

5302 Sorenson Parkway ZONING and PARCELS BREAKDOWN

Legal Description Plot 1: NW Parcel/Lot 1, Hilltop Manor 1st Add Replat 1/ a/k/a 5319 Redick Ave: 4.5229 Acres/197,017 Sq Ft:

ZONING: LO – Limited Office:

Sec. 55-305. - Permitted uses.

The following use types are permitted:

- (a) *Office uses.*
 - General offices
- (b) *Commercial uses.*
 - Consumer convenience services
- (c) *Civic uses.*
 - Administrative services
 - Convalescent services
 - Cultural services
 - Day care (limited)
 - Day care (general)
 - Emergency residential care
 - Guidance services
 - Local utility services
 - Park and recreation services
 - Primary educational facilities
 - Religious assembly
 - Social clubs

Legal Description Plot 2: S parcel, West of platted 52nd St (Triangle): Lot 95, Hilltop Manor 1st Addition / a/k/a 5203 Redick Ave: 1.18 Acres / 51,401 Sq Ft

Legal Description Plot 3: NE parcel, East of platted 52nd St: Lot 21 Except the S 8 ft, ALL of Lots 22 thru 26 in Block 2, AND Vac Redick Ave & ½ Alley adjoining, all in Formans Subdivision: 0.89 Acres/38,908 Sq Ft

Legal Description Plot 3: SE parcel, East of platted 52nd St: Lots 17018019 & S 4 ft of Lot 20 in Block 2, and ½ vacated alley adjoining, all in Formans Subdivision, 0.44 Acres/19,4545 Sq Ft

City of Omaha, Douglas County, State of Nebraska

ZONING: R6 – Low Density Multiple-family residential district.

- **Sec. 55-221. - R6 low-density multiple-family residential district.**
- **Sec. 55-222. - Purpose.**

The R6 low-density multiple-family residential district is intended to provide locations for low-density multiple-family housing in the approximate range of 20 dwelling units per acre. It provides for the integration of such buildings with lower density housing types, including single-family, duplex and townhouse residential. The R6 district applies to established neighborhoods, including those where the limited conversion of large single-family houses is necessary to extend their economic life; areas in which a mix of single- and multiple-family housing is appropriate to create an urban neighborhood; transitional areas between lower and higher intensity uses; and developing multiple-family areas. The R6 district requires review and conditional approval of supporting community facilities which generate more traffic than the basic allowed residential use.

(Code 1980, § 55-222)

- **Sec. 55-223. - Permitted uses.**

The following use types are permitted:

- (a) *Residential uses.*
 - Single-family residential (detached)
 - Single-family residential (attached)
 - Duplex residential
 - Two-family residential
 - Townhouse residential
 - Multiple-family residential
 - Assisted living
 - Small group living (disabled)
- (b) *Civic uses.*
 - Community recreation
 - Day care (limited)
 - Emergency residential care
 - Local utility services
 - Park and recreation services
 - Primary educational facilities

(Code 1980, § 55-223; Ord. No. 34178, § 8, 5-6-97; Ord. No. 38198, § 12, 7-29-08)

- **Sec. 55-224. - Conditional uses.**

The following use types are allowed, subject to approval of a conditional use permit, as provided by [section 55-883](#):

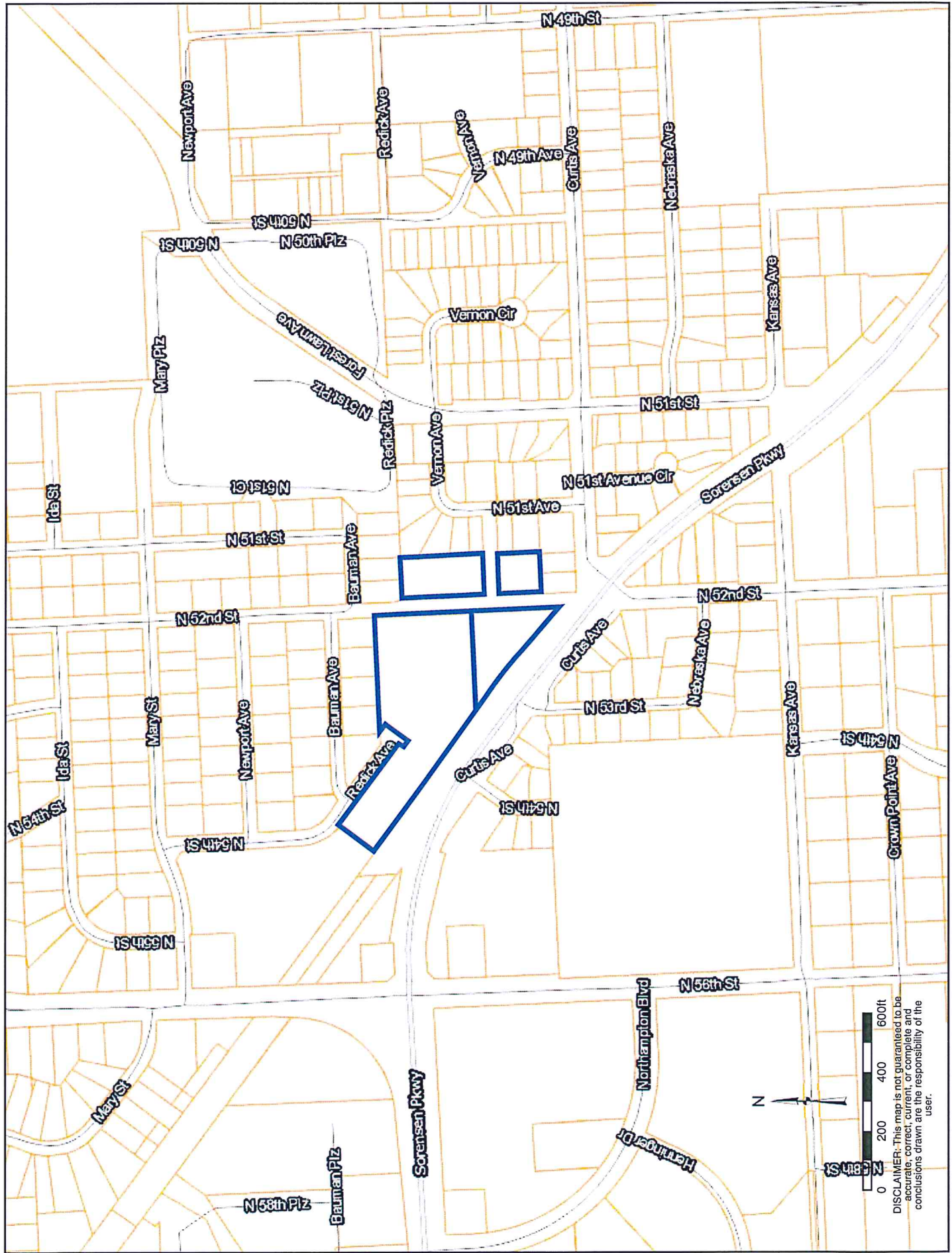
- (a) *Residential uses.*
 - Small group living (nondisabled)
- (b) *Civic uses.*
 - Administrative services
 - College and university facilities
 - Convalescent services
 - Cultural services
 - Day care (general)
 - Religious assembly
 - Safety services
 - Secondary educational facilities
 - Social clubs

(Code 1980, § 55-224; Ord. No. 38198, § 12, 7-29-08)

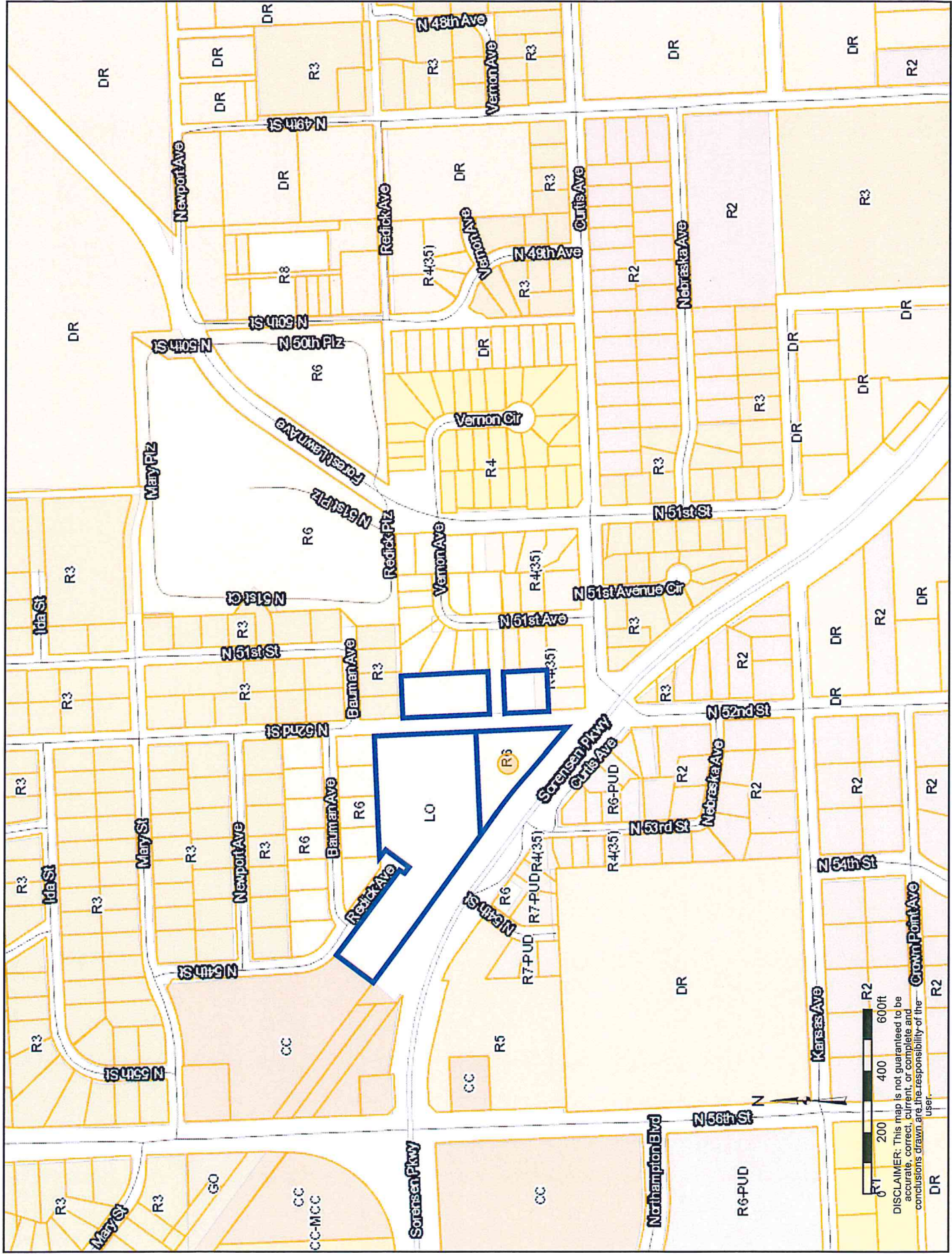
• **Sec. 55-225. - Special permit uses.**

The following use types are allowed, subject to approval of a special use permit by the city council, as provided by [section 55-884](#):

- (a) *Residential uses.*
 - Large group living
- (b) *Civic uses.*
 - Recreational clubs
 - Transitional living
- (c) *Miscellaneous uses.*
 - Broadcast tower
 - Wind energy conservation system
- (d) *Commercial uses.*
 - Bed and breakfast inns



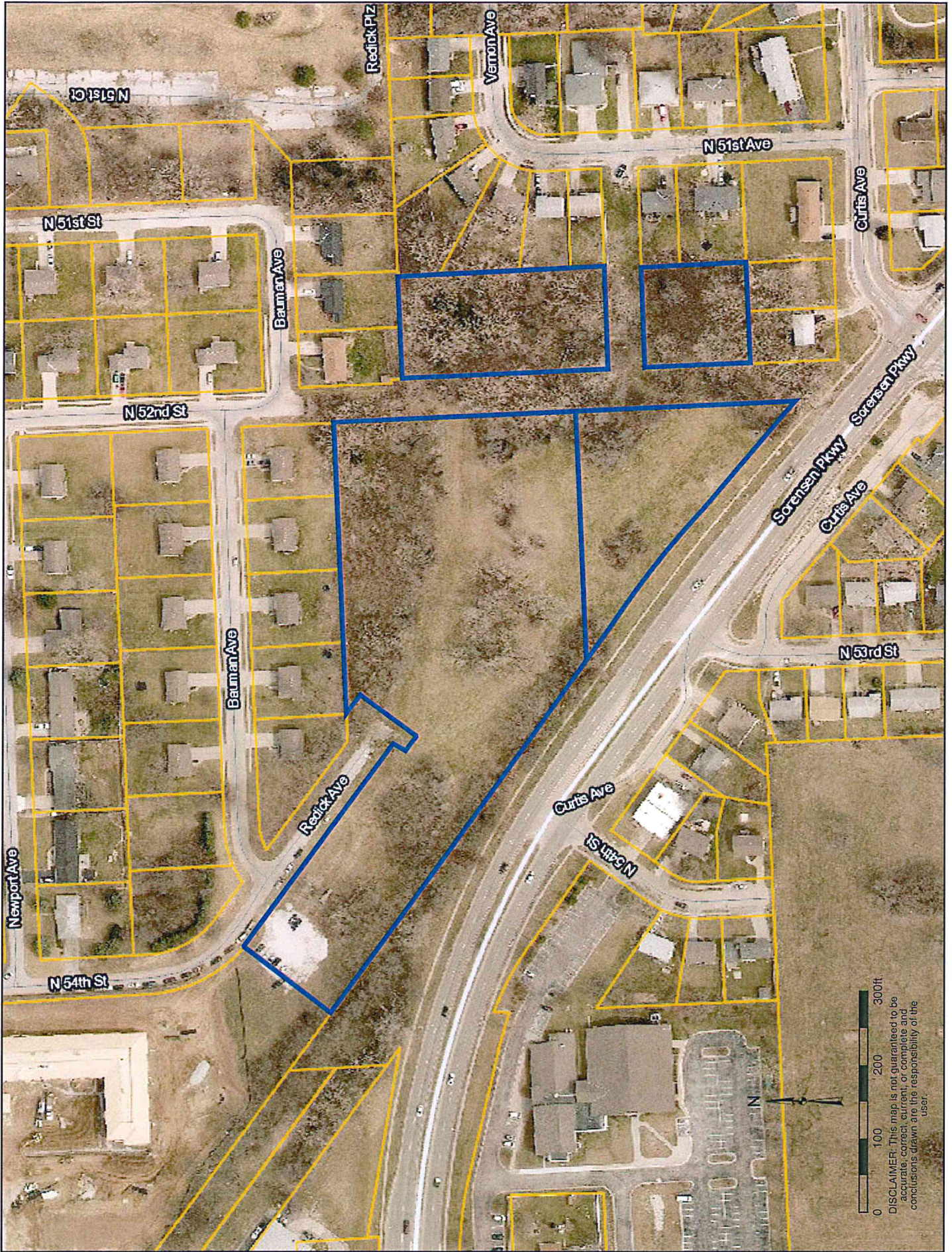
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Crown Point Ave

DR



0 100 200 300ft

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