

**ARTICLE XV. GC General Commercial District**

**§ 205-93. Purpose.**

This district accommodates a variety of commercial uses, some of which have significant traffic or visual effects. These districts may include commercial uses that are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts. The GC General Commercial District is appropriately used in areas designated by the Papillion Comprehensive Plan as commercial, MU (mixed use)-2, business park, and industrial.

**§ 205-94. Site development regulations.**

<b>Regulator</b>	<b>All Permitted Uses</b>
Minimum Lot Area	5,000
Minimum Lot Width (feet)	50
Minimum Yards (feet) (Note 1)	
Front Yard	10
Interior Side Yard	0
Street Side Yard*	10
Rear Yard	0
Maximum Height (feet)	75
Maximum Building Coverage	70%
Maximum Impervious Coverage	90%
Maximum Amount of Total Parking Located in Street Yard	100%
Project Size Requiring Large Project Special Use Permit (Note 2)	≥ 25 acres or building area of 250,000 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.

**§ 205-95. (Reserved)**

**§ 205-96. (Reserved)**