

Sec. 15-56 Unified Development Ordinance

Subsec. 4 – Zoning Districts

4.3 USE MATRIX

TABLE 4.3-1 PERMITTED USE SCHEDULE																							
X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q Z = Overlay Zoning Required "*" = Additional District Requirements, See Section 4.5 or 4.6																							
Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial			
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
Agriculture/Animal Services	Agricultural Maintenance Barns		D																				
	Agricultural Tourism		S																				
	Animal Feeder/Breeder	X	D																				
	Animal Services (Livestock)		P																	P	P		
	Animal Services (Other)		P												D		D	D	D	P	P		
	Horticultural Specialties		P																P		P	P	
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P							
	Two-Family Dwelling (Twin Home or Duplex)		P							P	P	P		P	P	P							
	Townhouse Dwelling									P	P	P			P	P	P						
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D	
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P				
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D							
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z											
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S											

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D		D	D									
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P		P	P	P								
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P		P	P	P								
	Tiny House Developments								D	D	D												
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D		D	D	D								
Group Living/Social Service	Boarding House, 3 - 8 Residents		S							P	P		P	P									
	Rooming House, 9 or More Residents									S	S		S	P									
	Congregate Care Facility								D	D	D	D	D										
	Group Care Facility									S	S	D		D									
	Single Room Occupancy (SRO) Residence									S	S	S	D		D								
	Nursing and Convalescent Home									S	S	P		P			P	P					
	Temporary Shelter									P	P	P											
	Homeless Shelter											D		D			D	D		D	D		
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P		
	Batting Cages, Outdoor		D									D						D		D	D		
	Club or Lodge		S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P				
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	D		S			D	D	D	D			
	Equestrian Facility		S	S								S											
	Golf Course		P	S	S	S	S	S	S	S	S	D		D				D	D	D			
	Paintball Field		D	S														D	D	D			
	Physical Fitness Center													P		P	P	P	P	P			
	Private Club or Recreation Facility, Other (incl. Indoor Batting Cages)		S									D											

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			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D		
	Adult-Oriented Establishments																				S		
Recreation and Entertainment (Heavy)	Amusement or Water Parks, Fairgrounds																	D		D			
	Auditorium, Coliseum or Stadium											P						P		P			
	Go-cart Raceway																	P		P	P		
	Golf Course, Miniature															P	P	P					
	Recreational Vehicle Park or Campsite																	D					
	Special Event Venue		S									P					P	P	P				
	Shooting Range, Indoor																D	D		D	D		
	Shooting Range, Outdoor		S									S											
	Theater (Outdoor)													S	D	D	D	D					
	Theater (Indoor)													P			P	P					
	Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed		S															P		P	P	
Other Indoor Uses Not Listed														P	P	P	P	P	P				
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P		
	College or University											P				P							
	Vocational, Business or Secretarial School												P		P	P	P	P	P	P	P		
	Elementary School		D	D	D	D	D	D	D	D	D	D	D										
	Secondary School		D	D	D	D	D	D	D	D	D	D	D										
	Correctional Institution											S									S		

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Daycare Center (Not In-Home)		S							D	D	D	D	D	D	D	D	D	D	D		
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies												P	P	P	P	P	P	P			
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P	
	Government Office												P	P	P	P	P	P	P	P	P	P
	Library												P	P	P	P	P	P	P			
	Museum or Art Gallery												P	P	P	P	P	P	P			
	Post Office												P	P	P	P	P	P	P	P	P	P
	Hospital												P		P			P	P			
Business, Professional, and Personal Services	Office (General)													P	P	P	P	P	P	P	P	
	Medical or Professional Office													P	P	P	P	P	P	P	P	
	Personal Service													P	P	P	P	P	P	P	P	
	Advertising, Outdoor Services																	D	D	P	P	P
	Bank or Finance without Drive-through														D		P	P	P	D	P	
	Rural Residential Occupation		S																			
	Bank or Finance with Drive- through														P		P	P	P	P	P	
	Boat Repair	X																P	P		P	P
	Building Maintenance Services																	P	P		P	P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	P

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I		
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*			
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P			
	Kennels or Pet Grooming		P											D		D	D	D	D	D	P	P		
	Landscape and Horticultural Services	X	S															P		P	P			
	Laundromat or Dry Cleaner	X													P	P	P	P						
	Motion Picture Production																P	P	P	P				
	Pest or Termite Control Services	X															P	P		P	P			
	Payday Loan Services																	P						
	Research, Development or Testing Services																		P	P	P			
	Studios-Artists and Recording													P	P	P	P	P	P		P			
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P					
	Hotel or Motel														S			P	P	P				
Retail Trade	Retail (General)														P	P	P	P	P					
	A B C Store (Liquor)																	P	P					
	Auto Supply Sales																	P	P					
	Automobile Rental or Leasing	X																P	P		P	P		
	Automobile Repair Services	X																P	P		P	P		
	Car Wash	X																D	D		P	P		
	Building Supply Sales (with Storage Yard)																	D	D		P	P		
	Convenience Store (with Gasoline Pumps)	X													P		P	P	P	D	P	P		
	Equipment Rental and Repair, Heavy	X																				P		

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	Equipment Rental and Repair, Light																	D	D		P	P	
	Fuel Oil Sales	X																			P	P	
	Garden Center or Retail Nursery																	P	P		P		
	Manufactured Home Sales																		P		P	P	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P	
	Pawnshop or Used Merchandise Store																	P	P				
	Service Station, Gasoline	X																P	P	P		P	P
	Tire Sales																		P	P		P	
Food Service	Bakery														P	P	P	P	P				
	Bar Private Club/Tavern																	D	D			P	
	Microbrewery, Private Club/Tavern																	D	D				
	Restaurant (With Drive-thru)														P			P	P				
	Restaurant (Without Drive-thru)														P	P	D	P	P	P	P	P	
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Funeral Home or Crematorium											S		P			P	P					
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																				S	P	
	Wholesale Trade-Light																		P	P	P	P	
	Automobile Parking (Commercial)											S						P	P	P	P	P	
	Automotive Towing and Storage Services	X																D	D		D	D	

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Equipment Rental and Leasing (No Outside Storage)																	P	P		P	P
	Equipment Rental and Leasing (with Outside Storage)																				P	P
	Equipment Repair, Heavy	X																				P
	Equipment Repair, Light																	D	D		P	P
	Tire Recapping																					P
	Truck Stop	X																	D		P	P
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P
	Truck Washing	X																				P
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Bus Terminal and Service Facilities	X																P	P		P	P
	Courier Service, Central Facility																				P	P
	Courier Service Substation													P				P	P	P	P	P
	Heliport	X											S	S				S	S	S	S	P
	Moving and Storage Service																				P	P
	Railroad Terminal or Yard	X																	P		P	P
	Taxi Terminal	X																P	P		P	P
	Trucking or Freight Terminal	X																			P	P
Utilities and Communication	Communication or Broadcasting Facility														P			P	P	P	P	P
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D

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			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Wireless Communication Tower – Non-Stealth Design		D												D			D	D	D	D	D
	Small Cell Wireless Tower												S	S	S	S	S	S	S	S	S	S
	Radio or TV Station														P			P	P	P	P	P
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Solar Collectors Principal		S										S								S	S
	Utility Company Office														P			P	P	P	P	P
	Utility Equipment and Storage Yards																			P	P	
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					P
	Land Clearing & Inert Debris Landfill, Major	X	S																			S
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Refuse and Raw Material Hauling	X																				P
	Recycling Facilities, Outdoors																				P	P
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																			P	P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (Non-Hazardous)	X																				S

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P
	Warehouse (Self-Storage)																	D	D		P	P
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P
	Laundry or Dry Cleaning Substation	X														P	P	P	P	P	P	
	Petroleum & Petroleum Products	X																				P
	Welding Shops	X																			P	P
Manufacturing	Manufacturing Heavy																					S
	Manufacturing Light																			P	P	P
	Animal Slaughter & Rendering	X																				S
Mining Uses	Mining	X																				S
	Quarrying	X																				S
Airport	Airport and Flying Field, Commercial	X											D									
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Turkey Shoots		D																			

(File No. [21-08-GCPL-07440](#), 11/04/2021; File No. [22-09-PLBD-00021](#), 01/05/2023; File No. [24-03-PLBD-00075](#), 07/18/2024; File No. [24-05-PLBD-00082](#), 07/18/2024)

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