

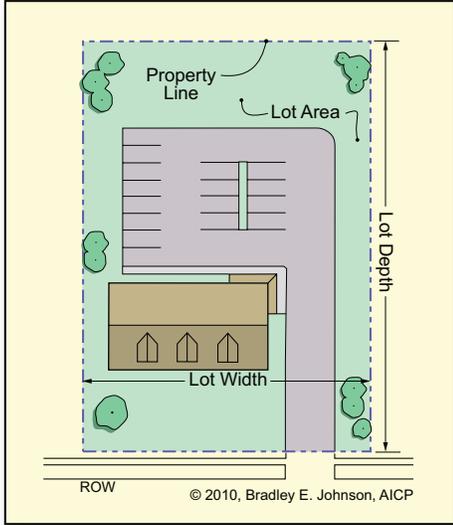
# Ed-Med-Tech Park (EP) District

## 2.37 EP District Intent, Permitted Uses, and Special Exception Uses

District Intent	Permitted Uses	Special Exception Uses
<p><b>The EP (Ed-Med-Tech Park) District is intended to be used as follows:</b></p> <p><b>Use Type and Intensity</b></p> <ul style="list-style-type: none"> <li>Moderate to high intensity education, medical and technology park</li> </ul> <p><b>Application of EP District</b></p> <ul style="list-style-type: none"> <li>Existing and new development</li> <li>Small to medium area zoning</li> </ul> <p><b>Development Standards</b></p> <ul style="list-style-type: none"> <li>Require moderate development standards to minimize impacts on adjacent properties while encouraging economic vitality</li> <li>Minimize light, noise, water, and air pollution</li> </ul> <p><b>Appropriate Adjacent Zoning Districts</b></p> <ul style="list-style-type: none"> <li>PR, AG, UV, IS, NC, LC, GC, OC, HC, EP, and I1</li> </ul> <p><b>Plan Commission</b></p> <ul style="list-style-type: none"> <li>Use the EP District for existing developments and carefully for new commercial development</li> </ul> <p><b>Board of Zoning Appeals</b></p> <ul style="list-style-type: none"> <li>Allow a special exception use only when it is compatible with the surrounding areas</li> <li>Be sensitive to aesthetics and the potential for light pollution, noise pollution, pedestrian safety, and vehicular safety</li> </ul>	<p><b>Accessory Permitted Uses</b></p> <ul style="list-style-type: none"> <li>small wind turbine system</li> </ul> <p><b>Commercial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>day care</li> <li>office, design services</li> <li>office, general services</li> <li>office, medical services</li> </ul> <p><b>Industrial Permitted Uses</b></p> <ul style="list-style-type: none"> <li>research center, medical</li> <li>research center, technological</li> </ul> <p><b>Institutional Permitted Uses</b></p> <ul style="list-style-type: none"> <li>community center</li> <li>government office</li> <li>heliport, public</li> <li>hospital</li> <li>library</li> <li>post office</li> <li>trade or business school</li> </ul>	<p><b>Accessory Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>heliport, private</li> <li>large wind turbine system</li> </ul> <p><b>Industrial Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>telecommunication facility</li> </ul> <p><b>Institutional Special Exception Uses</b></p> <ul style="list-style-type: none"> <li>bus station</li> <li>police, fire, or rescue station</li> </ul>

# Ed-Med-Tech Park (EP) District

## 2.38 EP District Development Standards



**Minimum Lot Area**

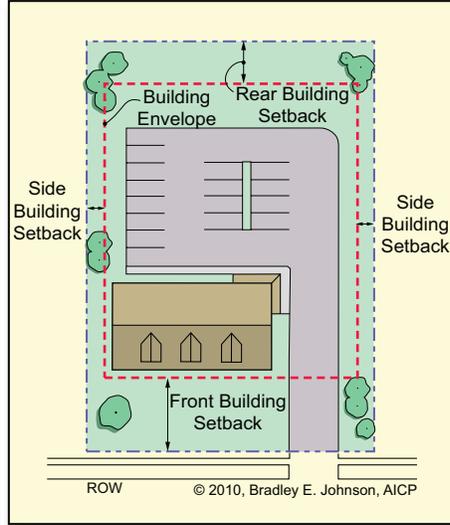
- 1 acre

**Minimum Lot Width**

- 120 feet

**Sewer and Water**

- Sanitary sewer and water utility required



**Minimum Front Yard Setback**

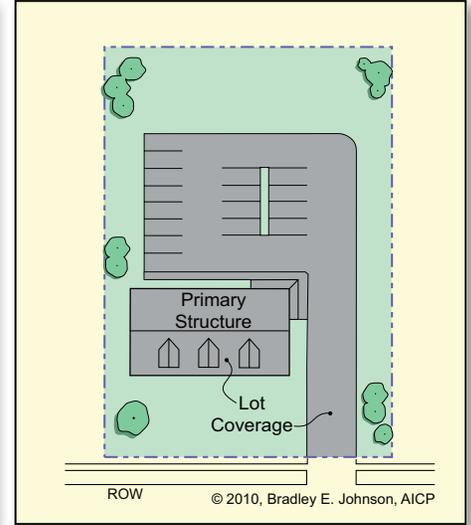
- 50 feet for primary and accessory structures
- 30 feet for parking lots

**Minimum Side Yard Setback**

- 40 feet for primary and accessory structures

**Minimum Rear Yard Setback**

- 40 feet for primary and accessory structures



**Maximum Lot Coverage**

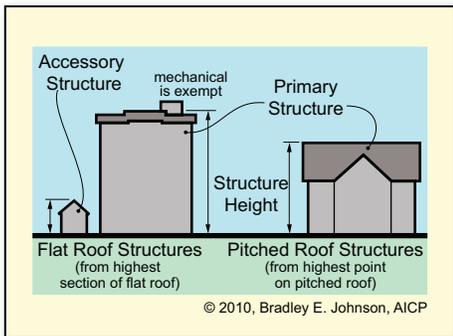
- 75% of lot area

**Minimum Main Floor Area**

- 3,000 square feet

**Maximum Primary Structures**

- 10 per lot



**Maximum Structure Height**

- 60 feet for primary structure
- 20 feet for accessory structure

Additional Development Standards that Apply		
<b>Accessory Structures</b>	<b>Lot</b>	<b>Temporary Use</b>
• AS-01 ..... 5-6	• LO-01 ..... 5-53	• TU-01 ..... 5-110
• AS-11 ..... 5-13	<b>Parking</b>	<b>Trash Receptacle</b>
<b>Density and Intensity</b>	• PK-01 ..... 5-60	• TR-01 ..... 5-112
• DI-01 ..... 5-16	• PK-07 ..... 5-62	<b>Vision Clearance</b>
<b>Driveway</b>	<b>Performance</b>	• VC-01 ..... 5-113
• DW-01 ..... 5-17	• PF-01 ..... 5-68	<b>Wind Turbine Systems</b>
• DW-04 ..... 5-20	<b>Public Improvement</b>	• WT-01 ..... 5-114
<b>Environmental</b>	• PI-01 ..... 5-69	• WT-02 ..... 5-116
• EN-01 ..... 5-21	<b>Setback</b>	
<b>Fence and Wall</b>	• SB-01 ..... 5-71	
• FW-01 ..... 5-22	<b>Sewer and Water</b>	
• FW-07 ..... 5-24	• SW-01 ..... 5-73	
<b>Floodplain</b>	<b>Signs</b>	
• FP-01 ..... 5-26	• SI-01 ..... 5-75	
<b>Floor Area</b>	• SI-09 ..... 5-101	
• FA-01 ..... 5-35	<b>Special Exception</b>	
<b>Height</b>	• SE-01 ..... 5-105	
• HT-01 ..... 5-36	<b>Storage</b>	
<b>Landscaping</b>	• SR-03 ..... 5-106	
• LA-01 ..... 5-45	<b>Structure</b>	
• LA-02 ..... 5-46	• ST-01 ..... 5-107	
• LA-04 ..... 5-47	<b>Telecommunication</b>	
• LA-07 ..... 5-48	• TC-01 ..... 5-108	
• LA-08 ..... 5-49		
<b>Lighting</b>		
• LT-01 ..... 5-51		