

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).

4.4.2. 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.

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

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

- 4.4.3.a. **Institutional Primary Use.** A use that: inhabits the structures and facilities of the property; 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, for example: 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; day care and parking.
- 4.4.3.b. **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; conforms to all regulations applicable to the Primary Use; and may be functionally limited according to an approved campus plan. This may include, for example, occasional or seasonal events such as: vacation-time camps; programming; fairs; conferences; and multi-school competitive sports and play-offs.
- 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 is intended to enhance neighborhood participation, thus consolidating the review of institutional changes and/or improvements to benefit both the institution and the neighbors.

4.4.4. Applicability

- 4.4.4.a. Property zoned Institutional shall be developed according to the requirements of the Institutional District.
- 4.4.4.b. Institutional District regulations apply to all Institutional Uses according to the Definitions, and “Table 5.2 Uses for Institution”.
- 4.4.4.c. An Institutional District property shall conform to the requirements of this Article. Under the following circumstances the property may exceed these requirements provided a Campus Plan is approved by the Board of Commissioners:
 - 4.4.2.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. 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.
- 4.4.4.d. All properties in the Institutional District, shall conform to “Article 4: District Specific Standards”, “Article 5: Uses”, “Article 10: Supplemental Use Regulations”, “Article 11: Process & Procedures”, and Chapter 135 Subdivision and Land Development, Article IV Plan Requirements.
- 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.
- 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.)

4.4.5 Lot Occupation. Institutional District lots shall comply with “Table 4.4 Institution Form Standards” and the following:

- 4.4.5.a. Impervious Surface.
 - 4.4.5.a.i. Impervious Surface may be modified up to the limits in “Table 4.4 Institution Form Standards” by process of Campus Plan 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
 - 4.4.5.a.ii. The following shall be exempt from the Total Impervious Surface Calculations:

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 coefficient less than or equal to grass and maintained to continue this runoff coefficient as approved by the Township Engineer, 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.

4.4.5.b. A Building shall be located in compliance with "Table 4.4 Institution Form Standards".

4.4.5.c. Setbacks for sports and physical recreation areas shall comply with "Section 3.13 Sporting and Physical Recreation Areas".

4.4.6 Building Configuration. Institutional District buildings shall comply with "Table 4.4 Institution Form Standards" and the following:

4.4.6.a. In IC, IE and IH Districts, for property of less than five acres, abutting MDR, VC, TC, and SD districts, facades shall align with the predominant setback.

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

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

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.

- 4.4.6.c.iii. Chimneys, elevator shafts, water tanks, mechanical structures, enclosed stairwells, and unenclosed roof terraces, are allowed to exceed maximum building Height up to an additional 10 feet, and may occupy a maximum 20 percent of the building footprint.
- 4.4.6.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.
- 4.4.6.d. Fences and Walls shall be according to “155-3.7 Fences and Walls” and the following:
 - 4.4.6.d.i. Fence type shall be regulated by district as specified in “Table 3.7.2 Fence Type by District”.
 - 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.

4.4.7 Uses

- 4.4.7.a. Use restrictions and standards shall be according to “Article 5: Uses”.
- 4.4.7.b. Institutional District properties shall support only the Institutional primary and accessory uses.
 - 4.4.7.b.i. Institutional Primary Use Functions shall be listed and described with limits in the Campus Plan, where required. Institutional Accessory uses and events shall be listed and described with limits in the Campus Plan, where required.
 - 4.4.7.b.ii. Adjustments to the Use and/or Density requirements of the approved Campus Plan require a revised Campus Plan.
- 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)

4.4.8 Access and Parking

4.4.8.a. Access and Parking shall be according to "Article 8: Parking Standards" and, where applicable, to the Campus Plan.

4.4.8.b. Covered parking and parking structures shall 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.

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

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

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

4.4.8.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.

4.4.9 Architecture Standards

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

4.4.9.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.

4.4.9.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.

4.4.10 Landscape Standards

4.4.10.a. Landscape buffers shall comply with section “155-3.11 Landscape Standards” and shall support the intentions of the institution’s architectural character, massing and spatial sequence.

4.4.10.b. Landscaped Buffers shall be a visual screen between properties and shall be as established in the Township Code, Chapter 101.

4.4.11 Ambience Standards:

4.4.11.a. Noise and lighting regulations shall comply with “155-3.12 Ambience Standards” .

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 comply with Section 155- 5.3
- 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.
- 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 approval. Deviations to the regulatory requirements for Impervious Surface, may be approved during the Campus Plan approval process.

4.4.12.e. The Campus Plan submittal requirements 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 impervious and pervious surfaces numbered, with quantitative data of parking spaces required by each Use, and parking spaces provided and a mobility plan for pedestrian, bicycle and vehicle circulation routes, including connections to transit, and sidewalks and paths within public-rights-of-way.

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

4.4.12.e.v. **Building 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 locations and concepts of proposed future Buildings.

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 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 with minimal impact upon the surrounding neighborhood.

4.4.12.e.vii.(2). On July 1 of every calendar year recipients approved Campus Plans shall provide the Director of Building and Planning 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 ⁽¹⁾
	Impervious Coverage	See note ⁽²⁾
	Primary Frontage	n/a
Setbacks (see section "155-3.5 Frontages")		
B	Front	Per abutting district
C	Side	50 ft. ⁽³⁾⁽⁴⁾
D	Rear	50 ft. ⁽³⁾⁽⁴⁾
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal	3 stories up to 40 ft. ⁽⁵⁾
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
- 2 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.

TABLE 4.4.2 INSTITUTION CIVIC (IC)

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

TABLE 4.4.3 INSTITUTION EDUCATION (IE)

Lot Occupation (see section "155-3.4 Lot Occupation")		
A	Lot Width	None
	Lot Area	None ⁽¹⁾
	Impervious Coverage	See Note ⁽²⁾
	Primary Frontage	n/a
Setbacks (see section "155-3.5 Frontages")		
B	Front	Per abutting district
C	Side	50 ft. ⁽³⁾⁽⁴⁾
D	Rear	50 ft. ⁽³⁾⁽⁴⁾
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal	3 stories up to 40 ft. ⁽⁵⁾
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
- 2 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 5 stories where side and rear yard setbacks are increased by an additional 50 ft. for each story above 3 stories

TABLE 4.4.2 INSTITUTION HOUSING (IH)⁽¹⁾

Lot Occupation (see section "155-3.4 Lot Occupation")		
A	Lot Width	None
	Lot Area	None ⁽²⁾
	Impervious Coverage	See Note ⁽³⁾
	Primary Frontage	n/a
Setbacks (see section "155-3.5 Frontages")		
B	Front	Per abutting district ⁽⁵⁾
C	Side	50 ft. ⁽⁴⁾⁽⁵⁾
D	Rear	50 ft. ⁽⁴⁾⁽⁵⁾
Building Height (max.) (see section "155-3.3 Building Height")		
I	Principal	See Note ⁽⁶⁾
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
- 3 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%.
- 4 Minimum 20 ft. buffer is required
- 5 Or the abutting zone, whichever is more restrictive
- 6 Per the most restrictive abutting zone, with an additional 1 story where side and rear yard setbacks are increased by 50 ft.

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

USES	IN	IC	IE	IH	USE RESTRICTION
RESIDENTIAL					
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
INSTITUTIONAL					
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	
AGRICULTURE					
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
INSTITUTIONAL		
Environmental	R	<p>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</p> <ul style="list-style-type: none"> Shall be in compliance with section "155-4.4 Institutional Districts". 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"> 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. 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. 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"> 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"> 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. On-site parking shall be provided as specified in "Article 8: Parking Standards". Educational events for the general public, subject to: <ul style="list-style-type: none"> A maximum of 125 daily visitors permitted. On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> A maximum of 12 events per year. 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. Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. No activity, including temporary parking, associated with such events can take place within 100 feet of property lines. 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. 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.

TABLE 5.3 USE RESTRICTIONS

	USE PERMITTED	IC
INSTITUTIONAL		
Environmental	R	<p>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • 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"> • 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. • 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. • 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"> • 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"> • 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. • On-site parking shall be provided as specified in "Article 8: Parking Standards". • Educational events for the general public, subject to: <ul style="list-style-type: none"> • A maximum of 125 daily visitors permitted. • On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". • Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> • A maximum of 12 events per year. • 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. • Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. • No activity, including temporary parking, associated with such events can take place within 100 feet of property lines. • 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. • 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.
Recreational Establishments	R/C	<p>Club or Lodge Community Center / Senior Center Museum or Community Art Center</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • Expansions of permitted uses may be authorized, subject to the following restrictions: <ul style="list-style-type: none"> • Additions are not permitted to exceed 50% of the total existing building area. • Shall have direct access onto a primary, secondary or tertiary street. This requirement shall not apply to properties with a minimum of 10 acres.

TABLE 5.3 USE RESTRICTIONS

	USE PERMITTED	IE
RESIDENTIAL		
Student Housing	R	<p>Student homes shall only be permitted, subject to the following restrictions:</p> <ul style="list-style-type: none"> • A maximum of three students per dwelling is permitted • A maximum of one student per bedroom in any dwelling unit.
INSTITUTIONAL		
Environmental	R	<p>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</p> <ul style="list-style-type: none"> • Shall be in compliance with section "155-4.4 Institutional Districts". • 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"> • 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. • 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. • 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"> • 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"> • 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. • On-site parking shall be provided as specified in "Article 8: Parking Standards". • Educational events for the general public, subject to: <ul style="list-style-type: none"> • A maximum of 125 daily visitors permitted. • On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". • Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> • A maximum of 12 events per year. • 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. • Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. • No activity, including temporary parking, associated with such events can take place within 100 feet of property lines. • 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 from a residential property along with a shuttle service to and from the event. • 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.

TABLE 5.3 USE RESTRICTIONS

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INSTITUTIONAL		
Environmental	R	<p>Environmental (Nature Preserve) or Estate Preservation Lots are permitted subject to the following:</p> <ul style="list-style-type: none"> Shall be in compliance with section "155-4.4 Institutional Districts". 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"> 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. 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. 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"> 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"> 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. On-site parking shall be provided as specified in "Article 8: Parking Standards". Educational events for the general public, subject to: <ul style="list-style-type: none"> A maximum of 125 daily visitors permitted. On-site parking, including visitor parking shall be provided as specified in "Article 8: Parking Standards". Outdoor events with outdoor amplified music, such as special exhibits, fairs, galas, retreats and performances, subject to: <ul style="list-style-type: none"> A maximum of 12 events per year. 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. Any amplified sound source shall be directed away from adjacent residences and comply with the Township Noise Ordinance. No activity, including temporary parking, associated with such events can take place within 100 feet of property lines. 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. 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.

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).

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.

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.

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.

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).

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

Continuing Care Facility 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.

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.

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.

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 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: A use that inhabits the structures and facilities of the property; 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 for example, 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; day care; and parking.

Institutional Use: All public, private or not-for-profit organizations that serve public benefit and community use including: 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.

Private School: See School.

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.

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.

Religious: A building(s) or facility used for regular organized religious worship and related activities.

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.

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.

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.