

1 **1.2 Shape, size and locations of buildings; open space buffers**

2 ~~The distance between a building within the community unit plan limits and adjacent~~
3 ~~development of future development beyond the community unit plan limits shall be~~
4 ~~increased as the difference in the height, width and length of the building increases in~~
5 ~~relation to the adjacent development or future development.~~

6 a. The open space between different type of buildings within the community unit plan
7 (single, family, duplex and multiple family) shall be increased as when the
8 differences in height, width and length, and the number of dwelling units per
9 building increases. ~~Open space should be adjacent to the higher density areas.~~
10 ~~Multiple family buildings with more than two stories and the side of the building~~
11 ~~closest to parallel to the lot line of the single family lot is more than forty feet in~~
12 ~~length shall be setback at least forty feet (40') but not less than the height of the~~
13 ~~multiple family building from the lot line of the single family buildings and this open~~
14 ~~space shall be devoted only to trees, shrubs, grasses and other screening facilities and~~
15 ~~may be common open space or yard area for the multiple family building. Multiple~~
16 ~~family buildings shall be located, designed and arranged to maintain privacy for the~~
17 ~~adjacent residents and future residents. All structures and activities located near the~~
18 ~~boundary of the community unit plan shall be designed so as to be reasonably~~
19 ~~harmonious with the neighboring areas. Attached dwelling units, three or more, at~~
20 ~~the outer limits of the community unit plan should not exceed six units in a single~~
21 ~~row and 140 feet in length unless the adjacent area is open space in another~~
22 ~~community unit plan or is similar in character to the proposal.~~

23 b. A multi-family dwelling which exceeds the zoning district height shall be set back
24 ~~from all yard lines adjacent to an existing or planned single or two family dwelling~~
25 ~~a distance of 40 feet or the height of the multiple family dwelling whichever is~~
26 ~~greater. Garages, driveways and other accessory buildings for the multi-family~~
27 ~~dwelling are allowed in this setback area provided the additional landscape screening~~
28 ~~required by Section 7.3.c of Chapter 3.50 of the City of Lincoln Design Standards~~
29 ~~for Screening and Landscaping are met.~~

7.3 Multiple Family Dwellings Approved by Special Permit, Planned Unit Development, and Use Permit

a. 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. (*Resolution A-83728, March 20, 2006*).

b. When a multi-family dwelling is permitted above the zoning district height adjacent to an existing or planned single or two family dwelling, the additional setback area for such multi-family dwelling, except as provided in Section 7.3.c below, shall be devoted only to trees, shrubs, and grasses. 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 twenty-five feet (6' to 25') above the adjacent ground elevation of the multiple dwelling. This screen shall be located between the multi-family dwelling and the adjacent property line.

c. When garages, driveways or other accessory buildings for the multi-family dwelling are permitted in the setback area required in 7.3.b. above, the screening shall be increased as follows – the screen shall be evenly distributed horizontally. It may vary in height so as to screen at least seventy-five percent (75%) of the surface area of a vertical plane extending along the property line from six feet to twenty-five feet (6' to 25') above the adjacent ground elevation of the garage and/or other accessory building. This screen shall be located between such buildings and the adjacent property line.