

UNIFIED DEVELOPMENT ORDINANCE FACT SHEET

WPC Wolf Pen Creek

Development Corridor

This “design district” is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation, was a predominately open and undeveloped area challenged by drainage, erosion and flooding issues. The design and implementation of development proposals should fulfill the public and private access to Wolf Pen Creek and the utilization of the development corridor as an active and passive recreational area while conforming to the Wolf Pen Creek Master Plan.

Due to the uniqueness of WPC, “big box” retailers greater than 50,000 square feet are not permitted and only multi-family construction developed prior to January 2002 is permitted.

The Design Review Board must approve all site plans, signs, and façade changes.

Permitted uses:

- Extended Care Facility / Convalescent / Nursing Home
- Mixed Use Structure
- Multi-Family built before January 2002
- Educational Facility, Indoor Instruction
- Educational Facility, Primary and Secondary
- 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
- 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
- Utilities
- Wireless Telecommunication Facilities—Intermediate
- Sexually Oriented Business

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
- Night Club/Bar/Tavern
- Mobile Food Court
- Retail Sales and Service, Alcohol