, and approved, prior to the issuance of a final building permit with a structure or parking lot; provided, however, limited construction as permitted by Section 303 of the Building Code, may proceed without submittal or approval of the landscape plan. (Res. A-70059 4-22-85)

3. The opacity of the screen should be inversely proportional to the horizontal distance between the land uses and the property line to accomplish the above "objective". (Res. A-70059 4-22-85)

4. Fences shall be installed during construction of the project or as soon as weather permits and shall be inspected and approved prior to permitting initial occupancy of the property. Plant material shall be installed within one year following completion of the development and initial occupancy of the property unless phase development is permitted or otherwise specified by the Planning Director. (Res. A-70287, 9-3-85)

5. Screens over thirty inches (30") in height shall not be installed in the triangular open space required for sight distance for vehicles entering and exiting the property. (Res. A-70059 4-22-85)

6. Screens shall be maintained in a neat appearance and repaired or replaced to their original state if damaged, destroyed, or in need of repair; masonry and wood fences shall be replaced within a period of thirty (30) days, or as soon as weather permits; plant material shall be replaced in the next appropriate planting season (spring or fall, depending on the particular plant material), in accordance with the approved landscape plan. If the screen is totally destroyed by an "Act of God", the replacement period may be extended with a written request approved by the Planning Director. (Res. A-70059 4-22-85)

7. The landscape design and the selection of plant material shall:

(1) Allow the sun to shine on habitable buildings, and recreation areas, streets, roadways, parking lots, sidewalks and other traveled ways in winter for solar heat radiation to aid in melting of the snow and ice. (Res. A-70059 4-22-85)

(2) Provide shade on habitable buildings, recreation areas, streets, roadways, parking lots, sidewalks, and other traveled ways in summertime to reduce solar heat radiation to aid in the reduction of heat and glare. (Res. A-70059 4-22-85)

(3) Not increase the drifting of snow onto streets, roadways, parking lots, sidewalks, and other traveled ways. (Res. A-70059 4-22-85)

8. No screening is required if the distance between the lot line and the building is less than five (5) feet. (Res. A-70059 4-22-85)

9. Concrete and metal fences may be used in the screening of salvage and scrap processing operations. Chain link fencing may be used for security or other purposes but is not acceptable screen material with or without slats. (Res.# A-70287, 9-3-85)

D. Plant material for screening and landscaping:

1. (a) At least one-half (1/2), except three-quarters (3/4) for salvage yards and scrap processing operations, of the screen shall be coniferous or a variety of plant material that will retain its leaves through the winter months. An exception would be allowed if in conflict with paragraph 7 of the general requirements. Where the number of deciduous plants is increased to provide a year around screen the Planning Director may approve a reduction in the amount of coniferous plants or plants that retain their leaves in the winter. The branching characteristics of the plant will be considered when considering the reduction. This reduction cannot be approved for salvage yards and scrap processing operations. (Res. A-66705, 2-19-80; Res. A-67890, 12-21-81; Res. A-70059 4-22-85)

(b) The sole use of plants to screen salvage yards and scrap processing operations is not acceptable. (Res. A-70059 4-22-85)

2. A list of acceptable plant material shall be available upon request in the Office of the Planning Department. This list will specifically list the size, method of handling, and design spread diameter for each variety of plant material. However, other plant material may be used and added to the list upon meeting the requirements in subparagraph 3 below and with the approval of the Planning Director. If anyone chooses to add a plant to the list they should submit information such as its mature spread and height, rate of growth, and other information as requested by the Planning Director for consideration. (Res. A-70059 4-22-85)

3. The variety of plant material used shall be reasonably:

- (a) Free from litter and offensive odors;
- (b) Resistant to breakage by wind and winter storms;
- (c) Resistant to disease, insect attack and weather stresses;
- (d) Long lived;
- (e) Adaptable to City conditions;
- (f) Easily transplanted and grown. (Res. A-70059 4-22-85)

4. The installation of the plant material shall conform to the approved landscape plan and the general requirements of the City of Lincoln Standard Specifications for Street Trees. These specifications shall be on file at the Planning Department, Parks and Recreation Department, Codes Administration and City Clerk. The installation may be inspected by the City. (Res. A-70059 4-22-85)

5. The land owner agrees to promote vigorous growth of the required plants by performing continuous and properly timed maintenance. The maintenance responsibility consists of watering, weeding, fertilizing, controlling diseases and insects, pruning, removing the stakes and wires used to secure the plant when planting, and removing and replacing unhealthy, damaged and/or dead plants. The replacement plant must be the same species, size, and in the same location as shown on the approved landscape plan and planted during the next appropriate planting season. Substitute plants may be permitted by submitting a request to the Director of Planning. (Res. A-70059 4-22-85)

E. Fence Screens:

1. Shall be installed to withstand wind pressures and in accordance with the acceptable practices and the installation shall be inspected by the City as provided in the "General Requirements" subparagraph 4. (Res. A-70059 4-22-85)

2. Plant material may be combined along with the masonry or wood fence. (Res. A-70059 4-22-85)

3. Fences do not need to be completely opaque. (Res. A-70059 4-22-85)

4. The height of fences shall conform to Title 27 of the Lincoln Municipal Code. (Res. A-70059 4-22-85)

5. Generally, fences should not slope with the ground, but should be built on level lines. (See attached sketch). (Res. A-70059 4-22-85)

6. The color of the fences should be in the neutral range of colors. (Res. #A-70287, 9-3-85)

F. Land Screens - Berm and Excavation:

1. The side slopes shall not exceed three to one (horizontal to vertical) without the use of retaining material. (Res. A-70059 4-22-85)

2. The land surface shall be protected to prevent erosion. The means of protection shall be either (a) sodding, to be done as soon as weather permits; (b) seeding with grass if permitted, depending on erosion control measures and the steepness of the slope; or (c) planting with an approved permanent ground cover. (Res. A-70059 4-22-85)

3. Retaining walls shall be constructed in accordance with acceptable engineering standards. (Res. A-70059 4-22-85)

G. How much is to be Screen and Where the Screens are to be Located on the Property: (see attached sketch). If plant material is used for part of the screen, the design size and shape of the plant material shall be used in computing the opacity of the screen. (Res. A-70059 4-22-85)

1. Parking Lots and Parking Areas:

It is the intention of the screening standards for parking lots and parking areas to provide an adequate, aesthetic visual screen of the facility while not seriously impairing observation of the lot from public ways for the sake of security. (Res. A-66705, 2-19-80; Res. A-70059 4-22-85)

General: The screen shall be located adjacent to the barrier surrounding the parking lot or parking area but far enough from the barrier so as to be protected from the bumpers of vehicles. (Res. A-70059 4-22-85)

For parking lots which are set back from the lot line, the screening requirements may be reduced in increments of ten percent (10%) of total screen for each ten feet (10') of turf between the property line and the parking lot line. (Res. A-70059 4-22-85)

Entrance driveways shall be excluded from the required screen. (Res. A-70059 4-22-85)

The screen shall be evenly distributed horizontally and may vary in height. (Res. A-70059 4-22-85)

The design spread of deciduous trees may be used for one half (1/2) of the deciduous plant portion of the required screen. (Res. A-70059 4-22-85)

The side of the parking lot adjacent to a public street shall be screened at least sixty percent (60%) from two feet (2') to four feet (4') above the surface of the lot. Fences may not be used to meet this screening requirement. When there is less than five feet (5') between the parking lot and the street, one (1) deciduous tree

shall be require for parking lots less than five thousand (5,000) square feet and one (1) additional tree for each additional five thousand (5,000) square feet of parking or fraction of five thousand (5,000) square feet. (Res. A-70059 4-22-85)

All other sides of the parking lot shall be screened at least ninety percent (90%) from two feet (2') to four feet (4') above the surface of the lot. (Res. A-70059 4-22-85)

If plant material is used the density percentage is calculated at plant maturity. (Res. A-70059 4-22-85)

2. Mobile Home Courts and Mobile Home Subdivisions Approved by Special Permit:

The screen shall be evenly distributed horizontally; however, it may vary in height as to screen at least sixty percent (60%) of the surface area of a vertical plane extending along the entire length of each side and from the ground to a height of ten feet (10') above the adjacent ground elevation of the mobile home court and mobile home subdivision. This screen is required along each side of the mobile home court and mobile home subdivision and shall be located within the fifty foot (50') exterior open space or between the mobile homes and the exterior boundary. Entrance roadways and the required open space for sight distance associated with intersections shall be excluded from the required screen. (Res. A-68588, 1/24/83; Res. A-70059 4-22-85)

3. Community Unit Plans and Other Multiple Family Dwellings Approved by Special Permit and Planned Unit Development: (Res. A-70059 4-22-85)

The screen shall be evenly distributed horizontally; it may vary in height so as to screen at least fifty percent (50%) of the surface area of a vertical plane extending along the property line from six feet to fifteen feet (6' to 15') above the adjacent ground elevation of multiple dwelling structures, garages, maintenance buildings, etc. This screen shall be located between the structures and the adjacent property line. (Res. A-70059 4-22-85)

4. Residential lots backing onto public streets and railroads:  
The screen shall be evenly distributed horizontally; however, it may vary in height so as to screen at least fifty percent (50%) of the surface area of a vertical plane extending along the entire length of the street or railroads abutting the lots and from the ground elevation at the lot line to six feet (6') above the surface elevation of the street or railroad. This screen shall usually be located on private property rather than in the street right of way and along the lot line. Open space for sight distance associated with street intersections shall be excluded from the required screen. (Res. A-70059 4-22-85)

5. Adjacent Land Uses and zoning Districts of Substantially Different Character; B-1, B-2, B-3, H-2, H-3, H-4, B-5, O-2, I-1, I-2, Abutting Residential Districts:

The screen shall be evenly distributed horizontally, however, it may vary in height so as to screen at least sixty percent (60%) of the surface area of a vertical plane extending along the entire length of the property line

and from the ground elevation to a height of ten feet (10') above the adjacent ground elevation. This screen shall generally be located adjacent to the property line abutting the different uses. (Res. A-70168 7-1-85)

6. Required Yards, Open Space Areas, Malls and Around Proposed Buildings in the O-3, B-2, B-5, I-2, and I-4 Districts and Churches in R-1 through R-4 Residential Districts. (Res. A-70059 4-22-85)

There shall be provided for each 10,000 square feet or fraction thereof of building coverage, four (4) trees with a design spread diameter of thirty feet (30') each or combination of trees to equal the same, and four hundred (400) square feet of shrub coverage. (Res. A-70059 4-22-85)

7. Salvage and Scrap Processing Operations Approved by Special Permit or Permitted as Conditional Use:

The area outside a building used for the storage of salvage material in connection with the operation of a salvage or scrap processing operation shall be screened. In addition, the area outside a building used for the storage of vehicles waiting repair in connection with the operation of a vehicle body repair shop shall be screened. The screen shall be evenly distributed horizontally. It may vary in height and openness so as to screen at least 90 percent (90%) of the surface area of a vertical plane from the ground elevation to a height of six feet (6') above the ground elevation. The screen shall be installed along the entire perimeter of the area of the salvage or scrap processing operation where salvage material or vehicles waiting repair are held outside of a building, except where such area abuts the outside storage area of another salvage or scrap processing operation screened in accordance with a landscape screen approved by the City. If such screening is ineffective because of topography of premise or surrounding area or the presence of a public street viaduct, the ninety percent (90%) screen shall be extended to the height necessary to obstruct the view of the salvage material or vehicles waiting repair. The screen below a height of six (6) feet shall be accomplished by fences or differences in land surface elevations. (Res. A-67890, 12-21-81; Res. 70287, 9-3-85).

8. Day care centers and preschools approved by special permit:

The screen shall be evenly distributed horizontally; however, it may vary in height so as to screen at least 90 percent of the surface area of a vertical plane from the ground elevation to six (6) feet in height. The screen shall be installed along the periphery of the outdoor play area. (Res. 69947 3-4-85)

9. Broadcast towers.

Broadcast towers ~~located in or abutting a residential district or public use district~~ except those mounted on the top of existing structures:

Deciduous and coniferous evergreen trees shall be planted around the tower to screen the tower from adjacent ~~residential and public uses~~ properties, of 70% from the ground to 8 feet. Fifty percent (50%) or more of the trees should grow to a mature height of thirty-five feet (35') or more. (Res. A-73185; November 13, 1989; Res. A-70118 6-3-85)

10. R-T District Screening.

The screen shall be evenly distributed horizontally; however, it may vary in height so as to screen at least sixty percent (60%) of the surface area of a vertical plane extending along the entire length of each side and rear lot line adjacent to a residential district from the ground to a height of ten feet (10') above the adjacent ground elevation. Fences may not be used to meet more than fifty percent 50% of this screening requirement. (Res. 73128; October 16, 1989)

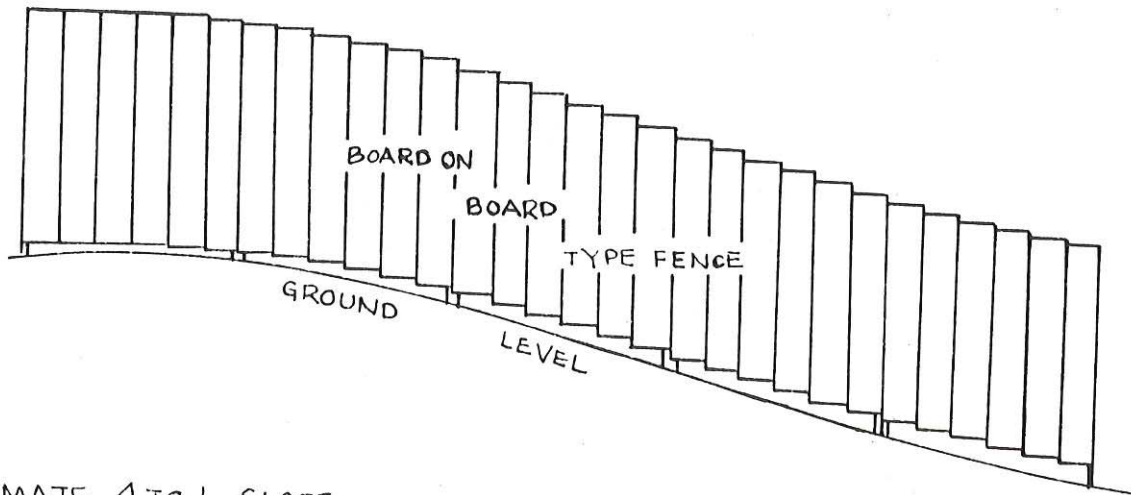
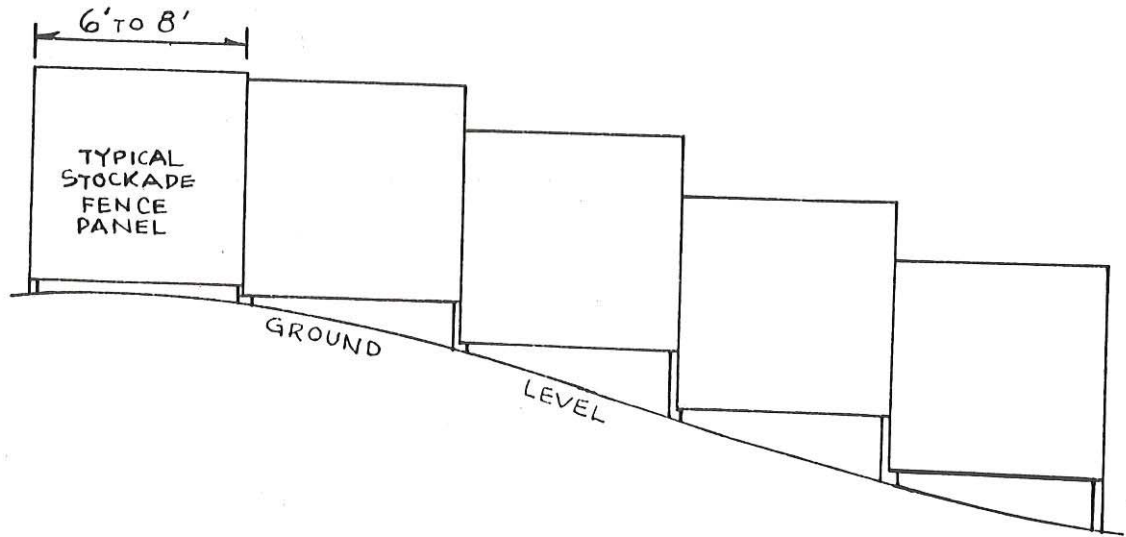
PROCEDURES

All plans and documents required to be submitted by the developer hereunder shall be filed with the Superintendent of Codes Administration. Three (3) copies of each of a detailed and accurately scaled layout showing the requirements of these standards and any other applicable ordinances and resolutions shall be submitted for review and approval by the Planning Director. The Office of the Superintendent of Codes Administration shall serve as the coordinating agency for the reviews and approvals required by the various departments hereunder. (Res. A-70059 4-22-85)

Adjustments to these standards may be made by the Director of Planning on an individual basis with written agreement from adjacent property owners accompanying the proposed screen. (Res. A-70059 4-22-85)

Before the City issues the Certificate of Occupancy, the owner(s) shall sign an agreement to continuously maintain the required landscape screen and landscaping by performing the maintenance responsibilities described in D(5) of these standards. (Res. A-70059 4-22-85)

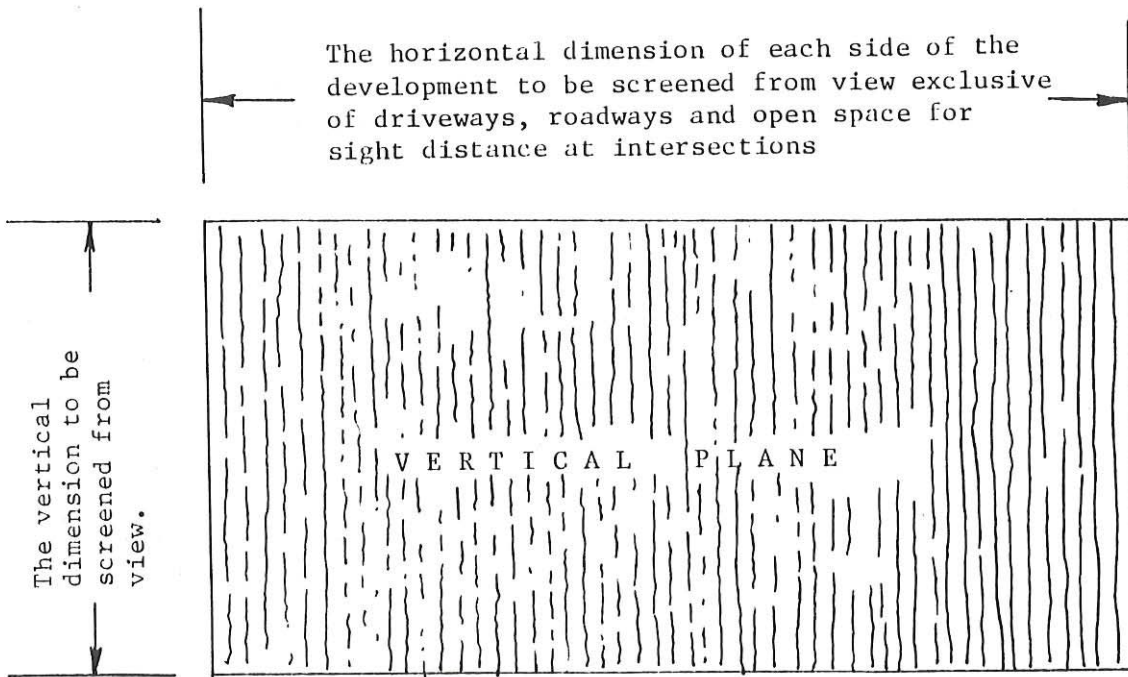
# SKETCH # 1



APPROXIMATE 4 TO 1 SLOPE

$$\frac{3}{16}'' = 1'$$

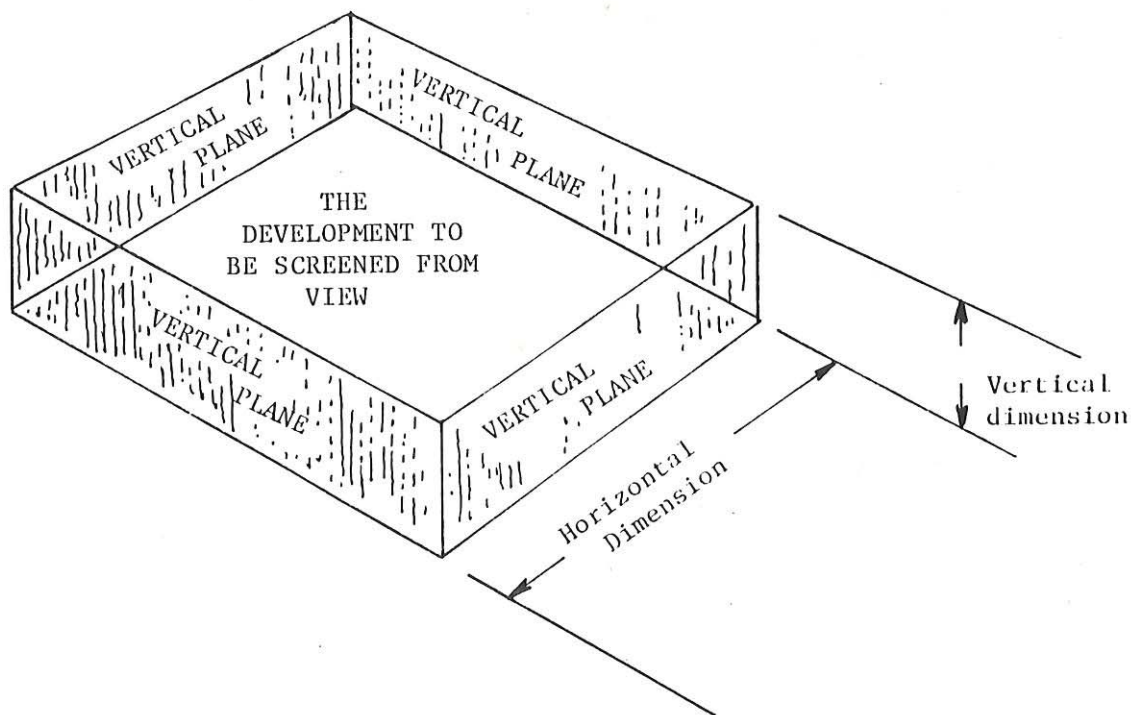




(Sketch indicates 100% of the vertical plane screened)

VERTICAL PLANE -- vertical dimension X horizontal dimension

AREA TO BE SCREENED -- vertical plane X % to be screened from view



## DESIGN STANDARDS FOR RECREATIONAL FACILITIES

### Tennis Courts

Standard overall size for a one unit tennis court shall be 60' x 120'. Playing lines shall be placed for both single and double play, as recommended by the U.S. Tennis Association. For a multi-court system, twelve feet clearance between playing lines of courts and twenty feet at back sides between the edge of out surface or fence, shall be maintained. Overall tennis court area shall be fenced, either by complete enclosure with walk-in gates (maintenance gates also needed) or partial enclosure covering two-thirds of lateral dimension and back sides, leaving mid-section's one third open, both side of the court. Fence fabric shall be rust proof, minimum 10 feet high, nine (9) gauge chain link fencing. Top and mid-rail shall be used and post shall not exceed 10 foot spacing center to center. The tennis courts may be constructed using concrete or asphalt. Concrete courts shall be at least five (5) inches thick with eight (8) gauge woven wire mesh reinforcing, expansion and contraction joints shall be of compatible non-tracking joint filler and placed where they will least disrupt playing area. The concrete is to be placed on a well compacted sub-grade and minimum four (4) inches of sand/gravel cushion. Asphaltic courts shall be at least five (5) inches thick, place on a well compacted and stabilized sub-grade with minimum eight (8) inches of sand/gravel cushion. The overall dimensions of both types of courts shall overlap fence lines by at least six (6) on all sides as preventive maintenance.

### Swimming Pools

Swimming pools shall be designed by a competent licensed engineer or architect. Design shall follow sanitary and safety requirements for construction, equipment, operation of pools and preparation of bather facilities as covered in the Nebraska Swimming Pool Act by State of Nebraska Department of Health, including all applicable codes, rules and regulations of Lancaster County and City of Lincoln.

### Golf Courses

Golf course design and construction shall be accomplished by a licensed golf course architect. The design shall follow recommendations of U.S. Golf Association, and/or other reliable golf associations of national standings.

### Playground Design Standards

#### 1. Equipment Type

- A. All heavy duty play equipment shall be manufactured by manufacturers of heavy duty playground equipment as named in Appendix A.

- B. Custom design and built play equipment not manufactured by a heavy duty playground company shall meet the recommendations of the "National Recreation and Parks Association" which are given in the proposed "Safety Standard for Public Playground Equipment". The following areas shall be considered in the design of and construction of playground equipment:
1. Materials of manufacture and construction.
  2. Sharp edges, points, protrusions and crush points.
  3. Moving impact.
  4. Entrapment.
  5. Falls from equipment.
2. Safety
- A. All play equipment shall have at least a 6-foot safety distance with no obstructions around its perimeter unless otherwise stated.
1. Swing shall have a 12-foot safety distance, measured from the center rail (where the swings are hung from) to the front of the swing and 12-feet from the center rail to the rear of the swing. This shall be a total of 24 feet.
  2. Slides shall have a safety distance of six (6) to eight (8) feet measured from the point of exit.
  3. 10-foot Whirl or larger shall have an 8-foot safety area around its perimeter.
- B. Safety ground cover shall be either 6" or 8" of sand, sand/gravel or approved rubber mat (at least 1 1/8" thick). The safety ground cover shall be required in all safety areas in and around equipment.
- C. Equipment that is area directional, such as slides, shall be oriented to minimize the hazards of direct hot sun rays. Tennis and other court game surfaces shall be constructed in a north-south direction.
- D. All equipment shall be installed as per manufacturer's specifications. Both custom equipment and standard manufactured equipment shall meet the safety requirements as outlined in No. 1, A-Equipment Types and No. 1, B-Custom Equipment.

E. Maintenance shall be required and made as the need arises. The following table shall serve as a safety check list:

SUGGESTED PLAYGROUND EQUIPMENT MAINTENANCE  
SAFETY CHECK LIST

<u>ITEM</u>	<u>LOOK FOR</u>
Structure	Sharp edges, bending, exposed moving parts, warping, cracking, loosening, breaking, etc.
Surface Finish	No protective coating, rust, other corrosion, cracks, splinters, checking, harmful preservatives or paints, etc
Hardware	Missing, bent, broken, loosened, open hooks, etc.
Edges	Sharp points, or edges protruding bolts, or other protrusions, etc.
Pinch or Crush Points	Exposed mechanisms, junctures of moving components, etc.
Mechanical Devices and Other	Worn bearings, lubrication needed, missing protective covers, etc.
Hand Rails	Missing, bent broken, loosened, etc.
Ladders and Steps	Missing rungs or steps, broken, loosened, etc.
Swing Seats	Missing, damaged, loosened, sharp corners, etc.
Footings	Exposed, cracked, loose in grounds, etc.
Protective Surfacing Under	Compacted, displaced to ineffective level, does not extend to potential impact area, unsanitary, poor drainage, etc.

## DESIGN STANDARDS FOR CONSTRUCTION, DEVELOPMENT AND MAINTENANCE OF PARK LAND

### Topography Changes

No fill or cut will be permitted on city owned park land for the purpose of establishing new elevations for a subdivision development unless approved by the city and paid entirely by the developer. In the event topography changes within a subdivision will cause undue erosion to any adjacent city or park land, the developer, at his expense, shall remedy and cause the erosion to be corrected, to satisfaction of the Director of the Parks and Recreation Department.

### Storm Sewers

The City may grant permission for storm sewers to be constructed across adjacent park land, providing a reasonable alternate route does not exist. Storm sewer lines, if placed underground, should be located in a manner that the flow of storm sewer discharge will enter existing channel(s) if any, at 45 degrees with existing flow or must connect to existing constructed storm sewers. The discharge elevation of storm sewer shall equal the existing flow line elevation. Headwalls, rip-rap and/or bank stabilization may be required at point of intersection for erosion control to existing banks and channel. All design and construction shall conform to the City of Lincoln's Standard Construction Specifications.

### Concrete Low-Flow Liners

Concrete low-flow liners may be required for all other directed drainage across park land into existing open natural drainage ditches traversing park land. Width of liners shall be based on five year run-off intensity and minimum six inch curbing placed on both sides of the liner. Placement of liner shall follow an existing channel unless change in alignment is directed. Side slopes to the liner shall be placed at least 4:1 slope, unless preservation of existing features are so directed. Erosion control measures will than apply.

### Grading and Seeding

Submit to the Director of Parks and Recreation Department a plan showing erosion control and seeding of graded land. The plan shall be reviewed and approved by the Director of Parks and Recreation Department prior to any grading and seeding. The plan shall include a seeding and maintenance schedule listing:

- a. Type of seed to be used and seeding rate;
- b. Time of seeding;
- c. Type of mulch to be used if seeding is not feasible;
- d. Type of fertilizer and application rate;
- e. Expected maintenance, including frequency of mowing, fertilization, etc.

## Reseeding of Disturbed Areas

### Soil preparation:

1. Limit preparation to areas which will be planted in the immediate future.
2. Loosen sub-grade of areas to be seeded to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter.
3. Spread topsoil mixture to the depth required to meet thickness, grades and elevations shown, after light rolling and natural settlements. Do not spread if material is frozen or if subgrade is frozen.
4. Grade to a smooth, even surface with a loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted within the immediate future.
5. Restore prepared areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.
6. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
7. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds 5 miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
8. Sow not less than the quantity of seed specified.
9. Rake seed lightly into top 1/8" of soil, roll lightly, and water with a fine spray.
10. Protect seeded slopes against erosion with erosion netting or other methods acceptable to the Parks and Recreation Department.

## Reconditioning Damaged Areas

- A. Recondition existing areas damaged by Contractor's operations including storage of materials or equipment and movement of vehicles.
- B. Remove unsatisfactory areas; do not bury into soil. Remove top soil containing foreign materials resulting from Contractor's operations including oil drippings, stone, gravel and other construction materials.
- C. Water newly planted areas and keep moist until new grass is established.

## Maintenances

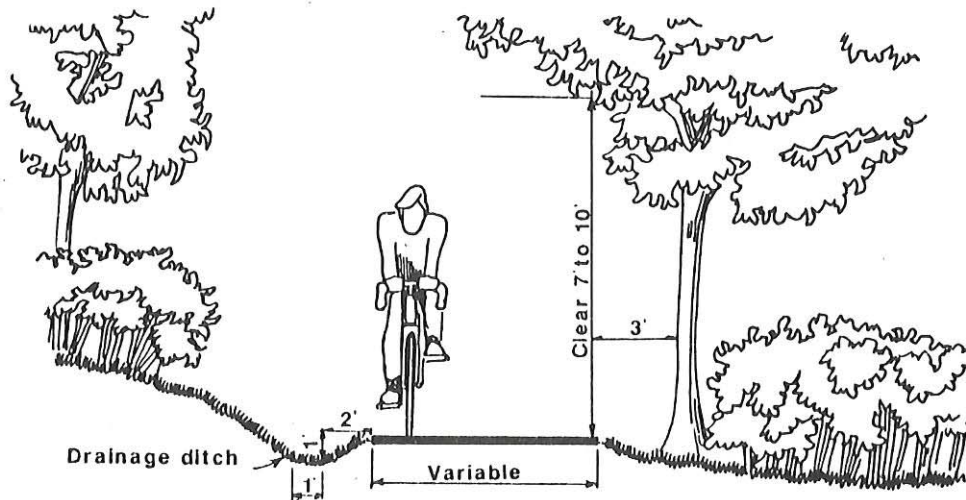
- A. Begin maintenance of newly planted areas immediately after each area is planted and continue for the period specified.
- B. Maintain by watering, fertilizing, weeding, mowing, trimming and other operations such as rolling, regrading, replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
- C. Mow lawns as soon as there is enough top growth to cut with mower set at the specified height for the principal species planted. Repeat mowing as required to maintain specified height. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Time initial and subsequent mowings as required to maintain the following grass height:
  1. Mow grass at 2 1/2" to 3" height. Do not mow lower than 2".

2. Apply fertilizer after first mowing and when the grass is dry. Use fertilizer which will provide not less than 1.0 pound of actual nitrogen per 1,000 square feet of lawn area.
- D. Acceptance of Lawns: Seeded lawns will be acceptable provided all requirements, including maintenance, have been complied with, and a healthy, uniform close stand of the specified grass is established free of weeds, bare spots and surface irregularities.

## DESIGN STANDARDS FOR HIKER BIKER TRAILS

### 1. Clearing

Any vegetation, except grasses, should be cleared to a minimum of 3' from the edge of the bike route surfacing. Overhead clearance should be maintained for a 10' minimum. All dead branches and trunks should be removed from above the trail. All vegetation, including roots, on the subgrade should be removed down to bare earth.



Typical Section Showing Clearing & Drainage

### 2. Drainage

Drainage should be properly handled to prevent washouts, and to avoid ground saturation beneath the trail. The trail should be sloped to provide runoff, and ditches should be provided where necessary. Underdrains may be necessary in very wet places to prevent frost action with resultant heaving.

In special instances, catch basins and drains may be needed.

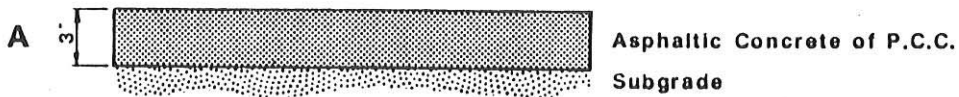
### 3. Bases

Bases and subbases need to be adequately prepared to protect the surface. Removal of topsoil, stumps and roots and compaction of subgrade will normally be adequate. In wet or otherwise poor conditions, crushed stone or slag may be necessary for stability. General specification for sidewalks, light-duty roads or driveways will generally be applicable.

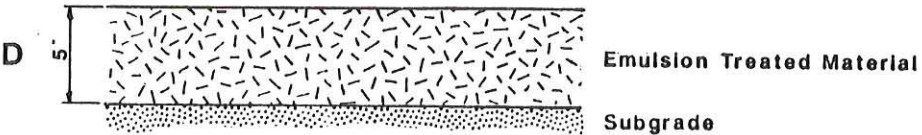
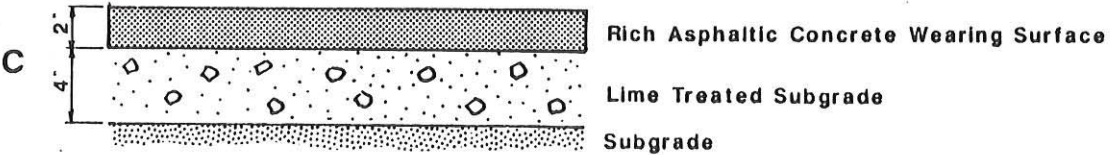
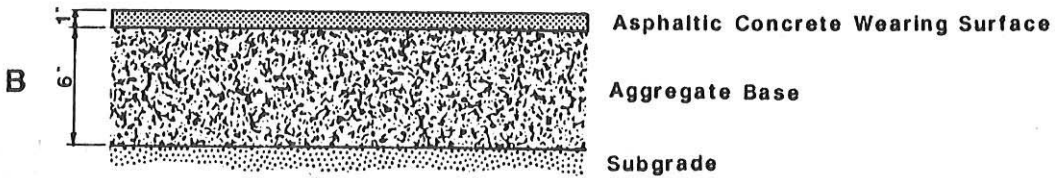


TYPICAL SECTIONS - BASE DESIGN

Considered As Normal



Alternates To Be Considered



A good quality sterilent will be placed directly upon the subgrade.

4. Sight Distances

The sight distance to any hazard or potential hazard must be a minimum of 50 feet at 10 m.p.h. that allows four seconds to react to any obstacle or hazard. If this sight distance cannot be provided, warning signs must be posted.

5. Grade

Bike paths shall not exceed a 5% grade (except for very short distances). If difficult grade problems cannot be overcome, measures should include the provision of rest stops or lower grade "switchbacks". Table 1 shows some suggested relationships between grade and grade-lengths.

TABLE 1

GRADE AND GRADE LENGTH CRITERIA

Bikeway Gradient	Desirable Length	Normal Length	Maximum Length
10.0%	Not Recommended	33' (10 meters)	66' (20 meters)
5.0	Not Recommended	131' (40 m)	262' (80 m)
4.5	82' (25 meters)	167' (51 m)	334' (102 m)
4.0	102' (31 m)	203' (62 m)	410' (125 m)
3.5	148' (45 m)	295' (90 m)	590' (180 m)
3.3	148' (45 m)	295' (90 m)	590' (180 m)
2.9	200' (61 m)	400' (122 m)	800' (244 m)
2.5	262' (80 m)	525' (160 m)	1,050' (320 m)
1.7	590' (180 m)	1,180' (360 m)	-----
1.5	-----	2,100' (640 m)	-----

6. Radius of Curvature

In these standards, a design speed of 20 m.p.h. is recommended for Bike Paths. The following simple linear equation which related curve radius to design speed at the relatively low speeds bicycles normally travel will be used to arrive at radius of curvature.

$$R = 1.25 v + 1.4$$

Where V = speed in m.p.h.  
R = curve radius in feet

This equation allows for a minimum R of 58' at a V of 20 m.p.h. Since Bike Paths in the Parks are used for both pedestrians and bicycles, a maximum of .06 foot per foot superlevation will be used. Figure 1 below will be used to determine superlevation up to the maximum allowable.

$$\text{Plot of } \frac{V}{qR} = \frac{\tan \theta + f}{1 - f \tan \theta}$$

where V = velocity, ft/sec  
q = acceleration due to gravity, ft/sec  
R = radius of curvature, ft.  
f = coefficient of friction on dry pavement = 0.4  
tan θ = superlevation rate, ft/ft

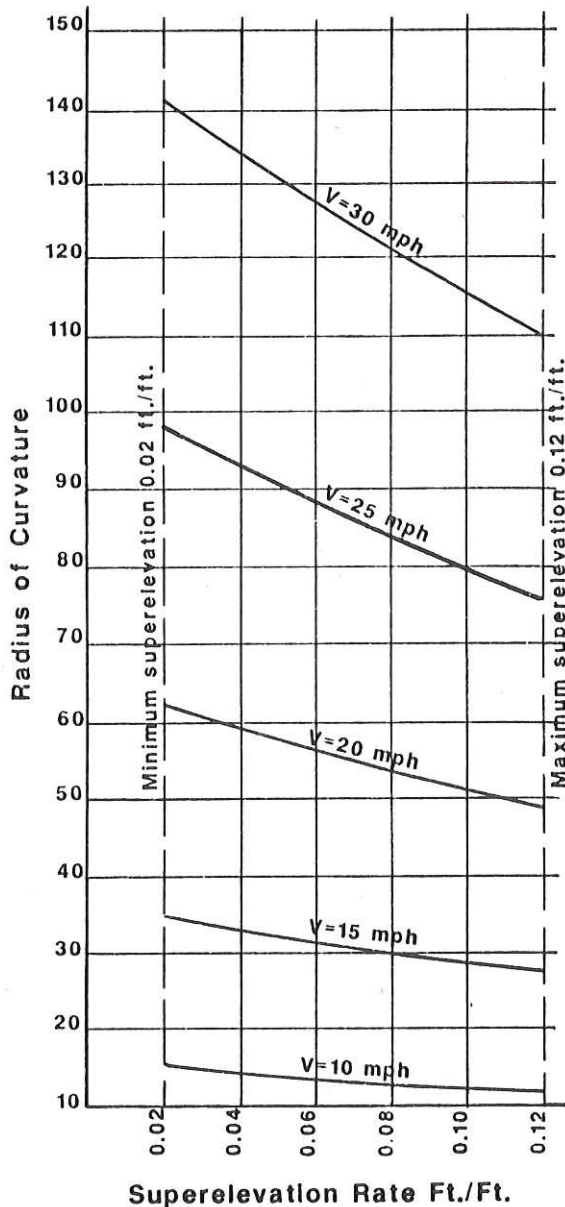


Figure 17: STANDARD SUPERELEVATION FOR BIKEWAYS

Source: State of Oregon



Adequate signing should be deployed at all decision points along a bikeway. This includes both signs informing the cyclist of directional changes and confirmatory signs to ensure that route changes has been correctly perceived.

B. Bike Pedestrian and Roadway Crossing Signs

Warning signs indicating to motorists that bicycles should be anticipated and to cyclists that motor vehicles or pedestrians may be encountered should be installed on the approaches to points of potential conflict and at high activity areas. Included are:

- \* Points where a bikeway crosses a roadway or sidewalk.
- \* At bikeway starts and terminations or transition areas involving potential conflict movements.
- \* At intense activity areas such as the vicinity of parks, schools, recreational facilities and community centers.

Motorist directed warning signs on urban streets should be placed at least a half block in advance of the conflict point, and in all circumstances such signing whether directed to motorists or cyclists should be placed sufficiently in advance of the conflict point to permit appropriate perception and reaction. Additional cyclist directed warning signs may be installed as required to warn cyclists of specific hazardous conditions.

MOTOR VEHICLE DIRECTED AND WARNING SIGNS



Black on Yellow Background

BIKE ROUTE DESIGNATION SIGNS (White on green Background)



Message Plates

To be mounted above the official marker to designate the beginning and ending of the bike route, and to trailblaze to that bikeway.

Directional Plates

To be mounted below the official marker to guide cyclists along the bikeway and to trailblaze to the bikeway.

TYPICAL BIKEWAY SIGNING

CYCLIST DIRECTED WARNING SIGNS

(Black on yellow Background)



TYPICAL BIKEWAY SIGNING

## DESIGN STANDARDS FOR STREET TREES

The selection, planting, maintenance, and removal of trees, shrubs, and hedges along the public ways within the City of Lincoln substantially affect such matters as pedestrians and vehicle safety, the location and maintenance of utility services, tree maintenance costs, the incidence of tree diseases, and the general appearance of the cityscape; therefore, it is hereby found and determined that such selection, planting, maintenance, and removal are matters of city-wide concern over which the city must exercise the control set forth in this chapter.

- A. Trees shall be planted within two planting seasons following the completion of the paving and finished grading of the street.
  - B. Trees shall be located on private property along the streets. No trees shall be planted closer than six (6) feet to any utility service lines to the home. The location of the service lines shall be considered, for distance purposes, to be the surface of the ground above the service line.
  - C. Trees on corner lots to be located 25 feet, and preferably 30 feet, from the property corner adjacent to the street R.O.W. intersection.
  - D. The subdivider shall propose the species of the street trees for each street. The selection shall be from the approved street trees for Lincoln, Nebraska, unless otherwise approved by the City.
  - E. Minimum tree size in 1 1/2 inches in diameter, six inches above ground.
  - F. There shall be at least one tree per lot unless the lot is less than 50 feet in width, in which case the trees would be spaced as follows:
    1. Small trees - thirty (30) to thirty-five (35) feet from the nearest existing trees, public or private, and spaced forty (40) feet from each other, unless otherwise approved by the City Arborist.
    2. Medium trees - forty (40) to forty-five (45) feet from the nearest existing trees, public or private, and spaced forty (40) to forty-five (45) feet from each other, unless otherwise approved by the City Arborist.
    3. Large trees - forty-five (45) to fifty-five (55) feet from nearest existing trees, public or private, and spaced fifty (50) to fifty-five (55) feet from each other, unless otherwise approved by the City Arborist.
- Corner lots may require more than one street tree.
- G. The same species of tree should not be used on streets which are generally parallel and within five (5) block apart.
  - H. If a species of tree has been approved on a temporary dead end street, the same species of tree should be used on the extension of the street into the new subdivision.
  - I. Only one species of tree should be used on a street.

NOTE: The planting procedures and maintenance of the trees are covered in the General Requirements section attached.



## General Requirements

1. All plant materials shall conform to the latest edition of the "USA Standard for Nursery Stock", sponsored by American Association of Nurserymen, Inc.
2. All plant material shall comply with all applicable State and Federal laws, including inspection certifications which shall include the project number and the plant material that the certification covers. All plant material is subject to inspection by representatives of the State and Federal Government.
3. All plant material furnished shall be true to name and type; legible labels shall be furnished to insure that all species, varieties, boxes, bundles, bales, or other containers are identified. The information on the label shall cover the botanical genus, species, common name, and size or age of each species or variety.
4. Thirty days prior to the planting season, the planter shall submit a written list of the nurseries from whom the developer will purchase the plant material, and the source where the plant material was grown. The list shall be submitted to the City Arborist. The developer will be notified if there are any unapproved sources of planted material on the list. Plant material from unapproved sources will be considered for rejection. The spring planting season shall be from March 1 to May 15 for all deciduous material. The fall planting season shall be from October 1 to December 1 for deciduous material. Planting operations shall be performed during these seasons only, except when prior written permission is obtained from the City Arborist. The actual planting shall be performed during those times in these seasons which are normal for such work as determined by weather conditions, and accepted practice in the locality.
5. All plant material shall be sound, healthy specimens and first-class representatives of their species or variety and shall have well-formed tops and healthy root systems.
6. Plant materials which lack proper proportions, or have serious injuries to the bark or roots, broken branches, objectionable disfigurements, shriveled dry roots, broken root balls, insect pest, diseases, or which are not found to comply with these specifications in any way will be rejected. Rejected plant material shall be removed from the project as soon as practical.
7. Plant materials which are planted and later discovered to be not true to name shall not be allowed to remain in place.
8. A representative sample of all container-grown and/or pot-grown material may be required by the city Arborist for approval prior to planting.
9. All container-grown, pot-grown, and balled and burlaped (B&B) plant material is subject to internal examination of the ball at any time to ascertain the condition of the roots and the ball.
10. Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall have a manufacturers size rating equal to or exceeding the tree sizes to be moved. The machine shall be approved by the City Arborist prior to use. Trees shall be planted at the locations and in the manner as shown in the "Design Standards".
11. All plant materials shall be "nursery-grown".
12. Unnecessary injury to or removal of fibrous roots from the plant material is cause for rejection of the plant material. The soil for balled, container-grown, or pot-grown material shall be in such condition so as to insure no crumbling or cracking. Balls shall be wrapped with burlap prior to removal from the ground. The burlap shall be held in place with cord or

- pinning nails. Handling of balled and burlaped material shall be in such a manner as to keep the earth intact. Plant material on which earthen balls do not hold together or which crack in handling will be rejected.
13. All plants shall be packed in such a manner as to assure proper protection against freezing, drying, breaking, over-heating, or other injury. All precautions consistent with accepted practices shall be taken to insure the arrival of the plants at their destination in good condition for successful growth.
  14. Planting fertilizer shall be pressure formed pellets and shall have a 20-15-5 analysis and shall weigh 21 grams + one gram per pellet. The pellet shall contain a minimum of 13% water insoluble nitrogen. Pressure formed pelleted fertilizers shall be placed into the planting hole during the planting and shall not be placed directly against the roots.
  15. Mulch shall be wood chips or bark chips minimum of two-inch thick covering the entire area excavated for planting. Chips shall not contain any twigs or foreign material.
  16. The minimum size of wire used for guying shall be 14 gage, soft drawn, or loc-tite plant ties may be used in lieu of hose and wire guying. (See plan.)
  17. Hose shall be nylon or rubber or reinforced plastic and shall have an inside diameter of at least one-half inch and minimum length of six (6) inches. (See plan.)
  18. Tree wrap shall be a crinkled, waterproof paper weighing not less than 4.0 pounds per 100 square feet, and shall be made up of two sheets cemented together with asphalt. All trees shall be wrapped around the tree trunk, beginning from below the ground to the first well-developed branch that remains after pruning. The overlap shall not be less than one-third the width of the tree wrap. The wrapping shall be securely fastened with masking tape or approved equal in at least three (3) places: the top, middle, and bottom. Stapling and the use of nylon reinforced strapping tape are not approved fastening methods.
  19. The hole for the plant material shall be excavated and shall be the dimensions as shown in the plans.
  20. Sticks, sods, clods, or other material which would tend to form air pockets shall not be included in the back fill. Peat moss and soil mixture shall be used as back fill material.
  21. The peat moss shall be thoroughly mixed with the back fill at the following rate: one third peat moss to two thirds back fill soil on a volume basis. Peat moss and soil to be well mixed prior to back filling. Peat moss shall be a dark, granular peat moss approved by the City Arborist. The peat moss shall be incorporated in the back fill as shown in the plans prior to planting.
  22. Balled and Burlaped Stock. The hole shall be partially back filled and firmed. The ball shall be set carefully into the hole, plumbed and back filling and firming shall continue. When the back filling is almost complete, all twine shall be cut away from the trunk, the burlap shall be pulled back from the trunk, and then the back filling shall be completed. Balled and burlaped material which is dropped into the planting holes so as to cause the ball to crack and pull away from the roots shall be rejected.
  23. Bareroot Stock. The hole shall be partially back filled and firmed. The plant's roots shall be examined and any bruised or broken roots shall be pruned with a clean cut. The plant shall be set in the hole, plumbed, and back fill shall be added and firmed with care exercised not to break or bruise the roots when firming the soil.

24. A watering basin shall be constructed for all plant materials as shown in the plans.
25. All plant material shall be "watered-in" no later than noon of the following day in which it was planted. Plant material not watered in by noon of the following day shall be considered for rejection and all planting of plant material shall be as shown in the plans. All pruning cuts shall be made with a sharp tool.
26. All deciduous plant material shall be properly and systematically pruned by an experienced pruner. Such pruning shall be done by the process of thinning to maintain and preserve the characteristic shape and natural form of the plant material as shown in the plans. All pruning cuts shall be made with a sharp tool.
27. When the first watering of the plant materials is complete, all shall be staked as shown in the plans. The stakes shall be driven, so they support the trees and are firm. Guys shall be sufficiently tight to transfer support from stake to tree. (See plan.)
28. The establishment period will follow the completion of all planting in a planting season and shall extend for a period of one year. The establishment period will not begin until all of the following items of work as required in the specifications, the special provisions, and the plans have been performed on each and every plant material: proper planting, back filling, fertilizing, watering, pruning, wrapping, staking, guying, water basin construction and mulching. All plant material shall be in an acceptable growing condition when the project enters in the establishment period.
29. During the establishment period, the developer shall properly maintain all plant materials planted and shall replace all unacceptable plant material in the spring planting season. The establishment procedures shall include additional pruning, protective measures against pests and diseases, watering as often as required by necessity, cultivating, repairing damage to the water basins, replacing wrap and mulch which become displaced, keeping the stakes firm and the guys adjusted, weeding with a pre-emergent weed control or other approved means.
30. Upon completion of the establishment period, the City Arborist will make an inspection of the plant material for acceptability. After the final inspection has been made, the planter will be notified in writing of the quantities of the plant material that shall be replaced in the next planting season. Plant replacement shall be at the developer's expense. The developer will be notified in writing when his establishment responsibilities on the acceptable plant materials have been terminated.
31. During the planting season, following the day of the final inspection, the replacement plantings, if any, shall be replaced in accordance with the design standards. The developer's responsibility for all replacements shall extend for 150 days after such time that the last plant to be replaced is properly planted, complete, and accepted by the City Arborist.

APPROVED STREET TREES  
for  
Lincoln, Nebraska

Position on list does not indicate a preference or priority of the Park & Recreation Department.

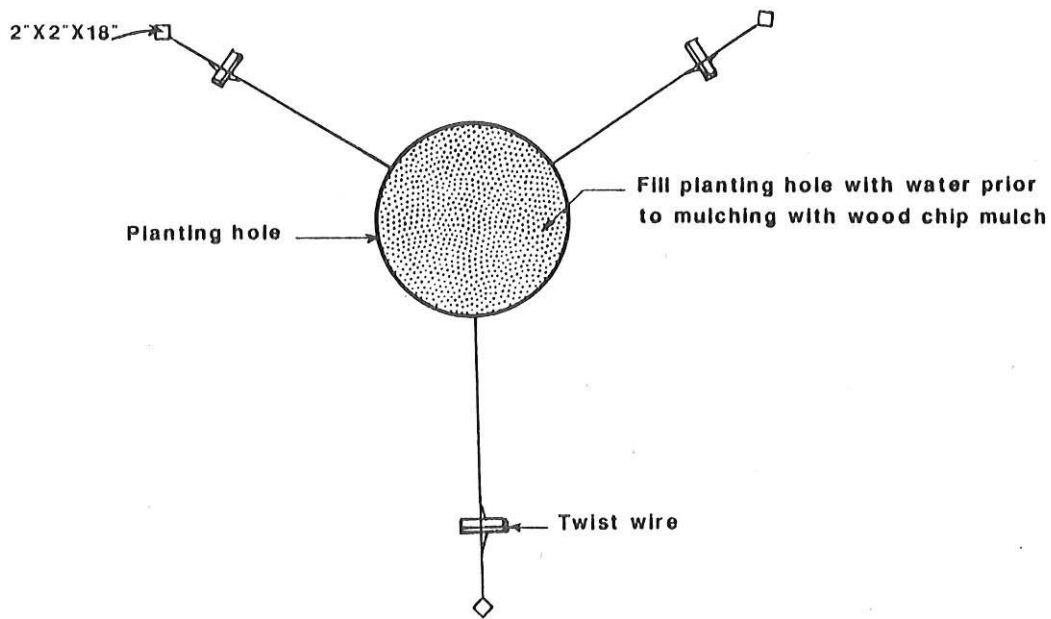
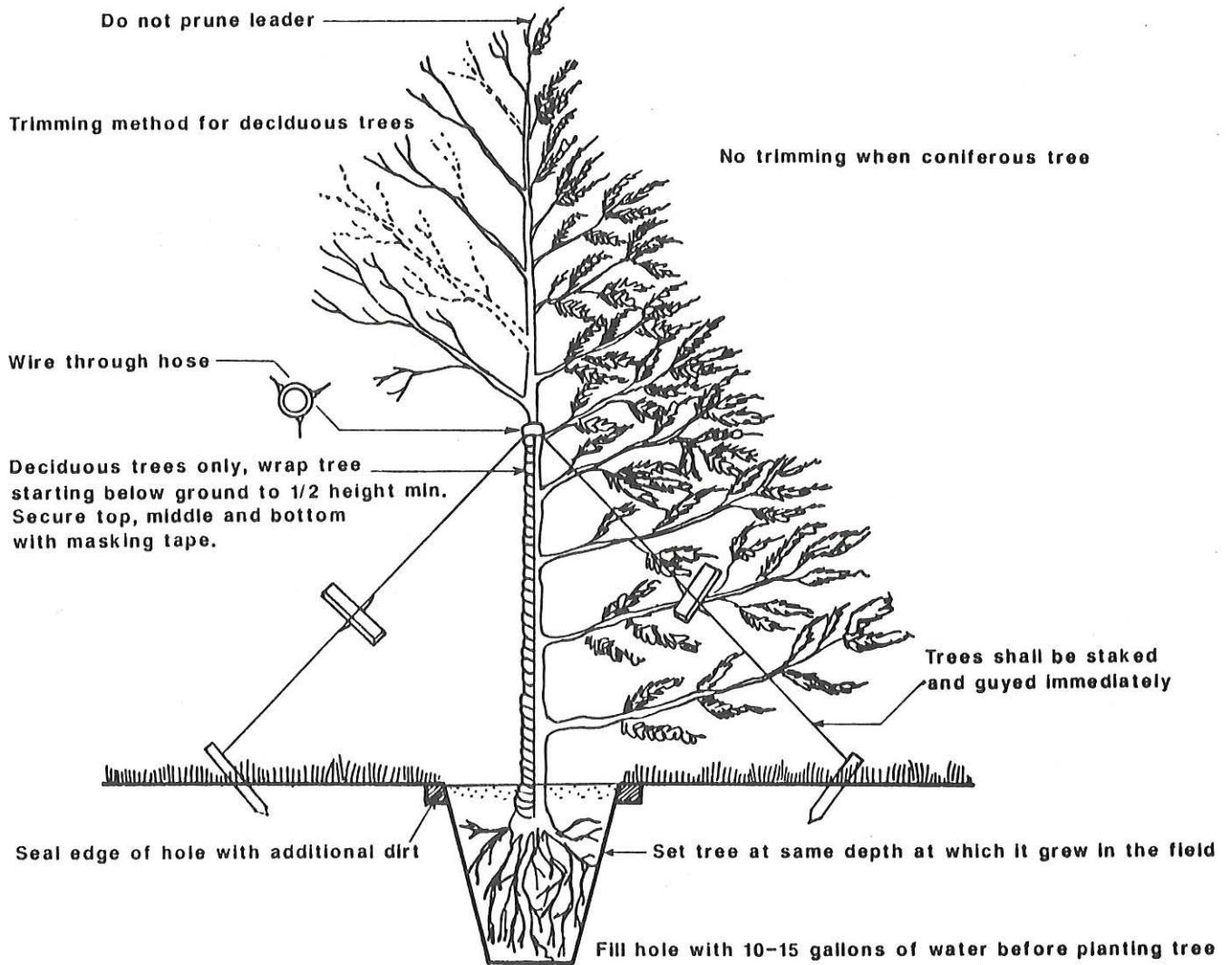
<u>SPECIES</u>	<u>SPACING</u>	<u>SIZE</u>	<u>SPECIES</u>	<u>SPACING</u>	<u>SIZE</u>
<u>Maples</u>			<u>Ash</u>		
Norway Maple varieties	50	L	Seedless Green Ash varieties	50	L
Schwedler Maple	50	L	White Ash varieties	50	L
Red Maple varieties	50	M	Hessl Ash varieties	50	L
Columnar Norway Maple	40	M			
Amur Maple	40	S			
<u>Lindens</u>			<u>Ginkgo</u> (Male selections)	50	L
Linden species (except American Linden)	50	L	<u>Kentucky Coffee Tree</u>	50	L
<u>Flowering Crab</u>			<u>Hackberry</u>	50	L
Snow Drift	40	S	<u>Bradford Pear</u>	40	M
Spring Snow	40	S	<u>Japanese Tree Lilac</u>	40	M
Royalty	40	S	<u>Washington Hawthorn</u>	40	S
<u>Oak</u>			<u>Ironwood</u>	40	S
Northern Red Oak	50	L	TREES THAT WILL NOT BE PERMITTED ON CITY PROPERTY		
White Oak	50	L	All Poplars	Soft Maples	
<u>Locust</u>			Cottonwoods	All Elms	
Shademaster	50	L	All Willows	Evergreens	
Skyline	50	L			
Imperial	50	M			

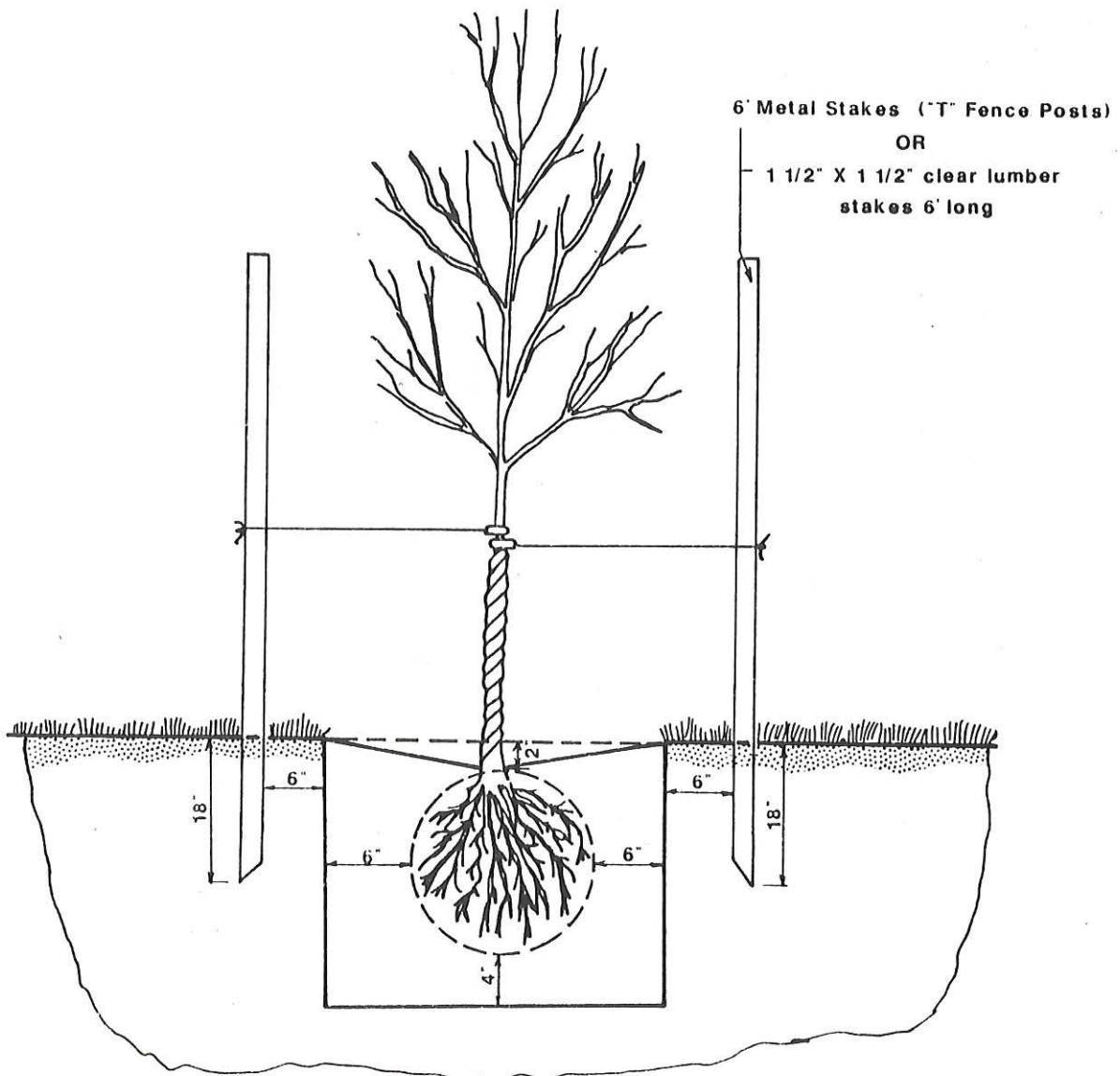
EXPECTED MATURE HEIGHTS

S = 20 to 25 feet  
M = 25 to 40 feet  
L = over 40 feet

CITY PROPERTY

# Trees Over 2 Inches or Tree Spade Transplants





**Plan of Typical Tree Planting Installations**  
Trees Under 2 Inches in Diameter

DESIGN STANDARDS FOR  
CORPORATE OFFICE PARK PLANNED UNIT DEVELOPMENTS

SECTION 1. PURPOSE

The purpose of establishing design standards for Corporate Office Park Planned Unit Developments is to allow for the establishment of low density office parks that are designed to accommodate the administrative functions of corporations or other organizations and a limited mixture of other office uses. Corporate office parks are also notable for their relatively low densities of development and by the on-site recreational facilities and environmental amenities that they offer. The traffic impacts of corporate office parks are typically less severe than from general purpose office parks as a result of their lower density, limited mix of uses, and type of primary use.

SECTION 2. CALCULATION OF MAXIMUM BUILDING FLOOR AREA RATIO (FAR)

The ratio of total building floor area within the Corporate Office Park Planned Unit Development to total land area within the Corporate Office Park Planned Unit Development shall not exceed twenty-eight percent (28%).

The floor area ratio (FAR) shall be calculated by dividing the total building floor area (measured in square feet) proposed for the Corporate Office Park Planned Unit Development by the total area (measured in square feet) covered by the Corporate Office Park Planned Unit Development and multiplying by one hundred (100):

$$\frac{\text{Total Building Floor Area Within Corporate Office Park Planned Unit Development}}{\text{Total Land Area}} \times 100$$

The resulting figure is to be expressed as a percent (%)

The building floor area ratio shall be shown on the pre-application, preliminary plan and final plan application.

The total building "floor area" shall be determined in accordance with the definition given in Section 27.03.250 of the Lincoln Municipal Code.

SECTION 3. CALCULATION OF LANDSCAPED OPEN SPACE RATIO.

The ratio of landscaped open space within the corporate office park planned unit development to the total land area within the corporate office park planned unit development shall be a minimum of fifty percent (50%).

The landscaped open space ratio shall be calculated by dividing the total landscaped open space area (measured in square feet) proposed for the corporate office park planned unit development by the total land area (measured in square feet) included within the corporate office park planned unit development, multiplied by one hundred percent (100%):

$$\frac{\text{Total Landscaped Open Space Area Within Corporate Office Park Planned Unit Development}}{\text{Total Land Area Within Corporate Office Park Planned Unit Development}} \times 100\%$$

#### SECTION 4. LANDSCAPE PLAN

The Corporate Office Park Planned Unit Development shall be landscaped in accordance with the City's Design Standards for landscaping except as modified in this section. This landscaping shall convey a business atmosphere yet respect the natural features of the site.

(A) General requirements:

(1) During the preliminary and final plan phases of the Corporate Office Park Planned Unit Development process, the applicant shall submit a landscape plan that conforms to the requirements of this chapter and all related design standards.

(2) All landscaping shall be maintained in excellent condition throughout the year, including cutting, trimming, feeding, watering, and weeding. All plantings shall be arranged and maintained so as not to obscure the vision of traffic.

(3) Every effort shall be made to preserve any natural tree cover and other unique landscape characteristics that may exist on the site. The use of wooded areas or areas of natural attraction for walking or jogging paths, picnics areas, or other passive activities is encouraged.

(4) All landscaping should be designed in a manner that is complementary to the park's architecture and that accentuates that natural attractiveness of the site.

(5) Fences and walls are generally not desirable and will only be approved in unique situations when other screening or landscaping options are inappropriate or undesirable.

(6) All utilities and related appurtenances on the site shall be underground or within approved structures.

(7) A variety of plant materials within the landscape plan is encouraged.

(8) Plant materials shall be selected from the City's "Plant Materials List" and shall meet or exceed the listed planting size.

(9) Earth berms shall be rounded and natural in character, designed to obscure parking areas, and add interest to the site. The slopes of earth berms shall not be greater than three (3) to one (1).

(B) Streetscape zone. The streetscape zone is defined as being that portion of the Corporate Office Park Planned Unit Development site that is a part of and adjacent to the street, including public and private rights-of-way and setbacks. The streetscape zone includes all arterial, collector, and local streets. The high degree of visibility of this zone places a great emphasis on its appearance and it is the intent of these standards to establish a consistent street edge throughout the development site. The applicant shall include a landscaping design for this zone as part of the conceptual landscape plan and the landscape plan submitted as part of the Corporate Office Park Planned Unit Development preliminary and final plan applications (Sections 27.60.035 and 27.60.055, respectively). The plan shall address, but not be limited to, such topics as:

(1) Street trees. A program of street tree planting and maintenance shall be shown that is consistent with City Design Standards.



(2) Screening. In addition to the screening requirement contained in the Parking Lot Design Standards, the landscaping plan shall show how shrubs, ground cover, and grading are to be used to screen parking lots, loading areas and utility areas. Landscape screening is required for all parking areas within the park. Fences and walls are not acceptable as screens for parking lots unless the wall is a continuation of a building wall. Parking shall be prohibited within the streetscape zone and all required yards.

(C) Interior landscaping zone. The interior landscaping zone is that area within the property line of a developable lot not otherwise included in the streetscape zone. This zone should be subject to the needs of the tenants and thus is meant to have a greater degree of flexibility than the streetscape zone. The focus of this zone is on landscaping parking areas, yards, open space areas, recreational facilities and areas, and areas around buildings and structures. The landscaping in this area shall consist of an effective combination of trees, shrubs, ground cover and other appropriate landscaping materials that add to the unity of the project. The applicant shall include a landscaping design for this zone as part of the conceptual landscape plan and the landscape plan submitted as part of the Corporate Office Park Planned Unit Development preliminary and final applications (Sections 27.60.035 and 27.60.055, respectively). The plan shall address landscaping and screening for the following:

- (1) Buildings and structures;
- (2) Parking lots and garages;
- (3) Outdoor storage areas, refuse collection areas, and loading areas; and
- (4) Sites not yet approved or built upon.

#### SECTION 5. RECREATIONAL PLAN

Developers of corporate office park planned unit developments are encouraged to provide recreational facilities for employees working within the development. Outdoor recreational facilities provided shall comply with city standards and be approved as part of the final plan application. Resolution A-76769, May 8, 1989.

## NEIGHBORHOOD DESIGN STANDARDS

### SECTION 1--INTRODUCTION

Certain areas of Lincoln within the well-established neighborhoods have evolved into relatively dense residential sections (typically zoned R-5, R-6, or R-7). Portions of those areas, despite their higher density use, retain much of the traditional physical character of their original lower density development. The purpose of the R-C residential conservation district and the accompanying Neighborhood Design Standards is to encourage rehabilitation of existing housing in such areas, while allowing necessary new construction that is compatible with the surrounding development.

The standards focus on a limited number of basic design elements which have significant effect on compatibility, such as orientation of windows and entrances toward the street, height and massing, and location of parking. The written standards are accompanied by a sketchbook which both illustrates the basic requirements and makes suggestions of additional means and ideas to achieve greater compatibility of multi-family construction. Together, the design standards and the sketchbook are intended to encourage neighborhood associations, developers, and builders to look closely at the existing features of older areas and to think about the effect new building design has in those neighborhoods. These standards and suggestions cannot guarantee good design--only the talents and efforts of owners, designers, and builders do that--but they hopefully will eliminate certain design features that most negatively impact the character of older neighborhoods.

### SECTION 2--WORK REQUIRING REVIEW

The design standards apply to new construction of principal buildings within the R-C district, and subsequent modifications to those buildings.

The following categories of work do not require review under the R-C design standards (although other building and zoning codes may apply):

- 1) Alterations to buildings existing at the date of enactment of the R-C residential conservation district (LMC27.18);
- 2) Landscape changes to existing developed sites;
- 3) Construction of accessory buildings on existing developed lots;
- 4) Any interior aspects of new or existing construction.

### SECTION 3--APPLICATION AND REVIEW PROCESS

The review process in the R-C residential conservation district is designed to parallel the current building permit review process. That is, review for compliance with the Neighborhood Design Standards will take place at the same time that other components of the building permit are examined. In doing so, all attempts are made to avoid increased time for review and approval. To facilitate this administrative review process, the applicant will be requested to submit certain additional items with the normal building permit application. Those items are as follows:

1. At least one black or blue line print showing the principal street facade, the side facades, and the site plan of the proposed building.
2. A photograph or photographs showing the site and adjacent buildings.

### SECTION 4 - DESIGN STANDARDS

#### A. Building Elements

1. New buildings shall utilize a roof type and pitch commonly found within the affected R-C residential conservation district. Hipped or gable roofs with pitch of at least 22.5 degrees (6/12 pitch) are acceptable in any R-C district. Roofs of lower pitch and other types may be compatible in specific districts, and can be proposed and approved on an individual basis. In such cases, the applicant should cite specific examples within the district comparable to the proposed building in height and to the proposed roof in type and pitch.
2. Older residential structures within established neighborhoods share a common orientation to the street, seen in the location of entrances, windows, and porches. New buildings shall provide windows oriented to the street and shall provide an entrance to a dwelling unit or to a hallway leading to a dwelling unit. Use of front porches is strongly encouraged on new construction.

Garage doors for not more than two stalls are permitted on a portion of the main building facing a front lot line, provided such doors shall not occupy more than 40% of the length of the principal street facade.

3. Height of new buildings should be similar to that of older residences on the same and facing block fronts. New buildings shall be acceptable that are not taller than the tallest residential structure, nor shorter than the shortest residential structure, build prior to December 31, 1941 on the contiguous blockface, provided that:
  - a. the maximum allowable height shall not be reduced to less than twenty-eight (28) feet, and
  - b. if the height permitted under this section would exceed that permitted in the underlying district, the new building shall be no taller than that of an existing, adjacent building.Taller structures may be approved on a case-by-case basis, when a steeper roof would increase compatibility between the new building and adjacent older residences.
4. In order to encourage variation of the front elevation, up to twenty-five percent (25%) of the length of the principal street facade may be constructed up to two feet (2') into the required front yard. Use of this provision, however, cannot increase the extension of porches into a required front yard beyond that otherwise allowed.
5. The rhythm of 30-40' wide houses on 50' lots does much to establish the character of Lincoln's older residential areas. Large new buildings disrupt this character, unless design measures are employed to reduce their apparent scale. New buildings over fifty feet (50') in length on the principal street facade should be designed to maintain the rhythm of the smaller adjacent buildings. Designs will be found to meet this standard which offset the principal street facade and roof at intervals of fifty feet (50') or less. These offsets shall be at least six feet (6') in depth, and the portions of the facade offset shall equal at least 10% of the length of the facade. Alternate designs that maintain the rhythm of the blockface by such means as shifts in materials within the facade, use of multiple porches and/or dormers, and grouping of windows and entrances, may also be approved on a case-by-case basis.

#### B. Yards and Open Space

1. Balconies shall not extend into the side yards nor shall open space credit be given for walkways or balconies located on a portion of the building facing a front or side yard.
2. Entrances to the building shall not be located on a portion of the building facing a side lot line unless the entire building is at least ten feet (10') from that side lot line.

3. No more than one accessory structure such as air conditioning units shall be located within each required front or side yard. Such accessory structures will be screened from adjacent properties if located within a required front yard or within ten feet (10') of a side lot line.
4. Care should be taken to preserve existing street trees. Any trees removed shall be replaced in accord with the city's Master Street Tree Plan, and additional trees shall be planted as necessary to reach a standard of one street tree per fifty feet (50') of street frontage.

#### C. Parking

1. No parking space shall be allowed between the building and the front property line.
2. Trees in addition to any others required elsewhere shall be planted within five (5) feet of a parking area at the rate of one tree for every six (6) parking spaces.

#### SECTION 4 - APPEAL

If the proposed building plan is found to be not in compliance with Neighborhood Design Standards, the applicant may appeal that finding to the Historic Preservation Commission. The applicant should provide the Commission with any information that demonstrates the proposed design is compatible with the affected R-C district and meets the intent of the Neighborhood Design Standards.

The Historic Preservation Commission shall review the proposed design and any additional information, and shall make a written finding upholding or reversing the administrative decision. The Commission may find a design compatible that varies from specific design standards, but meets the intent of the R-C district. If the Commission upholds an administrative finding that a design is not compatible, the Commission may recommend changes to the proposed building permit application in order to meet the intent and purpose of the R-C district.

If the Historic Preservation Commission upholds a finding of non-compatibility, the applicant may appeal this finding to the City Council. The City Council shall review the Commission's recommendations in considering the applicant's request to modify or waive any of the Neighborhood Design Standards. If the Council approves a waiver(s) to these standards, the applicant may resubmit the building plans for building permit review. Should Council affirm the recommended changes by staff or Historic Preservation Commission, the applicant shall make such changes prior to resubmitting the building permit application. (Resolution A-72570; January 23, 1989)

RC.NDS

## TECHNOLOGY PARK DESIGN STANDARDS

Technology transfer industries or applications may be permitted by use permit in the O-3 Office Park District if such area is designated in the Comprehensive Plan as a Technology Park and the following conditions are met:

1. No raw galvanized or other raw metal sheeting shall be used for the exterior construction of any building.

2. Any technology transfer industries or applications shall comply with all applicable ordinances and regulations, including but not limited to the environmental performance standards relating to noise, emission, dust, odor, glare, and heat provided by resolution of City Council.

3. The technology transfer industries or applications shall comply with design standards for technology parks established by resolution of the City Council.