

**ARTICLE XVII      I2 INSTITUTIONAL DISTRICT****Section 1700      PURPOSE**

The I2 District is intended:

- A. To provide for low density uses and open space as a transition between the higher-density traditional neighborhoods in the Borough and the more suburban uses near the edge and in the adjacent municipalities;
- B. To establish and maintain an “edge” to the southern portion of the Olde Towne neighborhood, with open space separating this neighborhood from the more suburban development to the south, along Paoli Pike;
- C. To provide for open space development to both allow for an extension of the traditional Olde Towne neighborhood and to preserve the Borough’s southern open space “gateway”.

**Section 1701      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. Planned Campus Development, involving educational and/or religious uses, as per Section 2419.
  - 2. Adult Housing/Care Facility Use, as per Section 2403.
  - 3. Institutional Home, as Per Section 2413.
  - 4. Commercial Communication Antennae when attached to an existing structure, as per Section 2414.
  - 5. Forestry, as per Section 2204.
  - 6. Accessory Use, as per Section 2401.A., B., C., and D.
- B. **Conditional Uses.** The following Conditional Uses shall be permitted only upon the grant of conditional use approval from the Borough Council, subject to the terms of this Article and of Article XXIX:
  - 1. Cluster Residential Development with Single-Family Detached Dwelling, as per Section 2408.

**Section 1702 AREA AND BULK REGULATIONS**

A. Planned Campus Development, involving educational and/or religious uses shall be as follows:

1. **Minimum Lot Area.** Twenty (20) acres.
2. **Minimum Lot Width.** n/a
3. **Building Placement.** All buildings and structures shall be set back at a minimum of two hundred (200) feet from all property lines and street lines, and a minimum of twenty (20) feet from parking and loading areas and internal private streets.
4. **Maximum Building Coverage.** Fifteen (15) percent.
5. **Maximum Lot Coverage.** Twenty-five (25) percent.
6. **Distance Between Buildings.** The horizontal distance between buildings shall not be less than twice the height of the taller building, but shall, in all cases, be a minimum of seventy-five (75) feet.
7. **Maximum Building Height.** Three (3) stories or thirty-five (35) feet, whichever is less.

B. Institutional Home shall be as follows:

1. **Minimum Lot Area.** One (1) acre.
2. **Minimum Lot Width.** One hundred and fifty (150) feet measured at the building line.
3. **Minimum Front Yard.** Sixty (60) feet.
4. **Minimum Side Yard.** Two (2) side yards, each not less than thirty (30) feet.
5. **Maximum Building Coverage.** Fifteen (15) percent.
6. **Maximum Lot Coverage.** Twenty-five (25) percent.
7. **Maximum Building Height.** Three (3) stories or thirty-five (35) feet, whichever is less.

**Section 1703 SPECIAL REGULATIONS**

The following regulations shall be applied to Planned Campus Development, involving educational, and/or religious uses:

- A. An educational or religious use shall, wherever practicable, utilize existing buildings and facilities within the district.
- B. 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 development application.
- C. Buildings eligible for and listed on the National Register of Historic Places shall be identified on the building plan.
- D. New buildings should be designed so as to complement the styles and spatial layout of the existing buildings.
- E. Any accessory residential buildings, structures or uses shall meet the regulations of Section 2422.F.

**Section 1704 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.

