

17.04.040G Educational Institutional Zones

Development controls, limitations and regulations are hereby established for the following office zones.

17.04.040G.1 IN-1 Institutional District - College Avenue Campus District

- (a) Intent:
The intent and purpose of this district is to provide for the expansion and modernization of existing educational facilities and supporting land uses in the College Avenue district area.
- (b) Principal Permitted Uses:
- (1) Educational, research, cultural, agricultural research, athletic, library, dormitory, university-owned apartment and classroom buildings developed in accord with an overall Master Plan;
 - (2) Fraternity and sorority houses
 - (3) Single and two-family detached dwellings per the requirements of the R-5A zone;
 - (4) Professional offices;
 - (5) Service and training centers operated by a non-profit institution, corporate body, or foundations for the public benefit;
 - (6) Public and non-profit private schools;
 - (7) The conversion of existing habitable floor area in a two-family house into one additional dwelling unit is permitted, provided that:
 - a. The existing legally permitted occupancy of the property is 14 persons or greater;
 - b. No increase in occupancy results from such conversion;
 - c. The existing habitable space is documented as having been legally constructed and occupied;
 - d. No new habitable space is legalized, e.g., the attic or basement is not newly legalized for occupancy as part of the conversion;
 - e. The property conforms to all parking requirements without the need for a variance or design waiver for the number of parking spaces or impervious coverage.
- (c) Permitted Accessory Uses:
- (1) Ancillary uses and buildings customary and/or associated with the operation and administration of Rutgers – The State University of New Jersey or any of its colleges.
 - (2) Rooming units: Up to 2 rooming units per single-family structure provided that one (1) off-street parking space per rooming unit is provided in addition to the RSIS parking requirement for the single-family structure.
- (d) Bulk and Height Regulations:
As specified in the bulk schedule at the end of this section and elsewhere within Subsection 17.04.050 of this chapter.
- (e) Parking:
As specified within Subsection 17.05 of this chapter.
- (f) Signage:
As specified within Subsection 17.06 of this chapter.

17.04.040G.2 IN-2 Institutional District - Cook/Douglass Campus Area

(a) Intent:

The intent and purpose of this district is to reconcile the extensive land area utilized for college level education and provide for the expansion and modernization of existing educational facilities and supporting land uses in the Cook/Douglass Campus district area. The district also provides for expansion and modernization of middle school and high school facilities for the City.

(b) Principal Permitted Uses:

- (1) Educational, research, cultural, agricultural research, athletic, library, dormitory, university-owned apartment and classroom buildings developed in accord with an overall Master Plan;
- (2) Service and training centers operated by a non-profit institution, corporate body, or foundations for the public benefit;
- (3) Public and non-profit private schools;

(c) Permitted Accessory Uses:

- (1) Ancillary uses and buildings customary and/or associated with the operation and administration of Rutgers – The State University of New Jersey or any of its colleges.

(d) Bulk and Height Regulations:

As specified in the bulk schedule at the end of this section and elsewhere within Subsection 17.04.050 of this chapter.

(e) Design Regulations:

(f) Parking:

As specified within Subsection 17.05 of this chapter.

(h) Signage:

As specified within Subsection 17.06 of this chapter.