

Change of Zone 08066

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and made a
2 part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020 of the Lincoln
3 Municipal Code, by changing the boundaries of the districts established and shown thereon.

4 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

5 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part of Title
6 27 of the Lincoln Municipal Code be and they are hereby amended by changing the boundaries
7 of the districts established and shown on said Maps as follows:

8 Lots 3-12, Block 4; Lots 1-12, Block 5; Lots 1-6, east half of Lot 8
9 and Lots 9-12, Block 16; and Lots 1-12, Block 17, Kinneys O
10 Street Addition and Lots A-D, Stewards Subdivision and Lots A-C
11 Websters Subdivision; Lincoln, Lancaster County, Nebraska,

12 be and they hereby are designated as a Planned Unit Development District pursuant to and in
13 accordance with Chapter 27.60 of the Lincoln Municipal Code entitled "Planned Unit
14 Development District"; and governed by all the provisions and regulations pertaining to the B-3
15 Commercial District and R-6 Residential District except as modified in Section 2 below.

16 Section 2. The Development Plan submitted by the Planning Department for the
17 Antelope Village Planned Unit Development, as set forth in Attachment "A" attached hereto be
18 and the same is hereby approved:

19 1. This approval permits any number of dwelling units and square footage of other
20 uses subject to the requirements of the Development Plan and the Zoning Code (Title 27 of the
21 Lincoln Municipal Code).

22 2. The following modifications to the provisions and regulations pertaining to the B-3
23 Commercial District the R-6 Residential District are hereby approved:

24 a. Dwellings are permitted on the first floor in the B-3 District.

- 1 b. Front yard setbacks are reduced from 20 feet to 10 feet.
- 2 c. Rear yard setback are reduced to 10 feet.
- 3 d. The maximum height limit is increased from 35 feet to 45 feet for the R-6
- 4 District.
- 5 e. Lot area requirements are reduced to 1,100 square feet per unit for two-
- 6 family, townhouses and multiple dwellings.
- 7 f. Required parking is reduced from 1.75 stalls per dwelling unit to 1.0 stalls
- 8 per dwelling unit in the R-6 District.
- 9 g. An open unenclosed porch may project into a required front yard for a
- 10 distance not exceeding 5 feet.
- 11 h. Off premises signs are prohibited.
- 12 i. Pole signs are prohibited. Ground signs not to exceed 50 square feet in
- 13 total area are permitted.

14 Section 3. That this ordinance shall take effect and be in force from and after its

15 passage and publication in one issue of a daily or weekly newspaper of general circulation in

16 the City, according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

<p>Approved this ____ day of _____, 2009:</p> <p>_____</p> <p>Mayor</p>
