

ARTICLE XIV. CC Community Commercial District

§ 205-88. Purpose.

This district is intended for commercial facilities that serve the needs of markets ranging from several neighborhoods to the overall region. The CC District may include major retail facilities, including large-scale retailers and community and regional shopping centers. While permitted commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC District. CC Districts are appropriate at major intersections, at the junction of several neighborhoods or at substantial commercial subcenters. The CC Community Commercial District is appropriately used in areas designated by the Papillion Comprehensive Plan as commercial, neighborhood mixed use, Mixed Use-1, Mixed Use-2, City Center, and Existing Town Center.

§ 205-89. Site development regulations.

Regulator	All Permitted Uses
Minimum Lot Area	5,000
Minimum Lot Width (feet)	50
Minimum Yards (feet) (Note 1)	
Front Yard	15
Interior Side Yard	10
Street Side Yard*	10
Rear Yard	10
Maximum Height (feet)	75
Maximum Building Coverage	60%
Maximum Impervious Coverage	80%
Maximum Amount of Total Parking Located in Street Yard	80%
Project Size Requiring Large Project Special Use Permit (Note 2)	≥ 15 acres or building area of 150,000 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: Flexible Yard Setbacks in Planned Unit Development Districts

The Planning Commission and City Council may vary required minimum setbacks in planned unit development districts. Along arterials designated in the city's Comprehensive Development Plan, the Public Works Director may require a deeper front-yard setback.

Note 2: 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.

§ 205-90. Special standards in the CC District.

- A No building facade facing a street shall have the appearance of a rear facade. Architectural details, including materials, textures, patterns, colors, and design features used on the front facade shall be incorporated into all facades facing public streets and easily visible to the public.
- B. All service and loading areas shall be entirely screened from view consistent with the requirements of § 205-232.

C. All buildings and developments shall include a direct, clear, and safe pedestrian connection from adjacent public sidewalks to the entrances of buildings within the development.

§ 205-91. (Reserved)

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