

**ARTICLE XVII. LI Limited Industrial District**

**§ 205-102. Purpose.**

This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities. The LI Limited Industrial District is appropriately used in areas designated by the Papillion Comprehensive Plan as Mixed Use-2, business park, and industrial.

**§ 205-103. Site development regulations.**

<b>Regulator</b>	<b>All Permitted Uses</b>
Minimum Lot Area	10,000
Minimum Lot Width (feet)	50
Minimum Yards (feet)	
Front Yard	Note 1
Interior Side Yard	10
Street Side Yard*	Note 1
Rear Yard	10
Maximum Height (feet)	75
Maximum Building Coverage	60%
Maximum Impervious Coverage	80%
Floor Area Ratio (Note 2)	1.0
Maximum Amount of Total Parking Located in Street Yard	80%
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: Street Setbacks*

On streets designated as arterials on the Papillion Comprehensive Plan, required minimum front and street side yard setbacks are the larger of 25 feet from the property line or 100 feet from the centerline of the street. On all other streets, required minimum front and street side yard setbacks shall be 15 feet for streets with curb and gutter and 30 feet for streets without curb and gutter.

*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.

**§ 205-104. (Reserved)**

**§ 205-105. (Reserved)**