

ARTICLE VIII. R-2 Single-Family Residential (Medium Density)

§ 205-55. Purpose.

This district is intended to provide for medium-density urban residential neighborhoods, characterized by single-family and duplex residential structures on moderately-sized 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-2 Single-Family Residential District is most appropriately used in areas designated by the Papillion Comprehensive Plan as low-density residential, medium-density residential, neighborhood mixed use, or City Center.

§ 205-56. Site development regulations.

Regulator	1-Family Detached	1-Family Attached	Duplex Residential	Other Permitted Uses
Site Area per Housing Unit (SF)	7,200	7,200	6,000	NA
Minimum Lot Area (SF)				12,000
In Conventional Development	7,200	7,200	12,000	
In Conservation Development	6,000	6,000	10,000	
Maximum Lot Area (SF)	2 acres	20,000	NA	NA
Minimum Lot Width (feet)	60	50 per unit	60	60
Minimum Yards (feet)				
Front Yard	30	30	30	30
Interior Side Yard	10	10	10	10
Street Side Yard*	15	15	15	15
Rear Yard Area	30	30	30	30
Maximum Height (feet)	35	35	35	35
Maximum Building Coverage	45%	45%	45%	45%
Maximum Impervious Coverage	55%	55%	55%	55%
Floor Area Ratio	NA	NA	NA	NA
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	20%
Large Project Special Use Permit	NA	NA	NA	NA
Minimum Depth of Open Space Adjacent to Street Right-of-Way Line (feet)	20	20	20	20

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

§ 205-57. 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.

§ 205-58. (Reserved)

§ 205-59. (Reserved)