

ARTICLE IX. R-3 Urban Family Residential

§ 205-60. Purpose.

This district is intended to provide for medium-density residential neighborhoods, characterized by single-family dwellings on small to moderately sized lots and low- density, multiple-family development such as townhomes. It also provides regulators that encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitional areas between single-family and multi-family neighborhoods. The R-3 Urban Family Residential District is appropriately used in areas designated by the Papillion Comprehensive Plan as medium-density residential, high-density residential, neighborhood mixed use, or MU (mixed use)-1, City Center, or urban corridor.

§ 205-61. Site development regulations.

Regulator	1-Family Detached	1-Family Attached	Duplex	Town-house	Other Permitted Uses
Site Area per Housing Unit (square feet)	6,000	6,000	5,000	5,000 **	
Minimum Lot Area					
In Conventional Development	6,000	6,000	10,000	5,000	6,000
In Conservation Developments	5,000	4,000	8,000	4,000	6,000
Minimum Lot Width (feet)	50	50	60	30***	
Minimum Yards (feet)					
Front Yard	30	30	30	30	25
Interior Side Yard	10	10	10	10	10
Street Side Yard*	15	15	15	15	15
Rear Yard	30	30	30	30	25
Maximum Height (feet)	40	40	40	40	40
Maximum Building Coverage	45%	45%	45%	45%	45%
Maximum Impervious Coverage	60%	60%	60%	60%	60%
Maximum Amount of Total Parking Located in Street Yard	NA	NA	NA	NA	40%
Project Size Requiring Large Project Special Use Permit (Note 1)	NA	NA	NA	≥ 15 acres or 300 units	≥ 15 acres
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	20	20	20	20	20

* Corner lots bordered by two arterial streets shall maintain full front yard setbacks on both arterials.

** The minimum Site Area per Housing Unit for attached units is 3,000SF.

*** The minimum lot width for any townhouse lot sold individually is 25 ft.

Note 1: Large Project Special Use Permit

The Large Project Special Use Permit requirement applies to projects of sufficient size or scale to require public comment and individual review by the Planning Commission and City Council. All projects that meet or exceed the Large Project Special Use Permit size threshold shall require approval of a special use permit, following the procedures set forth in § 205-302 of this Ordinance, unless they are located within and included within the development plans of an MU or PUD District.

§ 205-62. Zero Lot Line for Single-Family Attached Development.

Within a common development, interior side yard setbacks may be equal to zero for single-family attached or townhouse residential uses provided that:

1. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
2. An easement for maintenance of the zero lot line façade is prepared by the developer and filed with the Sarpy County Register of Deeds, the City Clerk, and the Building Official at the time of application for a building permit.

§ 205-63. (Reserved)

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