

## 155-4.4 INSTITUTIONAL DISTRICTS

### 4.4.1 Intent

The intent of the Institutional Districts is to provide a regulatory context for institutional uses, with two main goals: to support the sustainability of institutions, and to protect the residential neighborhoods in which they may be located. These regulations recognize a diversity of institutional locations and goals, the Institutional need to adapt to changing circumstances (including functions and growth), and neighborhood desires to minimize incompatibilities (including activities and expansion).

#### ~~4.4.1.a.~~ 4.4.2. Districts.

There are four Institutional Districts: Institutional Natural Preserve (IN), Institutional Civic (IC), Institutional Education (IE), and Institutional Housing (IH). These categories correspond to the variety of activities and range of impacts that might be expected of each.

~~4.4.1.a.i.~~ 4.4.2.a. **Institutional Natural Preserve (IN)** is intended to collectively define sites and buildings operated by the private or public sectors for ~~two~~three types of Uses: cemeteries, golf clubs and environmental and open space preserves.

~~4.4.1.a.ii.~~ 4.4.2.b. **Institutional Civic (IC)** is intended to collectively define community benefit land uses, including but not limited to organizations dedicated to the arts and culture, active recreation, social and religious use, senior housing, wellness and recreation.

~~4.4.1.a.iii.~~ 4.4.2.c. **Institutional Education (IE)** is intended to collectively define sites or buildings operated by the private or public sectors for the provision of full-time or part-time educational services for students of all ages.

~~4.4.1.a.iv.~~ 4.4.2.d. **Institutional Housing (IH)** is intended to collectively define sites or buildings operated by the private or public sectors for the provision of housing and health care services for the elderly.

~~4.4.1.b. In these regulations and the processes of approval, Institutional District properties may be distinguished with Institutional Primary Use and Institutional Accessory Use.~~

### 4.4.3. Terms. Primary Use; Accessory Use; Campus Plan

~~4.4.1.c.~~ 4.4.3.a. Institutional Primary Use ~~is a~~ use that: inhabits the structures and facilities of the property; ~~for which are~~ customarily consumes the greater part of the institution's resources of time and funds in its management; and, conforms to Institutional District regulations. This ~~may include~~ include, for example: but is not limited to: teaching, learning, and administration facilities for students, faculty, and staff; residential facilities for faculty, students, and staff; exhibition, worship, performance, recreational and competitive sports facilities; food preparation and dining facilities; continuing care and assisted living for the elderly; ~~and~~ day care and parking.

~~4.4.1.d.~~ 4.4.3.b. Institutional Accessory Use ~~is a~~ use that: is secondary to, subordinate to, customarily incidental to, or dependent on the existence of the Primary Institutional Use; does not alter the character of the property in respect to its primary use; inhabits the structures and facilities of the primary use or its own facility; conforms to all regulations applicable to the Primary Use; and ~~whose function may be functionally~~ is limited according to an approved campus plan. This ~~may include~~ include, for example, but is not limited to: occasional or seasonal events such as: vacation-time camps; programming; fairs; conferences; ~~off-campus user sports events~~; and multi-school competitive sports and play-offs.

~~4.4.1.d.e~~ 4.4.3.c. **Campus Plan.** The Institutional Districts' regulations encourage the use of a Campus Plan to establish a benchmark of existing conditions and to project change and growth over time; in physical facilities, activities, and operations, thereafter streamlining the process of development for each pre-approved component. The Campus Plan approval process ~~should include~~ is intended to enhance neighborhood participation, thus consolidating the review of institutional changes and/or improvements ~~moves~~, to benefit both the institution and the neighbors.

#### ~~4.4.2.4.4.4.~~ 4.4.4. Applicability

- ~~4.4.2.4.a.~~ 4.4.4.a. Property zoned ~~and mapped~~ Institutional shall be developed according to the requirements of the Institutional District.
- ~~4.4.2.4.b.~~ 4.4.4.b. Institutional District regulations apply to all Institutional Uses according to the Definitions, and “Table 5.21 Uses for Institution”.
- ~~4.4.2.4.c.~~ 4.4.4.c. An Institutional District property shall conform to the requirements of this Article, ~~and~~ Under the following circumstances the property may exceed these requirements provided a Campus Plan is approved by the Board of Commissioners: shall require a Campus Plan; for approval of development
  - ~~4.4.2.c.i.~~ 4.4.4.c.i. The total impervious surface on a lot may exceed the allowable maximum impervious surface shown on Table 4.4 “Institution Form Standards” by up to 5%. The additional impervious surface may only be used once and is achieved through the submission and approval of a Campus Plan.
  - ~~4.4.2.c.ii.~~ 4.4.4.c.ii. A lot legally in existence on July 31, 2019, which became nonconforming to such impervious surface provisions may expand the impervious surface on such lot by up to 5%. The additional impervious surface may only be used once and is achieved through the submission and approval of a Campus Plan.
- ~~4.4.2.d.~~ 4.4.4.d. All properties in the Institutional District, shall conform to as per “Article 4: District Specific Standards”, “Article 5: Uses”, “Article 10: Supplemental Use Regulations”, and “Article 11: Process & Procedures”, and Chapter 135 Subdivision and Land Development, Article IV Plan Requirements. Campus Plan requirements may differ for Institutional properties that are less than five acres and for those that are five acres or more; and shall distinguish between Primary and Accessory Uses.
- ~~4.4.2.d.~~ 4.4.4.d. Changes within an existing Institutional District that include a change of the Primary Use shall conform to the requirements of this Article and shall require a Campus Plan; bulk and area requirements of this article may be modified by the approval of a Campus Plan; the approved Campus Plan may be changed by process of Conditional Use.
- ~~4.4.2.4.e.~~ 4.4.4.e. All previous ~~€~~conditions imposed by the Zoning Hearing Board on the approval of Institutional uses shall remain in force but may be modified by conditional use. All previous ~~€~~conditions imposed by the Board of Commissioners on the grant of land development approval for institutional uses shall remain in force but may be modified by the Board of Commissioners. Institutions that have been approved through a public process shall continue to adhere to the order of the Zoning Hearing Board and/or the land development conditions of approval that existed prior to the effective date of this Code, unless otherwise modified through a Campus Plan and approval by process of Conditional Use.
- ~~4.4.2.4.f.~~ 4.4.4.f. Public Schools may be located throughout the Township, but shall be developed according to the requirements of the Institutional Educational District. (Staff is working on Public School regulations.)

#### ~~4.4.3.4.4.5~~ 4.4.5 Lot Occupation:

~~4.4.3.a.~~ Institutional District lots shall ~~be dimensioned according to comply with~~ “Table 4.4 Institution Form Standards” and the following:

- ~~4.4.3.b.~~ 4.4.5.a. Impervious Surface. Total Impervious Area shall not exceed that shown in “Table 4.4 Institution Form Standards”.
  - ~~4.4.5.a.i.~~ 4.4.5.a.i. Impervious Area Surface may be modified up to the limits in “Table 4.4 Institution Form Standards” by process of Campus Plan in relation to provision of public benefits such as: where one or more of the following public benefits are provided by a recorded covenant or Deed of Easement: public access to recreational facilities and public walking trails; historic resource, open space and scenic view shed designation; and accommodation of steep slope and flood plain.
  - ~~4.4.5.a.ii.~~ 4.4.5.a.ii. The following shall be exempt from the Total Impervious Surface Calculations:
    - Option 1: Impervious Area maximums shall conform to the requirements of the most restrictive abutting District, or shall be as follows, whichever is more restrictive: IN District 5%, with an increase up to 8% with public benefits in the Campus Plan; IC District 30%, with an increase up to 50% with public benefits in the Campus Plan; IE District 30%, with an increase up to 40% with public benefits in the Campus Plan; IH District, the same as the most restrictive abutting district, with an increase of up to 5% with public benefits in the Campus Plan.
    - Option 2: Impervious Area maximums shall be according to “Table 4.4 Institution Form Standards”. An increase in impervious surface with public benefits in the campus plan shall be according to “Table 4.4 Institution Form Standards”. IN-MDR, VC, TC, and RC [RESERVED] Districts the Impervious Area may conform to the requirements of the least restrictive abutting District.

~~4.4.4. 4.4.5.a.ii.(1).~~ Hard surface areas not used for vehicular parking, driveways, or vehicular circulation, that employ a porous paving or are designed to be pervious with a runoff co-efficient less than or equal to grass and maintained to continue this runoff coefficient as approved by the Township Engineer, ~~shall not be counted towards the impervious surface maximums,~~ provided these surfaces occupy no more than five percent (5%) of the lot area. Examples of surfaces that may be constructed to meet these criteria include, but are not limited to, walkways, building entrance areas, gathering areas, sports courts, and running tracks.

~~4.4.5.a.ii.(2). Sidewalks and pedestrian pathways under six feet in width, if available to and dedicated for use by the public.~~

~~4.4.5.a.iii.(3). Cemetery headstones and monuments shall not be considered impervious surface.~~

~~4.4.4.a. 4.4.5.b.~~ A Building shall be located in ~~relation to the boundaries of its lot according to compliance with~~ "Table 4.4 Institution Form Standards". ~~Uses shall be located to minimize impact on abutting residential properties and surrounding neighborhoods, and to preserve existing historic resources, open space features, scenic view sheds, steep slopes, and flood plains~~

~~4.4.4.b. Setbacks for buildings and other facilities shall be as shown in "Table 4.4 Institution Form Standards". Setbacks may be adjusted by process of Campus Plan in relation to provision of public benefits such as public access to recreational facilities and public walking trails; historic resource, open space and scenic view shed designation; and accommodation of steep slope and flood plain.~~

~~4.4.4.c. 4.4.5.c.~~ Setbacks for ~~sports and physical recreation areas shall comply with "Section 3.13 Sporting and Physical Recreation Areas". tennis courts and other hard surfaced areas used for physical recreation shall be the same as setbacks for buildings.~~

~~4.4.4.d. In IE and IH Districts, setbacks abutting residential properties shall be considered buffers and shall be landscaped according to section "4.4.9 Landscape Standards". With an approved Campus Plan, the buffer may include residential development that adheres to the regulations of the abutting LDR or MDR District; up to one story additional in height abutting LDR, MDR, and TC Districts, may be allowed provided the new development in the buffer is consistent with the architectural character of the abutting residential or commercial property.~~

~~4.4.5.4.4.6~~ Building Configuration shall be according to "Table 4.4 Institution Form Standards" and the following: ~~Institutional District buildings shall comply with "Table 4.4 Institution Form Standards" and the following:~~

~~4.4.56.a.~~ In IC, IE and IH Districts, for property of less than five acres, abutting MDR, VC, TC, and SD districts, facades shall ~~be built parallel to align with the primary frontage line predominant setback.~~

~~4.4.56.b.~~ Projections shall be as specified in "155-3.6 Projections".

~~4.4.56.c.~~ Building height shall be as specified in section "155-3.3 Building Height" and shall ~~be according to comply with~~ "Table 4.4 Institution Form Standards" and the following:

~~4.4.5.d. Maximum building height may be modified up to the limits in Table 4.4 by process of Campus Plan in relation to where one or more of the following public benefits are provided by a recorded covenant: the provision of historic resource, open space, and scenic view designation; provision of public benefit such as public access to recreational facilities, walking trails; and accommodation of steep slope and flood plain.~~

~~4.4.5.e. For the IN District, the first floor elevation of each building shall be established a maximum three feet above the lowest level of undisturbed ground of the building site. Building height shall measured as specified in "155-3.3 Building Height".~~

~~4.4.5.f. For the IC, IE, and IH Districts, the first floor elevation of each building shall be established as part of the Campus Plan approval in one of three ways:~~

~~4.4.5.f.i. When a building faces a property line, the first floor elevation of the building shall be established a maximum of four feet above grade, measured at the midpoint of the property line facing the building. Basements visible from a frontage may extend a maximum of four feet above grade.~~

~~4.4.5.f.ii. When a building is among other buildings and does not face a property line, the maximum first floor elevation of the building shall be established at the average elevation of the first floors of the closest existing or planned buildings.~~

~~4.4.5.f.iii. For property less than three acres, the first floor elevation shall be established at a median elevation measured as the average of the four corner grade elevations of the lot, or a maximum three feet above the lowest level of the undisturbed ground of the building site, whichever is lowest.~~

4.4.6.c.i. On sloped lots where the finished grade is more than two feet above or below the existing grade, the mean grade shall be established as follows:

4.4.6.c.i.(1). If the finished mean grade of the proposed building is more than 2 feet higher than the existing mean grade, the mean grade is measured at the corners of the proposed building using the existing grade elevations.

4.4.6.c.i.(2). If the finished mean grade of the proposed building is less than 2 feet lower than the existing grade, the mean grade is measured at the corners of the building using the proposed finish grade elevations.

4.4.6.c.ii. In determining the mean level of the ground or the lowest level of the ground surrounding the building, the following may be excluded: openings in the foundation wall which provide for ingress and egress and/or light and air; openings up to 25 feet in length providing access to required underground parking spaces; openings required to comply with the building exit provisions in the building and fire code; and, openings required for ventilation wells or shafts to comply with the mechanical code.

~~4.4.5.g. 4.4.6.c.iii.~~ Chimneys, elevator ~~towers~~ shafts, water tanks, mechanical structures, enclosed stairwells, and unenclosed roof terraces, ~~may be~~ allowed to exceed maximum building Height up to an additional 10 feet, ~~and may occupy~~ a maximum 20 percent of the building footprint.

~~4.4.5.h. 4.4.6.c.iv.~~ Mechanical equipment on a roof shall be enclosed by a screen wall of the minimum height necessary to conceal and acoustically buffer it from abutting properties and may extend above the maximum height a maximum of six feet, if necessary to screen the equipment. Other uninhabitable ornamental building features, such as roof trellises, may extend above the maximum height up to eight feet.

~~4.4.5.i. 4.4.6.d.~~ Fences and Walls shall be according to “155-3.7 Fences and Walls” and the following:

~~4.4.5.i.i. 4.4.6.d.i.~~ Fence type shall be regulated by district ~~and~~ as specified in “Table 3.7.2 Fence Type by District”.

~~4.4.5.i.ii. Fence Height shall be according to “Table 3.7.1 Fence Height”.~~

~~4.4.5.i.iii. 4.4.6.d.ii.~~ The Height of fences and retaining walls shall be according to “155-3.7 Fences and Walls”.

Should a sequence of retaining walls be required, they shall be spaced at minimum intervals of 10 feet.

Changes in grade across the Institutional property should be designed to avoid the need for structural retaining walls within 10 feet from the property lines.

~~4.4.5.j. Adjustments to the building configuration requirements of the approved Campus Plan require a revised Campus Plan by process of Conditional Use.~~

#### ~~4.4.6.4.4.7~~ Uses

~~4.4.6.7.a.~~ Use restrictions and standards shall be according to “Article 5: Uses”.

~~4.4.6.7.b.~~ ~~All building interior floor area and exterior areas~~ Institutional District properties shall support only the Institutional primary and accessory uses.

~~4.4.6.7.b.i.~~ Institutional Primary Use Functions shall be listed and described with limits in the Campus Plan, where required and approved by process of Conditional Use. Institutional Accessory uses and events shall be listed and described with limits in the Campus Plan, where required and approved by process of Conditional Use.

~~4.4.6.7.b.ii.~~ Adjustments to the Use and /or Density requirements of the approved Campus Plan require a revised Campus Plan by process of Conditional Use.

~~4.4.6.b.iii.~~ For an Institutional District property, a change of District may be allowed only after proof is provided that the property is no longer serviceable for any type of Institutional Use. Change of Use from Institutional to any other Use, shall require a Zoning Amendment, guided by the Township Comprehensive Plan, and may be allowed to conform to the regulations of the least

~~restrictive abutting residential district, provided it shall preserve, maintain and designate existing historic resources and features, dedicate open space, steep slopes, floodplains and other environmentally sensitive land for conservation, and preserve scenic view sheds. 4.4.6.b.iv. For an Institutional District property of five acres or more, a change of District may be allowed only after proof is provided that the property is no longer serviceable for any type of Institutional Use. Change of Use from Institutional to any other Use shall require a Zoning Amendment, guided by the Township Comprehensive Plan, and may be allowed to develop according to the regulations of the most restrictive abutting residential district, provided new residential use occurs only within existing Buildings, and provided it shall preserve, maintain and designate existing historic resources and features, dedicate open space conservation, steep slopes, floodplains and other environmentally sensitive land for onservation, and preserve scenic view sheds.~~

4.4.7.c. Continuing Care Facilities for the elderly shall be subject to the following additional regulations:

4.4.7.c.i. The minimum lot area of 25 acres is required.

4.4.7.c.ii. The maximum height shall be three stories or 40 feet. The height restriction shall not apply to the conversion of an existing building to a continuing care facility for the elderly.

4.4.7.c.iii. The maximum gross density is limited as follows:

4.4.7.c.iii.(1). Four dwellings/acre abutting LDR1, LDR2 and LDR3.

4.4.7.c.iii.(2). Six dwellings/acre abutting LDR4.

4.4.7.c.iii.(3). Eight dwellings/acre abutting MDR, VC, TC and SD.

4.4.7.c.iii.(4). Assisted-living units and nursing units are permitted in addition to the maximum gross density for dwelling units as provided in 4.4.7.c.i-iii above. Assisted living and/or nursing units shall not comprise more than 45% and not less than 25% of the number of residential living units in a Continuing Care Facility for the Elderly.

4.4.7.c.iv. Minimum distance requirements from another continuing care facility is 2,640 feet (½ mile) measured from the closest lot line to lot line.

4.4.7.c.v. All structures on the lot shall comply with the following setbacks from all property lines:

4.4.7.c.v.(1). 150 feet minimum where the perimeter of the lot abuts a LDR, MDR1 or MDR2 zoning district.

4.4.7.c.v.(2). 50 feet minimum where the perimeter of the lot abuts a MDR3 zoning district.

4.4.7.c.vi. The perimeter setback may be reduced to 50 feet when the lot abuts a parcel developed under the provisions of the Open Space Overlay District provided the following conditions are met:

4.4.7.c.vi.(1). The proposed structures are for independent residential living purposes only.

4.4.7.c.vi.(2). The maximum number of dwelling units in a building does not exceed four.

4.4.7.c.vi.(3). The proposed structure is a maximum of 2.5 stories or 35 feet in height.

4.4.7.c.vi.(4). An additional preservation area meeting the following requirements is designated on the Continuing Care Facility property:

4.4.7.c.vi.(4).a. It shall be a minimum of 100 feet wide and a minimum of 50 feet in depth.

4.4.7.c.vi.(4).b. It shall be adjacent to an existing preservation area.

4.4.7.c.vi.(4).c. It shall be subject to the maintenance and preservation standards required in section 7.2.6.

4.4.7.c.vi.(4).d. Connections, relocations, and extensions to the local trail networks, such as the Bridlewild Trail, shall be provided, where applicable, even though such connection is outside of the additional preservation area being provided. Such trails shall be extended to public streets when applicable.

4.4.7.c.vii. Buffers shall be as specified in this section and in Chapter 101: Natural Features Conservation.

4.4.7.d. Nursing Homes shall be subject to the following additional regulations:

4.4.7.d.i. The nursing home shall occupy a building existing as of July 31, 2019. The building may be expanded by up to 50% to accommodate the nursing home.

4.4.7.d.ii. A minimum lot area of 1,200 square feet shall be provided for each bed.

4.4.7.d.iii. At least 0.7 parking spaces shall be provided for each bed.

4.4.7.e. Colleges/Universities shall be subject to the following additional regulations:

4.4.7.e.i. A student residence hall is permitted as an accessory use if the use is on or contiguous to the lot, if the lot is owned or leased by the college/university and if the use is an integral part of that educational institution.

4.4.7.e.ii. Other permitted accessory uses include:

4.4.7.e.ii.(1).Administrative offices;

4.4.7.e.ii.(2).An educational camp; and

4.4.7.e.ii.(3).A day care.

4.4.7.f. Private Schools shall be subject to the following additional regulations:

4.4.7.f.i. Shall front on and have direct access onto a primary, secondary or tertiary street.

4.4.7.f.ii. A student residence hall is permitted as an accessory uses if the use is on or contiguous to the lot, if the lot is owned or leased by the private school and if the use is an integral part of that educational institution.

4.4.7.f.iii. Other permitted accessory use include:

4.4.7.f.iii.(1).Administrative offices;

4.4.7.f.iii.(2).An educational camp; and

4.4.7.f.iii.(3).A daycare.

4.4.7.g. Public Schools. (Reserved) (Staff is currently working on public school standards)

#### 4.4.78 Access and Parking

4.4.78.a. Access and Parking shall be according to "Article 8: Parking Standards" and, where applicable, to the Campus Plan. ~~as approved by process of Conditional Use.~~

4.4.78.b. ~~Surface parking, e~~Covered parking and parking structures shall ~~follow the~~comply with required setbacks and shall be screened from view from any Frontage and from any Abutting residential property. Parking structures shall be encouraged in order to minimize surface parking lots and pavement.

4.4.78.c. Parking for special events may be a natural/permeable surface provided it is used less than once a month.

4.4.78.d. Loading shall be located beyond the setback and shall be as required in "Article 8: Parking Standards".

4.4.78.e. Parking shall be accessed by an alley when such is available.

4.4.78.f. Safe and convenient pedestrian and bicycle connectivity and access shall be provided, including a sidewalk or path along all Frontages, unless alternative interior routes are approved through the Campus Plan.

#### 4.4.89 Architecture Standards

4.4.89.a. Buildings shall comply with the architectural standards in section "155-3.9 Architecture Standards".

4.4.89.b. Buildings shall be designed for construction and long-term operational efficiency that: conserves use of natural and energy resources; minimizes impact on Township infrastructure services; and minimizes the amount of storm-water run-off.

4.4.89.c. Parking structures shall have a separate pedestrian entrance, and should be designed with ramping internalized for potential adaptive re-use. That part of a parking garage that is not concealed behind a Liner shall have a Façade that conceals all internal elements such as plumbing pipes, fans, ducts and lighting.



#### 4.4.910 Landscape Standards

- 4.4.910.a. Landscape buffers shall comply with section “155-3.11 Landscape Standards” and shall support the intentions of the institution’s architectural ~~and urban design~~ character, massing and spatial sequence.
- ~~4.4.9.b. Impervious areas outside of Buildings including pavements shall be included as part of Total Impervious Area. Artificial turf playing fields may be constructed in the Setbacks occupied by a playing field as of March 15, 2006, provided it can be demonstrated that storm water runoff coefficient is less than or equal to that of grass and the drainage system maintains the pre-existing coefficient.~~
- 4.4.910.b. Landscaped Buffers shall be a visual screen between properties and shall be as established in the Township Code, Chapter 101.
- ~~4.4.9.c. Adjustments to the Landscape Standards requirements may be sought with a Campus Plan by a process of Conditional Use.~~

#### 4.4.1011 Ambience Standards:

- 4.4.1011.a. Noise and lighting regulations shall ~~be according to section~~comply with “155-3.12 Ambience Standards”.
- ~~4.4.10.b. Adjustments to the Ambience Standards may be sought with a Campus Plan by process of Conditional Use.~~

#### 4.4.11 For Housing for the elderly ~~for the elderly shall be subject to the following additional regulations: to be approved, the following requirements shall apply:~~

- 4.4.11.a. ~~The minimum lot area of 25 acres is required.~~
- 4.4.11.b. ~~The maximum height shall be three stories or 40 feet. The height restriction shall not apply to the conversion of an existing building to housing for the elderly a continuing care facility for the elderly.~~
- 4.4.11.c. ~~The maximum gross density is limited as follows:~~
  - 4.4.11.c.i. ~~Four dwellings/acre for LDR1, LDR2 and LDR3.~~
  - 4.4.11.c.ii. ~~Six dwellings/acre for LDR4.~~
  - 4.4.11.c.iii. ~~Eight dwellings/acre for MDR1 and MDR2.~~
  - 4.4.11.c.iv. ~~Assisted living units and nursing units are permitted in addition to the maximum gross density for dwelling units as provided in 4.4.12.c.i-iii above. Such units shall be regulated by the percentages allowed and required by the definition of continuing care facility for the elderly. However, in no case shall the number of assisted living units exceed 70 percent of the total number of assisted living and nursing units permitted.~~
- 4.4.11.d. ~~Minimum distance requirements from another continuing care facility is 2,640 feet (½ mile) measured from lot line to lot line.~~
- 4.4.11.e. ~~All structures on the lot shall maintain the following setbacks from all property lines:~~
  - 4.4.11.e.i. ~~100150 feet minimum when perimeter of the lot abuts a LDR, MDR1 or MDR2 zoning district.~~
  - 4.4.11.e.ii. ~~3050 feet minimum when the perimeter of the lot abuts a MDR3 zoning district.~~
  - 4.4.11.e.iii. ~~50 feet minimum when the perimeter of the lot is within the Open Space Overlay District.~~
- 4.4.11.f. ~~Setbacks may match those of the underlying zoning district if The perimeter setback may be reduced to 50 feet when the lot abuts a parcel developed under the provisions of the Open Space Overlay District provided the following conditions are met:~~
  - 4.4.11.f.i. ~~The proposed structures are for independent residential living purposes only.~~
  - 4.4.11.f.ii. ~~The maximum number of dwelling units in a building does not exceed four.~~
  - 4.4.11.f.iii. ~~The proposed structure is a maximum of 2.5 stories or 35 feet in height, as measured at the front of the building.~~
  - 4.4.11.f.iv. ~~An additional preservation area meeting the following requirements is designated as compensation area on the Continuing Care Facility property as follows:~~
    - 4.4.11.f.iv.(1). ~~It shall be equal in size to twice the area if the a minimum of 100 feet wide foot setback is reduced and a minimum of 3050 feet in depth.~~
    - 4.4.11.f.iv.(2). ~~It shall be adjacent to the an existing preservation area.~~
    - 4.4.11.f.iv.(3). ~~It shall be subject to the maintenance and preservation standards required in section 7.2.6.~~

~~4.4.11.f.iv.(4). Connections, relocations, and extensions to the local trail networks, such as the Bridlewild Trail, shall be provided, where applicable, even though such connection is outside of the additional preservation area being provided. Such trails shall be extended to public streets when applicable.~~

~~4.4.11.f.v. Buffers shall be as specified in this section and in Chapter 101: Natural Features Conservation.~~

#### 4.4.12 Campus Plan

- 4.4.12.a. The intent of the Campus Plan is to facilitate the evolution of Institutions according to the goals of the Township Comprehensive Plan, while protecting surrounding residential properties, and promoting public benefits such as historic preservation, open space preservation, community connectivity, and public use of recreational facilities.
- 4.4.12.b. The Campus Plan shall ~~be established by process of Conditional Use, and comply with Section 155- 5.3 shall include the requirements of the Township Code Chapter 135, Subdivision and Land Development process sequence of Tentative Sketch Plan, Preliminary Subdivision and/or Land Development Plan, and Final Plan.~~
- 4.4.12.c. Once approved, the Campus Plan shall allow individual component development without additional Campus Plan approval processes provided each conforms to the requirements of this Article and the Campus Plan. Changes to individual components of the Campus Plan may be approved by the Board of Commissioners Conditional Use.
- 4.4.12.d. Public benefits such as historic preservation and designation, conservation of open space, and third party (public) use of playfields and recreational facilities, may be considered as criteria for Conditional Use approval ~~in addition to Section "155- 5.3 Criteria for Conditional Use approval"~~. Deviations to the regulatory requirements ~~such as for~~ Impervious Surface Area or Building Height, may be approved during the Campus Plan approval process.



4.4.12.e. The Campus Plan submittal requirements ~~may be provided in accordance with~~ shall include the following plans and documents, according to which applications for future development shall be reviewed:

4.4.12.e.i. **The Illustrative Plan**, required for all Institutional District Campus Plans, shall identify all existing and future building footprints, pavements and landscapes including fences and walls, in a two or three dimensional aerial plan view that facilitates perception and comprehension of the entirety.

4.4.12.e.ii. **The Regulating Plan**, required for all Institutional District Campus Plans, ~~shall~~ identify precisely all existing and intended Lot occupation, including setbacks, building footprints, fences and wall locations, pavements and landscapes; building height and massing, fence and wall heights; entrances and pathways for pedestrians and vehicles, and all parking spaces; view sheds and corridors, views into and across property from Frontages and Abutting properties. The Regulating Plan shall show and describe compliance with all the regulations of “155-4.4 Institutional Districts”.

4.4.12.e.iii. **The Landscape Plan**, required for all Institutional District Campus Plans, shall include planting, pavements, water management areas and systems, outdoor lighting, fields and courts for recreation and sports, and where applicable, a Conservation Plan Overlay. The Landscape Plan shall show how it is promoting the sustainability principles of the Natural Features Code, including protecting existing features and minimizing impacts offsite. Landscape Plan requirements are provided in Chapter 101.

4.4.12.e.iv. **The Mobility and Parking Management Plan**, required for all Institutional District Campus Plans, shall demonstrate that all parking can be accommodated on campus or that provisions can be made to accommodate additional parking off site with a shared parking agreement, and shall include a parking plan showing all spaces on ~~impermeable and permeable~~ impervious and pervious surfaces numbered, with quantitative data of parking spaces required by each Use, and parking spaces provided ~~and~~

~~4.4.12.e.iv.(1). For Institutions of (5) five acres or more and at IIE and IH uses,~~

a mobility plan for pedestrian, bicycle and vehicle circulation routes, including connections to transit, and sidewalks and paths within public ~~rights-of-way~~. ~~A Traffic Impact Study, shall be required. The traffic generated by the proposed use shall not result in to maintain level of service lower than C, or if the level of service is already C or below, shall not alter such level of service for adjacent streets and intersections.~~

A Transportation and Parking Demand Analysis and Management Plan ~~may shall~~ be required.

4.4.12.e.v. **Building, Sign, and Ambience Guidelines** shall be required as follows for all Institutional District Campus Plans. These shall include text, drawings and photos in a manual illustrating Building Configuration; Architecture Standards, including style and materials, photos of existing Buildings and ~~elevation drawings~~ locations and concepts of proposed future Buildings; ~~Sign Standards; and Ambience Standards including lighting and noise. For Institutions of less than (5) acres, proposing to build or renovate projects of less than 10,000 square feet, photos of existing Buildings and elevation drawings of proposed future Buildings, sign design, and lighting design and noise criteria, may suffice.~~

4.4.12.e.vi. **Quantitative Data** shall be required of all Institutional District Campus Plans, and shall include Lot coverage; total Building area; Impervious ~~Area~~Surface; existing and proposed Use and Density for each Building, and for each outdoor sports, performance or other use facility; noise and lighting impacts; Institutional Primary Use capacity limits for the number of users on a regular basis such as students, employees, and visitors; and proposed phasing of development as it may impact quantitative data. Institutional Accessory Use limits for temporary users, such as participants in special events, conferences, competitive sports, camps, et al; events duration, and hours of operation.

4.4.12.e.vii. **An Annual Program Calendar** shall be required of all Institutional District Campus Plans, for both Primary and Accessory Uses, including

4.4.12.e.vii.(1). An annual program indicating reasonable dates and times of special events customary to educational uses such as graduations and back to school nights. The Annual Program Calendar shall indicate any anticipated deviations from noise or parking requirements and shall also provide a plan for internalization and minimization of such externalities. Events with amplified sound shall present a plan to internalize off campus impact. Events which require additional parking shall provide a plan to accommodate additional parking ~~off campus~~ with minimal impact upon the surrounding neighborhood.

4.4.12.e.vii.(2). On ~~January 1~~July 1 of every calendar year recipients approved Campus Plans shall provide the Director of Building and Planning ~~for approval~~ an updated Annual Program Calendar indicating any anticipated deviations from noise or parking requirements and a plan for internalization/minimization of such externalities.

4.4.12.e.viii. **An Outline of Public Process** shall be required of all Institutional District Campus Plans, and shall include a summary of outreach and engagement of Abutting property owners and surrounding neighborhoods during the campus planning process. The institution may establish a committee of constituents and Abutting property owners to develop the Campus Plan and to review proposals for future Buildings.

TABLE 4.4 INSTITUTION FORM STANDARDS

TABLE 4.4.1 INSTITUTION NATURE PRESERVE (IN)

Lot Occupation (see section "155-3.4 Lot Occupation")		
A	Lot Width	None
	Lot Area	None <sup>(1)</sup>
	Impervious Coverage	<del>5%</del> See note <sup>(2)</sup>
	Primary Frontage	n/a
Setbacks (see section "155-3.5 Frontages")		
B	Front	Per abutting district
C	Side	50 ft. <sup>(3)(4)</sup>
D	Rear	50 ft. <sup>(3)(4)</sup>
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal	3 stories <u>up to 40 ft.</u> <sup>(5)</sup>
Parking (see "Article 8: Parking Standards")		

**Notes**

- 1 Minimum 30,000 sq. ft. abutting LDR1-LDR-3. Minimum 5,000 sq. ft. abutting LDR4, MDR, VC, ~~and TC, and RC [RESERVED]~~
- 2 ~~Up to 8% with public benefits in the campus plan~~ The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no case shall the impervious surface exceed 55%.
- 3 Minimum 20 ft. buffer is required
- 4 Or the abutting zone, whichever is more restrictive
- 5 Maximum 4 stories or 52 ft. where side and rear yard setbacks are increased by 50 ft. with public benefits in the campus plan

TABLE 4.4.2 INSTITUTION CIVIC (IC)

Lot Occupation (see section "155-3.4 Lot Occupation")		
A	Lot Width	None
	Lot Area	None <sup>(1)</sup>
	Impervious Coverage	<del>5%</del> See note <sup>(2)</sup>
	Primary Frontage	n/a
Setbacks (see section "155-3.5 Frontages") <sup>(2)</sup>		
B	Front	Per abutting district
C	Side	Per abutting district <sup>(3)</sup>
D	Rear	Per abutting district <sup>(3)</sup>
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal	3 stories <u>up to 40 ft.</u> <sup>(4)</sup>
Parking (see "Article 8: Parking Standards")		

**Notes**

- 1 Minimum 30,000 sq. ft. abutting LDR1-LDR-3. Minimum 5,000 sq. ft. abutting LDR4, MDR, VC, ~~and TC, and RC [RESERVED]~~
- 2 ~~Up to 8% with public benefits in the campus plan~~ The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no case shall the impervious surface exceed 55%.
- 3 Minimum 20 ft. buffer is required
- 4 Maximum 4 stories or 52 ft. where side and rear yard setbacks are increased by 50 ft. with public benefits in the campus plan

TABLE 4.4.3 INSTITUTION EDUCATION (IE)

Lot Occupation (see section "155-3.4 Lot Occupation")		
A	Lot Width	None
	Lot Area	None <sup>(1)</sup>
	Impervious Coverage	<del>5%</del> See Note <sup>(2)</sup>
	Primary Frontage	n/a
Setbacks (see section "155-3.5 Frontages") <sup>(3)</sup>		
B	Front	Per abutting district
C	Side	50 ft. <sup>(3)</sup> (4)
D	Rear	50 ft. <sup>(3)</sup> (4)
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal	<del>43</del> stories up to 40 ft. <sup>(5)</sup>
Parking (see "Article 8: Parking Standards")		

## Notes

- 1 Minimum 30,000 sq. ft. abutting LDR1-LDR-3. Minimum 5,000 sq. ft. abutting LDR4, MDR, VC, and TC, and RC [RESERVED]
- 2 Up to 8% with public benefits in the campus plan. The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no case shall the impervious surface exceed 55%.
- 3 Minimum 20 ft. buffer is required
- 4 Or the abutting zone, whichever is more restrictive
- 5 Maximum 54 stories with where side and rear yard setbacks are increased by an additional 50 ft. for each story above 3 stories public benefits in the campus plan

TABLE 4.4.2 INSTITUTION HOUSING (IH)<sup>(1)</sup>

Lot Occupation (see section "155-3.4 Lot Occupation")		
A	Lot Width	None
	Lot Area	None <sup>(2)</sup>
	Impervious Coverage	See Note <sup>(3)</sup>
	Primary Frontage	n/a
Setbacks (see section "155-3.5 Frontages") <sup>(3)</sup>		
B	Front	Per abutting district <sup>(5)</sup>
C	Side	50 ft. <sup>(4)</sup> (5)
D	Rear	50 ft. <sup>(4)</sup> (5)
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal	See Note <sup>(6)</sup>
Parking (see "Article 8: Parking Standards")		

## Notes

- 1 For Continuing Care Facility Standards refer to 4.4.7.c.
- 2 Minimum 30,000 sq. ft. abutting LDR1-LDR-3. Minimum 5,000 sq. ft. abutting LDR4, MDR, VC, and TC, and RC [RESERVED]
- 3 Up to 8% with public benefits in the campus plan. The impervious surface standard will match that of the most restrictive abutting zoning district, plus 5%. Should an institution submit a campus plan, they may achieve an additional 5% impervious surface. In no such case shall the impervious surface exceed 55%.
- 43 Minimum 20 ft. buffer is required
- 54 Or the abutting zone, whichever is more restrictive
- 65 Per the most restrictive abutting zone, with an additional 2-1 story where side and rear yard setbacks are increased by 50 ft. i.e., not to exceed a total of three stories with public benefits in the campus plan

**TABLE 5.2 USES FOR INSTITUTION****\*\*NEW COLUMN\*\***

USES	IN	IC	IE	IH	USE RESTRICTION
<b>RESIDENTIAL</b>					
Single-Family Housing (detached)	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only
Duplex	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only
Twin	R	R	R	R	Max. 2 Dwelling Units in an existing residential structure only
Multi-Family (small) (Apt. House)	C	C	C	C	Shall be in compliance with section 155-7.1 . (HROD)
Multi-Family	C	C	C	C	Shall be in compliance with section 155-7.1 . (HROD)
Alternative Housing for the Elderly		P		P	Shall be in compliance with 155-10.2.
Nursing Home		P		P	See Additional Use requirements in Section 155-4.4.7.d
Student Housing			R		See Table 5.3
<b>INSTITUTIONAL</b>					
Cemetery (nature preserve)	P	P			
Environmental (nature preserve)	R	R	R	R	See Table 5.3
Golf Club	P				
Recreational Establishments		R			See Table 5.3
Religious		P			
Residential Religious		P			
College / University			P		See Additional Use requirements in Section 155-4.4.7.e.
Private Schools			P		See Additional Use requirements in Section 155-4.4.7.f.
Public Schools	P	P	P	P	See Additional Use requirements in Section 155-4.4.7.g. and 155-4.4.4.f.
Continuing Care Facility (CCF)				P	See Additional Use requirements in Section 155-4.4.7.c
Institutional Accessory Use	P	P	P	P	
<b>AGRICULTURE</b>					
Tilling of Soil	P				

IN: Institution Nature Preserve

IC: Institution Civic

IE: Institutional Education

IH: Institutional Housing

P: Permitted

R: Regulated

C: Conditional

S: Special Exceptions

TABLE 5.3 USE RESTRICTIONS

	USE PERMITTED	IN
<b>RESIDENTIAL</b>		
Single-Family Housing (detached)	R	Max. 2 dwelling units in an existing residential structure
Duplex/Twin	R	Max. 2 dwelling units in an existing residential structure
Multi-Family (small) (Apt. House)	C	Shall be in compliance with section "155-7.1 Historic Resources Overlay District"
Multi-Family	C	Shall be in compliance with section "155-7.1 Historic Resources Overlay District"
<b>INSTITUTIONAL</b>		
Cemetery	P/C	
Environmental	R	<p><u>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</u></p> <ul style="list-style-type: none"> <li>Shall be in compliance with section "155-4.4 Institutional Districts".</li> <li><del>Large residential properties may be rezoned to Institutional – Nature Preserve (IN) by Conditional Use, subject to the following restrictions:</del> <ul style="list-style-type: none"> <li>On lots of minimum 25 contiguous acres with frontages on primary, secondary and/or tertiary streets, permitted uses are: <ul style="list-style-type: none"> <li>Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township.</li> <li>The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided.</li> </ul> </li> </ul> </li> <li>Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted as follows: <ul style="list-style-type: none"> <li>The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> <li>The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property.</li> </ul> </li> <li>On-site parking shall be provided as specified in "Article 8: Parking Standards".</li> <li>Educational events for the general public, subject to: <ul style="list-style-type: none"> <li>A maximum of 125 daily visitors permitted.</li> <li>On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards".</li> </ul> </li> <li>Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> <li>A maximum of 12 events per year.</li> <li>The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday.</li> <li>Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance.</li> <li>No activity, including temporary parking, associated with such events can take place within 100 feet of property lines.</li> <li>If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided along with a shuttle service to shuttle attendees to and from the event.</li> </ul> </li> <li>A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.</li> </ul> </li> </ul>

**TABLE 5.3 USER RESTRICTIONS**

	USE PERMITTED	IN
<b>INSTITUTIONAL</b>		
Environmental	R	<p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> <li><del>--- Shall be in compliance with section "155-4.4 Institutional Districts".</del></li> <li><del>--- Residential properties may be rezoned to Institutional - Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes:</del> <ul style="list-style-type: none"> <li><del>--- The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public</del></li> <li><del>--- The protection of a relatively natural habitat of fish, wildlife or plants or similar eco-system;</del></li> <li><del>--- The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy;</del></li> <li><del>--- The preservation of an historically important land area or historic structure certified as such by the state or federal government;</del></li> <li><del>--- The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to:</del> <ul style="list-style-type: none"> <li><del>--- The office use shall not exceed 2,000 square feet in floor area.</del></li> <li><del>--- Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.</del></li> </ul> </li> </ul> </li> </ul>
Public Schools	R	<p><del>Shall be in compliance with section "155-4.4 Institutional Districts".</del>  <del>Shall only be permitted on primary, secondary or tertiary streets. This requirement shall not apply to properties with a minimum of 10 acres.</del></p>



**TABLE 5.3 USE RESTRICTIONS**

	USE PERMITTED	IC
<b>RESIDENTIAL</b>		
Single-Family Housing (detached)	CR	<u>Max. 2 dwelling units in an existing residential structure</u>
Duplex/Twin	CR	<u>Max. 2 dwelling units in an existing residential structure</u>
Single-Family Housing (attached)	C	
Multi-Family (small) (Apt. House)	C	<u>Shall be in compliance with section "155-7.1 Historic Resources Overlay District"</u>
Multi-Family	C	<u>Shall be in compliance with section "155-7.1 Historic Resources Overlay District"</u>

**TABLE 5.3 USE RESTRICTIONS**

	USE PERMITTED	IC
<b>INSTITUTIONAL</b>		
Environmental	R	<p><u>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</u></p> <ul style="list-style-type: none"> <li>Shall be in compliance with section "155-4.4 Institutional Districts".</li> <li><del>Large residential properties may be rezoned to Institutional - Nature Preserve (IN) by Conditional Use, subject to the following restrictions:</del></li> <li>On lots of minimum 25 contiguous acres with frontages on primary, secondary and/ or tertiary streets, permitted uses are: <ul style="list-style-type: none"> <li>Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township.</li> <li>The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided.</li> </ul> </li> <li>Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted as follows: <ul style="list-style-type: none"> <li>The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> <li>The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property.</li> </ul> </li> <li>On-site parking shall be provided as specified in "Article 8: Parking Standards".</li> <li>Educational events for the general public, subject to: <ul style="list-style-type: none"> <li>A maximum of 125 daily visitors permitted.</li> <li>On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards".</li> </ul> </li> <li>Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> <li>A maximum of 12 events per year.</li> <li>The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday.</li> <li>Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance.</li> <li>No activity, including temporary parking, associated with such events can take place within 100 feet of property lines.</li> <li>If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided along with a shuttle service to shuttle attendees to and from the event.</li> </ul> </li> <li>A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.</li> </ul> </li> </ul>
<u>Recreational Establishments</u>	<u>R/C</u>	<p><u>Club or Lodge   Community Center / Senior Center   Museum or Community Art Center</u></p> <ul style="list-style-type: none"> <li><u>Shall be in compliance with section "155-4.4 Institutional Districts".</u></li> <li><u>Expansions of permitted uses may be authorized, subject to the following restrictions:</u></li> <li><u>Additions are not permitted to exceed 50% of the total existing building area.</u></li> <li><u>Shall have direct access onto a primary, secondary or tertiary street. This requirement shall not apply to properties with a minimum of 10 acres.</u></li> </ul>

**TABLE 5.3 USER RESTRICTIONS**

	USE PERMITTED	IC
<b>INSTITUTIONAL</b>		
Environmental	R	<p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>— Shall be in compliance with section “155-4.4 Institutional Districts”;</li> <li>— Residential properties may be rezoned to Institutional— Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes: <ul style="list-style-type: none"> <li>— The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public</li> <li>— The protection of a relatively natural habitat of fish, wildlife or plants or similar eco-system;</li> <li>— The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy;</li> <li>— The preservation of an historically important land area or historic structure certified as such by the state or federal government;</li> <li>— The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to: <ul style="list-style-type: none"> <li>— The office use shall not exceed 2,000 square feet in floor area.</li> <li>— Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.</li> </ul> </li> </ul> </li> </ul>
Recreational Establishments	PR/C	<p>Club or Lodge   Community Center / Senior Center   Residential &amp; Non-Residential Religious Facility   Museum or Community Art Center</p> <ul style="list-style-type: none"> <li>■ Shall be in compliance with section “155-4.4 Institutional Districts”;</li> <li>■ Expansions of permitted uses may be authorized as a Special Exception, subject to the following restrictions: <ul style="list-style-type: none"> <li>■ Additions are not permitted to exceed 50% of the total existing building area.</li> <li>■ Shall have direct access onto a primary, secondary or tertiary street. This requirement shall not apply to properties with a minimum of 10 acres.</li> <li>■ Permitted in a Class I Historic Resource, subject to the requirements of “7.1.3 Permitted Uses for Class I Historic Resources”</li> </ul> </li> <li>Museum or Community Art Center <ul style="list-style-type: none"> <li>■ Shall be in compliance with section “155-4.4 Institutional Districts”;</li> <li>■ On lots 5 acres or less and in the absence of an approved Master Plan, a museum or community art center is further restricted as follows: <ul style="list-style-type: none"> <li>■ A maximum of 450 daily visitors.</li> <li>■ Additional numbers of daily visitors may be admitted upon the grant of a special exception by the Zoning Hearing Board. In considering such an application, the Zoning Hearing Board may impose additional conditions as it deems appropriate to assure the adequacy of public accommodation and the preservation of the surrounding neighborhood character.</li> <li>■ The hours of operation are limited to 9:00 a.m. to 5:00 p.m. daily, and for a maximum of six days per week.</li> <li>■ Minimum distance requirements from another such facility shall be 2,640 feet (½ mile).</li> </ul> </li> </ul> </li> </ul>
Religious	P/C	
Residential Religious	P/C	
Public Schools	R	<ul style="list-style-type: none"> <li>— Shall be in compliance with section “155-4.4 Institutional Districts”;</li> <li>— Shall only be permitted on primary, secondary or tertiary streets. This requirement shall not apply to properties with a minimum of 10 acres;</li> </ul>

TABLE 5.3 USE RESTRICTIONS

	USE PERMITTED	IE
<del>RESIDENTIAL HOTEL LODGING</del> <del>RESIDENTIAL</del>		
<del>Single-Family Housing (detached)</del>	<del>R</del>	<del>Max. 2 dwelling units in an existing residential structure</del>
<del>Duplex/Twin</del>	<del>R</del>	<del>Max. 2 dwelling units in an existing residential structure</del>
<del>Multi-Family (small) (Apt. House)</del>	<del>C</del>	<del>Shall be in compliance with section "155-7.1 Historic Resources Overlay District"</del>
<del>Multi-Family</del>	<del>C</del>	<del>Shall be in compliance with section "155-7.1 Historic Resources Overlay District"</del>
Student Housing	G/SR	<p>Student homes shall only be permitted <del>as a Special Exception</del>, subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>• A maximum of three students per dwelling is permitted</li> <li>• A maximum of one student per bedroom in any dwelling unit.</li> <li>• <del>A special exception authorizing a student home shall expire without further action by the Township unless the use is registered in conformity with Chapter 92 of the Lower Merion Code.</del></li> <li>• <del>Minimum distance requirement from another approved student housing shall be 1,000 feet.</del></li> </ul>
<b>INSTITUTIONAL</b>		
Environmental	R	<p><u>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</u></p> <ul style="list-style-type: none"> <li>• Shall be in compliance with section "155-4.4 Institutional Districts".</li> <li>• <del>Large residential properties may be rezoned to Institutional - Nature Preserve (IN) by Conditional Use, subject to the following restrictions:</del></li> <li>• On lots of minimum 25 contiguous acres with frontages on primary, secondary and/or tertiary streets, permitted uses are: <ul style="list-style-type: none"> <li>• Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township.</li> <li>• The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided.</li> </ul> </li> <li>• Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted as follows: <ul style="list-style-type: none"> <li>• The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> <li>• The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property.</li> </ul> </li> <li>• On-site parking shall be provided as specified in "Article 8: Parking Standards".</li> <li>• Educational events for the general public, subject to: <ul style="list-style-type: none"> <li>• A maximum of 125 daily visitors permitted.</li> <li>• On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards".</li> </ul> </li> <li>• Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> <li>• A maximum of 12 events per year.</li> <li>• The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday.</li> <li>• Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance.</li> </ul> </li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>No activity, including temporary parking, associated with such events can take place within 100 feet of property lines.</li> <li>If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided <del>from a nonresidential property</del> along with a shuttle service to shuttle attendees to and from the event.</li> <li>A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.</li> </ul>
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**TABLE 5.3 USER RESTRICTIONS**

	USE PERMITTED	IE
<b>INSTITUTIONAL</b>		
Environmental	<del>R</del>	<p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>Shall be in compliance with section "155-4.4 Institutional Districts".</li> <li>Residential properties may be rezoned to Institutional – Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes: <ul style="list-style-type: none"> <li>The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public</li> <li>The protection of a relatively natural habitat of fish, wildlife or plants or similar ecosystem;</li> <li>The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy;</li> <li>The preservation of an historically important land area or historic structure certified as such by the state or federal government;</li> <li>The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to: <ul style="list-style-type: none"> <li>The office use shall not exceed 2,000 square feet in floor area.</li> <li>Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.</li> </ul> </li> </ul> </li> </ul>
College/University	<del>P</del>	
Private Schools	<del>C</del>	<p>Licensed Adult or Child Care   Licensed Nursery   Certified Educational Institution</p> <ul style="list-style-type: none"> <li>Shall be in compliance with section "155-4.4 Institutional Districts".</li> <li>Expansions of permitted uses may be authorized as a Special Exception, subject to the following restrictions: <ul style="list-style-type: none"> <li>Additions are not permitted to exceed 50% of the total existing building area.</li> </ul> </li> <li>Shall have direct access onto a primary, secondary or tertiary street. This requirement shall not apply to properties with a minimum of 10 acres.</li> <li>Permitted in a Class I Historic Resource, subject to the requirements of "7.1.3 Permitted Uses for Class I Historic Resources".</li> <li>Certified Educational Institutions are subject to the following additional restrictions: <ul style="list-style-type: none"> <li>A student residence hall is permitted as an accessory uses if the use is on or contiguous to the lot, if the lot is owned or leased by the certified educational institution and if the use is an integral part of that educational institution;</li> <li>Other permitted accessory uses include: <ul style="list-style-type: none"> <li>Administrative offices;</li> <li>An educational camp;</li> <li>A fraternity or sorority; and</li> <li>A non-licensed nursery school.</li> </ul> </li> </ul> </li> </ul>
Public Schools	<del>R</del>	<ul style="list-style-type: none"> <li>Permitted in LDR &amp; MDR zoning districts as a Conditional Use, subject to the following restrictions: Shall be in compliance with section "155-4.4 Institutional Districts".</li> <li>Subject to additional dimensional standards as follows:</li> <li>Shall only be permitted on primary, secondary or tertiary streets. This requirement shall not apply to properties with a minimum of 10 acres.</li> </ul>

TABLE 5.3 USE RESTRICTIONS

	USE PERMITTED	IH
<b>COMMERCIAL</b>		
Health and Medical	C	
<b>INSTITUTIONAL</b>		
Environmental	R	<p><u>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</u></p> <ul style="list-style-type: none"> <li>Shall be in compliance with section "155-4.4 Institutional Districts".</li> <li><del>Large residential properties may be rezoned to Institutional – Nature Preserve (IN) by Conditional Use, subject to the following restrictions:</del></li> <li>On lots of minimum 25 contiguous acres with frontages on primary, secondary and/ or tertiary streets, permitted uses are: <ul style="list-style-type: none"> <li>Preservation, management and/or enhancement of land areas for outdoor passive recreation and/or scenic enjoyment for the benefit of the general public from dawn to dusk only, provided a conservation easement for the estate preservation lot is approved and recorded by the Township.</li> <li>The preservation and/or enhancement of a historic structure, including the adaptive reuse of the historic resource and existing associated structures for historical, environmental, horticultural, cultural, arts, genealogical and musical purposes, provided a guarantee for the permanent preservation of the principal historic structure is provided.</li> </ul> </li> <li>Absent an approved Campus Plan that complies with section "155-5.1 Permitted Uses", and "Table 5.2 Uses for Institution" permitted uses are further restricted as follows: <ul style="list-style-type: none"> <li>The adaptive reuse of the principal historic structures and accessory structures may include facilities with associated offices, subject to: <ul style="list-style-type: none"> <li>The number of employees working within the structures is limited to one person per 500 square feet of floor area dedicated to the use, not including the employees employed for the preservation, management and enhancement of the property.</li> <li>On-site parking shall be provided as specified in "Article 8: Parking Standards".</li> </ul> </li> <li>Educational events for the general public, subject to: <ul style="list-style-type: none"> <li>A maximum of 125 daily visitors permitted.</li> <li>On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards".</li> </ul> </li> <li>Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> <li>A maximum of 12 events per year.</li> <li>The event hours are limited to between 9:00 a.m. and 9:00 p.m., Sunday through Thursday, and 9:00 a.m. and 11:00 p.m., Friday and Saturday.</li> <li>Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance.</li> <li>No activity, including temporary parking, associated with such events can take place within 100 feet of property lines.</li> <li>If an event requires more parking than exists at the site, temporary parking may be permitted on the lawn areas on the lot if located more than 100 feet away from any property line. If temporary parking cannot be accommodated on lawn areas on the lot, an off-site parking location shall be provided along with a shuttle service to shuttle attendees to and from the event.</li> </ul> </li> <li>A maximum of two apartment dwelling units are permitted in each historic structure existing on the date the property was placed on the Historic Inventory. Use of the apartment dwelling units is limited to employees, caretakers or advisors to the entity(ies) using the property for its permitted purposes.</li> </ul> </li> </ul>

**TABLE 5.3 USE RESTRICTIONS**

	USE PERMITTED	IH
<b>RESIDENTIAL</b>		
Environmental	R	<p>The principal historic resource building on a property may be subdivided without meeting the applicable form standards, provided the entire property, pursuant to this section, meets all form standards and are approved by the Solicitor. Environmental and/or Historic Conservation Lands are subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>— Shall be in compliance with section “155-4.4 Institutional Districts”.</li> <li>— Residential properties may be rezoned to Institutional–Nature Preserve (IN) by Special Exception, subject to compliance with the following purposes: <ul style="list-style-type: none"> <li>— The preservation of land areas for outdoor recreation, education or scenic enjoyment of the general public</li> <li>— The protection of a relatively natural habitat of fish, wildlife or plants or similar eco-system;</li> <li>— The preservation of open space (including farmland and forest land) where such preservation will yield a significant public benefit, tied to a clearly delineated federal, state or Township conservation policy;</li> <li>— The preservation of an historically important land area or historic structure certified as such by the state or federal government;</li> <li>— The office and/or educational facilities of an environmental and/or historical conservation organization as an accessory use on property held for one or more of those purposes, subject to: <ul style="list-style-type: none"> <li>— The office use shall not exceed 2,000 square feet in floor area.</li> </ul> </li> </ul> </li> </ul> <p>Parking shall be provided as determined by the Zoning Hearing Board based on the proposed use.</p>
<u>Single-Family Housing (detached)</u>	<u>R</u>	<u>Max. 2 dwelling units in an existing residential structure</u>
<u>Duplex/Twin</u>	<u>R</u>	<u>Max. 2 dwelling units in an existing residential structure</u>
<u>Multi-Family (small) (Apt. House)</u>	<u>G</u>	<u>Shall be in compliance with section “155-7.1 Historic Resources Overlay District”</u>
<u>Multi-Family</u>	<u>G</u>	<u>Shall be in compliance with section “155-7.1 Historic Resources Overlay District”</u>
Public Schools	R	<ul style="list-style-type: none"> <li>— Shall be in compliance with section “155-4.4 Institutional Districts”.</li> <li>— Shall only be permitted on primary, secondary or tertiary streets. This requirement shall not apply to properties with a minimum of 10 acres.</li> </ul>
Continuing Care Facility (CCF)	G	<p>Continuing Care Facility for the Elderly</p> <ul style="list-style-type: none"> <li>— Shall be in compliance with section “155-4.4 Institutional Districts”.</li> <li>— Shall be in compliance with supplemental regulations in XX</li> <li>— In a Class I Historic Resource, shall only be authorized as a Conditional Use, subject to the requirements of “Table 5.3 Use Restrictions”</li> </ul>



## ARTICLE 2: DEFINITIONS

The following excerpt from “Article 2: Definitions” includes terms applicable to the Institutional District zoning. For a complete list of definitions, please refer to the Draft LMT Zoning Code dated March 6, 2019 ([www.lowermerion.org/rezoning](http://www.lowermerion.org/rezoning)).

### 155-2.1: DEFINITION OF TERMS

**Alternative Housing for the Elderly:** A residence for a maximum three unrelated elderly individuals or couples that may include household services and assistance with daily activities, but not including skilled nursing, clinical or medical treatment; with or without shared kitchen and dining. ~~See “Table 5.4 Use Consolidation”.~~

**Assisted-Living Unit:** A personal care unit within a continuing care facility for the elderly, as licensed by the Commonwealth of Pennsylvania, in which food, shelter and personal assistance or supervision is provided for a person exceeding 24 consecutive hours and who requires assistance or supervision in activities of daily living, but do not require hospitalization or care in a skilled nursing or intermediate care facility.

**Cemetery:** A burial ground that may include buildings, such as a mausoleum or a chapel. ~~See “Table 5.4 Use Consolidation”.~~

~~**Civic:** see Definition of Uses, Institution.~~

**College / University:** A facility for post-secondary education that grants associate, bachelor, master, or doctoral degrees and may include research functions and professional schools; with a dedicated site that may include several buildings; or occupying several locations throughout the community. ~~See “Table 5.4 Use Consolidation”.~~

**Community Residential Facility/Program:** An establishment, sometimes referred to as a “community living arrangement” or a “group home,” licensed by the Commonwealth of Pennsylvania, that provides a home for not more than eight disabled or elderly individuals, excluding staff who do not reside on the property, who live and cook together as a single housekeeping unit. This definition shall not include a facility housing persons released from or under the jurisdiction of a government bureau of corrections or similar institution. “Handicapped”, with respect to a person, a physical or mental impairment which substantially limits one or more of such person’s major life activities, a record of having such an impairment or being regarded as having such an impairment; but such term does not include current, illegal use of or addiction to a controlled substance as defined in Section 102 of the Controlled Substances Act (21 U.S.C. § 802). ~~See “Table 5.4 Use Consolidation”.~~

**Conservation:** The planned management of a natural feature to preserve, protect or restore it.

**Continuing Care Facility for the Elderly:** ~~See Definition of Uses, Institution. See “Table 5.4 Use Consolidation”.~~ Housing for the Elderly: A development consisting of residential living units exclusively for persons who are 60 years of age or older and for married couples with one spouse or both spouses being 60 years of age or older. Such developments shall provide nursing facilities containing assisted living and/or nursing units, health care services and meals for residents (with or without common dining facilities). Such developments may also provide the following facilities and services for the exclusive use of the residents and nonresidents occupying assisted-living and/or nursing units: physical therapy facilities; auditoriums; recreation facilities; on-site service shops; and other ancillary services.

**Environmental:** A site set aside for the creation, retention and permanent protection of natural or historic resources, including floodplains, wetlands, streams, valleys, woodlands and other natural and scenic features, historic sites and other historic resources. ~~See “Table 5.4 Use Consolidation”.~~

**Estate Preservation Lot:** See “Environmental”.

**Golf Club (Country Club):** A golf course and associated uses and buildings, including but not limited to clubhouse, dining, banquet, practice, and other sport and recreational facilities, located on a tract of land containing a minimum of 150 acres and at a minimum of 18 holes for golf.

**Health and Medical:** A facility involving the treatment and examination of patients and the furnishing of medical, surgical or other services to individual. This may include a medical clinic, health clinic, or special medical treatment facility. See “Table 5.4 Use Consolidation”.

**Hospital:** A facility providing primary physical or mental health services and medical or surgical care of the sick, handicapped or injured including facilities for overnight accommodation of patients. Hospitals may include various ancillary activities which are customarily incidental to and in direct support of the primary health care mission of the hospital, including: emergency and intensive care, clinics, medical offices, hospital administrative offices, laboratories, pharmacies, gift shops, teaching facilities, research facilities, rehabilitation facilities, patient hostels, hospital staff dormitory, employee day care, and diagnostic or treatment facilities which are integrated with the hospital facilities. See “Table 5.4 Use Consolidation”.

~~**Housing for the Elderly:** A development consisting of residential living units exclusively for persons who are 60 years of age or older and for married couples with one spouse or both spouses being 60 years of age or older. Such developments shall provide nursing facilities containing assisted living and/or nursing units, health care services and meals for residents (with or without common dining facilities). Such developments may also provide the following facilities and services for the exclusive use of the residents and nonresidents occupying assisted living and/or nursing units: physical therapy facilities; auditoriums; recreation facilities; on-site service shops; and other ancillary services.~~

**Institutional Accessory Use:** A use that is secondary to, subordinate to, customarily incidental to, or dependent on the existence of the Primary Institutional Use; does not alter the character of the property in respect to its primary use; inhabits the structures and facilities of the primary use or its own facility; and conforms to all regulations applicable to the Primary Use. This may include but is not limited to for example, occasional or seasonal events, such as: vacation-time camps; programming; fairs; conferences; off-campus user sports events; and multi-school competitive sports and play-offs.

**Institutional Civic:** Collectively includes community benefit land uses, including but not limited to organizations dedicated to the arts and culture, active recreation, social and religious use, senior housing, wellness and recreation.

**Institutional Education:** Collectively includes sites or buildings operated by the private or public sectors for the provision of full-time or part-time educational services for students of all ages.

**Institutional Housing:** Collectively includes sites or buildings operated by the private or public sectors for the provision of housing and health care services for the elderly.

**Institutional Natural Preserve:** Collectively includes sites and buildings operated by the private or public sectors for three types of uses: cemeteries, golf clubs and environmental and open space preserves.

**Institutional Primary Use:** An Institutional Use that inhabits the structures and facilities of the property; customarily consumes for which are devoted the greater part of the institution’s resources of time and funds in its management; and, conforms to Institutional District regulations. This may include for example, but is not limited to: teaching, learning, and administration facilities for students, faculty, and staff; residential facilities for faculty, students, and staff; exhibition, worship, performance, recreational and competitive sports facilities; food preparation and dining facilities; continuing care and assisted living for the elderly health care; day care; and parking.

**Institutional Use:** All public, private or not-for-profit organizations that serve public benefit and community use including: hospital; continuing care facility; museum; community art, education, health, and recreation; club, lodge, country club; day care (for more than six children); public school; private school; college; university; religious institution. Also included are sites dedicated to open space and historic preservation that serve community use, including cemeteries. Excluded are properties in municipal ownership.

**Nursing Home:** A resident care facility for more than six individuals involving extended stays, including but not limited to: skilled nursing, rehabilitation, continuing care, and assisted living; with household services and shared kitchen and dining.

**Open Space:** Any parcel or area of land or water essentially unimproved by permanent buildings and open to the sky; such space shall be reserved for public or private use.

**Place of Assembly:** A commercial facility for public assembly including, but not limited to: conference facilities, convention centers, exhibition halls, major sports facilities, theaters, cinemas, performing arts centers, and the like, excluding adult entertainment. ~~See “Table 5.4 Use Consolidation”.~~

**Private School:** See School. ~~See “Table 5.4 Use Consolidation”.~~

**Public School:** An educational facility operated by or under agreement with the Lower Merion School District pursuant to the Public School Code of 1949, as amended. ~~See “Table 5.4 Use Consolidation”.~~

**Recreation, Active:** Those recreational pursuits which require physical alteration to the area in which they are performed. Such areas are intensively used and include, but are not limited to, playgrounds, ball courts, golf courses and swimming pools.

**Recreation, Passive:** Recreational pursuits which can be carried out with little alteration or disruption in the area in which they are performed. Such uses include, but are not limited to, hiking, biking and picnicking.

**Recreational Establishment:** A place of business providing leisure activities such as but not limited to: health and fitness facilities, exercise equipment, swimming pools, sports courts, skating rink, exercise classes, spa, and sports massage and treatment. ~~See “Table 5.4 Use Consolidation”.~~

**Religious:** A building(s) or facility used for regular organized religious worship and related activities. ~~See “Table 5.4 Use Consolidation”.~~

**Religious Institution:** See Definition of Uses, Institution.

**Residential Religious:** A structure containing a living arrangement owned or leased by a religious institution and operated as an integral part of that religious institution for the use of its members. ~~See “Table 5.4 Use Consolidation”.~~

**School:** Any public, parochial, private, charitable or non-profit school, including pre-school, elementary, middle and high school, college and university, which may include instructional and recreational uses, living quarters, dining rooms, and other incidental facilities.

**Senior Housing:** Collectively includes “Nursing Homes” and “Alternative Housing for the Elderly”.

**Student Home:** A living arrangement for students, unrelated by blood, marriage or legal adoption, attending or about to attend a college or university or who are on a semester or summer break from studies at a college or university, or any combination of such persons. Student homes shall not include fraternities, sororities or community residential programs. ~~See “Table 5.4 Use Consolidation”.~~

**Student Residence Hall:** A Structure containing a living arrangement owned or leased by an educational institution and operated as an integral part of that educational institution for the use of its students and faculty.