

ARTICLE XVIII. GI General Industrial District

§ 205-106. Purpose.

This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility. The GI General Industrial District is appropriately used in areas designated by the Papillion Comprehensive Plan as business park and industrial.

§ 205-107. Site development regulations.

Regulator	All Permitted Uses
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	70%
Maximum Impervious Coverage	100%
Floor Area Ratio (Note 2)	2.0
Maximum Amount of Total Parking Located in Street Yard	100%
Project Size Requiring Large Project Special Use Permit	≥ 10 acres or building area of 100,000 SF
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	0

* 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.

§ 205-108. (Reserved)

§ 205-109. (Reserved)