

## ARTICLE XII INSTITUTIONAL SERVICE DISTRICT

### Section 1200 Purpose

- A. Institutional Service (IS) – It is the purpose of this district to provide areas for major institutional uses and related services and functions in a planned campus setting.
- B. Within the IS District, a building may be erected, altered or used, and a lot or premises may be used when in conformance with the conditions of this Article and the specific use, area and design regulations of this district.

### Section 1201 Permitted Uses

#### A. Uses Permitted by Right

- A7 Forestry
- B1 Single-Family Detached Dwelling
- B9 Continuing Care Retirement Community
- B10 Age-Qualified Community
- C1 Place of Worship
- C2 School
- C4 Library or Museum
- C6 Public Recreation Area
- C9 Day Care Center
- C10 Nursing Home
- C11 Hospital
- C13 Municipal Building
- C14 Community Center
- C15 Wellness Center
- D1 Office
- D2 Medical Office
- E3 Financial Establishments

#### B. Uses Permitted by Conditional Use

- B7 Community Residential Facility
- B12 Rooming or Boarding House
- E1 Retail Trade and Retail Services
- E4 Eating Place
- F4 Cellular Telecommunication Facility
- H11 Accessory Drive-Through Facility
- H14 Helistop
- H19 Temporary Community Event

#### C. Uses Permitted by Special Exception

- E28 Off-Premises Sign<sup>4</sup>
- F1 Utilities
- F2 Emergency Services

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<sup>4</sup> Subject to the requirements of Section 2011.

D. Permitted Accessory Uses

- H1 Home Occupation
- H2 Residential Accessory Structure
- H4 Temporary Structure and Vehicle
- H5 Swimming Pool
- H6 Recreational Vehicle
- H7 Spa/Hot Tub
- H8 Accessory Apartment for Family Member
- H9 Garage or Yard Sale
- H13 Radio, Television, and Paging Tower, Flagpole, and Dish and Microwave Antenna
- H17 No-Impact Home-Based Business
- H18 Nonresidential Accessory Building
- H20 Solar Energy System

**Section 1202 Area and Dimensional Requirements**

All uses shall comply with the area and dimensional requirements listed in this section, unless a greater area or dimensional requirement is stated in Section 1604, Use Regulations, for the specific use, in which case the requirements of Section 1604 shall apply.

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Minimum lot area	20,000 square feet
Minimum lot width	100 feet
Maximum impervious surface ratio	60 percent
Maximum bldg. height	45 feet
Minimum front yard	35 feet
Minimum side yard	20 feet
Minimum rear yard	50 feet

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**Section 1203 Required Design Standards for Nonresidential Uses**

A. Site Design

1. The proposal shall provide a unified arrangement of buildings, service areas, parking and landscaped areas. The applicant shall be required to submit a master plan for the overall design of these improvements.
2. The proposal shall be designed with regard to the topography and other natural features of the parcel.
3. The interior of new developments shall be laid out along a street pattern and maintain well-defined open space to give prominence to important structures and allow for pedestrian circulation.
4. Every building lot shall have frontage upon a public or interior street.
5. The arrangement of multiple buildings on a single lot shall establish building facades generally parallel to the frontage property lines along existing streets and proposed interior streets.

6. No building shall be located within 15 feet of parking areas.
7. No building shall be less than 75 feet from an adjacent residential district.

B. Vehicular/Pedestrian Circulation and Access

1. The internal circulation system shall be designed to minimize through traffic and traffic conflicts within the project.
2. Safe pedestrian movement and the provision of sidewalks shall be considered in the vehicular plan.
3. Adjacent uses shall be provided with pedestrian connections, such as sidewalks and walking paths.
4. Crosswalks shall be provided at all street intersections and wherever necessary to facilitate pedestrian circulation. The Township may require further improvements at street crossings to protect the safety of pedestrians.
5. The pedestrian circulation system shall connect destination points within and adjacent to the development.
6. Landscaping shall be provided for not less than 50 percent of the length of all pedestrian walkways.

C. Landscaping

1. Any part of the lot not used for buildings, parking, or undisturbed open space shall be landscaped and properly maintained. Subject to the Township's approval, plant material selection and landscape design should be based on the site's specific context, soils, solar orientation, the need for buffers or screening, and should emphasize a campus-like setting.
2. Open space areas shall be maintained as squares or commons with amenities such as landscaping, site trees, benches, and walking trails.
3. All individual service areas, such as loading areas and outdoor refuse collection areas, must be segregated from parking areas and pedestrian circulation areas and screened from public view with appropriate landscaping or fencing.
4. Interior driveways or streets shall have street trees meeting the requirements of the subdivision and land development ordinance.

Table 16-1: Uses by District

Uses	RC	RA	SR	VC	VR	PC	PC-2	PI	IS	EXT	REC	MHP
<b>AGRICULTURAL USES</b>												
A1 Farming/Agriculture	P	P	P	N	N	N	N	P	N	N	P	N
A2 Nursery	P	P	P	N	N	N	N	P	N	N	N	N
A3 Intensive Agriculture	P	P	N	N	N	N	N	N	N	N	N	N
A4 Kennel	N	N	N	N	N	S	S	S	N	N	N	N
A5 Riding Academy	P	P	N	N	N	N	N	N	N	N	P	N
A6 Accessory Agricultural Retail	P	P	P	N	N	N	N	N	N	N	N	N
A7 Forestry	P	P	P	P	P	P	P	P	P	P	P	P
A8 Accessory Farm Dwelling	P	P	P	N	N	N	N	N	N	N	N	N
A9 Accessory Farm Business	P	P	C	N	N	N	N	N	N	N	N	N
A10 Farm Support Facility	P	P	C	N	N	N	N	N	N	N	N	N
A11 Residential Accessory Livestock	P	P	N	N	N	N	N	N	N	N	N	N
<b>RESIDENTIAL USES</b>												
B1 Single-Family Detached Dwelling	P	P	P	P	P	N	N	N	P	N	N	P
B2 Performance Standard Subdivision	N	N	P	N	N	N	N	N	N	N	N	C
B3 Multifamily Dwelling	N	N	N	P	N	N	N	N	N	N	N	N
B4 Townhouse Dwelling	N	N	N	P	N	N	N	N	N	N	N	N
B5 Twin Dwelling	N	N	N	P	N	N	N	N	N	N	N	N
B6 Village House	N	N	N	P	P	N	N	N	N	N	N	N
B7 Community Residential Facility	N	N	N	N	N	N	N	N	C	N	N	N
B8 Mobile Home Park	N	N	N	N	N	N	N	N	N	N	N	P
B9 Continuing Care Retirement Community	N	N	P	N	N	N	N	N	P	N	N	N
B10 Age-Qualified Community	N	N	P	N	N	N	N	N	P	N	N	N
B11 Residential Conversion	N	N	N	P	N	N	N	N	N	N	N	N
B12 Rooming or Boarding House	N	N	C	P	N	N	N	N	C	N	N	N

**KEY**

P=Permitted by Right	RC=Residential Conservation	PC=Planned Commercial	REC=Recreational Service
N=Not Permitted	RA=Residential Agriculture	PC-2=Planned Commercial 2	MHP=Mobile Home Park
S=Special Exception	SR=Suburban Residential	PI=Planned Industrial	
C=Conditional Use	VC=Village Center	IS=Institutional Service	
	VR=Village Residential	EXT=Extraction	

Note: Table 16-1: Uses by District is for reference purposes only. Where a conflict between this table and uses listed in the district regulations exist, the district regulations shall rule.

Table 16-1: Uses by District

Uses	RC	RA	SR	VC	VR	PC	PC-2	PI	IS	EXT	REC	MHP
<b>RELIGIOUS, EDUCATIONAL, RECREATIONAL, AND INSTITUTIONAL USES</b>												
C1 Place of Worship	C	C	P	P	C	P	P	P	P	N	N	N
C2 School	C	C	P	N	N	N	N	N	P	N	N	N
C3 Commercial School	N	N	N	N	N	P	P	N	N	N	N	N
C4 Library or Museum	N	N	N	P	N	P	P	N	P	N	N	N
C5 Private Outdoor Sports Facility	C	C	N	N	N	P	P	P	N	N	C	C
C6 Public Recreation Area	P	P	P	P	C	P	P	P	P	N	P	C
C7 Golf Course	C	C	C	N	N	N	N	N	N	N	N	N
C8 Private Organization or Club	N	N	N	N	N	P	P	P	N	N	N	N
C9 Day Care Center	N	N	C	P	N	P	P	N	P	N	N	N
C10 Nursing Home	N	N	C	N	N	N	N	N	P	N	N	N
C11 Hospital	N	N	N	N	N	N	N	N	P	N	N	N
C12 Cemetery	P	P	C	N	N	N	N	N	N	N	N	N
C13 Municipal Building	P	P	P	P	P	P	P	P	P	N	N	N
C14 Community Center	N	N	P	P	N	N	N	N	P	N	N	N
C15 Wellness Center	N	N	C	N	N	N	N	N	P	N	N	N
C16 Target or Shooting Range	C	C	N	N	N	N	N	N	N	N	N	N

<b>OFFICE USES</b>												
D1 Office	N	N	N	N	N	P	P	P	P	N	N	N
D2 Medical Office	N	N	N	N	N	P	P	P	P	N	N	N
D3 Veterinary Office or Clinic	N	N	N	N	N	P	P	P	N	N	N	N
D4 Office Park	N	N	N	N	N	P	P	P	N	N	N	N
D5 Village Office	N	N	N	P	N	N	N	N	N	N	N	N

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<b>RETAIL &amp; CONSUMER SERVICES USES</b>												
E1 Retail Trade and Retail Service	N	N	N	N	N	P	P	P	C	N	N	N
E2 Large Retail Store	N	N	N	N	N	P	N	P	N	N	N	N
E3 Financial Establishment	N	N	N	P	N	P	P	P	P	N	N	N
E4 Eating Place	N	N	N	P	N	P	P	P	C	N	N	N
E5 Eating Place, Drive-Through and/or Fast Food	N	N	N	N	N	P	P	N	N	N	N	N
E6 Repair Shop	N	N	N	P	N	P	P	P	N	N	N	N
E7 Motel or Hotel	N	N	N	N	N	P	P	N	N	N	N	N
E8 Motor Vehicle Fuel Station	N	N	N	C	N	P	P	P	N	N	N	N
E9 Convenience Store	N	N	N	C	N	N	P	P	N	N	N	N
E10 Automotive Sales	N	N	N	N	N	P	N	P	N	N	N	N
E11 Automotive Repair Shop and Retail Sales	N	N	N	N	N	P	P	P	N	N	N	N
E12 Car Wash	N	N	N	N	N	P	P	P	N	N	N	N
E13 Shopping Center	N	N	N	N	N	P	N	N	N	N	N	N
E14 Village Shop	N	N	N	P	N	P	P	N	N	N	N	N
E15 Funeral Home	N	N	N	C	N	P	P	N	N	N	N	N
E16 Recreational Campsite	N	N	N	N	N	N	N	N	N	N	C	N
E17 Adult Entertainment	N	N	N	N	N	N	N	S	N	N	N	N
E18 Mini-Storage	N	N	N	N	N	P	C	P	N	N	N	N
E19 Guest House/Bed and Breakfast	C	C	C	C	N	N	N	N	N	N	N	N
E20 Tavern	N	N	N	P	N	P	P	P	N	N	N	N
E21 Private Indoor Sports Facility	N	N	N	N	N	P	P	P	N	N	N	N
E22 Amusement Hall and Arcade	N	N	N	N	N	P	P	P	N	N	N	N
E23 Theater	N	N	N	N	N	P	P	P	N	N	N	N
E24 Commercial Recreation/Entertainment	N	N	N	N	N	N	N	P	N	N	N	N
E25 Outdoor Motion-Picture Establishment	N	N	N	N	N	P	P	P	N	N	N	N
E26 Inn	N	N	N	P	N	N	N	N	N	N	N	N
E27 Dwelling in Combination with a Business	N	N	N	P	N	N	P	N	N	N	N	N
E28 Off-Premises Sign	S	S	N	N	N	N	S	S	S	N	N	S

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	IS=Institutional Service
	EXT=Extraction
	REC=Recreational Service
	MHP=Mobile Home Park

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Table 16-1: Uses by District

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<b>COMMON CARRIERS, PUBLIC UTILITIES, AND PUBLIC SERVICE ORGANIZATIONS</b>												
F1 Utilities	S	S	S	S	S	S	S	P	S	S	S	S
F2 Emergency Services	S	S	S	S	N	P	P	P	S	N	N	N
F3 Public Transportation Facility	N	N	N	N	N	N	N	C	N	N	N	N
F4 Cellular Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C
F5 Airport, Heliport, Airfield, and Gliderport	N	N	N	N	N	N	C	N	N	N	N	N
F6 Wind Energy Facility	N	N	N	N	N	N	N	N	N	C	N	N
<b>INDUSTRIAL USES</b>												
G1 Manufacturing	N	N	N	N	N	N	N	P	N	N	N	N
G2 Research	N	N	N	N	N	N	N	P	N	N	N	N
G3 Wholesale Business and Warehouse	N	N	N	N	N	N	N	P	N	N	N	N
G4 Contractor Services	N	N	N	N	N	P	P	P	N	N	N	N
G5 Fuel Storage and Distribution	N	N	N	N	N	N	N	P	N	N	N	N
G6 Building Materials Sales	N	N	N	N	N	P	N	P	N	N	N	N
G7 Truck Terminal	N	N	N	N	N	N	N	P	N	P	N	N
G8 Industrial Animal Production	N	N	N	N	N	N	N	P	N	N	N	N
G9 Solid Waste Facility	N	N	N	N	N	N	N	C	N	N	N	N
G10 Junkyard or Automotive Salvage Yard	N	N	N	N	N	N	N	C	N	N	N	N
G11 Extraction Operation	N	N	N	N	N	N	N	N	N	P	N	N
G12 Equipment Sales and Storage	N	N	N	N	N	P	N	P	N	N	N	N
G13 Asphalt Plant and Ready Mix Concrete Plant	N	N	N	N	N	N	N	S	N	N	N	N
G14 Crafts	N	N	N	C	N	P	P	N	N	N	N	N
G15 Flex Space	N	N	N	N	N	N	N	P	N	N	N	N
G16 Industrial Park	N	N	N	N	N	N	N	P	N	N	N	N
G17 Recovery of Subsurface Gas and Oil Deposits	N	N	N	N	N	N	N	P	N	N	N	N

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Uses	RC	RA	SR	VC	VR	PC	PC-2	PI	IS	EXT	REC	MHP
<b>ACCESSORY USES</b>												
H1 Home Occupation	P	P	P	P	P	P	P	P	P	N	N	P
H2 Residential Accessory Structure	P	P	P	P	P	P	P	P	P	N	N	P
H3 Outside Storage or Display	N	N	N	N	N	N	N	N	N	P	N	N
H4 Temporary Structure and Vehicle	P	P	P	P	P	P	P	P	P	P	P	P
H5 Swimming Pool	P	P	P	P	P	P	P	P	P	N	N	P
H6 Recreational Vehicle	P	P	P	P	P	P	P	P	P	N	N	P
H7 Spa/Hot Tub	P	P	P	P	P	P	P	P	P	N	N	P
H8 Accessory Apartment for Family Member	P	P	P	P	P	P	P	P	P	N	N	P
H9 Garage or Yard Sale	P	P	P	P	P	N	N	N	P	N	N	P
H10 Temporary Outdoor Eating	N	N	N	N	N	N	N	N	N	N	N	N
H11 Accessory Drive-Through Facility	N	N	N	N	N	N	N	N	C	N	N	N
H12 Wind Energy Conversion System	P	P	N	N	N	N	N	N	N	N	N	N
H13 Radio, Television, and Paging Tower, Flagpole, and Dish and Microwave Antenna	P	P	P	P	P	P	P	P	P	P	N	P
H14 Helistop	N	N	N	N	N	N	N	N	C	N	N	N
H15 Private Airfield	P	P	N	N	N	N	N	N	N	N	N	N
H16 Family Day Care	P	P	P	N	P	N	N	N	N	N	N	N
H17 No-Impact Home-Based Business	P	P	P	P	P	P	P	P	P	P	P	P
H18 Nonresidential Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P
H19 Temporary Community Event	C	C	C	C	N	C	C	C	C	N	C	C
H20 Solar Energy System	P	P	P	P	P	P	P	P	P	P	P	P

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## D. OFFICE USES

### D1 Office

A building(s) for business, professional or governmental offices other than uses D2 and D3.

1. Such use shall be carried on wholly indoors and within the principal building.
2. Minimum parking requirement: One (1) space per two hundred (200) square feet of floor area.

### D2 Medical Office

A building or buildings with multiple offices for one or more physicians or dentists for examination or treatment of persons as outpatients and incidental laboratories.

1. Use C15 Wellness Center is permitted as an accessory use.
2. Minimum parking requirement: One (1) space for each one hundred fifty (150) square feet of floor area plus one (1) space per employee.

### D3 Veterinary Office or Clinic

The office of veterinarian. If a kennel is part of the office or clinic, the use shall meet the regulations of use A4 Kennel.

1. Minimum parking requirement: One (1) space per 200 square feet of floor area.

### D4 Office Park

An office park is a planned development of office and related uses which includes improvements for internal streets, coordinated utilities, landscaping and buffering.

1. Individual establishments maybe in attached structures or detached structures.
2. Minimum site area: 10 acres
3. Permitted Uses:

- C9 Day Care Center
- D1 Office
- D2 Medical Office
- E1 Retail Trade and Retail Service
- E3 Financial Establishment
- E4 Eating Place
- E7 Motel or Hotel
- E20 Tavern
- E21 Private Indoor Sports Facility
- G2 Research

4. Minimum setback from all property and street lines: 100 feet.
5. Minimum setback from internal streets: 50 feet.

