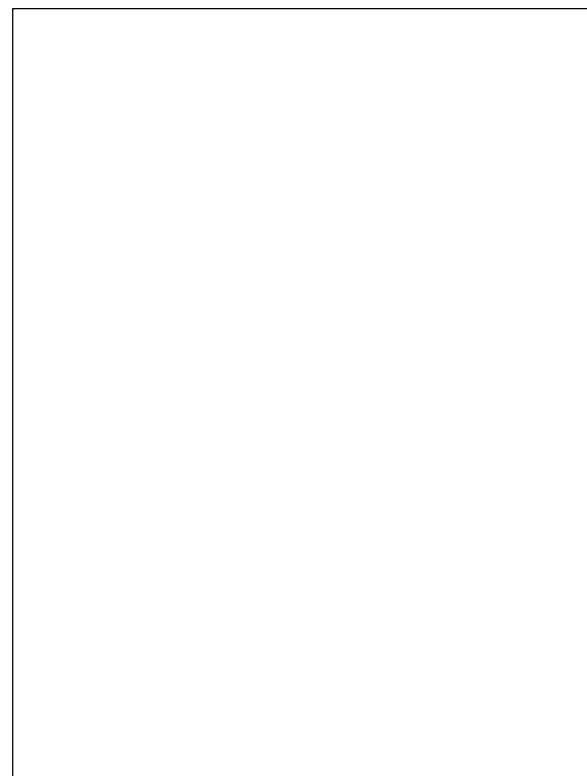




LOT#144, 2ND ADDITION, LINDEN ESTATES
SUBDIVISION AS SURVEYED, PLATTED AND
RECORDED IN DOUGLAS COUNTY, NEBRASKA

SEC. 55-161. - R3 SINGLE-FAMILY RESIDENTIAL DISTRICT (MEDIUM DENSITY)
SEC. 55-162. - PURPOSE.

THE R3 SINGLE-FAMILY RESIDENTIAL DISTRICT IS INTENDED TO PROVIDE FOR MODERATE-DENSITY RESIDENTIAL NEIGHBORHOODS, CHARACTERIZED GENERALLY BY SINGLE-FAMILY DWELLINGS ON MEDIUM-SIZED LOTS WITH SUPPORTING COMMUNITY FACILITIES. THE DISTRICT IS DESIGNED TO ENCOURAGE THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL CONSTRUCTION, IT PROVIDES FOR CONDITIONAL APPROVAL OF COMMUNITY FACILITIES WHICH GENERATE LARGER QUANTITIES OF TRAFFIC THAN PERMITTED RESIDENTIAL USES. THE R3 DISTRICT IS APPROPRIATE FOR ESTABLISHED AREAS OF THE CITY WHICH SERVES TO PRESERVE EXISTING SINGLE-FAMILY NEIGHBORHOODS WHILE PROMOTING DEVELOPMENT OF INFILL HOUSING, AND FOR NEWLY DEVELOPING NEIGHBORHOODS.

<u>R3 SINGLE-FAMILY DETACHED</u>	<u>ALL OTHER USES</u>
LOT AREA	7,500 SQ. FT. MINIMUM
LOT WIDTH	60 FEET MINIMUM
SITE AREA / UNIT	7,500 SQ. FT.
FLOOR AREA RATIO	NO RESTRICTION
HEIGHT	35 FEET MAXIMUM
BUILDING COVERAGE	35% MAXIMUM
IMPERVIOUS COVERAGE	45% MAXIMUM
FRONT YARD	35 FEET MINIMUM
STREET SIDE YARD	17.5 FEET MINIMUM
INTERIOR SIDE YARD	7 FEET MINIMUM
IF ZERO LOT LINE IS USED	15 FEET MINIMUM
ON OPPOSITE YARD	25 FEET MINIMUM
ALL OTHER USES	25 FEET MINIMUM
REAR YARD	25 FEET MINIMUM

1. ALL TREES AND SHRUBS SHALL REMAIN UNLESS NOTED OTHERWISE. PROVIDE PROPER PROTECTION FOR ALL TREES AND SHRUBS THAT REMAIN. VERIFY w/ CONTRACTOR & OWNER PRIOR TO ANY TRIMMING OR TREE REMOVAL
2. ALL GREEN AREAS SHALL BE SPRINKLERED. SEE FLOOR PLAN FOR CONTROL LOCATION
3. PROVIDE PROPER DRAINAGE AWAY FROM HOME. MINIMUM SLOPE OF CONCRETE SHALL BE 2% TO ENSURE PROPER DRAINAGE.. MINIMUM SLOPE ON LANDSCAPE & SODDED AREAS SHALL BE 3% TO ENSURE PROPER DRAINAGE
4. EXTERIOR CONCRETE SHALL HAVE A BROOM FINISH AFTER TROWLING. BROOM w/ FIBER BRISTLE BROOM PERPENDICULAR TO MAIN TRAFFIC ROUTE



 SOD 13,938.51 sf

LOT 144
SCHACHNE RESIDENCE
33651 CUMING ST OMAHA NE 68154

JOB NUMBER
15-2457
DESCRIPTION
SITE PLAN
PLAN SHEET
C1.01

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