

## 4. ZONING DISTRICTS

### 4.2 BUSINESS BASE ZONING DISTRICTS

#### 4.2.9 ECONOMIC DEVELOPMENT DISTRICT (EDD)

##### 4.2.9.1 Intent

The intent of the Economic Development District is to provide locations for a wide range of light industrial, distribution, flex space, office, service, and retail uses.

##### 4.2.9.2 Application Criteria

This district will usually be applied where the following conditions exist:

**4.2.9.2.a** The property is adjacent and has access to an interstate highway by way of a major arterial or collector street. Adjacency to rail facilities for the movement of goods and which offer transit service potential is preferred, but not required.

**4.2.9.2.b** Public water and sewer service are available or capable of being extended; and

**4.2.9.2.c** Large, buildable tracts are available for development or division into a range of building site sizes.

#### 4.2.10 LIMITED OFFICE DISTRICT (LO)

##### 4.2.10.1 Intent

The intent of the Limited Office District is to provide locations for low traffic generating office and service enterprises.

##### 4.2.10.2 Application Criteria

This district will usually be applied where water and sewer lines exist at the site or are to be made available as part of the development process.