

ARTICLE XXI. Downtown Overlay District

§ 205-116. Purpose

The DT Downtown Overlay District enables the adoption of special performance and development standards in combination with site development regulations of a base district for areas located within and around the downtown district of the City of Papillion. The district recognizes the importance of the historic pattern of development within the downtown area and provides for its conservation. The district is intended to guide new construction and to promote small-scale pedestrian-oriented development to service both the surrounding businesses and residential areas.

The character of the Downtown Overlay District reflects a dense, pedestrian-oriented building pattern with structures set upon or near the front lot line, a high ratio of building coverage to site, and a two-story building façade pattern that is architecturally articulated to the scale of a traditional pedestrian environment. The Downtown Overlay District shall maintain the downtown area as a mixed-use village center that incorporates residential, civic, commercial, and industrial uses.

§ 205-117. Area of Application

- A. The Downtown Overlay District applies to an area within the City of Papillion's zoning jurisdiction that is bound on the north by Sixth St., on the east by the parcels fronting on the east side of Jefferson St., on the west by the parcels fronting on the west side of Adams St., and on the south by Lincoln St.
- B. The provisions of the overlay district shall apply to all new development, significant redevelopment, or significant additions or enlargements on each lot or site.

§ 205-118. Site Development Regulations

- A. A Special Use Permit is required for any of the following actions within the Downtown Overlay District:
 - (1) Construction of any new principal structure excluding single family residences.
 - (2) Construction of any accessory structure associated with a commercial, industrial, or civic use.
 - (3) Significant additions to existing buildings that change the existing building footprint by more than 20%. Additions to single family residential structures that maintain the residential nature of the structure are exempt.
 - (4) Demolition of any principal structure.
 - (5) Removal of trees located within the public right-of-way unless such removal is ordered by the Public Works Director.

(6) Addition of a new parking facility or expansion of an existing parking facility. Parking facilities include parking lots and parking structures. The following actions shall be exempt from this requirement:

(a) A driveway.

(b) A single vehicle parking pad.

(c) Interior improvements and/or reconfigurations of an existing parking facility.

B. The Special Use Permit shall be reviewed to ensure that the following criteria are met:

(1) New construction shall be consistent with a pedestrian-oriented development pattern. Pedestrian-oriented development is characterized by dense building patterns with a high ratio of building coverage to site, two-story building facades, and a mix of uses.

(2) New constructions and additions shall blend with the architectural character of surrounding properties with respect to building materials, footprint, and height.

(3) The development of two-story mixed use buildings with commercial or office uses on the first story and residential uses on the second story shall be encouraged as appropriate within the commercial areas along Washington St., Second St., and Adams St.

C. Consolidation of multiple special use permits.

(1) If Special Use Permits are mandated by this Article and Table 205-38, the requests may be consolidated into a single application.

(2) If multiple actions that require Special Use Permits per § 205-118A are proposed, the requests may be consolidated into a single application.

§ 205-119. Existing Single-Family Detached Residential Uses on Limited Commercial, Community Commercial, General Commercial Lots

A. Permitted use. Single-Family Detached Residential is a permitted use on any lot that is zoned Limited Commercial, Community Commercial, or General Commercial; provided that: such lot is located within the Downtown Overlay District, the structure existed as of the effective date of Ordinance No. 1601, and such existing structure has the appearance of a single-family detached residence. The use of any Limited Commercial, community Commercial, or General Commercial lot for Single-Family Detached Residential shall not preclude such lot from also being operated with any use permitted in the corresponding zoning district. A mix of residential and commercial or office uses within the structure is encouraged.

B. Repair of existing Single-Family Detached Residential structures on Limited Commercial, Community Commercial, or General Commercial Lots. Any existing single-family residential structure established on any lot that is zoned Limited Commercial, Community Commercial, or General Commercial that is damaged by fire, explosion, storm, or other

calamity, except flood damages, may be repaired and reconstructed; provided that such lot is within the Downtown Overlay District. Repair and reconstruction within the designated floodplain shall be in conformance with floodplain development regulations.

§ 205-120. (Reserved)