

ZONING

**Table 205-38
Permitted Uses by Zoning Districts**

City of Papillion

Key:

- P = Uses Permitted by Right
- S = Uses Permitted by special use permit
- Blank = Use not permitted

Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
AGRICULTURAL USES															
Horticulture	S	S													§205-199A
Crop Production	P	P													§205-199A
Animal Production	P	P													§205-199B
Confined Animal Feeding Operation (CAFO)	S														§205-199C
Livestock Sales	S														
RESIDENTIAL USES															
Single-Family Detached	P	P	P	P	P	P	P	S	S						§205-119; §205-200A
Single-Family Attached			S	P	P	P	P	S	S						§205-119; §205-200A
Duplex				S	P	P		S	S						
Two-Family				S	P	P	P	S	S						§205-200C
Townhouse					P	P		S	S						§205-200B
Condominium					P	P									
Multiple-Family						P		S	S		P				
Downtown Residential									P	P	P	P			§205-17; §205-200D
Group Residential					P	P		S	S						§205-200D
Retirement Residential					P	P		S	S		S				
Manufactured Housing Residential	P	P	P	P	P	P	P	S	S						
Mobile Home Park								S							§205-73
Mobile Home Subdivision								S							§205-73
CIVIC USES															
Administration	S	S	S	S	S	S	S	S	P	P	P	P	P	P	
Cemetery	S	S	S	S	S	S	S								
Clubs (Recreational)	S									P		P			§205-201A

ZONING

**Table 205-38
Permitted Uses by Zoning Districts**

**City of Papillion
(Cont'd)**

Key:

- P = Uses Permitted by Right
- S = Uses Permitted by special use permit
- Blank = Use not permitted

Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
CIVIC USES (CONT'D)															
Clubs (Social)								P	P	P	P	P			§205-201A
College & University Facilities		S	S	S	S	S	S	S	P	P		P			
Cultural Services		S	S	S	S	P	P	P	P	P	P	P	P		
Family Child Care Home I	S	S	P	P	P	P	P	P	P	P	P	P	S		§205-201B
Family Child Care Home II			S	P	P	P	S	P	P	P	P	P	S		§205-201B
Child Care Center			S	S	S	S	S	P	P	P	P	P	S		§205-201B
Preschool	S	S	S	S	S	S	S	P	P	P	P	P	S		§205-201B
Day Care (Adult)						S		P	P	P	P	P	P		
Detention Facilities	S											S	S		
Emergency Residential Services	P	P	P	P	P	P	P	P	P	P	P	S	S		
Group Care Facility A	S	S	S	S	P	P	S	P	P	P	P	P	S		§205-201C
Group Care Facility B	S				S	S	S	P	P	P	P	P	S		§205-201C
Group Home	P	P	P	P	P	P	P	P	P	P	P	P			§205-201C
Guidance Services								P	P	P	P	P	P		
Hospitals		S				S		P	S	S	S	S	S		
Health Care	S	S			S	S		P	P	P	P	P	P	P	
Maintenance Facilities	S	S										P	P	P	
Park & Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities								P	P	P	P	P	P	P	
Primary Educational Facilities	S	S	S	S	S	P	P	S	P	P	P	S			
Public Assembly								P	S	S	P	P			
Religious Assembly	S	S	S	S	P	P	P	P	P	P		P			
Safety Services	P	S	S	S	P	P	P	P	P	P	P	P	P	P	
Secondary Educational Facilities	S	S	S	S	S	S	S	S	S	S	S	S			
Skilled Nursing					P	P		S	S	S	S				
Transitional Living Facility													P		

ZONING

**Table 205-38
Permitted Uses by Zoning Districts**

**City of Papillion
(Cont'd)**

Key:
 P = Uses Permitted by Right
 S = Uses Permitted by special use permit
 Blank = Use not permitted

Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
CIVIC USES (CONT'D)															
Utilities	S	S	S	S	S	S	S	S	S	P	P	P	P	P	
OFFICE USES															
Corporate Offices								P				P	P	P	
Data Center								P		S		P	P	S	
Financial Services (Type A)						S		P	P	P	P	P	S	S	
Financial Services (Type B)								S	S	P	P	P	S	S	
General Offices	S					S		P	P	P	P	P	P	P	
Medical Offices (Type A)					S	S		P	P	P	P	P	P	S	
Medical Offices (Type B)								P	S	P	S	P	P	S	
COMMERCIAL USES															
Agricultural Sales/Service	S									S		P	P	P	
Automotive Auction Lots													S	P	
Automotive Rental/Sales										S	P	P	S		§205-202C
Automotive Services									S	S	P	P	P	P	
Body Repair										S		S	P	P	§205-202A, C
Equipment Rental/Sales											S	P	P	P	§205-202C
Equipment Repair												P	P	P	§205-202A
Bed-and-Breakfast			S	S	S	S		P	P	P	P	P			§205-202D
Body Art Services								S	S	S	S	S			
Business Support Services								P	P	P	P	P	P	P	
Business/Trade School								S		P	P	P	P		
Campground	P	S										S			§205-202E
Cocktail Lounge										S	S	S			
Commercial Recreation (Controlled Impact)	S								S	S	P	P	P		

ZONING

**Table 205-38
Permitted Uses by Zoning Districts**

**City of Papillion
(Cont'd)**

Key:
 P = Uses Permitted by Right
 S = Uses Permitted by special use permit
 Blank = Use not permitted

Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
COMMERCIAL USES (CONT'D)															
Commercial Recreation (High Impact)	S											S	S		
Communication Services								S	P	P	P	P	P	P	
Construction Sales/Services											S	P	P	P	
Consumer Services								S	P	P	P	P	P		
Convenience Storage	S											S	P	P	§205-202F
Food Sales (Convenience)										S	S	P			
Food Sales (Limited)									P	P	P	P			
Food Sales (General)									S	P	P	P			
Funeral Services					S	S		P	P	P	P	P			
Gaming Facilities										S	S	S			
Garden Center	S									S		P	P	P	§205-199A
Gun Sales										S	S	S			
Kennels	P	S										S	P		
Laundry Services											S	P	P	P	
Liquor Sales		S									S	S			
Lodging								S	S	P	P	P			
Personal Services						S		P	P	P	P	P	P	P	
Pet Services	S								P	P	P	P	S		
Recreational Vehicle Sales/Storage										S	S	P	S		
Research Services									P	P	P	P	P		
Restaurant (Drive-in/Drive-thru/Fast-food)										P		P	S	S	
Restaurant (General)									P	P	P	P	S	S	
Restricted (or Sexually Oriented) Businesses												S	S	S	§205-202H
Retail Services (Limited)									P	P	P	P			§205-202I
Retail Services (Large)										P	P	P			§205-202I
Retail Services (Mass)										S		P			§205-202I

ZONING

**Table 205-38
Permitted Uses by Zoning Districts**

**City of Papillion
(Cont'd)**

Key:

- P = Uses Permitted by Right
- S = Uses Permitted by special use permit
- Blank = Use not permitted

Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
COMMERCIAL USES (CONT'D)															
Stables	S	S													
Surplus Sales	S										P	P	P	P	
Tobacco Sales									S	S	S	S			
Trade Services												S	P	P	
Travel Centers												S	S	S	
Truck Stops												S			
Vehicle Storage												S	P	P	
Veterinary Services	S	S								P		P	P		
PARKING USES															
Off-Street Parking								S		S	P	P	P	P	
Parking Structure								S		S	P	S	P		
INDUSTRIAL USES															
Construction Yards													P	P	
Custom Manufacturing										S	P	P	P	P	
Light Industry											P	S	P	P	
General Industry													P	P	
Heavy Industry														P	
Recycling Collection										S		P	P	P	
Recycling Processing													P	P	
Resource Extraction	S													P	§205-203A
Salvage Services														P	§205-203B
Vehicle Storage (Long-term)													P	P	
Warehousing (Enclosed)												S	P	P	
Warehousing (Open)													S	P	

