





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 |
|----------------------------------|----|----|-----|-----|-----|-----|----|---|----|----|-----|----|----|----|------------------------|
| <b>CIVIC USES (CONT'D)</b>       |    |    |     |     |     |     |    |   |    |    |     |    |    |    |                        |
| 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  |                        |
| <b>OFFICE USES</b>               |    |    |     |     |     |     |    |   |    |    |     |    |    |    |                        |
| 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  |                        |
| <b>COMMERCIAL USES</b>           |    |    |     |     |     |     |    |   |    |    |     |    |    |    |                        |
| 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  |    |                        |

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| <b>COMMERCIAL USES (CONT'D)</b>              |    |    |     |     |     |     |    |   |    |    |     |    |    |    |                        |
| 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              |

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| <b>COMMERCIAL USES (CONT'D)</b> |    |    |     |     |     |     |    |   |    |    |     |    |    |    |                        |
| 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  |    |                        |
| <b>PARKING USES</b>             |    |    |     |     |     |     |    |   |    |    |     |    |    |    |                        |
| Off-Street Parking              |    |    |     |     |     |     |    | S |    | S  | P   | P  | P  | P  |                        |
| Parking Structure               |    |    |     |     |     |     |    | S |    | S  | P   | S  | P  |    |                        |
| <b>INDUSTRIAL USES</b>          |    |    |     |     |     |     |    |   |    |    |     |    |    |    |                        |
| 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              |

