

ARTICLE X. R-4 Multiple-Family Residential

§ 205-65. Purpose.

This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also permits some nonresidential uses such as offices through a special use permit procedure, to permit the development of mixed-use neighborhoods. The R-4 Multiple-Family Residential District is appropriately used in areas designated by the Papillion Comprehensive Plan as high-density residential, neighborhood mixed use, MU (mixed use)-1, City Center, or urban corridor.

§ 205-66. Site development regulations.

Regulator	1-Family Detached	1-Family Attached	Duplex	Town-house	Multi-family	Other Permitted Uses
Site Area per Housing Unit (square feet)	6,000	6,000	3,000	5,000 **	3,000 for first 4 units, 1,500 for each additional unit	
Minimum Lot Area						
In Conventional Development	6,000	6,000	6,000	3,000	10,000	10,000
In Conservation Developments	4,000	4,000	5,000	2,000	10,000	10,000
Minimum Lot Width (feet)	50	50	50	30***	60	60
Minimum Yards (feet) (Note 1)						
Front Yard	25	25	25	25	25	25
Interior Side Yard	10	10	10	10	10	10
Street Side Yard*	15	15	15	15	15	15
Rear Yard	20	20	20	20	20	25
Maximum Height (feet)	40	40	40	40	40	40
Maximum Building Coverage	50%	50%	50%	50%	50%	50%
Maximum Impervious Coverage	60%	60%	60%	60%	60%	60%
Floor Area Ratio (Note 2)	NA	NA	NA	NA	1.0	1.0
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	25%	50%
Project Size Requiring Large Project Special Use Permit	NA	NA	NA	≥10 acres or 60 units	≥10 acres or 60 units	≥ 10 acres
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	15	15	15	15	15	15

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

** The minimum Site Area pr Housing Unit for attached units is 3,000SF.

*** The minimum lot width for any townhouse lot sold individually is 25 ft.

Note 1: Flexible Yard Setbacks in Planned Unit Development Districts

The Planning Commission and City Council may vary required minimum setbacks in planned unit development districts. Along arterials designated in the city's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2: Flexible Floor Area Ratios in Planned Unit Development Districts

The Planning Commission and City Council may increase the maximum Floor Area Ratio for a development in a planned unit development district.

§ 205-67. Zero Lot Line for Single-Family Attached or Townhouse Residential Development.

Within a common development, interior side yard setbacks may be equal to zero for single-family detached or townhouse 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.

§ 205-68. (Reserved)

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