

ZONING REGULATIONS

IV Attachment 2

City of Lincoln

Yard, Size and Area Requirements Table  
[Amended 9-15-2020 by Ord. No. 2020-23]

Zoning Category	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Density	Maximum Building Site Coverage (%)	Setback Requirements (feet)				Maximum Height	
					Front (from ROW)	Street Side	Side	Rear	Feet	Stories
R-A: Agriculture and Low Density Residential	40,000	100	1 unit/40,000 square feet	40%	40	25	25	25	35	2
R-1: Low-Medium Density Residential	7,000	70	1 unit/7,000 square feet	40%	30	25	10	10	35	2
R-2: Medium Density Residential	5,000 (single-family); 10,000 (duplexes)	50	1 unit/5,000 square feet	60%	25	15	10	10	35	2
R-3: Medium-High Density Residential	5,000 (single-family); 7,000 (duplexes); 12,000 (multifamily)	50	Single-family: 1 unit/5,000 square feet Duplex: 1 unit/3,500 square feet Multi-family: maximum 12 units/acre with no more than 6 units/building	60%	25	15	10	10	35	3

LINCOLN CODE

Zoning Category	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Density	Maximum Building Site Coverage (%)	Setback Requirements (feet)				Maximum Height	
					Front (from ROW)	Street Side	Side	Rear	Feet	Stories
R-D: Residential Downtown	5,000 (single-family); 7,000 (duplexes); 12,000 (multifamily)	50 <sup>3</sup>	Single-family: 1 unit/5,000 square feet Duplex: 1 unit/3,500 square feet Multi-family: maximum 6 units/acre; maximum 4 units/building	70% <sup>2</sup>	15 <sup>1</sup>	10 <sup>1</sup>	5 <sup>1</sup>	10 <sup>1</sup>	35	3 <sup>1</sup>
		Properties adjacent to detached single-family residences, unless the proposed use is detached single-family or duplex residential		70% <sup>2</sup>	20	15	10	15	35	2
		30	Townhome (maximum 4 attached) exterior units	70% <sup>2</sup>	15 <sup>1</sup>	10 <sup>1</sup>	5 <sup>1</sup>	10 <sup>1</sup>	35	2
		20	Townhome (maximum 4 attached) interior units	70% <sup>2</sup>	15 <sup>1</sup>	10 <sup>1</sup>	0	10 <sup>1</sup>	35	2

ZONING REGULATIONS

Zoning Category	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Density	Maximum Building Site Coverage (%)	Setback Requirements (feet)				Maximum Height	
					Front (from ROW)	Street Side	Side	Rear	Feet	Stories
B-1: Downtown Commercial	5,000 (single-family); 7,000 (duplexes); 12,000 (multifamily); Commercial: 3,000	N/A	Single-family: 1 unit/5,000 square feet Duplex: 1 unit/3,500 square feet Multifamily: minimum 500 square feet/unit; maximum 12 units/building	100%	0	0	0	0	55 <sup>4</sup>	5 <sup>4</sup>
		Properties facing the downtown square		100%	0	0	0	0	35	3
B-2: General Commercial	6,000 (single-family); 8,500 (duplexes); 16,000 (multifamily); Commercial: 5,000	50	Single-family: 1 unit/6,000 square feet Duplex: 1 unit/4,250 square feet Multifamily density: maximum 20 units/acre	60%	30	25	10 <sup>1</sup>	10 <sup>1</sup>	55 <sup>1</sup>	5 <sup>1</sup>
		Properties adjacent to detached single-family residences, unless the proposed use is detached single-family or duplex residential		60%	30	25	25	25	40	3
M-1: Light Industrial	No minimum	100	N/A	50%	30	30	20 <sup>5</sup>	20 <sup>5</sup>	55 <sup>5</sup>	N/A <sup>5</sup>
		Properties adjacent to R residential zoning districts		50%	30	30	35	35	40	3

LINCOLN CODE

Zoning Category	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Density	Maximum Building Site Coverage (%)	Setback Requirements (feet)				Maximum Height	
					Front (from ROW)	Street Side	Side	Rear	Feet	Stories
M-2: Heavy Industrial	No minimum	100	N/A	50%	40	40	25 <sup>5</sup>	25 <sup>5</sup>	55 <sup>5</sup>	N/A <sup>5</sup>
		Properties adjacent to R residential zoning districts		50%	40	40	50	50	40	3

NOTES:

<sup>1</sup> Properties adjacent to detached single-family residences, unless the proposed use is detached single-family or duplex residential, have higher setback standards.

Visual screening of at least six feet in height is required for those portions of the commercial property adjacent to the residential district.

<sup>2</sup> Maximum building footprint (excluding single-family residential) (multiple buildings allowed per parcel with minimum 20 feet of separation between buildings on the same parcel): 4,500

<sup>3</sup> Lot width may be reduced for townhome (attached single-family) units.

<sup>4</sup> Properties facing the downtown square have a limited maximum height.

<sup>5</sup> Properties adjacent to R Districts, have higher setback standards.

Visual screening of at least six feet in height is required for those portions of the industrial property adjacent to the residential district.

A. ROW (right-of-way)

B. Fire Code regulations may require greater setback distances than listed on this chart.