

ORDINANCE NO. _____

1 AN ORDINANCE amending Title 27 of the Lincoln Municipal Code, the Zoning
2 Code, to clarify that dwellings for non-related persons is not an allowed use in the AG, AGR, or R-6
3 zoning districts by amending Section 27.06.080 relating to the Group Living Use Group to change
4 the designation of Dwellings for Non-Related Persons in said Use Group Table from a special
5 permitted use to a prohibited use in the AG, AGR and R-6 zoning districts; amending Section
6 27.70.020 relating to Additional Use Regulations for Dwellings for Non-related Persons to clarify
7 that Dwellings for Non-Related Persons as a permitted use under a community unit plan is limited
8 to the R-1, R-2, R-3, R-4, and R-5 zoning districts; and repealing Sections 27.06.080 and 27.70.020
9 of the Lincoln Municipal Code as hitherto existing.

10 Section 1. That Section 27.06.080 of the Lincoln Municipal Code be amended to
11 read as follows:

12 **27.06.080 Group Living Use Group**

13 Characteristics: The Group Living Use Group is characterized by the residential occupancy
14 of a structure by a group of people who do not meet the characteristics of Household Living.
15 Tenancy is generally arranged on a month-to-month basis, or for a longer period. Group Living may
16 have common eating and social areas for residents. The residents may receive any combination or
17 duration of care, counseling, training, or treatment. Such uses include but are not limited to
18 dwellings for members of religious orders, convalescent home, nursing home, domestic shelters,
19 assisted living facilities, fraternities and sororities, group homes, temporary shelters for the
20 homeless.

1 Use Group Table:

2	Uses	AG	AGR	R1	R2	R3	R4	R5	R6	R7	R8	O1	O2	O3	RT	B1	B2	B3	B4	B5	H1	H2	H3	H4	I1	I2	I3
3	Alternative to		S	S	S	S	S	S	S	S	S								P								
4	imprisonment facilities		S	S	S	S	S	S	S	S	S								P								
5	Children's homes		S	S	S	S	S	S	S	S	S								P								
6	Domestic shelters	C	C	C	C	C	C	C	C	C	C				C				P		P	P	P				
7	Healthcare facilities,			S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	P	S							
8	Residential			S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	P	S							
9	Dwellings for members of	S	S	S	S	S	S	S	S	S	S								P								
10	religious orders	S	S	S	S	S	S	S	S	S	S								P								
11	Dwellings for non-related	S	S	S	S	S	S	S	S										P								
12	persons	S	S	S	S	S	S	S	S										P								
13	Fraternities and sororities								P	P	P								P								
14	Group homes	C	C	C	C	C	C	C	C	C	C	P		P	C				P	P							
15	Shelters for the homeless,																		S						S		
16	temporary																		S						S		
17	All other uses in this Use																		P								
18	Group																		P								

19 Section 2. That Section 27.70.020 of the Lincoln Municipal Code be amended to
 20 read as follows:

21 **27.70.020 Dwellings for Nonrelated Persons.**

22 Dwellings for four to six persons not immediately related by blood, marriage, or adoption
 23 and living as a single housekeeping unit shall be permitted in the R-1, R-2, R-3, R-4 and R-5
 24 districts under a community unit plan which is larger than ten acres, provided that the maximum
 25 number of persons occupying each dwelling and the total number of occupants shall not exceed the
 26 following lot area ratios:

- 27 (a) R-1, 1 occupant/3,000 square feet of lot area;
- 28 (b) R-2 and R-3, 1 occupant/2,000 square feet of lot area;
- 29 (c) R-4, 1 occupant/1,000 square feet of lot area;
- 30 (d) R-5, 1 occupant/750 square feet of lot area.

1 Notwithstanding the above, the maximum density of dwellings for nonrelated persons shall
2 be subject to the overall maximum number of permitted dwelling units within the boundaries of the
3 community unit plan as calculated in accordance with Section 27.65.020, including any reduction
4 of density due to the size of the tract of land.

5 Section 3. That Sections 27.06.080 and 27.70.020 of the Lincoln Municipal Code as
6 hitherto existing be and the same are hereby repealed.

7 Section 4. Pursuant to Article VII, Section 7 of the City Charter, this ordinance shall
8 be posted on the official bulletin board of the City, located on the wall across from the City Clerk's
9 office at 555 S. 10th Street, in lieu of and in place of newspaper publication with notice of passage
10 and such posting to be given by publication one time in the official newspaper by the City Clerk.
11 This ordinance shall take effect and be in force from and after its passage and publication as herein
12 and in the City Charter provided.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ___ day of _____, 2014: _____ Mayor
