

ARTICLE IV  
**Zoning District Regulations**

**§ 205-21. Purpose.**

This article presents the zoning district regulations. Zoning districts are established in this chapter to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

**§ 205-22. Establishment of districts.**

The following base districts and overlay districts are hereby established. Table 4-1 displays the purposes of these districts.<sup>4</sup>

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4. Editor's Note: Table 4-1 is included at the end of this chapter.

**Base Zoning**

<b>Districts</b>	<b>District Names</b>
AG	Agricultural District
RE	Rural Residential Estates District
R-1	Single-Family Residential (Low-Density)
R-2	Single-Family Residential (Medium-Density)
R-3	Urban Family Residential District
R-4	Multiple-Family Residential District
MH	Mobile Home Residential District
O	Office District
LC	Limited Commercial District
CC	Community Commercial District
GC	General Commercial District
CBD	Central Business District
LI	Limited Industrial District
GI	General Industrial District

**Overlay Districts**

MU	Mixed Use District
PUD	Planned Unit Development District
ED	Environmental Resources District
HD	Historic District
FP/FW	Floodplain/Floodway District
OTC	Old Town Character District

**§ 205-23. Application of districts.**

- A. A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district.
- B. The Floodplain/Floodway, Planned Unit Development and Environmental Resources Overlay Districts may be applied to any lot or site or any portion thereof, in addition to a base district designation. The Mixed Use District may stand alone as a base district.

**§ 205-24. Hierarchy.**

References in this chapter to less intensive or more intensive districts shall be deemed to refer to those agricultural, residential, commercial and industrial base zoning districts established in Table 4-2,<sup>5</sup> and shall represent a progression from the AG Agricultural District as the least intensive to the GI General Industrial District as the most intensive. The overlay districts shall not be included in this reference.

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5. Editor's Note: Table 4-2 is included at the end of this chapter.

**§ 205-25. Development regulations.**

- A. For each zoning district, purposes are set forth in Table 4-1; uses permitted are set forth in Table 4-2; development regulations are set forth in Tables 4-2 and 4-3; and site development regulations are presented in Table 4-3.<sup>6</sup>
- B. Supplemental regulations may affect specific land uses or development regulations in each zoning district. The applicable supplemental regulations are noted in Table 4-2.

**§ 205-26. Zoning Map.**

- A. Adoption of Zoning Map. Boundaries of zoning districts established by this chapter shall be shown on the Zoning Map<sup>7</sup> maintained by the City Clerk. This map, together with all legends, references, symbols, boundaries and other information, shall be adopted as a part of and concurrent with this chapter. Said Zoning Map shall be prominently displayed in the Council chambers and/or an area accessible to the public at Papillion City Hall.
- B. Changes to the Zoning Map. The Zoning Map may be changed from time to time by ordinance, following the procedure set forth by Article XII. Such changes shall be reflected on the Zoning Map. The City Clerk shall keep a complete record of all changes to the Zoning Map.

**§ 205-27. Interpretation of district boundaries.**

The following rules shall apply in determining the boundaries of any zoning district shown on the Zoning Map.

- A. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- B. Where district boundaries are indicated as within street or alley, railroad or other identifiable rights-of-way, the center line of such rights-of-way shall be deemed the district boundary.
- C. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
- D. The City Council shall determine any other uncertainty regarding district boundaries not covered in this section.

**§ 205-28. Vacation of streets and alleys.**

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former center line.

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6. Editor's Note: Tables 4-1, 4-2 and 4-3 are included at the end of this chapter.

7. Editor's Note: The Zoning Map is on file in the City offices.