

ARTICLE VI. RE Residential Estates District

§ 205-46. Purpose.

This district provides for the rural residential use of land, accommodating low-density residential environments. The district's regulations assure that density is developed consistent with land use policies of the Papillion Comprehensive Plan regarding rural subdivisions, levels of infrastructure, and environmentally sensitive development practices. Developments in the RE District may utilize individual or community wastewater treatment systems. The district accommodates developments that merge urban living with rural life. The RE Residential Estates District is appropriately used in areas designated by the Papillion Comprehensive Plan as urban reserve and low-density residential.

§ 205-47. Site development regulations.

| Regulator | 1-Family Units | Other Permitted Uses |
|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------|
| Site Area per Housing Unit | 3 acres for individual wastewater systems; 1 acre for community or municipal wastewater systems | NA |
| Minimum Lot Area | 3 acres for individual wastewater systems; 1 acre for community or municipal wastewater systems | 3 acres |
| Minimum Lot Width (feet) | 100 | 100 |
| Minimum Yards (feet) | | |
| Front Yard | 35 | 35 |
| Interior Side Yard | 20 | 20 |
| Street Side Yard* | 25 | 25 |
| Rear Yard | 35 | 35 |
| Maximum Height (feet) | 35 | 35 |
| Maximum Building Coverage | 25% | 25% |
| Maximum Impervious Coverage | 35% | 35% |
| 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) | 35 | 35 |

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

§ 205-48. (Reserved)

§ 205-49. (Reserved)