

ARTICLE XVI. CBD Central Business District

§ 205-97. Purpose.

This district is intended to provide appropriate development regulations for the original town center of Papillion. The district is intended to guide new development and to provide for small-scale pedestrian-oriented businesses to service both the surrounding businesses and residential areas. Mixed uses are encouraged within the CBD District. The grouping of uses is designed to strengthen this special district’s role as a center for trade, service and civic life. Physically, the CBD District character reflects a dense, pedestrian-oriented building pattern with structures set upon or near the front lot line, a high ratio of building coverage to site, and a two-story building facade pattern that is architecturally articulated to the scale of a traditional pedestrian environment. The CBD Central Business District is appropriately used in areas designated by the Papillion Comprehensive Plan as Existing Town Center or urban corridor. It may also apply to a comprehensively planned new city center.

§ 205-98. Site development regulations.

Regulator	All Permitted Uses
Minimum Lot Area	None
Minimum Lot Width (feet)	20
Minimum Yards (feet)	
Front Yard	0
Interior Side Yard	0
Street Side Yard	0
Rear Yard	0
Maximum Height (feet)	No limit
Maximum Building Coverage	100%
Maximum Impervious Coverage	100%
Floor Area Ratio	5.0
Maximum Amount of Total Parking Located in Street Yard	0%
Project Size Requiring Large Project Special Use Permit	NA
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	0

§ 205-99. Special use permit process.

All projects developed in the CBD District are subject to approval through the special use permit process.

§ 205-100. (Reserved)

§ 205-101. (Reserved)