

ARTICLE XI
IN INSTITUTIONAL DISTRICT

SECTION 1100. PURPOSES

In expansion of the Declaration of Legislative Intent found in Article I, Section 101 of this Ordinance, and the Statement of Community Development Objectives found in Article I, Section 102 of this Ordinance, the purpose of this Article, among others, is as follows:

- A. Ensure that institutional uses are appropriately located within the Township, in relation to population and other existing development
- B. Optimize compatibility with nearby properties by minimizing potentially detrimental impacts, including those caused by traffic, noise, or lighting.
- C. Provide locational, dimensional, and development standards specific to the types of uses permitted.

SECTION 1101. USE REGULATIONS

A building may be erected or used or a lot may be used or occupied for any of the following class of uses and only in accordance with the standards contained in this Ordinance, including the use standards in Article III.

- A. By-Right Uses.
 - 1. Uses permitted for residential purposes, including accessory uses, in the R-2 Rural Residential District, provided that all requirements of the residential district are met.
 - 2. B-2 General Farming
 - 3. E-3 Conservation/Recreation
 - 4. E-9 Utility Operating Facility
 - 5. Class I Uses.
 - a. E-1 Adult/Child Day Care
 - b. E-4 Emergency Services
 - c. E-5 Library/Museum
 - d. E-7 Place of Worship
 - 6. Class II Uses.
 - a. C-1 Club
 - 7. Class III Uses.

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- a. E-2 Cemetery
 - b. E-8 School - Public/Private
8. The following Accessory Uses:
- a. A-4 Commercial Vehicles
 - b. A-7 Fences and Walls
 - c. A-10 No-Impact Home-Based Business
 - d. A-11 Non-Residential Accessory Use

SECTION 1102. DIMENSIONAL STANDARDS

Standard	Class I Uses	Class II Uses	Class III Uses
Minimum Lot Size	2 acres	4 acres	10 acres
Minimum Lot Width at Ultimate ROW	200 feet	300 feet	400 feet
Maximum Building Area	35%	35%	25%
Maximum Impervious Surface	25%	25%	35%
Minimum Green Area	50%	50%	60%
Minimum Front Yard Setback	100 feet	100 feet	100 feet
Minimum Side Yard Setback	50 feet (both sides)	75 feet (both sides)	100 feet (both sides)
Minimum Rear Yard Setback	50 feet	75 feet	100 feet
Maximum Building Height	45 feet *	45 feet *	45 feet *
Maximum Building Length	150 feet	175 feet	200 feet
Minimum Building Separation	50 feet	50 feet	50 feet

* Chimneys, spires, towers, elevator penthouses, tanks, solar energy apparatus and similar projections shall be permitted to extend not more than 15 feet above the maximum building height to a maximum height of 60 feet.

SECTION 1103. GENERAL REGULATIONS

All Institutional uses shall comply with the following standards:

- A. Ownership. The tract of land on which a permitted use is constructed shall, in its entirety, be owned and operated as a single or common management and maintenance unit with parking, utility, maintenance, and service facilities.

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- B. Access. Properties with frontages of 600 feet or less on any individual street are only permitted 1 driveway intersection per street. Properties with frontages greater than 600 feet may be permitted a maximum of 2 driveways per street frontage, provided that such driveways are at least 300 feet apart. Regardless of frontage, a development may be restricted to a single driveway depending on usage and interior and exterior traffic patterns.
- C. Parking Regulations. Parking shall not be permitted in the required yard areas.
- D. Drop-off/Pick-up Area. All institutional uses shall provide an on-site drop-off/pick-up area with sufficient capacity for the type of facility proposed, consistent with the following standards:
 - 1. All sites shall provide sufficient turnaround area so that vehicles can exit the site driving forward. On sites with 600 feet or more of street frontage, these areas may exit the site via a second driveway.
 - 2. Minimum dimensions for a drop-off/pick-up area shall be 9 feet by 60 feet (3 car spaces), with appropriate tapers from and to the driveway it adjoins, subject to the approval of the Township Engineer.
- E. Delivery Areas. Adequate off-street loading and unloading space with proper access from a street, highway or common service driveway shall be provided for all IN Institutional uses. All areas for loading and unloading of delivery trucks and other vehicles and for the servicing of establishments or shops by refuse collection, fuel and other service vehicles shall have adequate and unobstructed access from a street or service driveway and shall be so arranged that they may be used without blocking or otherwise interfering with the use of automobile accessways, parking facilities, or pedestrian ways. They shall also be arranged that they may be used without backing out onto a street.
- F. Landscaping. All Institutional uses shall provide a landscape buffer within each minimum yard setback area, designed and maintained in compliance with the landscaping standards contained within the township's subdivision and land development ordinance.

SECTION 1104. CONDITIONS GOVERNING EXISTING INSTITUTIONAL FACILITY EXPANSION

- A. Expansion of an existing facility must be related to an increase of existing services or to allow for the addition of use, ancillary or accessory to the established use. A second primary facility, operated by a non-parent or non-subsidiary is not permitted without subdivision of property with conforming lot dimensions.
- B. All expansion must serve to maintain the existing character of the buildings on the site, and with the character of surrounding residential neighborhoods.

SECTION 1105. REVIEW OF PLANS FOR INSTITUTIONAL USES

When an application for a zoning or use and occupancy permit is received by the Township for any use within the IN Institutional District for which no land development application is required, the Zoning Officer shall, prior to the issuance of a zoning or use and occupancy permit, refer the application to the Board of Supervisors to ascertain whether the Board wishes additional information regarding the application. Where the Board of Supervisors determines that the proposed use should be reviewed, it may refer the application to the Planning Commission for its review and recommendation and may thereafter impose such reasonable of conditions upon the approval of any use and occupancy permit consistent with

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the following provisions:

- A. A plot plan, satisfying the minimum requirements for a sketch plan submission in accordance with Chapter 22, Land Development and Subdivision shall be submitted depicting the location of all existing and proposed structures, sidewalks and other areas to be devoted to pedestrian use, drives, parking lots, loading and unloading areas, and other features of the lot, including, without limitation, all structures, streets, alleys, highways, streams and other topographical features of the land. If determined necessary by the Planning Commission or the Township Engineer, the applicant shall also set forth such like information relating to the area within 200 feet of any lot line.
- B. If interior or exterior modifications to existing structures are proposed, which modifications include the removal or addition of any partition walls or other structural elements, the Planning Commission or Township Engineer may require the submission of architectural plans for such interior or exterior modifications.
- C. Where landscaping is required under this Chapter or under Chapter 22, Land Development and Subdivision, the Planning Commission may require the submission of a landscaping plan showing the location, dimension and arrangement of areas to be devoted to planting, lawns, trees or any other landscape element.
- D. The applicant shall submit a narrative description of the proposed use, the approximate or anticipated number of employees, hours of operation, number of clients, students or customers which will use the facility.
- E. The applicant shall provide a certification that the existing sewage treatment facilities are in proper operation and that they are sufficient to meet the sewage treatment needs of the proposed use.
- F. The Planning Commission may request additional information specific to the proposed use.
- G. Upon the information submitted, the Planning Commission shall issue a recommendation to the Board of Supervisors as to appropriate and reasonable conditions on the approval of any zoning permit or use and occupancy permit for the use proposed.
- H. The Board of Supervisors may impose such reasonable conditions upon the applicant as to ensure that the proposed use will be consistent with the stated goals and objectives of this district.
- I. The Board of Supervisors, upon recommendation of the Planning Commission, may waive compliance with any or all requirements of this section for proposed uses which are determined to be of minimal or negligible impact.
- J. Nothing in this Section shall be construed as to affect the requirements under Article XXI of this Chapter.