# **Lot Subdivision for a Nonstandard Use**

**Background**

Several recent inquiries have brought to our attention an issue with early platted lots with multiple dwellings pre-dating zoning regulations. A review of existing parcels platted prior to 1953 in Lincoln revealed approximately 100 properties with more than one dwelling to a lot constructed prior to the adoption of zoning regulations. Without the ability to complete the subdivision, the two to three dwellings per lot must remain together and do not allow the opportunity to split and sell them individually to increase home ownership.

**Solution**

We are proposing a text amendment to allow the subdivision of these pre-1953 parcels into multiple lots for each building without meeting requirements of Chapter 27.72 Height and Lot Regulations, including but not limited to minimum setbacks, lot width, and lot area and/or requirements of Chapter 27.67 Parking, to create a new lot for each building. The building(s) on each newly created lot will still be required to meet all applicable building and life safety code requirements for the new lot lines prior to final plat approval. The text amendment is limited to residentially zoned lots only.

The function of these lots will not change. There will still be two to three homes in the same location with the same setbacks and parking as exists today. It merely allows for the creation of lot line which allows for the sale of each dwelling individually. This proposed amendment ties into the Affordable Housing Coordinated Action Plan by providing more flexibility and a tool for preserving these homes which are considered naturally occurring affordable housing. More information has been made available on our website [here](https://www.lincoln.ne.gov/City/Departments/Planning-Department/Development-Review/Lot-Subdivision-for-a-Nonstandard-Use).

**Timeline**

We are tentatively planning on a presenting to the Neighborhood Roundtable on August 8th and holding the public hearing at Planning Commission on September 7th.