

ARTICLE XIX I4 INSTITUTIONAL DISTRICT**Section 1900 PURPOSE**

The I4 Institutional District is intended to provide an opportunity for Planned Church and/or School Campus, and to preserve the residential character of Channing Avenue by encouraging the use of residential buildings for related uses.

Section 1901 USE REGULATIONS

A building may be erected or used, and a lot may be used or occupied for any one (1) of the following principal uses, and no other:

- A. **Uses By Right.** The following uses are permitted by right in this district:
1. Single-Family Detached Dwelling.
 2. Two-Family Semi-Detached Dwelling.
 3. Two-Family Duplex.
 4. Municipal Use, in accordance with the provisions in this Article.
 5. Police Station.
 6. Library.
 7. Commercial Communication Antennae when attached to an existing structure, as per Section 2414.
 8. Forestry, as per Section 2204.
 9. Accessory Use, as per Section 2401.A., B., C., and D.
- B. **Special Exception Uses.** The following uses shall be permitted only upon the grant of a special exception from the Zoning Hearing Board, subject to the terms of this Article and of Article XXVIII:
1. Educational Use, in accordance with the provisions in this Article.
 2. Religious Use, as per Section 2421 and in accordance with the provisions in this Article.
 3. Cemetery, but only when conducted and used as part of a contiguous religious and/or educational use and as per Section 2421, as applicable.

Section 1902 AREA AND BULK REGULATIONS

A. **Minimum Lot Area And Width.** Each use shall have a lot area and lot width at the building line of not less than the requirements set forth below:

Type of Use	Minimum Lot Area	Minimum Lot Width*
Educational or Religious Use	1 acre	100 feet
Municipal Use, Police Station, or Library	10,000 sq. ft.	50 feet
Single-Family Detached Dwelling or Two-Family Semi-Detached or Duplex Dwelling	9,000 sq. ft. per dwelling unit	45 feet

*Each lot shall have a width at the street line of not less than sixty-five (65) percent of the required lot width at the building line.

B. **Minimum Front Yard.** Ten (10) feet.

C. **Minimum Side Yard.** Fifteen (15) feet.

D. **Minimum Rear Yard.** Twenty (20) feet.

E. **Minimum Side Yard.** All structures other than buildings and except for access driveways and parking areas, shall be set back a minimum of six (6) feet from side property lines.

F. **Maximum Building Coverage.**

1. Educational or Religious Use Thirty (30) percent.
2. Municipal Use, Police Station, or Library Thirty (30) percent.
3. Single-family Detached Dwelling, Two-Family Semi-Detached or Duplex Dwelling Twenty (20) percent.

G. **Maximum Lot Coverage.**

1. Educational or Religious Use. Eighty (80) percent.
2. Municipal Use, Police Station, or Library. Eighty (80) percent.
3. Single-Family Detached Dwelling, Two-Family Semi-Detached or Duplex Dwelling. Thirty-five (35) percent.

H. **Distance Between Buildings.** The horizontal distance between buildings in a planned church and/or school campus shall not be less than twenty-four (24) feet between educational and/or religious use buildings, twenty (20) feet between educational and/or religious buildings and any residential building, and forty (40) feet between residential use buildings.

I. **Maximum Building Height.**

1. Churches: Highest roof ridge (except bell tower). Fifty (50) feet.
2. Bell Tower: Limited to two (2) per church building and two hundred (200) square feet of area above the highest roof ridge. Sixty (60) feet.
3. Educational use and/or religious use building other than church. Thirty-five (35) feet.
4. Municipal Use, Police Station, or Library. Forty (40) feet.
5. Single-Family Detached Dwelling Three (3) stories or thirty-five (35) feet,
Two-Family Dwelling. whichever is less.

Section 1903 SPECIAL REGULATIONS

A. The following regulations shall be applied to municipal uses:

1. A municipal use shall, wherever practicable, utilize existing buildings and facilities within the district. Reuse of existing facilities shall, to the greatest extent possible, preserve the architectural integrity and facades of buildings.
2. Buildings eligible for and listed on the National Register of Historic Places shall be identified on the building plan.
3. New buildings should be designed so as to complement the styles and spatial layout of the existing buildings.

B. The following regulations shall be applied to conditional use applications for educational or religious uses:

1. An educational or religious use shall, wherever practicable, utilize existing buildings and facilities within the district.
2. Reuse of existing facilities shall, to the greatest extent possible, preserve the architectural integrity and facades of buildings. Building plans indicating the extent of all alterations and enlargement shall be submitted as part of the conditional use application.
3. Buildings eligible for and listed on the National Register of Historic Places shall be identified on the building plan.
4. New buildings should be designed so as to complement the styles and spatial layout of the existing buildings.

5. In calculating any building coverage or lot coverage, any area used for and/or which is part of an area intended for cemetery use shall not be counted for purposes of open or green space, but shall be deducted from the gross area entirely.
6. Any accessory residential buildings, structures or uses related to the religious or educational use shall meet the applicable regulations of Section 2422. Residential buildings or structures may be used in whole or in part for offices for the religious or educational use provided that such office use shall be conducted between the hours of 8 a.m. and 7 p.m. prevailing time.
7. **Queue Parking Option.** Because the peak parking demand for religious uses occurs infrequently and mostly during services on Sundays, holidays, weddings, and funerals, and because peak parking demand for educational use occurs primarily during special functions at specific times, such as athletic events and activities that involve parent participation, and in addition because of the specific nature of these uses in this district which contains higher density development and significant residential uses in and adjacent to the district, the following special parking regulations shall be the minimum applicable to the religious use and/or educational use in this district.
 - a. Plan Submission. Uses which adopt this queue parking option shall submit plans to the Borough on a yearly basis:
 - 1) A plan for the active management of queue parking in the primary onsite lot to facilitate maximum usage while also preventing encroachment on the handicap spaces or the emergency access lane.
 - 2) A plan for directing traffic to, and notifying parishioners of, available off-site, off-street parking.
 - b. Minimum Number of Parking Spaces. Minimum number of parking spaces required shall be as follows:

Type of Use	Minimum Parking Requirement
Elementary School, Grades Kindergarten through 9	1 Space per every 20 students, plus 1 per each employee, administrator or teacher, whether full or part-time.
All other schools	1 Space per every 10 students plus 1 per employee, administrator, or teacher, whether full or part-time.
Places of public assembly, including religious uses, auditoriums, gymnasiums, or other assembly halls	1 Space for every 4 seats for the first 400 seats, plus 1 space for every 6 seats in excess of 400 seats. 55 percent of the parking spaces required may be provided on off-street public or leased parking lots located within 500 feet of the site.
Offices and professional offices	1 Space per 400 sq. ft. of floor area.
Educational Use Campus	Parking shall be based on the total required for all of the above uses applicable for this use.

- c. Parking Space Physical Requirements. All parking spaces and parking lots shall be paved with an all-weather dustless surface. Section 2501.D of this Ordinance shall apply as applicable.

- d. Parking Lot Aisles. Parking lots aisle requirements shall not apply for this option, except to the extent that needed aisles shall have a minimum width of fourteen (14) feet for one - way use and a minimum width of twenty-four (24) feet for two- way use.
- e. Emergency Access. Fire lanes shall be maintained free and clear of all obstructions and non-emergency vehicles.
- f. Handicap spaces shall be permanent and shall be required in accordance with Section 2501.D.11.
- g. Landscaping and Buffering. Landscaping associated with the queue parking option shall not follow Section 2501.D.10, and shall have the following landscaping requirements:
 - 1) A continuous landscaped buffer strip shall be provided and maintained between the property line and all parking lot paving, except for driveway access to streets. Such landscape buffer strips shall extend from each property line and sidewalk a minimum of five (5) feet wide at all points. Such areas shall meet the requirements for a Commercial Buffer, Section 2309.
 - 2) Parking lots shall be divided and defined by permanent raised curbs and landscaped islands that create access lanes which are clearly defined, and that moving traffic is confined to designated access lanes.
 - 3) Any necessary aisles within queue parking lots separating rows of parking spaces, shall be a minimum of fourteen (14) feet for one-way use and twenty-four (24) feet in width for two-way use and clearly defined by means of painted lines, curbing, or landscaping.

Section 1904 DESIGN STANDARDS

The following design standards shall apply to all uses, as applicable, in this zoning district:

- A. Lighting, Storage, Buffering and Screening shall be in accordance with Article XXIII.
- B. Signage regulations shall be in accordance with Article XXVI.
- C. Parking and Loading shall be in accordance with Article XXV.
- D. Nonconforming Uses shall be in accordance with Article XXVII.
- E. Natural Resource Protection Standards shall be in accordance with Article XXII.
- F. Olde Towne Design Standards should be followed in accordance with the Borough Subdivision and Land Development Ordinance.

