

ARTICLE XVIII I3 INSTITUTIONAL DISTRICT**Section 1800 PURPOSE**

The purpose of the I3 Institutional District is to provide an area for institutional and public municipal uses within the Borough.

Section 1801 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. Fire Station.
 2. Municipal Uses.
 3. Commercial Communication Antennae when attached to an existing structure, as per Section 2414.
 4. Forestry, as per Section 2204.
 5. Accessory Use, as per Section 2401. B., C., and D.

Section 1802 AREA AND BULK REGULATIONS

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| A. | Minimum Lot Area. | One (1) acre. |
| B. | Minimum Lot Width. | One hundred forty (140) feet. |
| C. | Minimum Front Yard. | Twenty-five (25) feet. |
| D. | Minimum Side Yard. | Fifteen (15) feet. |
| E. | Minimum Rear Yard. | Twenty-five (25) feet. |
| F. | Maximum Building Coverage. | Twenty (20) percent. |
| G. | Maximum Lot Coverage. | Seventy-five (75) percent. |
| H. | Maximum Building Height. | Three (3) stories or thirty-five (35) feet, whichever is less. |

Section 1803 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.