

ARTICLE XVIII. GI General Industrial District

§ 205-106. Purpose.

This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility. The GI General Industrial District is appropriately used in areas designated by the Papillion Comprehensive Plan as business park and industrial.

§ 205-107. Site development regulations.

Regulator	All Permitted Uses
Minimum Lot Area	10,000
Minimum Lot Width (feet)	50
Minimum Yards (feet)	
Front Yard	Note 1
Interior Side Yard	10
Street Side Yard*	Note 1
Rear Yard	10
Maximum Height (feet)	75
Maximum Building Coverage	70%
Maximum Impervious Coverage	100%
Maximum Amount of Total Parking Located in Street Yard	100%
Project Size Requiring Large Project Special Use Permit (Note 2)	≥ 40 acres or building area of 500,000 SF
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	0

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

Note 1: Street Setbacks

On streets designated as arterials on the Papillion Comprehensive Plan, required minimum front and street side yard setbacks are the larger of 25 feet from the property line or 100 feet from the centerline of the street. On all other streets, required minimum front and street side yard setbacks shall be 15 feet for streets with curb and gutter and 30 feet for streets without curb and gutter.

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.

§ 205-108. (Reserved)

§ 205-109. (Reserved)