

13.2 Land Use Matrix

P = Permitted by LDC
C = Conditional Use by LDC

P - Permitted Use by PDD
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X - Not Permitted by PDD

PDD Sub-District (Base LDC Zoning)	PD-SF (SF-6)	PD-MF-24 (MF-24)	PD-MF-24/GC (MF-24)	PD-P (P)	PD-NC (NC)	PD-CC (CC)	PD-GC (GC)
Accessory Building/Structure (Larger than 625 s.f. in size OR 12'	C	P	P	P	C	P	P
Accessory Building/Structure (No larger than 625 s.f. in size and 12'	P	P	P	P	P	P	P
Accessory Dwelling (One Accessory Dwelling Per Lot)	C			P	C	C	C
Adult Day Care (No Overnight Stay)			C	P	€ P	P	P
Aircraft Support and Related Services				P			
Airport				P			
All Terrain Vehicle (go-carts) Dealer/Sales					C	C	P
Ambulance Service (Private)				P	C	C	P
Amusement Services or Venues (Indoors)			C			C	P
Amusement Services or Venues (Outdoors)	C	C	C	C			P
Antique Shop (with outside storage)					€ X	€ X	€ X
Appliance Repair					C	P	P
Armed Services Recruiting Center			C	P	P	P	P
Artist or Artisans Studio			C		P	P	P
Assisted Living Facility/Hospice		P	P		€ P	P	P
Auction Sales (Non-Vehicle)							P
Auto Body Repair					C		C
Auto Dealer (Primarily New/Used Auto Sales as accessory use only)							P
Auto Dealer, Used Auto Sales						C	P
Auto Muffler Shop					C	P	P
Auto Paint Shop							C
Auto Repair (General)					C	C	P
Auto Repair as an Accessory Use to Retail Sales					C	P	P
Auto Supply Store for New and Rebuilt Parts					C	P	P
Auto Tire Repair/Sales (Indoor)					C	P	P
Auto Wrecker Service/Tow Yard							
Automatic Teller Machines (ATM's)				P	P	P	P
Automobile Driving School (including Defensive Driving)				P	C	P	P
Bank or Savings and Loan (w Drive- thru)			C		C	P	P
Bank or Savings and Loan (w/o Drive-thru)			C		C	P	P

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Bar						C	C
Barber/Beauty College (barber or cosmetology school or college)				P	C	P	P
Barber/Beauty Shop, Haircutting (non-college)					P	P	P
Barns and Farm Equipment Storage							
Bed and Breakfast (No Permanent Residence)		P	P		C	P	P
Bed and Breakfast Inn	C	P	P	C	P	P	P
Bike Sales and/or Repair					C	P	P
Billiard/Pool Facility/Nightclub (Three or More Tables) No alcohol consumption						C	P
Bio-Medical Facilities			C				C
Broadcast Station (with Tower)				P			
Building Material Sales			C				P
Bulk Grain and/or Feed Storage/Processing							
Cabinet Shop (Manufacturing)							P
Call Service Center			C			P	P
Car Wash (Self Service; Automated)					C	C	P
Caretaker's/Guard's Residence		C	C	P	C	P	P
Caterer					€ P	C	€ P
Cemetery and/or Mausoleum				P			
Charitable Gaming Facility							C
Check Cashing Service					P	P	P
Child Day Care (Business)			C		€ P	P	P
Civic/Conference Center			C	P		C	P
Clinic (Medical)			C	P	€ P	P	P
Communication Equipment (Installation and/or Repair - No outdoor sales or storage)						C	P
Community Home	P	P	P	P			
Contractor's Office/Sales, With Outside Storage including Vehicles							
Convenience Store With Gas Sales					C	C	P
Convenience Store Without Gas Sales					€ P	P	P
Country Club (Private)	C	C	C		C	C	C
Dance Hall/Dancing Facility						C	P

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Dance/Drama/Music Schools (Performing Arts)			C	P	P	P	P
Day Camp							P
Department Store			C			P	P
Distribution Center			X				C
Driving Range							P
Duplex/Two-Family/Duplex Condominiums		P X	P X	P X			
Electrical Generating Plant				C			
Electrical Substation	C	C	C	C	C	C	C
Electronic Assembly/High Tech Manufacturing							P
Emergency Care Clinic			C		C	P	P
Engine Repair/Motor Manufacturing Re-Manufacturing and/or Repair							
Extended Stay Hotels/Motels (Residence hotels)			C			C	P
Extermination Service							P
Exterminator Service (No outdoor sales or storage)							P
Fair Ground				P			
Family Home Child Care	P	P	P				
Farmers Market			C	P	C	C	C
Farms, General (Crops)							
Farms, General (Livestock/Ranch)							
Feed and Grain Store					C		P
Food or Grocery Store with Gasoline Sales			C		C	C	P
Food or Grocery Store without Gasoline Sales			C		C P	P	P
Food Processing (no Outside Public Consumption)							C
Four Family (Quadraplex) or Three Family (Tri-Plex)		P	P				
Fraternal Organization/Civic Club					C	P	P
Fraternity or Sorority Building		C	C	P C			
Full Service Car Wash (Detail Shop)					C	P	P
Funeral Home					C		P
Furniture Manufacture							C
General Vehicular Sales and Service						P	P
Governmental Building or Use (Municipal, State or Federal)	P	P	P	P	P	P	P
Gravestone/Tombstone Sales					C		C

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Gun Smith					C		C
Hay, Grain, and/or Feed Sales (Wholesale)							
Health Club (Physical Fitness; Indoors Only)			C		P	P	P
Heavy Load Vehicle Sales/Repair							
Heliport				P			C
Helistop (Non-Emergency)				P			
Home Improvement Center (10,000 s.f. or more)			C			P	P
Hospital (Acute Care/Chronic Care)		C	C	C	C	C	P
Hotel/Motel			C			C	P
Household Care Facility	C	C	C	P			
HUD code-Manufactured Home							
Kiosk (Providing A Retail Service)					C	P	P
Laboratory Equipment Manufacturing			C				C
Laundry/Dry Cleaning (Drop Off/Pick Up)			C		€ P	P	P
Lawnmower Sales and/or Repair						C	P
Leather Products Manufacturing							C
Limousine/Taxi Service						P	P
Liquor Sales (retail)						P	P
Livestock Sales/Auction						O	
Loft Apartments		P	P	C	C	C	C
Machine Shop							C
Maintenance/Janitorial Service			C		€ P		P
Manufactured Home Sales							
Manufacturing							
Manufacturing Processes not Listed							
Marble or Stone Finishing							C
Market (Public, Flea)					C		C
Martial Arts School			C	P	C	P	P
Medical Supplies and Equipment			C		P	P	P
Meeting Place/Nonreligious	C				€ P	P	P
Metal Fabrication Shop							C
Micro Brewery (onsite mfg. and sales)						C	C
Mini-Warehouse/Self Storage Units			C				C

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Motion Picture Studio, Commercial Film							P
Motion Picture Theater (Indoors)			C			C	P
Motor Freight Terminal							
Moving Storage Company							C
Multifamily (Apartments)		P	P	C			
Museum (Indoors Only)			C	P	P	P	P
Nursing/Convalescent Home		P	P		€ P	P	P
Offices (Health Services)			C		P	P	P
Offices (Medical Office)			C		P	P	P
Offices (Professional)			C	C	P	P	P
Off-Premises Freestanding Sign						P	P
On-Premises Consumption of Alcohol					€ X	C	C
Outside Storage (as primary use)							C X
Paint Manufacturing							
Park and/or Playground	P	P	P	P	P	P	P
Petroleum Bulk Storage							
Pharmacy			C		€ P	P	P
Philanthropic organization					€ P	P	P
Photocopying/Duplicating/Copy Shop			C		C	P	P
Place of Religious Assembly/Church	P	P	P	P	P	P	P
Plant Nursery (growing for commercial purposes but no retail sales on site)							
Plant Nursery (Retail Sales/Outdoor Storage)				P X	€ X	P	P C
Plastic Products Molding/Reshaping							C
Portable Building Sales							P
Post Office (Governmental)	C	C	C	P	P	P	P
Post Office (Private)				P	P	P	P
Public Garage/Parking Structure			C	C		C	€ P
Rectory/Parsonage with Place of Worship	P	P	P	P	P	P	P
Recycling Kiosk				P	C	P	P
Research Lab (Non-Hazardous)			C				€ P
Residential Hall or Boarding House		P	P	P	C		
Restaurant/Prepared Food Sales				C	€ P	P	P

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Restaurant/Prepared Food Sales with beer/wine off-premises consumption						C	C
Restaurant/Prepared Food Sales with drive thru					C	P	P
Retail Store (100,000 s.f. or more Bldg.)			C			C	P
Retail Store (Misc.) with Drive Thru Service						C	P
Retail Store (Misc.) without Drive Thru Service (Under 100,000 s.f. Bldg.)			C			P	P
Retail Store (over 10,000 s.f. or more Bldg.) outside sales					€ X	C	P
Retail Store (under 10,000 s.f. or more Bldg.) no outside sales			C		€ P	P	P
Retail Store (under 10,000 s.f. or more Bldg.) outside sales					€ X	P	P
Retirement Home/Home for the Aged		P	P		C	P	P
Rodeo Grounds				P			
RV/Travel Trailer Sales							P
Sand/Gravel Sales (Storage or Sales)							
School, K through 12 (Private)	C	C	C	P	P	P	P
School, K through 12 (Public)	P	P	P	P	P	P	P
School, Vocational (Business/Commercial Trade)			C	P	€ P	P	P
Security Systems Installation Company					C		P
Shopping Center (Over 5 Acres)			C			P	P
Sign Manufacturing							C
Single Family Detached House	P	P	P	C	C		
Single Family Industrialized Home	P	P	P	C	C		
Single Family Townhouse (Attached)	p	P	P				
Single Family Zero Lot Line/Patio Homes	p	P	P				
Smoking Lounge					€ X	C	P
Stables							
Stables (Private, Accessory Use)							
Stone/Clay/Glass Manufacturing							C
Studio for Radio or Television (without tower)				p-X	C	P	P
Studio Tattoo or Body Piercing					C	P	P
Taxidermist							P

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Temporary Outdoor Retail Sales / Commercial Promotion (4 day time limit; Permit Required by Building Official)					C	P	P
Tennis Court (Lighted)	C	P	P	P		C	C
Theater (Non-Motion Picture; Live Drama)				P		C	P
Tire Sales (Outdoors/Storage)						C	P
Tool Rental (Indoor Storage only)			C		C	C	P C
Tool Rental (with Outdoor Storage)							C X
Transfer Station (Refuse/Pick-up)							
Transit Terminal						C	C
Travel Trailers/RVs (Short Term Stays)							P
Truck Terminal							C
University or College				P			
Upholstery Shop (Non-Auto)							P
Veterinarian (Indoor Kennels)					C	C	P
Veterinarian (Outdoor Kennels or Pens)							C
Warehouse/Office and Storage							C P
Washateria/Laundry (Self Serve)					C	P	P
Welding Shop							C
Woodworking Shop (Ornamental)					P	P	P
Wrecking/Junk Yard							