

**ARTICLE VII. R-1 Single-Family Residential (Low Density)**

**§ 205-50. Purpose.**

This district is intended to provide for low-density residential neighborhoods, characterized by single-family dwellings on relatively large lots with supporting community facilities and municipal services, including municipal water and sanitary sewer service. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure. The R-1 district should normally not be used for developments on individual or community water or wastewater systems. The R-1 Single-Family Residential District (Low-Density) is appropriately used in areas designated by the Papillion Comprehensive Plan as low-density residential and medium-density residential.

**§ 205-51. Site development regulations.**

<b>Regulator</b>	<b>1-Family Detached</b>	<b>1-Family Attached</b>	<b>Other Permitted Uses</b>
Site Area per Housing Unit			
Lots with Community Wastewater Systems	1.0 acres	NA	NA
Lots with Sanitary Sewer	8,500 square feet	8,500 square feet	
Minimum Lot Area			
Lots with Community Wastewater Systems	1.0 acres	NA	1.0 acres
Lots with Sanitary Sewer	8,500 square feet	8,500 square feet	1.0 acres
In Conventional Development	8,500 square feet	8,500 square feet	
In Conservation Development	7,200 square feet	7,200 square feet	
Maximum Lot Area (SF)	2 acres	20,000	NA
Minimum Lot Width (feet)	60	50 per unit	100
Minimum Yards (feet)			
Front Yard	30	30	30
Interior Side Yard	10	10	15
Street Side Yard*	15	15	30
Rear Yard Area	30	30	30
Maximum Height (feet)	35	35	35
Maximum Building Coverage	35%	35%	35%
Maximum Impervious Coverage	45%	50%	45%
Floor Area Ratio	NA	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA	20%
Project Size Requiring Large Project Special Use Permit	NA	NA	NA
Minimum Depth of Open Space Adjacent to Street Right-of-Way Line (feet)	20	20	30

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

**§ 205-52. Zero Lot Line for Single-Family Attached Development**

Within a common development, interior side yard setbacks may be equal to zero for single-family attached residential uses provided that:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.

2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Sarpy County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

**§ 205-53. (Reserved)**

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