

**Table 4.4. Institutional Form Standards**

<b>Table 4.4.1. Institution Nature Preserve (IN) Dimensional Standards</b>	
<b>Lot Occupation (See § 155-3.4, Lot occupation.)</b>	
A Lot width	150 feet
Lot area	45,000 square feet minimum
Impervious surface	21% maximum
<b>Setbacks (See § 155-3.5, Frontages.) (feet)<sup>1</sup></b>	
B Front	50
C Side	50
D Rear	50
<b>Building Height (maximum) (See § 155-3.3, Building height.)</b>	
E Principal	3 stories up to 40 feet <sup>2</sup>
<b>Parking (See Article VIII, Parking Standards.)</b>	
<b>NOTES:</b>	
1 Setbacks may be subject to an increase based on building height.	
2 Maximum four stories or 52 feet where setbacks are increased by an additional 50 feet. Building may be four stories or 52 feet in height without an increased setback along the primary road.	

<b>Table 4.4.2.A. Institution Civic (IC) - IC1 Dimensional Standards</b>	
<b>Lot Occupation (See § 155-3.4, Lot occupation.)</b>	
A Lot width	150 feet
Lot area	45,000 square feet minimum
Impervious surface	26% maximum
<b>Setbacks (See § 155-3.5, Frontages.) (feet)<sup>1</sup></b>	
B Front	50
C Side	50 <sup>2</sup>
D Rear	50 <sup>2</sup>
<b>Building Height (maximum) (See § 155-3.3, Building height.)</b>	
E Principal	3 stories up to 40 feet <sup>3</sup>
<b>Parking (See Article 8, Parking Standards.)</b>	
<b>NOTES:</b>	
1 Setback may be subject to an increase based on building height	
2 Minimum twenty-foot buffer is required	
3 Maximum four stories or 52 feet where setbacks are increased by 50 feet. Buildings may be four stories or 52 feet in height without an increased setback along the primary road.	

**Table 4.4. Institutional Form Standards**

<b>Table 4.4.2.B. Institution Civic (IC) - IC2 Dimensional Standards</b>	
<b>Lot Occupation (See § 155-3.4, Lot occupation.)</b>	
A Lot width	100 feet
Lot area	15,000 square feet minimum
Impervious surface	33% maximum
<b>Setbacks (See § 155-3.5, Frontages.) (feet)<sup>1</sup></b>	
B Front	40
C Side	50 <sup>2</sup>
D Rear	50 <sup>2</sup>
<b>Building Height (maximum) (See § 155-3.3, Building height.)</b>	
E Principal	3 stories up to 40 feet <sup>3</sup>
<b>Parking (See Article VIII, Parking Standards.)</b>	
<b>NOTES:</b>	
1	Setbacks may be subject to an increase based on building height.
2	Minimum twenty-foot buffer is required
3	Maximum four stories or 52 feet where setbacks are increased 50 feet. Buildings may be four stories or 52 feet in height without an increased setback along the primary road.
<b>Table 4.4.2.C. Institution Civic (IC) - IC3 Dimensional Standards</b>	
<b>Lot Occupation (See § 155-3.4, Lot occupation.)</b>	
A Lot width	60 feet
Lot area	7,500 square feet minimum
Impervious surface	47% maximum
<b>Setbacks (See § 155-3.5, Frontages.) (feet)<sup>1</sup></b>	
B Front	25
C Side	50 <sup>2</sup>
D Rear	50 <sup>2</sup>
<b>Building Height (maximum) (See § 155-3.3, Building height.)</b>	
E Principal	3 stories up to 40 feet <sup>3</sup>
<b>Parking (See Article VIII, Parking Standards.)</b>	
<b>NOTES:</b>	
1	Setbacks may be subject to an increase based on building height.
2	Minimum twenty-foot buffer is required
3	Maximum four stories or 52 feet where setbacks are increased by 50 feet. Buildings may be four stories or 52 feet in height without an increased setback along the primary road.

**Table 4.4. Institutional Form Standards**

<b>Table 4.4.3.A. Institution Education (IE) - IE1 Dimensional Standards</b>	
<b>Lot Occupation (See § 155-3.4, Lot occupation.)</b>	
A Lot width	150 feet
Lot area	45,000 square feet minimum
Impervious surface	26% maximum
<b>Setbacks (See § 155-3.5, Frontages.) (feet)<sup>1</sup></b>	
B Front	50
C Side	50 <sup>2</sup>
D Rear	50 <sup>2</sup>
<b>Building Height (maximum) (See § 155-3.3, Building height.)</b>	
E Principal	3 stories up to 45 feet <sup>3</sup>
<b>Parking (See Article VIII, Parking Standards.)</b>	
<b>NOTES:</b>	
1	Setbacks may be subject to an increase based on building height.
2	Minimum twenty-foot buffer is required
3	Maximum five stories, up to 65 feet where setbacks are increased by an additional 50 feet for each 10 feet above the three-story or forty-five-foot height limit. This increased setback requirement is not required along any primary road.
<b>Table 4.4.3.B. Institution Education (IE) - IE2 Dimensional Standards</b>	
<b>Lot Occupation (See § 155-3.4, Lot occupation.)</b>	
A Lot width	100 feet
Lot area	15,000 square feet minimum
Impervious surface	33% maximum
<b>Setbacks (See § 155-3.5, Frontages.) (feet)<sup>1</sup></b>	
B Front	40
C Side	50 <sup>2</sup>
D Rear	50 <sup>2</sup>
<b>Building Height (maximum) (See § 155-3.3, Building height.)</b>	
E Principal	3 stories up to 45 feet <sup>3</sup>
<b>Parking (See Article VIII, Parking Standards.)</b>	
<b>NOTES:</b>	
1	Setbacks may be subject to an increase based on building height.
2	Minimum twenty-foot buffer is required

**Table 4.4. Institutional Form Standards**

**Table 4.4.3.B. Institution Education (IE) - IE2 Dimensional Standards**

3 Maximum five stories, up to 65 feet where setbacks are increased by an additional 50 feet for each 10 feet above the three-story or forty-five-foot height limit. This increased setback requirement is not required along any primary road.

**Table 4.4.3.C. Institution Education (IE) - IE3 Dimensional Standards**

**Lot Occupation (See § 155-3.4, Lot occupation.)**

<b>A</b> Lot width	60 feet
Lot area	7,500 square feet minimum
Impervious surface	47% maximum

**Setbacks (See § 155-3.5, Frontages.) (feet)<sup>1</sup>**

<b>B</b> Front	25
<b>C</b> Side	50 <sup>2</sup>
<b>D</b> Rear	50 <sup>2</sup>

**Building Height (maximum) (See § 155-3.3, Building height.)**

<b>E</b> Principal	3 stories up to 45 feet <sup>3</sup>
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**Parking (See Article VIII, Parking Standards.)**

**NOTES:**

- 1 Setbacks may be subject to an increase based on building height.
- 2 Minimum twenty-foot buffer is required
- 3 Maximum five stories, up to 65 feet where setbacks are increased by an additional 50 feet for each 10 feet above the three-story or forty-five-foot height limit. This increased setback requirement is not required along any primary road.

**Table 4.4.4.A. Institutional Housing (IH) - IH1 Dimensional Standards<sup>1</sup>**

**Lot Occupation (See § 155-3.4, Lot occupation.)**

<b>A</b> Lot width	150 feet
Lot area	45,000 square feet minimum <sup>1</sup>
Impervious surface	21% maximum

**Setbacks (See § 155-3.5, Frontage.) (feet)<sup>2</sup>**

<b>B</b> Front	50
<b>C</b> Side	50 <sup>3</sup>
<b>D</b> Rear	50 <sup>3</sup>

**Building Height (maximum) (See § 155-3.3, Building height.)**

<b>E</b> Principal	3 stories up to 45 feet <sup>4</sup>
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**Parking (See Article VIII, Parking Standards.)**

**Table 4.4. Institutional Form Standards**

**Table 4.4.4.A. Institutional Housing (IH) - IH1 Dimensional Standards<sup>1</sup>**

**NOTES:**

- 1 For continuing-care facility standards refer to § 155-4.4F(3).
- 2 Setbacks may be subject to an increase based on building height.
- 3 Minimum twenty-foot buffer is required.
- 4 Maximum five stories, up to 65 feet where setbacks are increased by an additional 50 feet for each 10 feet above the three-story or forty-five-foot height limit. This increased setback requirement is not required along any primary road.

**Table 4.4.4.B. Institutional Housing (IH) - IH2 Dimensional Standards<sup>1</sup>**

**Lot Occupation (See § 155-3.4, Lot occupation.)**

<b>A</b> Lot width	100 feet
Lot area	15,000 square feet minimum <sup>1</sup>
Impervious surface	28% maximum

**Setbacks (See § 155-3.5, Frontages.) (feet)<sup>2</sup>**

<b>B</b> Front	40
<b>C</b> Side	50 <sup>3</sup>
<b>D</b> Rear	50 <sup>3</sup>

**Building Height (maximum) (See § 155-3.3, Building height.)**

<b>E</b> Principal	3 stories up to 45 feet <sup>4</sup>
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**Parking (See Article VIII, Parking Standards.)**

**NOTES:**

- 1 For continuing-care facility standards refer to § 155-4.4F(3).
- 2 Setbacks may be subject to an increase based on building height.
- 3 Minimum twenty-foot buffer is required.
- 4 Maximum five stories, up to 65 feet where setbacks are increased by an additional 50 feet for each 10 feet above the three-story or forty-five-foot height limit. This increased setback requirement is not required along any primary road.

**Table 4.4.4.C. Institution Housing (IH) - IH3 Dimensional Standards<sup>1</sup>**

**Lot Occupation (See § 155-3.4, Lot occupation.)**

<b>A</b> Lot width	60 feet
Lot area	7,500 square feet minimum <sup>1</sup>
Impervious surface	45% maximum

**Setbacks (See § 155-3.5, Frontages.) (feet)<sup>2</sup>**

<b>B</b> Front	25
<b>C</b> Side	50 <sup>3</sup>

**Table 4.4. Institutional Form Standards**

<b>Table 4.4.4C. Institution Housing (IH) - IH3 Dimensional Standards<sup>1</sup></b>	
D Rear	50 <sup>3</sup>
<b>Building Height (maximum) (See § <u>155-3.3</u>, Building Height.)</b>	
E Principal	3 stories up to 45 feet <sup>4</sup>
<b>Parking (See Article <u>VIII</u>, Parking Standards.)</b>	
<b>NOTES:</b>	
1	For continuing-care facility standards refer to § <u>155-4.4F(3)</u> .
2	Setbacks may be subject to an increase based on building height.
3	Minimum twenty-foot buffer is required.
4	Maximum five stories, up to 65 feet where setbacks are increased by an additional 50 feet for each 10 feet above the three-story or forty-five-foot height limit. This increased setback requirement is not required along any primary road.