

ZONING

205 Attachment 1

City of Papillion

Table 205-38

Permitted Uses by Zoning District

[Amended 9-7-2010 by Ord. No. 1597; 1-18-2011 by Ord. No. 1601; 8-16-2011 by Ord. No. 1623; 5-3-2016 by Ord. No. 1719; 5-3-2016 by Ord. No. 1731; 3-3-2020 by Ord. No. 1867; 9-1-2020 by Ord. No. 1891; 3-16-2021 by Ord. No. 1924; 1-21-2025 by Ord. No. 2036]

Key:

- P = Uses permitted by right
- S = Uses permitted by special 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
Agricultural Uses															
Horticulture	S	S													§ 205-199A
Crop production	P	P													§ 205-199A
Animal production	P	P													§ 205-199B
Confined animal feeding operation (CAFO)	S														§ 205-199C
Livestock sales	S														
Residential Uses															
Single-family detached	P	P	P	P	P	P	P	S	S						§ 205-119; § 205-200A
Single-family attached			S	P	P	P	P	S	S						§ 205-119; § 205-200A
Duplex				S	P	P		S	S						
Two-family				S	P	P	P	S	S						§ 200-200C
Townhouse					P	P		S	S						§ 205-200B
Condominium					P	P									
Multiple-family						P		S	S	S	P				
Downtown residential									P	P	P	P			§ 205-17; § 205-200D
Group residential					P	P		S	S						§ 205-200D
Retirement residential					P	P		S	S		S				
Manufactured housing residential	P	P	P	P	P	P	P	S	S						

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Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
Mobile home park							S								§ 205-73
Mobile home subdivision							S								§ 205-73
Civic Uses															
Administration	S	S	S	S	S	S	S	P	P	P	P	P	P	P	
Assisted Living	S	S	S	S	P	P	S	S	S	S	S	S	S		
Cemetery	S	S	S	S	S	S									
Clubs (recreational)	S									P		P			§ 205-201A
Clubs (social)								P	P	P	P	P			§ 205-201A
College and university facilities		S	S	S	S	S	S	S	P	P	P	P			
Cultural services		S	S	S	S	P	P	P	P	P	P	P	P		
Family Child Care Home I	S	S	P	P	P	P	P	P	P	P	P	P	S		§ 205-201B
Family Child Care Home II			S	P	P	P	S	P	P	P	P	P	S		§ 205-201B
Child-care center			S	S	S	S	S	P	P	P	P	P	S		§ 205-201B
Preschool	S	S	S	S	S	S	S	P	P	P	P	P	S		§ 205-201B
Day care (adult)						S		P	P	P	P	P	P		
Detention facilities	S											S	S		
Emergency residential services	P	P	P	P	P	P	P	P	P	P	P	S	S		
Group-Care Facility A	S	S	S	S	P	P	S	P	P	P	P	P	S		§ 205-201C
Group-Care Facility B	S				S	S	S	P	P	P	P	P	S		§ 205-201C
Group home	P	P	P	P	P	P	P	P	P	P	P	P			§ 205-201C
Guidance services								P	P	P	P	P	P		
Hospitals		S				S		P	S	S	S	S	S		
Health care	S	S			S	S		P	P	P	P	P	P	P	
Intermediate-care facility	S	S	S	S	S	S	S	P	P	P	P	P	S		
Maintenance facilities	S	S										P	P	P	
Nursing facility	S	S	S	S	S	S	S	P	P	P	P	P	S		
Park and recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal facilities								P	P	P	P	P	P	P	
Primary educational facilities	S	S	S	S	S	P	P	S	P	P	P	S			
Public assembly								P	S	S	S	P			
Religious assembly	S	S	S	S	P	P	P	P	P	P	S	P			
Safety services	P	S	S	S	P	P	P	P	P	P	P	P	P	P	
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	

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Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
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	P	
Body repair										S		S	P	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		
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 homes (no crematorium)					S	S		P	P	P	P	P			
Funeral homes (with crematorium)									S	S		P	P	P	§ 205-202J
Crematoriums													P	P	§ 205-202J
Gaming facilities										S	S	S			

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Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
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-through/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
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	

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Use Types	AG	RE	R-1	R-2	R-3	R-4	MH	O	LC	CC	CBD	GC	LI	GI	Additional Regulations
Heavy industry														P	
Recycling collection										S		P	P	P	
Recycling processing													P	P	
Resource extraction	S													P	§ 205-203A
Salvage services														P	§ 205-203B
Vehicle storage (long-term)													P	P	
Warehousing (enclosed)												S	P	P	
Warehousing (open)													S	P	
Transportation Uses															
Aviation	P	S												P	
Railroad facilities	S										S	S	P	P	
Transportation terminal	S								S	P	P	P	P	P	
Truck terminal													S		
Miscellaneous Uses															
Alternative energy production devices	S	S	S	S	S	S	S		S	S		S	S	P	
Amateur radio tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Communications tower	S	S	S	S	S	S	S		S	S		S	S	S	
Construction batch plant													P	P	
Landfill (nonputrescible solid waste disposal)	S	S												S	§ 205-207A
Landfill (putrescible and nonputrescible waste disposal)	S													S	§ 205-207A
Wind energy conservation system	P	P	S	S	S	S	S		S	S		S	P	P	