

ARTICLE XIX. Concordance between Comprehensive Development Plan Land Use Categories and Zoning Districts

§ 205-110. General purpose.

Under Nebraska State Statutes, the municipal power to adopt zoning regulations requires approval of a comprehensive development plan, and that the application and administration of such zoning regulations be in accordance with the comprehensive development plan (*Neb. Rev. Stat. § 19-901-903*). The Papillion comprehensive development plan establishes various land use categories to establish a future vision of the city’s urban development and to guide development decisions. These categories provide for general policies and ranges of land uses, but do not represent specific zoning districts. This article establishes a concordance between the future land use categories set forth by the comprehensive development plan and the zoning districts that implement the objectives of these categories.

§ 205-111. Comprehensive Plan Land Use Categories and Corresponding Zoning Districts.

The accompanying table sets forth the future land use categories of the comprehensive development plan and the zoning districts appropriate to each of these categories. Zoning districts established within each of these categories shall be considered consistent with the city’s comprehensive development plan. This, however, shall not be interpreted to require the city to approve a rezoning application or specific project solely on the basis of consistency with this table.

Future Land Use Plan Category	Appropriate Zoning Districts
Urban Reserve	AG, RE
Residential Estates	RE, R-1
Low-Density Residential	RE, R-1, R-2, MH
Medium-Density Residential	R-1, R-2, R-3, MH
High-Density Residential	R-3, R-4, MU
Commercial	O, LC, CC, GC, MU
Neighborhood Mixed Use	R-2, R-3, R-4, O, LC, CC, MU
Mixed Use 1	R-3, R-4, O, LC, CC, MU
Mixed Use 2	O, CC, GC, LI, MU
City Center	R-2, R-3, R-4, O, LC, CC, MU
Existing Town Center	R-3, R-4, CC, LC, CBD, MU
Urban Corridor	R-3, R-4, O, LC, CBD, MU
Business Park	O, CC, GC, LI, GI, MU
Industrial	GC, LI, GI, MU

§ 205-112. (Reserved)

§ 205-113. (Reserved)