

Item #9.3

Ordinance Amendment

**WPC– Vehicular Sales, Rental, Repair, and
Service**

July 9th, 2026



USE TABLE

Specific Uses	R	WE	E	WRS	RS	GS	T **	D **	MH	MF **	MU **	MHP **	P-MUD **	O	SC **	WC	GC	CI	BP **	BPI	CU	NAP	R-1B	R-4 **	R-6 **	C-3 **	M-1
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KEY: P= Permitted by Right, P*= Permitted Subject to Specific Use Standards

C= Conditional Use, **= District with Supplemental Standards (refer to [Article 5](#))

*** Commercial, Office, and Retail Uses in MH Middle Housing are allowed in Live-Work Units Only

Assisted Living/Residential Care Facility														P	P		P											
Boarding and Rooming House										P			P												P	P		
Courtyard House										P*																		
Dormitory										P	P		P												P	P		
Duplex								P	P				P												P	P		
Extended Care Facility/Convalescent/Nursing Home										P			P		P		P	P							P	P		
Fraternity/Sorority										P															P	P		



Sec. 6.4. - Specific Use Standards.



The following specific use standards shall apply to uses identified in the Types of Use Section above with a "P*". A site plan review, as required by the Site Plans Section of [Article 3](#), Development Review Procedures of this UDO, is required for all specific uses identified herein. For the purposes of this Section, buffers shall comply with the Buffer Requirements Section of [Article 7](#), General Development Standards of this UDO unless specified herein. For the purposes of this Section, residential areas or uses shall mean existing developed or developing (platted) residential uses including single-family and multi-family dwelling units, townhomes, and duplexes.

A. Animal Care Facilities.

Any animal care facilities with defined outdoor uses and/or facilities shall be located a minimum of five hundred (500) feet from existing or developing residential areas. Animal care facilities with outdoor facilities for large animals shall be permitted in R Rural, only.

B. Car Wash.

Vacuums shall be located a minimum of one hundred (100) feet from any adjacent residential use.

C. Commercial Amusements.

All outdoor activity must be located a minimum of three hundred (300) feet from an existing residential use.

D. Commercial Garden/Greenhouse/Landscape Maintenance.

1. Outdoor storage and display of unpackaged or bulk materials, including but not limited to topsoil, manure, and aggregate materials, shall be screened and located at least fifty (50) feet from all property lines and not closer than one hundred fifty (150) feet from an existing residential use.
2. No processes and business activities associated with commercial gardens may be conducted outside of buildings except in BP Business Park.

E. Courtyard House.

Courtyard house developments are also subject to the following requirements:

1. A courtyard house development shall not have more than twelve (12) units around one courtyard.
2. The width of the courtyard green, independent of the individual lots, shall be no less than thirty (30) feet. The courtyard shall include a walkway of at least five feet in width providing a direct path of pedestrian access to each residential lot along the courtyard. The design of the courtyard should be open and welcoming to the street, with any fencing and landscaping no higher than thirty-six (36) inches along the courtyard.



Ordinance Amendment:

- Sec. 6.3.C Types of Use and Use Table
- Sec. 6.4.AC Specific Use Standards Vehicular Sales, Rental, Repair, and Service.

<u>Article</u>	<u>Section</u>	<u>Request</u>	<u>Reason for amendment</u>
6	6.3.C	Adding Vehicular Sales, Rental, Repair, and Service as an allowed use in the WPC (Wolf Pen Creek) zoning district with Specific Use Standards.	To permit for the use within the WPC (Wolf Pen Creek) zoning district, provided that it meets the provisions set forth for the use within the Specific Standards Sections.
	6.4.AC	Additional Specific Use Standards for Vehicular Sales, Rental, Repair, and Service in the WPC (Wolf Pen Creek) zoning district allowing the use within an enclosed structure and some outdoor display of inventory with outlined standards.	To provide specific use standards permitting Vehicular Sales, Rental, Repair and Service as an use in the WPC (Wolf Pen Creek) zoning district.





USE TABLE

Specific Uses	R	WE	E	WRS	RS	GS	T**	D**	MH	MF	MU	MHP	P-	O	SC**	WC	GC	CI	BP**	BPI	CU	NAP	R-1B	R-4	R-6	C-3	M-1	M-2	R&D	WPC	NG-1	NG-2
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Storage, Self Service															P*	P*	P	P		P							P*		P				
Vehicular Sales, Rental, Repair, and Service																	P*	P*	P										P*				
Wholesales/Services																P*	P*	P	P								P	P					
Storage Tank/Cold Storage Plant																		P	P									P					
Micro-Industrial																	P*	P*	P													P*	P*



- In the WPC District, Vehicular Sales, Rental, Repair, and Service is permitted only within an enclosed structure.
- Outdoor display of vehicle inventory that is actively for sale or rent is allowed with the following:
- *Shall be allowed adjacent to a principal building wall (extending to a distance no greater than five (5) feet from the wall.)*
- *In lieu of this requirement, a business may obtain site plan approval for outdoor display areas adjacent to the principal building's public entry façade.*
- *Such areas shall not exceed ten (10) percent of the total gross floor area of the principal structure or two thousand five hundred (2,500) square feet, whichever is less.*
- *Such display of vehicle inventory shall not be permitted to block windows, entrances, or exits, and shall not restrict pedestrian or vehicular circulation, access, or parking.*

AC. Vehicular Sales, Rental, Repair, and Service.

1. Vehicles undergoing repair, painting, or body work that will remain on-site for more than forty-eight (48) hours shall be screened from public view or stored indoors.
2. Inoperable vehicles shall not be allowed to remain on-site for more than thirty (30) days.
3. All parts, including automobile body parts, shall be stored within an area that is completely screened from public view.
4. In the WPC District, Vehicular Sales, Rental, Repair, and Service is permitted only within an enclosed structure, and the outdoor display of vehicle inventory that is actively for sale or rent is allowed with the following. The outdoor display of these vehicles shall be allowed adjacent to a principal building wall and extending to a distance no greater than five (5) feet from the wall. In lieu of this requirement, a business may obtain site plan approval for outdoor display areas adjacent to the principal building's public entry façade. Such areas shall not exceed ten (10) percent of the total gross floor area of the principal structure or two thousand five hundred (2,500) square feet, whichever is less. Such display of vehicle inventory shall not be permitted to block windows, entrances, or exits, and shall not restrict pedestrian or vehicular circulation, access, or parking.

