

ORDINANCE NO. _____

1 AN ORDINANCE amending Section 27.45.020 of the Lincoln Municipal Code
2 relating to permitted uses in the H-4 General Commercial District to add office buildings as a
3 permitted use; and repealing Section 27.45.020 of the Lincoln Municipal Code as hitherto existing.

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

5 Section 1. That Section 27.45.020 of the Lincoln Municipal Code be amended to
6 read as follows:

7 **27.45.020 Permitted Uses.**

8 H-4 General Commercial District zoning shall not be permitted or granted upon any property
9 having a total area of less than five acres. A building or premises shall be permitted to be used for
10 the following purposes in the H-4 General Commercial District:

- 11 (a) Automobile, motorcycle, truck, and heavy equipment sales;
- 12 (b) Commercial storage or sale of farm implements and products used for agriculture,
13 but not including fertilizer, or toxic or flammable agricultural chemicals;
- 14 (c) Lumber yards;
- 15 (d) Warehouses;
- 16 (e) Mini-warehouses;
- 17 (f) Service centers for the repair of machinery and equipment, but not including salvage
18 or scrap processing operations;
- 19 (g) Truck terminals;
- 20 (h) Dwellings for caretakers employed and required to reside on the premises;

- 1 (i) Ambulance service;
- 2 (j) Outdoor theaters;
- 3 (k) Hospitals and clinics for animals but not open kennels;
- 4 (l) Sale barns;
- 5 (m) Contractors' offices and storage, including electrical, plumbing, heating, and air
- 6 conditioning contractors;
- 7 (n) Restaurants;
- 8 (o) Service stations;
- 9 (p) Truck stops;
- 10 (q) Mobile home sales;
- 11 (r) Auctions;
- 12 (s) Stores or shops for retail sales and service, not to exceed 30,000 square feet of floor
- 13 area;
- 14 (t) Food storage lockers;
- 15 (u) Enclosed commercial recreational facilities;
- 16 (v) Banks, savings and loan associations, credit unions, and finance companies;
- 17 (w) Mail order catalog sales;
- 18 (x) Churches;
- 19 (y) Wind energy conversion systems;
- 20 (z) Domestic shelters;
- 21 (aa) Office buildings.

1 Section 2. That Section 27.45.020 of the Lincoln Municipal Code as hitherto existing
2 be and the same is hereby repealed.

3 Section 3. That this ordinance shall take effect and be in force from and after its
4 passage and publication in one issue of a daily or weekly newspaper of general circulation in the
5 City according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2009: _____ Mayor
