

ARTICLE XV. GC General Commercial District

§ 205-93. Purpose.

This district accommodates a variety of commercial uses, some of which have significant traffic or visual effects. These districts may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts. The GC General Commercial District is appropriately used in areas designated by the Papillion Comprehensive Plan as commercial, MU (mixed use)-2, business park, and industrial.

§ 205-94. Site development regulations.

Regulator	All Permitted Uses
Minimum Lot Area	5,000
Minimum Lot Width (feet)	50
Minimum Yards (feet) (Note 1)	
Front Yard	10
Interior Side Yard	0
Street Side Yard*	10
Rear Yard	0
Maximum Height (feet)	75
Maximum Building Coverage	70%
Maximum Impervious Coverage	90%
Floor Area Ratio (Note 2)	1.0
Maximum Amount of Total Parking Located in Street Yard	100%
Project Size Requiring Large Project Special Use Permit	≥ 8 acres or building area of 80,000 SF
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	10

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

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.

§ 205-95. (Reserved)

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