

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

WPC - Wolf Pen Creek

This district is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation was a predominantly open and undeveloped area challenged by drainage, erosion, and flooding issues. Development proposals are designed to encourage the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan.

The Design Review Board must approve all WPC site plans.

Permitted uses:

- Extended Care Facility / Convalescent / Nursing Home
- Multi-Family built before January 2002
- Educational Facility, Indoor Instruction
- Educational Facility, Tutoring
- Government Facilities
- Parks
- Places of Worship
- Animal Care Facility, Indoor
- Art Studio / Gallery
- Commercial Amusements
- Conference/Convention Center
- Health Club / Sports Facility, Indoor or Outdoor
- Night Club / Bar / Tavern
- Hotels
- Offices
- Parking as a Primary Use
- Personal Service Shop
- Printing / Copy Shop
- Restaurants
- Retail Sales and Service
- Shooting Range, Indoor
- Theater

Permitted with Specific Use Standards:

- Dry Cleaners / Laundry
- Sexually Oriented Business
- Utilities
- Wireless Telecommunication Facilities—Intermediate

Permitted with a Conditional Use Permit:

- Multi-Family (Multi-family residential uses located in stories or floors above retail commercial uses are permitted by right)
- Drive-in / thru window