

ARTICLE V. AG Agricultural District

§ 205-42. Purpose.

This district provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain permanent and comprehensive agricultural uses within the Papillion extra-territorial jurisdiction. It recognizes that some agricultural uses have industrial aspects that can have negative effects on nearby neighborhoods. The intent is to avoid unnecessary conflicts between agricultural and residential uses. Land included in the urban reserve designation in the Comprehensive Plan should be retained in the AG District to prevent premature or inappropriate development. These sites will ultimately be provided with urban services, and premature development without such services may obstruct the orderly growth of the city. The AG Agricultural District is appropriately used in areas designated by the Papillion Comprehensive Plan as urban reserve.

§ 205-43. Site development regulations.

Regulator	1-Family Units	Other Permitted Uses
Site Area per Housing Unit	20 acres	NA
Minimum Lot Area	20 acres	20 acres
Minimum Lot Width (feet)	200	200
Minimum Yards (feet)		
Front Yard	70	50
Interior Side Yard	25	25
Street Side Yard*	25	50
Rear Yard	50	50
Maximum Height (feet)	35	35; 50 for farm buildings, 100 for grain storage structures
Maximum Building Coverage	NA	NA
Maximum Impervious Coverage	NA	NA
Floor Area Ratio	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA
Project Size Requiring Large Project Special Use Permit	NA	NA
Minimum Depth of Open Space Adjacent to Street Right-of-Way Line (feet)	50	50
Minimum area requirements for dwelling units(excluding basements, garages, and unenclosed porches)	NA	NA

* Corner lots bordered by two arterial streets shall maintain full front yard setbacks on both arterials.

§ 205-44. (Reserved)

§ 205-45. (Reserved)