

**CITY OF PAPIILLION
PLANNING COMMISSION
STAFF REPORT**

JULY 29, 2020 AGENDA

**CUSTOM MANUFACTURING
ORDINANCE AMENDMENT
TC-20-0003**

I. GENERAL INFORMATION

A. APPLICANT:

City of Papillion
122 E 3rd Street
Papillion, NE 68046

B. REQUESTED ACTION:

Approval of an ordinance to amend Table 205-38 of Article IV (Zoning District Regulations) of Chapter 205 of the Papillion Zoning Ordinance to allow Custom Manufacturing in the LC Limited Commercial District by special use permit.

II. BACKGROUND:

Custom Manufacturing is defined as establishments primarily engaged in the on-site production of goods by hand manufacturing, within enclosed structures, involving: (a) the use of hand tools; (b) the use of domestic mechanical equipment not exceeding two horsepower; or (c) a single kiln not exceeding eight KW or equivalent. This category also includes the incidental direct sale to consumers of only those goods produced on site. Typical uses include ceramic studios, custom jewelry manufacturing, and candle-making shops.

Custom Manufacturing is permitted by special use permit in the CC Community Commercial District. It is permitted by right in the GC General Commercial District, LI Limited Industrial District, and GI General Industrial District.

In September 2019, the owner of 527 N Washington Street submitted a permit to remodel 527 N Washington Street (a single-family residence in the LC Limited Commercial District) to accommodate a compounding pharmacy. Staff determined that the compounding pharmacy would be classified as Custom Manufacturing because it requires a laboratory to combine previously prepared components into a final product. The owner was advised that the use would only be allowed as a home-based business. In October 2019, a building permit was issued to remodel 527 N Washington Street to allow a compounding pharmacy as a home-based business. In July 2020, staff was informed that the State of Nebraska would not issue a Community Pharmacy license because it was a home-based business. Staff supports the use subject to certain conditions; therefore, the zoning ordinance amendment process was initiated.

III. ANALYSIS**A. STAFF COMMENTS:**

1. The ordinance amendment proposes to modify Table 205-38 to allow Custom Manufacturing in the LC District by special use permit.
2. The purpose of the Limited Commercial District is to provide for neighborhood shopping facilities which serve the needs of residents of surrounding residential communities. It is appropriate to include small custom manufacturers such as compounding pharmacies, artesian woodworking, custom jewelers, and candle-makers within a neighborhood shopping facility provided that such uses are compatible with the surrounding area. The special use permit process will allow for consideration of the appropriateness of a specific custom manufacturer within the context of the neighborhood. As part of a special use permit, appropriate conditions could be placed on the operation of the use to ensure compatibility with surrounding uses.
3. A redlined version of the proposed changes is attached.
4. Staff recommends approval of the changes.

III. RECOMMENDATION

Staff recommends approval of the ordinance amendment having to do with Custom Manufacturing (TC-20-0003) based on:

1. Consistency with Neb. Rev. Stat. § 19-901; and
2. Compatibility with the purpose of the Limited Commercial District.

IV. COPIES OF REPORT TO:

Public upon request

V. ATTACHMENTS:

Legislative Tracked Version of Changes

Report prepared by:

Mark Stursma, Planning Director

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)															
Secondary Educational Facilities	S	S	S	S	S	S	S	S	S	S	S	S			
Skilled Nursing	S	S	S	S	P	P	S	S	S	S	S	S			
Transitional Living Facility													P		
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	
Body Repair											S		S	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		

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)															
Campground	P	S										S			§205-202E
Cocktail Lounge										S	S	S			
Commercial Recreation (Controlled Impact)	S								S	S	P	P	P		
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		
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

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)															
Retail Services (Large)										P	P	P			§205-202I
Retail Services (Mass)										S		P			§205-202I
Stables	S	S													
Storage (Convenience)	S											S	P	P	§205-202F
Storage (Limited Access)												S	P	P	
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	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

