

## You are invited to be a member of the Witherbee Neighborhood Association

33rd to 56<sup>th</sup>, O to Randolph - Preserving the Heart of Lincoln

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, St: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### Membership Categories:

\_\_\_ Single ..... \$ 5.00

\_\_\_ Family ..... \$10.00

\_\_\_ Business ..... \$25.00

\_\_\_ Contribution ..... \$ \_\_\_\_

### How would you like to help your neighborhood?

- \_\_\_ Serve on the board for my district
- \_\_\_ Help with newsletter [ \_\_\_ articles \_\_\_ delivery ]
- \_\_\_ Sell memberships and ads to neighborhood businesses
- \_\_\_ Help with the annual Cleanup in April/May
- \_\_\_ Plan workshops or other programs
- \_\_\_ Other \_\_\_\_\_

### Mail to:

Josh Sovereign, 645 S. 42<sup>nd</sup> Street, Lincoln, NE 68510

# Design Standards, R2 Zoning Victories

Changes to Lincoln's zoning ordinances, proposed by the Lincoln Neighborhood Alliance and supported by Witherbee Neighborhood Association (WNA), were approved Feb. 23 by the City Council on a 7-0 vote.

The change adds Neighborhood Design Standards for construction of new buildings. The change means standards previously in effect for R4 through R8 zoned areas now also apply to R1 through R3 zoned areas. This article will outline what the standards mean and then where they apply in our neighborhood.

The design standards will encourage rehabilitation of existing homes and promote compatibility in design of new construction. The standards focus on design elements such as orientation of windows and doors to the street, height and massing, roof pitch, yards and open space, and location and quantity of parking. The standards are intended to encourage developers, builders and neighborhood associations to review existing features of older areas and design new construction so it does not detract from the existing character of neighborhoods, and to create residences that harmonize with the original architectural design.

In our neighborhood, generally, the eastern area (48<sup>th</sup> to 56<sup>th</sup>) is zoned R2, which means those residents now will have added protection in the design standards. The area from 33rd to 48th is, generally, zoned R4, which means the design standards were already in place, though enforcement requires vigilance of residents. Last fall WNA proposed and was granted its request to have an area in the middle of our neighborhood (37<sup>th</sup> to 42<sup>nd</sup>, J to Randolph) rezoned from R4 to R2.

The R2 zoning restricted the size of new construction to prevent duplexes that would be out of character for the area, but did not include design standards.

The Feb. 23 vote adds that protection.

The decision last fall to request rezoning included a goal of seeking R2 zoning in the rest of the neighborhood (33<sup>rd</sup> to 48<sup>th</sup>, Randolph to O). Those interested in helping pursue a zoning change are encouraged to contact a WNA officer or attend a WNA monthly meeting.

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