

**TO:** City Council

**FROM:** Department of Planning and Housing

**DATE:** July 12, 2019

**SUBJECT:** Zoning Text amendment Related to Multiple Principal Buildings on Single Lots

At the July 9, 2019 meeting, Council approved First Reading of the text amendment to Sec. 29.401.(5)., Multiple Principal Buildings on Single Lots.

**A concern was raised regarding the implications of the text amendment upon the “S-HM” Hospital-Medical District for multiple single-family dwellings on a lot. As a result, City Council gave direction to modify the proposed ordinance prior to second reading to include an exception for S-HM zoning that was consistent with the South Lincoln Mixed Use District limitations.**

Subsequently, staff reviewed the permitted uses within the “S-HM” Hospital-Medical District in the context of the concerns expressed on June 9<sup>th</sup>. The concern for permitting additional single-family dwellings was unfounded as **Residential Uses as a principal use are not allowed in the zoning district (Table 29.1001). Therefore, it is not permissible to add an additional building for the use to a lot regardless of the allowance for multiple buildings.**

Because of this limitation on use, the three private residential properties and dwellings located within S-HM clustered at 11<sup>th</sup> St. & Carroll Avenue are nonconforming uses and would not have the ability to add an additional dwelling unit as an expansion of the use.

**With the review of the circumstances, staff does not recommend adding the language as directed by Council on the 9<sup>th</sup>.** Therefore, staff will bring back the ordinance for second reading without any changes beyond the scrivener’s error correction. If City Council has concerns about the ordinance language, it can direct staff how to proceed at the time of the second reading on July 23<sup>rd</sup>.