

ZONING

200 Attachment 11

**Table of Development Standards for Institutional Districts
Township of East Whiteland
[Amended 6-13-2012 by Ord. No. 238-2012]**

Standards	Districts			
	INS	INS-CCRC	NS	C
Maximum tract density (floor-area ratio (FAR))	0.4		0.4	0.2
Maximum tract density (dwelling units per acre)		12		
Minimum tract area (acres)	5	70	5	1
Maximum building coverage (% of tract)	20	30	20	15
Maximum impervious coverage (% of tract)	30	60	30	25
Central water and sewer facilities required	Yes	Yes	Yes	No
Maximum height, principal structures (feet)	35 ¹	60	35	25
Maximum height, principal structures (stories)		5		
Maximum height, accessory structures	50% height of tallest principal structure	50% height of tallest principal structure	16	16
Minimum lot width at right-of-way line (feet)	200	400	200	60
Minimum lot width at building setback line (feet)	300	400	300	100
Minimum setbacks from streets (feet):				
Any building face to arterial street ultimate right-of-way	60	60	60	60
Any building face to collector or local street ultimate right-of-way	60	25	60	60
Any building face to common parking area	10	10	10	10
Surface parking areas to arterial street ultimate right-of-way	30	30	30	20
Surface parking areas to collector or local street ultimate right-of-way	20	20	20	20
Minimum principal structure setbacks from tract perimeter (excluding street frontages)(feet):				
From other like-zoned tracts	35	35	35	25
From any residential district boundary line	100	100	100	75
From other district boundary lines	50	50	50	50
Minimum accessory structure setbacks from tract perimeter (excluding street frontages)(feet):				
From other like-zoned tracts	15	10	15	10
From any residential district boundary line	50	35	50	35
From other district boundary lines	25	20	25	20
Minimum surface parking areas, driveways, interior roadways setbacks from tract perimeter (excluding street frontages)(feet):				
From other like-zoned tracts	10	10	10	5
From any residential district boundary line	40	30	40	30
From other district boundary lines	20	15	20	15

¹ The maximum height of principal structures in the INS District may be increased to 60 feet so long as, for every one foot that a principal structure's height exceeds 35 feet, the following minimum setback requirements are increased two linear feet: (1) building face to arterial street ultimate right-of-way; (2) building face to collector or local street ultimate right-of-way; (3) principal structure setback from other like-zoned tracts; (4) principal structure setback from any residential district boundary line; and (5) principal structure setback from other district boundary lines.