

# Proposed Text Amendment Case #TA 24-05-PLBD-00082

## 4.3 USE MATRIX

### A. PERMITTED USES (4-3)

TABLE 4.3-1 PERMITTED USE SCHEDULE																							
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Use Category	Use Type	WCA Prohibited	Residential									Institutional	Commercial					Industrial					
			A	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	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							
	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	
	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						
	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										
	Accessory Apartments/Dwelling Units		D	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	P						

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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	*	*	*	*	*	*								
	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														
	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	S		P		D	P	D	P	P	P	P	P	P	P	P		
	Batting Cages		D																							D	D	D
	Club or Lodge		S	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	S		D		S				D	D	D	D					
	Equestrian Facility		S	S										S														
	<b>Golf Course</b>		P	S	S	S	S	S	S	S	S	S		D		<b>D</b>									D	D	D	
	Paintball Field		D	S																						D	D	D
	Private Club or Recreation Facility, Other		S																									
	Public Park (including Public Recreation Facility)		D	D	D	D	D	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	

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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	*	*	*	*	*	*	*	*					
<b>Recreation and Entertainment (Heavy)</b>	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							
	Physical Fitness Center															P	P	P	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)																		SD	D	D	D	D			
	Theater (Indoor)																		P		P	P				
<b>Other Recreation and Entertainment Uses</b>	Other Outdoor Uses Not Listed		S																				P		P P	
	Other Indoor Uses Not Listed																		P	P	P	P	P	P		
<b>Civic, Educational, and Institutional</b>	Place of Worship		P	D	D	D	D	D	D	D	D	D	D	D	P	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	P	
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D	D	D										
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D	D	D										
	Correctional Institution														S										S	
	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	D	D	D	
	Daycare Center (Not In-Home)		S								D	D	D	D	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	P	P	P	

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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	*	*	*	*	*	*				
	Community or Social Service Agencies												P	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	P
	Library												P	P	P	P	P	P	P	P			
	Museum or Art Gallery												P	P	P	P	P	P	P	P			
	Post Office												P	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	P	
	Medical or Professional Office													P	P	P	P	P	P	P	P	P	
	Personal Service													P	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	
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P		
	Kennels or Pet Grooming		P												D		D	D	D	D	P	P	
Landscape and Horticultural Services	X	S																P		P	P		

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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	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*	*	*	
	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	
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	<b>Retail (General)</b>																<b>P</b>	P	P	P	P			
	A B C Store (Liquor)																			P	P			
	Auto Supply Sales																			P	P			
	Automobile Rental or Leasing	X																		P	P		P	
	Automobile Repair Services	X																		P	P		P	
	Car Wash	X																			D	D	P	
	Building Supply Sales (with Storage Yard)																				D	D	P	
	<b>Convenience Store (with Gasoline Pumps)</b>	X																<b>P</b>		P	P	P	D	P
	Equipment Rental and Repair, Heavy	X																						P
	Equipment Rental and Repair, Light																				D	D		P
	Fuel Oil Sales	X																						P
	Garden Center or Retail Nursery																				P	P		P
	Manufactured Home Sales																					P		P
Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																				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													
	Pawnshop or Used Merchandise Store																P	P						
	Service Station, Gasoline	X															P	P	P	P	P			
	Tire Sales																	P	P	P	P			
Food Service	Bakery																P	P	P	P	P			
	Bar Private Club/Tavern																P		D	D	P			
	Microbrewery, Private Club/Tavern																P		D	D				
	Restaurant (With Drive-thru)																P		P	P				
	Restaurant (Without Drive-thru)																P	P	D	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	
	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
Truck and Utility Trailer Rental and Leasing, Light	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	*	*	*	*	*	*	*	*
Truck Tractor and Semi-Rental and Leasing, Heavy	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		
	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	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		
	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		
	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		
	Radio or TV Station													P		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		
	Utilities, Minor		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		

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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	*	*	*	*	*	*	*	*
	Construction or Demolition Debris Landfill, Minor		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			
	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			
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																		S			
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D			
	Turkey Shoots		D																				

## 5.6 RECREATION AND ENTERTAINMENT

### I. GOLF COURSE (WHERE REQUIRED: ALL RESIDENTIAL DISTRICTS, PI, HB, **MXU**, CP, LI)

1. **Use Separation.** Fifty (50) foot minimum distance between clubhouse or other principal building(s) and any adjacent residentially-zoned property.

### M. THEATER, OUTDOOR (WHERE REQUIRED **MXU**, NB, LB, GB, HB)

1. **Buffering/Location:**



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- a. Outdoor theaters shall be buffered from adjoining residential uses with a Type A planting yard.
  - b. The performance and audience areas for any outdoor theater shall be located a minimum of two hundred (200) feet from any adjacent residentially zoned property. It must also adhere to lighting standards per [Subsec. 6](#) – General Development Standards.
2. **Access:** Primary access to all outdoor parking areas shall be to a collector or higher order street.