

**ARTICLE X. INSTITUTIONAL DISTRICT** (Amended by Ordinance 2021-04, dated June 28, 2021)

**SECTION 1001. PURPOSE**

It is the purpose of this district to permit a wide range of institutional, civic and public uses.

**SECTION 1002. USES BY RIGHT**

Uses by right shall be as follows:

1. Agricultural, horticulture, hydroponic uses and necessary buildings, including farmhouses and structures related to the tilling of the land, the raising of farm products, the raising and keeping of horses, cattle, alpacas, llamas, emus and other livestock, the raising of poultry and poultry products, and the sale of farm products produced on-site and sold on a retail basis in accordance with Section 2503.
2. Extended, intermediate, and long-term care facilities.
3. Retirement homes and communities.
4. Educational institutions.
5. Public parks and public recreation areas.
6. Public utility installations.
7. Forestry.
8. Dormitories as an accessory use to educational institutions.
9. Farmers markets.
10. Telecommunications tower.
11. Municipal Uses.
12. Regional Stormwater Facility.
13. Accessory buildings and uses customarily incidental to the above permitted uses.

**SECTION 1003. SPECIAL EXCEPTION USES**

The following uses are permitted as a special exception when authorized by the Zoning Hearing Board. In granting any special exception, the Board may attach certain conditions to its approval which, in addition to the requirements listed within this ordinance, it feels are necessary requirements in order to preserve and protect the character of the district in which the proposed use would be located.

1. Houses of worship.
2. Elementary and secondary schools.
3. Day-care centers.

4. Hospitals.
5. Accessory buildings and uses customarily incidental to the above special exception uses.

#### **SECTION 1004. CONDITIONAL USES**

The following uses are permitted by conditional use when authorized by the Board of Commissioners:

1. Community clubs.
2. Accessory buildings and uses customarily incidental to the above conditional uses.

#### **SECTION 1005. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY RIGHT**

1. Maximum building height: 45 feet, unless otherwise specified in the applicable T-Zone Overlay; however, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
  - A. Agricultural uses or Forestry: Such uses shall comply with the requirements of Section 2503.
    - (1) Minimum lot area: 10 acres.
    - (2) Minimum lot width: none.
    - (3) Minimum lot depth: none.
    - (4) Minimum yard dimensions:
      - [a] Front yard:
        - [i] Farm dwelling: 25 feet. (See Section 2213)
        - [ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property line and 200 feet from existing dwellings on adjacent property.
        - [iii] Other permanent structures: 75 feet.
      - [b] Side yard:
        - [i] Farm dwelling, each side: 10 feet.
        - [ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property line and 200 feet from existing dwellings on adjacent property.
        - [iii] Other permanent structures: 75 feet from all property lines.
      - [c] Rear yard:
        - [i] Farm dwelling: 35 feet.

- [ii] Agribusiness structures, feedlots and manure storage: 100 feet from the property line and 200 feet from existing dwellings on adjacent property.
  - [iii] Other permanent structures: 75 feet.
- (5) Minimum open area: 75%.
- (6) Sale of farm and/or garden products on a retail basis. Such activities shall comply with the requirements of Section 2503.1.
- B. Extended, intermediate, and long-term care facilities and retirement homes/communities:
  - (1) Sewer and water. Both public sewer and public water service are required.
  - (2) Minimum lot area: 5 acres.
  - (3) Minimum lot width:
    - [a] At street line: 100 feet.
    - [b] At front yard setback line: 150 feet.
  - (4) Minimum lot depth: 200 feet.
  - (5) Minimum yard dimensions:
    - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
    - [b] Side yard:
      - [i] Single-family detached and single-family semidetached dwellings, each side: 25 feet.
      - [ii] All other dwellings: 50 feet from all property lines.
    - [c] Rear yards:
      - [i] Single-family detached and single-family semidetached dwellings: 35 feet.
      - [ii] All other dwellings: 50 feet from all property lines.
    - [d] Interior yards: open space between buildings on the same lot:
      - [i] Single-family detached, single-family semidetached and duplex dwellings:
        - [a] Distance from internal roads: 15 feet.
        - [b] Distance between sides of dwellings: 25 feet.
        - [c] Distance between front faces and/or rear faces of dwellings: 50 feet.

- [d] Distance between sides and front faces or rear faces of dwellings: 50 feet.
  - [ii] All other dwellings: (Covered or enclosed connecting walkways shall not be considered part of the building.)
    - [a] Distance from internal roads: 15 feet.
    - [b] When front to front, rear to rear, or front to rear, parallel buildings shall have 50 feet between faces of the building. If the front or rear faces are obliquely aligned, the above distance may be decreased by as much as 10 feet at one end if increased by similar or greater distance at the other end.
    - [c] A yard space of 50 feet is required between end walls of buildings. If the buildings are at right angles to each other, the distance between the corners of the end walls of the building may be reduced to a minimum of 25 feet.
    - [d] A yard space of 50 feet is required between end walls and front or rear faces of buildings.
- (6) Length of building. No building shall exceed 300 feet in length; provided, however, that there must be a visual break in the building facade every 50 feet. Such break shall consist of, as a minimum, a four-foot projection from the building running a linear distance of five feet along the facade; or at least a thirty-degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments. Building length shall not include covered walkways or enclosed walkways whose sole purpose is to connect one area of the building to another.
- (7) Minimum open area: 35%.
- (8) The design standards depicted in Appendixes A, B, C and D shall apply.
- C. Educational institutions:
  - (1) Sewer and water. Both public sewer and public water service are required.
  - (2) Minimum lot area: 40,000 square feet.
  - (3) Minimum lot width:
    - [a] At street line: 150 feet.
    - [b] At front yard setback line: 150 feet.
  - (4) Minimum lot depth: 150 feet.
  - (5) Minimum yard dimensions:
    - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

- [b] Side yard, each side: 25 feet; provided, however, that if the lot is adjacent to a residential district, the side yard shall be 75 feet on the side with the residential district.
    - [c] Rear yard: 25 feet; provided, however, that if the lot is adjacent to a residential district, the rear yard shall be 75 feet along the side with the residential district.
    - [d] Perimeter buffer: 20 feet.
  - (6) Length of building. No building shall exceed 300 feet in length; provided, however, that there must be a visual break in the building facade every 100 feet. Such break shall consist of, as a minimum, a ten-foot projection from the building running a linear distance of 15 feet along the facade; or at least a thirty-degree angle of deflection of the building's center line. Such break shall extend the entire height of the building. Color and texture variations may accompany the above facade treatments. Building length shall not include covered walkways or enclosed walkways whose sole purpose is to connect one area of the building to another.
  - (7) Minimum open area: 20%.
  - (8) All pedestrian and vehicular traffic patterns shall be located in a manner that reduces or eliminates potential hazards to people utilizing the institution.
- D. Public parks and public recreation areas:
- (1) Minimum lot area: none.
  - (2) Minimum lot width: 50 feet.
  - (3) Minimum lot depth: none.
  - (4) Minimum yard dimensions for structures:
    - [a] Front yard: 25 feet. (See Section 2213)
    - [b] Side yard, each side: 20 feet.
    - [c] Rear yard: 35 feet.
  - (5) Minimum open area: none.
- E. Public utility installations:
- (1) Minimum lot area: none.
  - (2) Minimum lot width: none.
  - (3) Minimum lot depth: none.
    - [a] Front yard: 25 feet. (See Section 2213)
    - [b] Side yard, each side: 10 feet.

- [c] Rear yard: 10 feet.
- (4) Minimum open area: none.
- (5) Landscaping and screening. (See Section 2512 and Section 2513)
- F. Farmers markets. Such uses shall comply with the requirements of Section 2113.
- G. Telecommunications tower. Such uses shall comply with the requirements of Section 2516.

**SECTION 1006. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY SPECIAL EXCEPTION**

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay, but in no event shall any building exceed three full stories above grade. However, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
  - A. Houses of worship:
    - (1) Sewer and water. Both public sewer and public water service are required.
    - (2) Minimum lot area: 5 acres.
    - (3) Minimum lot width:
      - [a] At street line: 100 feet.
      - [b] At front yard setback line: 150 feet.
    - (4) Minimum lot depth: 200 feet.
    - (5) Minimum yard dimensions:
      - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
      - [b] Side yard, each side: 50 feet.
      - [c] Rear yard: 50 feet.
    - (6) Minimum open area: 50%.
    - (7) Landscaping and screening. (See Section 2512 and Section 2513)
  - B. Elementary and secondary schools:
    - (1) Sewer and water. Both public sewer and public water service are required.
    - (2) Minimum lot area: 10 acres.
    - (3) Minimum lot width:
      - [a] At street line: 100 feet.
      - [b] At front yard setback line: 150 feet.

- (4) Minimum lot depth: 200 feet.
  - (5) Minimum yard dimensions:
    - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
    - [b] Side yard, each side: 50 feet.
    - [c] Rear yard: 50 feet.
  - (6) Minimum open area: 65%.
- C. Day-care centers: Such uses shall comply with the requirements of Section 2508.
- (1) Sewer and water. Both public sewer and public water service are required.
  - (2) Minimum lot area: 20,000 square feet.
  - (3) Minimum lot width:
    - [a] At street line: 100 feet.
    - [b] At front yard setback line: 100 feet.
  - (4) Minimum lot depth: 150 feet.
  - (5) Minimum yard dimensions:
    - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
    - [b] Side yard, each side: 25 feet.
    - [c] Rear yard: 50 feet.
    - [d] Perimeter buffer: 20 feet.
  - (6) Minimum open area: 20%.
- D. Hospitals:
- (1) Sewer and water. Both public sewer and public water service are required.
  - (2) Minimum lot area: 10 acres.
  - (3) Minimum lot width:
    - [a] At street line: 100 feet.
    - [b] At front yard setback line: 150 feet.
  - (4) Minimum lot depth: 200 feet.
  - (5) Minimum yard dimensions:
    - [a] Front yard: 50 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.

- [b] Side yard, each side: 50 feet.
- [c] Rear yard: 50 feet.
- [d] Perimeter buffer: 20 feet.
- (6) Minimum open area: 30%.

**SECTION 1007. AREA AND BULK REGULATIONS FOR PRINCIPAL BUILDINGS AND USES PERMITTED BY CONDITION**

1. Maximum building height: 35 feet, unless otherwise specified in the applicable T-Zone Overlay, but in no event shall any building exceed three full stories above grade. However, all structures are subject to Section 2208 and Section 2214 of this ordinance.
2. Minimum lot requirements:
  - A. Community clubs:
    - (1) Sewer and water. Both public sewer and public water service are required.
    - (2) Minimum lot area: three acres.
    - (3) Minimum lot width:
      - [a] At street line: 100 feet.
      - [b] At front yard setback line: 150 feet.
    - (4) Minimum lot depth: 200 feet.
    - (5) Minimum yard dimensions:
      - [a] Front yard: 25 feet, unless otherwise specified in the applicable T-Zone Overlay or Section 2213.
      - [b] Side yard, each side: 50 feet.
      - [c] Rear yard: 50 feet.
    - (6) Minimum open area: 35%.
    - (7) Landscaping and screening. (See Section 2512 and Section 2513)

**SECTION 1008. SUPPLEMENTAL REGULATIONS**

The uses in this district are also subject to applicable regulations contained in the following articles:

1. Article XVIII, Signs.
2. Article XX, Off-Street Parking and Loading.



3. Article XXI, Accessory Uses.
4. Article XXII, General Regulations.
5. Article XXIV, T-Zone Overlay Area.
6. Article XXV, Performance Standards.