

B. SCOPE OF REGULATIONS. The regulations set forth in this chapter or set forth elsewhere in this title, when referred to in this chapter, are the district regulations of the Southeast Technical Institute PD, Planned Development District.

C. SUBAREA A.

1. USES PERMITTED. A building or premises shall be permitted to be used for the following purposes:

Those uses allowed as permissive, permitted special and conditional uses in the S, Institutional District.

2. ACCESSORY USES. Accessory uses and buildings permitted are those accessory uses and buildings customarily incident to any permitted use in this district. Elevated and enclosed walkways are encouraged as accessory buildings.

3. PARKING REGULATIONS. A campus parking master plan shall be prepared to meet the parking needs at full development potential for Subarea A. Parking shall be regulated in conformance with the provisions of Chapter 15.55. All parking calculations in this subarea may utilize the Mixed Use Reduction Option at all phases of development.

4. SIGN REGULATIONS. Signs shall be regulated in conformance with Chapter 15.57 On Premise Sign Regulations for the S, Institutional District, and the Manual on Uniform Traffic Control Devices (MUTCD) for traffic control.

5. DENSITY, AREA, YARD, AND HEIGHT REGULATIONS.

Density	Lot Area (Sq Ft)	Req'd Lot Width	Req'd Front Yard	Req'd Side Yard	Req'd Rear Yard	Maximum Height
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All Uses: Same as the S, Institutional District.

6. OTHER REGULATIONS. Other regulations for Subarea A shall be:

- a. Development shall coincide with completion of proper municipal street and utility improvements.
- b. Development within this subarea shall be designed and built in a manner compatible with the architectural character present on the subject property, and be further regulated in conformance with the

provisions of 15.49, Additional Use Regulations; 15.51, Additional Yard Regulations; and 15.53, Additional Height Regulations.

- c. A final development plan shall not be required for accessory uses; however, permits are required for the following: surface parking lots and areas, elevated walkways, and signs which are in accordance with these subarea regulations.