

CHAPTER 1279

ID Institutional District

1279.01 DISTRICT PURPOSE.

The district established under this chapter is intended to achieve the following:

- (a) To preserve the open character of large areas of the Township which are now dominated by or are particularly suited to institutional and quasi-public uses.
- (b) To encourage a harmonious pattern of institutional development; this can mutually benefit the Township and the institutions themselves.
- (c) To provide suitable areas for recreation and open space for residents of Aston Township and to protect the same from encroachment from other types of developments.

1279.02 USES PERMITTED BY RIGHT.

In any Institutional District, land, buildings, or premises shall be used by right for only one or more of the following:

- (a) Governmental uses or buildings and public utility uses or buildings.
- (b) Community centers, public libraries, and public parks.
- (c) Churches, chapels, convents, or similar religious institutions, including rectories or parish houses.
- (d) Child day care center, subject to the applicable provisions of Section 1290.05.

1279.03 CONDITIONAL USES.

In any Institutional District, the following conditional uses shall be permitted subject to the provisions in Chapter 1290 and specific sections listed below:

- (a) Colleges or universities, private or public elementary, secondary or nursery schools, or other educational institutions for academic

instruction, not to include business or trade schools, dance studios, or similar uses, subject to Section 1290.03.

- (b) Private outdoor recreational uses, including country clubs, swim clubs, golf courses, or similar uses, subject to Section 1292.13, the Uniform Construction Code and International Property Maintenance Code. Also see Chapter 1450 relating to swimming pools.
- (c) Hospitals, medical centers, subject to section 1290.03.
- (d) Extended care facilities, age restricted facilities, and age restricted housing and similar facilities, subject to Section 1290.06.
- (e) Owner occupied condominiums, subject to the limitations contained in 1279.06.
- (f) Dormitory.
- (g) Commercial establishments intended to serve student needs and to provide convenience to students.

1279.04 ACCESSORY USES.

In any Institutional District, the following accessory uses shall be permitted:

- (a) Playfields or recreational facilities in conjunction with a permitted main use.
- (b) Living accommodations for watchmen, caretakers, or the staff or employees of a permitted institution.
- (c) Cafeteria, dining hall, snack bar or similar facility for the use of students, staff, employees, or members in conjunction with a permitted main use.
- (d) Pro shop, book store, or gift shop in conjunction with a permitted main use.
- (e) Office in conjunction with a permitted main use.
- (f) Infirmary in conjunction with a permitted main use.
- (g) Parking and loading, subject to Chapter 1284.

- (h) Storage within a completely enclosed structure in conjunction with a permitted use.
- (i) Outdoor storage, provided the area used for such storage is located in a rear yard and is completely screened from adjoining properties by a solid fence or wall not less than six (6) feet in height. No materials shall be stored in a manner to project above the fence or wall with the exception of vehicles and mechanical equipment.
- (j) Signs, subject to Chapter 1282.
- (k) Satellite antennas, subject to Section 1292.15.
- (l) Cemeteries.
- (m) Any accessory use on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the area.

1279.05 AREA AND BULK REGULATIONS.

Unless specifically stated otherwise, the following shall be minimum requirements:

- (a) Lot size - 2 acres
- (b) Lot width (at building line) - 200 feet
- (c) Street frontage - 50 feet
- (d) Building coverage - 50 percent of the lot, maximum
- (e) Impervious surface coverage (including building and paving) - A maximum of 70 percentage of the lot
- (f) Front yard - 50 feet on each street which the lot abuts
- (g) Side yards - 30 feet each
- (h) Rear yards - 50 feet
- (i) Height - 50 feet maximum

With respect to certain uses permitted by conditional use permit: extended care facilities, age-restricted facilities, and age-restricted housing, permitted in 1279.03, the following minimal requirements shall apply.

- (a) Lot size - 5 acres
- (b) Lot width (at building line) - 200 feet
- (c) Street frontage - 200 feet
- (d) Building coverage - a maximum of 30 percentage of the lot
- (e) Impervious surface coverage (including building and all paving) - a maximum of 65 percentage of the lot
- (f) Front yard - 75 feet on each street that the lot abuts
- (g) Side yards - 50 feet each
- (h) Rear yards - 75 feet
- (i) Height - 50 feet maximum
- (j) Parking - 1.15 parking spaces for each residential unit and 1 parking space for each employee
- (k) Distance - 50 feet between buildings

1279.06 SPECIAL DEVELOPMENT REGULATIONS.

This Section shall not apply to extended care facilities, age restricted facilities, and age restricted housing and other such facilities when such facilities are not accessory to but are the main institutional use.

The following regulations shall be observed:

- (a) In the case of living accommodations, the lot area shall not be less than 1,200 square feet per apartment and not less than 10,000 square feet per individual house intended for occupancy by the family of a resident staff member or other employee of an institution.
- (b) The tract of land on which each permitted use is conducted shall, in its entirety, be owned and operated as a single or common management and maintenance unit, with common open spaces, parking, utility, maintenance, and service facilities and services.
- (c) The land surrounding any permitted use shall be landscaped except for paved areas, such as walkways, accessways, play areas, and necessary parking or service areas, and not less than ten feet of the required open space along each side or rear property line which directly abuts a residence district shall be used only as a buffer planting strip as defined in Section 1250. The area of the lot unpaved and devoted to landscaping shall in no case be less than 30 percent. All landscaping and screening requirements in Section

1284.08 relating to the screening and landscaping of parking areas shall be complied with.

- (d) Any accessory building or structure which is industrial or nonresidential in appearance, such as a boiler room or maintenance shop, shall be suitably screened or shall be located so as to be least observable from a public street or property line.
- (e) Lots for which conditional uses are sought pursuant to sections 1279.03 shall conform to the following area and bulk regulations:
 - (1) Lot size - 0.5 acres
 - (2) Lot width (at building line) - 150 feet
 - (3) Street frontage - 50 feet
 - (4) Building coverage - 75 percent of the lot, maximum
 - (5) Impervious surface coverage (including building and all paving) - 90 percent of the lot, maximum
 - (6) Front yards - 20 feet on each street which the lot abuts
 - (7) Side yards - 12 feet each
 - (8) Rear yards - 12 feet
 - (9) Height - 40 feet maximum
- (f) Buildings originally constructed in whole or in part in accordance with Sections 1279.05 (f) or (g) may be converted to Owner Occupied Condominiums. In the event of such conversion, the following requirements will apply:
 - (1) The property, when converted, shall satisfy the parking requirements contained in Section 1284.03 for multi-family dwellings;
 - (2) Prior to conversion, the applicant shall comply with the provisions of the Pennsylvania Uniform Condominium and Planned Community Act. In addition to any other requirements, the Declaration of Condominium shall contain a restriction prohibiting the owners of any of the condominium units from entering into leases of any portion of a condominium unit, or from allowing anyone other than the owners and the owners' family members from occupying the condominiums;

- (3) No conversion of any building under this section shall occur prior to five years after the building is first occupied as a Student Home or as a Commercial Establishment;
- (4) Prior to conversion, the applicant shall obtain a conditional use per Section 1279.03. Conversion into rental units of any kind is strictly prohibited.

1279.07 PARKING.

Parking shall be provided in accordance with Chapter 1284.

1279.08 FUTURE USE OF INSTITUTIONAL LANDS.

- (a) Because of the unique character of institutional land, it is not necessarily true that land zoned so as to permit one institutional use by right or by condition may be suitable to permit another use of a different character, even though that use may also be permitted as a use by right or by condition in the Institutional District.
- (b) It is the intent of this section that provision be made to ensure a reasonable choice of appropriate uses for a property presently zoned for institutional use. In the event of the nonuse, abandonment, or change in the current use of any institutionally zoned land, the Planning Commission, on its own motion or upon petition for rezoning, shall review the specific site and make a recommendation to the Board of Township Commissioners concerning the most appropriate use for the site and shall recommend a zoning district classification for the Zoning Map to accommodate such use.

1279.09 PERFORMANCE STANDARDS.

Performance standards shall be in accordance with the requirements of Chapter 1280.

1279.10 SITE PLAN REVIEW REQUIREMENTS.

For site plan review requirements, see the latest adopted Aston Township Subdivision and Land Development Regulations.