**Table 1 - Descriptions of Planned Districts**

**Planned District District Character Maximum Buildout Requirements**

|  |  |  |
| --- | --- | --- |
| **~~BH-C~~****BH-R/****~~R~~****C****Brown's Hill - Residential / Commercial** | The existing ~~institutional/office~~business/commercial part of the property has two multi-story structures~~, four buried water tanks,~~  and substantial surface parking. Re-purposing existing structures or additions for commercial/life sciences or other new uses such as 55+ senior housing development may be options. | *Existing* *~~Office~~**Business/Commercial/Institutional Buildings:*Kerr Hall, Goddard Library, Academic Building & Chapel (164,612-Gross SF):**Reuse of existing structures** **~~is~~ permitted by-** **right without Site Plan Review.****~~right.~~** |
| *~~New Uses and~~  Additions:***By****Special Permit** **~~Special Permit for additions exceding 10% of~~****~~each existing floor SF~~** |
| **N-R****North - Residential** | High-intensity residential development area including two, existing ~~three story~~three-story Student ~~Housing~~Apartments Units E & F (109-Units) and new multi-plex housing units on surrounding land are options for building. | *Existing Student* *~~Housing~~**Apartments Conversion:*Reuse of existing Student ~~Housing~~Apartments (102,387-Gross SF): **Permitted by-right** **without Site Plan Review.** |
| *Additions to Existing Student Apartments to provide accessibility and residential amenities:***Permitted by right without Site Plan Review if XX% or less of the total square footage; Special Permit if more than XX% of the total square footage.**[Note to Draft: Awaiting feedback from potential developers on appropriate percentages] |
| *Additions to Existing Student Apartments for reasons other than accessibility and residential amenities:* **Site Plan Approval for additions of XX% or less of total square footage; Special Permit for additions exceeding XX% of total square footage.***~~Additions to existing Student Housing:~~***~~Special Permit for additions exceding 10% of~~****~~each existing floor SF~~**[Note to Draft: Awaiting feedback from potential developers on appropriate percentages] |
| *New Residential Multiplex:***16-Dwelling Units****~~;~~****, 32,000-Gross SF** **by Special Permit.** |
| **C-R/C****Central - Residential / Commercial**[Note to Draft: GCTS believes the C-R/C and the S-R/C should be combined into one district] | Moderate-density multi-plex ~~homes organized around a civic green in one concept~~ or a limited alternative of senior-serviced use in proximity to residences. | *New Residential Multiplex (C-R District):*  **34-Dwelling Units****~~;~~****, 68,000-Gross SF** **by Special Permit.** |
| *New Residential Multiplex & Senior Serviced**Housing (C-C District):***14-Dwelling Units****~~;~~****, 80-Beds****~~;~~** **by Special Permit.** |
| **S-R/C****The Stables - Residential / Commercial** | Moderate-density garden townhouses supplement two existing Student ~~Houses~~Apartments C & D (40-Units). The Stables (existing Pilgrim Hall, 15,351 Gross SF) an existing ~~historic~~ building may be developed with commercial/retail ~~on the ground floor and~~and/or residential ~~on the second floor~~uses. | **~~78,000-Gross~~** *~~Student~~***~~SF~~** *~~Housing Conversion: Existing~~**Existing Student Apartments Conversion:* Reuse of existing Student Apartments (41,316-Gross SF): **Permitted by-right** **without Site Plan Review.** |
| *Additions to Existing Student Apartments to provide accessibility and residential amenities:***Permitted by right without Site Plan Review if XX% or less of the total square footage; Special Permit if more than XX% of the total square footage.**[Note to Draft: Awaiting feedback from potential developers on appropriate percentages] |
| *Additions to Existing Student Apartments for reasons other than accessibility and residential amenities:* **Site Plan Approval for additions of XX% or less of total square footage; Special Permit for additions exceeding XX% of total square footage.***~~Additions to existing Student Housing:~~***~~Special Permit for additions exceding 10% of~~****~~each existing floor SF~~**[Note to Draft: Awaiting feedback from potential developers on appropriate percentages] |
| *New Townhouses/1-Duplex Housing:* **18-Dwelling Units****~~;~~****, 46,000-Gross SF** **by Special Permit.** |
|  |  | *Existing Pilgrim Hall Conversion:* **Permitted by-right without Site Plan Review.** |
|  |  | *Additions to Pilgrim Hall House:* **Permitted by-right without Site Plan Review for additions by religious or educational institutions; Permitted by Special Permit for additions for all other users.** |
| **S-D****South -****Development** | High-density development with ~~two-three story~~two three-story Student ~~Housing~~Apartment complexes A & B (60- Housing Units)~~being the sole structures occupying the site~~.  | *Existing Student* *~~Housing~~**Apartments Conversion:* Reuse of existing Student Apartments (50,688-Gross SF): **Permitted by-right** **without Site Plan Review.** |
| *Additions to Existing Student Apartments to provide accessibility and residential amenities:***Permitted by right without Site Plan Review if XX% or less of the total square footage; Special Permit if more than XX% of the total square footage.**[Note to Draft: Awaiting feedback from potential developers on appropriate percentages] |
| *Additions to Existing Student Apartments for reasons other than accessibility and residential amenities:* **Site Plan Approval for additions of XX% or less; Special Permit for additions exceeding XX% of each existing floor Special Permit.***~~Additions to existing Student Housing:~~* **~~In excess of 15% is by Special Permit.~~**[Note to Draft: Awaiting feedback from potential developers on appropriate percentages] |
| **HL****Heritage Landscape****[GCTS believes the boundaries of the Heritage Landscape should be adjusted to move the portion of this district immediately adjacent to the UE district into the BH-C/R district]** | ~~Preserved~~Contains the Retreat House and open space with sloping lawn ~~as a defining landscape surrounding a single historic residence with summit trail. No additional residential or other use is permitted~~. Other than potential modifications and/or expansions to the Retreat House, no additional development is currently anticipated. | ~~Development of the district is limited to minor renovations to repurpose the historic building (per uses in Section ???) and to trails, educational signs, and similar improvements~~*Existing Retreat House Conversion:* **Permitted by-right without Site Plan Review.** |
| *Additions to Retreat House:* **Permitted by-right without Site Plan Review for additions by religious or educational institutions; Permitted by Special Permit for additions for all other users.** |
| **UE****Utility Expansion** | Land set aside for utility use such as wastewater treatment expansion or existing underground water reservoirs. | ~~Special Permit for ancillary~~Site Plan Review for structures ~~for the use of the zone~~and any necessary or prudent improvements or upgrades. |
| **NA****Natural Area** | Natural lands including wetlands, steep slopes with landscaping and hardscaping within designated areas as shown on the District Plan. The Gate House is also located within this District. [Note to Draft: GCTS would like to see the Gate House and surrounding area for parking moved into a new district called the Gate House District]~~Permanently protected and/or preserved natural lands including wetlands, steep slopes, and mature trees.~~ | ~~N/A~~Open space, passive and active recreation, and trails are **Permitted by-right without Site Plan Review**. |
| *Existing Gate House Conversion:* **Permitted by-right without Site Plan Review.** |
| *Additions to Gate House:* **Permitted by-right without Site Plan Review for additions by religious or educational institutions; Permitted by Special Permit for additions by all other users.** |

~~Draft: August 10, 2023~~

**Table 2 - Allowable Uses in Districts**

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Land Use** | **Planned** | **BH-**  |   | **C-** | **S-** |   |   |   |   |
| **Types** | **Districts** | **R/C** | **N-R** | **R/C** | **R/C** | **S-D** | **HL** | **UE** | **NA** |

|  |
| --- |
| **RECREATION, EDUCATION & PUBLIC ASSEMBLY** |
| Conference/Convention Facility | **~~SP~~****P1** |   |   |   |   |   |   |   |
| Library, Museum, Art Gallery | **~~SP~~****P** |   |   |   |   |   |   |   |
| Studio: Art, Dance, Martial Arts, Music | **SP** |   |   |   |   |   |   |   |
| Active and Passive Recreation; Trail | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** |
| Educational or religious uses | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** |
| **RESIDENTIAL** |
| Two-Family Dwelling | **SP** | **SP** | **SP** | **SP** |   |  |   |   |
| Three-Family Dwelling | **SP** | **SP** | **SP** | **SP** |   |  |   |   |
| Four-Family Dwelling | **SP** | **SP** | **SP** | **SP** |   |  |   |   |
| Multi-Family Dwelling (5 or more DU) | **SP** | **SP** | **SP** | **SP** |   |  |   |   |
| Townhouse Dwelling | **SP** | **SP** | **SP** | **SP** |   |  |   |   |
| Student ~~Housing~~Apartments Conversion to Multi-Family Dwelling |   | **P** |   | **~~SP~~****P** | **P** |   |   |   |
| Live/Work ~~Unit~~Building |   |   | **SP** | **SP** |   |   |   |   |
| Mixed-Use with Residential Component | **SP** |   |   | **SP** |   |   |   |   |
| Senior Serviced Care, 7 or More Clients | **SP** |   | **SP** |   |   |   |   |   |
| Second Unit or Carriage House |   |   |   | **SP** |   |   |   |   |
| **SERVICES – BUSINESS, FINANCIAL, PROFESSIONAL** |
| Reuse: Existing ~~Office/~~Business ~~Space~~~~1~~/Commercial/ Indusrtial2  | **P** |   |   | **P** |   | **P** | **P** |  |
| Expansion: Existing ~~Office/Business~~~~2~~Business/ Commercial/Industrial3  | **P/SP** |   |   | **P/SP** |   | **P/SP** | **P/SP** |   |
| Business Support Services | **~~SP~~****P** |   | **SP** | **SP** |   |   |   |   |
| Medical Services: Clinic | **SP** |   | **SP** |   |   |   |   |   |
| Medical Services: Doctor office | **~~SP~~****P** |   | **SP** |   |   |   |   |   |
| Medical Services: Extended care | **~~SP~~****P** |   | **SP** |   |   |   |   |   |
| New Office: Business, Service | **~~SP~~****P** |   | **SP** | **SP** |   |   |   |   |
| New Office: Professional, Administrative | **~~SP~~****P** |   | **SP** | **SP** |   |   |   |   |
| Day Care Center: Child or Adult | **P** |  | **SP** | **SP** |  |  |  |  |
| Fitness/Health Facility | **P** |  | **SP** | **SP** |  |  |  |  |
| Restaurant, Café & Coffee Shop | **P** |  | **SP** | **Sp** |  |  |  |  |
| **INDUSTRY & PROCESSING** |
| Laboratory – Medical, Analytical | **~~SP~~****P** |   | **SP** |   |   |   |   |   |
| **ACCESSORY USES** |
| Day Care Center: Child or Adult | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** |   |   |   |
| Fitness/Health Facility | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** |   |   |   |
| Meeting Facility | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** |   |   |   |
| Home Occupation | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** |   |   |   |
| Park, Playground | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** | **~~SP~~****P** |
| Active and Passive Recreation, Trails | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** |
| Restaurant, Café & Coffee Shop | **SP** | **SP** | **SP** | **SP** | **SP** |   |   |   |
| Off-Street Parking | **P** | **P** | **P** | **P** | **P** | **P** | **P** | **P** |

**Key to Table of Allowable Uses**

**P = By-Right**

**SP = Special Permit**

**NOTE:**

1. Existing Conference/Conventions Facilities shall be P; new Conference/Convention Facilities or expansions to existing Conference/Convention Facilities shall be SP
2. ~~1.~~ Reuse of existing ~~occupancies and uses in Kerr Hall, Library, Academic Center & Chapel, The Retreat, Pilgrim Hall, Gate House, Wastewater Treatment Facility & Dormitories: By Right~~Business/Commercial for Business or Professional Office, Multi-Family Dwelling, Mixed Use with a residential component, or Personal Services Establishment and related uses are P without the need for any Site Plan review.
3. ~~2.~~ Expansion of usable space in existing facilities as noted in Note 1 by Site Plan Review or Special Permit ~~(SP)~~as noted herein.

~~Draft: August 10, 2023~~

**~~TABLE 3A~~**

**~~AS OF RIGHT~~**

~~Reuse of Existing Dormitories plus 10% additional square footage; Reuse of Existing Institutional/Office/ Residential Space plus 10% additional square footage; Reuse of the Retreat House; Reuse of Pilgrim Hall; Reuse of the Gate House.~~

**~~TABLE 3B~~**

**~~ABBREVIATED SPECIAL PERMIT~~**

~~Concept Plans using one or more Illustrative Plans 1-4.~~

**~~TABLE 3C~~**

**~~SPECIAL PERMIT~~**

~~Concept Plans (non-use of Illustrative Plans) for New Construction plus Reuse of Dormitories and Reuse of Existing Institutional/Office/Residential Space in excess of 10% additional square footage.~~

**Table 4 - Building Type Standards**

**[Note to Draft: All dimensional standards under review by GCTS; building floor areas of existing buildings to take into account additions permitted as of right]**



**Building Floor**

**Permitted in**

**Building Types Area**

**Districts (min. / max.)**

**Lot Size Width / Depth**

**Lot Coverage**

**(max)**

**Height
Stories
(min. /**

**max.)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Attached House (Duplex)** | BH-R/C; C-R/C; S-R/C; HL | 2600 / 2800 SF | 100' max.**/**110' max. | 60% max. | 2 |
| **Attached House (Triplex, Fourplex)** | N-R; C-R/C; HL | 1600 / 2200 SF | 75' max.**/**150' max. | 60% max. | ~~2~~3 |
| **Multi-Plex (6 / 8 DU)** | N-R; C-R/C; S-R/C | 5400 / 6600 SF or 7200 / 8800 SF | 110' max.**/**150' max. | 60% max. | 2 **/** 2-1/2 |
| **Multi-Family (Townhouse)** | S-R/C | 2800 / 3000 SF | 30' max.**/**140' max. | 60% | 2 |
| **Live/Work** | C-R/C | 1800 / 2200 SF | 75' max.**/**150' max. | 60% | 2 |
| **Existing Student Housing** | N-R; S-R/C; S-D | 110,000+/- SF | N/A | N/A | 3 |
| **New Student Housing** | N-R; S-R/C; S-D | Match existing ~~dormitory~~apartment location and individual floor areas if being replaced. | ~~by permit~~N/A | 3 |
| **Existing Business / Commercial** | ~~BH-C~~BH-R/C | 76,000+/- SF | N/A | N/A | ~~2~~ N/~~3~~A |
| **Existing Institutional** | ~~BH-C~~BH-R/C | 89,000+/- SF | N/A | N/A | ~~3~~N/A |
| **New Commercial / Institutional** | C-C | 50,000 SF max. | by ~~permit~~Special Permit | 75% | ~~2-3~~No higher than existing rooflines without a Special permit  |
| **Utilities Infrastructure** | UE | ~~by permit~~By site plan approval to service allowed as of right uses; by Special Permit for expansions | by ~~permit~~Special Permit | 10% max. | ~~1~~2 |
| **Accessory** | by permit | by permit | by ~~permit~~Special Permit | 10% max. | 1 |
| **Civic Lot** | ~~BH-C~~BH-R/~~R~~C; N-R; C-R/C; S-R/C | N/A | 50' min.**/**no max. | 80% | 1 |

|  |
| --- |
| **Standards for Specific Existing** **~~Historic~~ Buildings** |
| **The Retreat** | HL | ~~14,723~~25,000 gross SF; by Special Permit for expansions  | N/A | N/A | 3 |
| **Pilgrim Hall & Accessory Garage** | S-R/C | 15,351 gross SF; by Specia Permit for expansions | N/A | N/A | 2 |
| **Gate House** | NA | ~~2,226~~8,500 gross SF; by Special Permit for expansions | N/A | N/A | ~~2~~3 |

~~Draft: August 10, 2023~~

**Table 5 - Allowable Form Standards** **(Applies to New Construction Only; Does Not Apply to Existing Buildings or Additions to Existing Buildings)**

**[Note to Draft: All standards under review by GCTS]**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Form Standards** | **Planned Districts** | **BH-C** | **BH-R** | **N-R** | **C-R** | **C-C****Residential** |

|  |
| --- |
| **Allowable Density** |
| New Dwelling Units(DU) - Density | N/A | 3-DU/Acre | 2-DU/Acre | 6.2-DU/Acre | 2.5-DU/Acre |
| No. DU-DU Area (max/min) | N/A | 46-DU - 2600/2800 SF | 10-DU - 1800/2200 SF | 34-DU - 1800/2200 SF | 14-DU - 1800/3000 SF |
| Total New Gross Square Footage | N/A | 120,000 SF | 20,000 SF | 68,000 | 28,000 SF |
| Existing Business/~~Institional~~Institutional | 165,000+/- SF | N/A | N/A | N/A | N/A |
| Additions to Business/Institutional | See Table 1 | N/A | N/A | N/A | N/A |
| Senior Serviced Housing ~~(Beds)~~ | N/A | N/A | N/A | N/A | See Table 5-2 ~~C-C~~~~Commercial~~ |
| ~~Total Gross Square Footage~~ | ~~N/A~~ | ~~N/A~~ ~~N/A~~ | ~~N/A~~ |
| **Building Placement** |
| BTL, or Setback (min.**/**max.) | 15' min. | 20' **/**40' | 20'**/**48' | 6'**/**12' | 6'**/**12' |
| Front Street Frontage Buildout | N/A | 40% min. | 40% min. | 60% min. | 60% min. |
| Side Street frontage Buildout | 40% min. | N/A | N/A | 30% min. | 30% min. |
| Side Street BTL (min.**/**max.) | 15' max. for 20% of lot width | 6'**/**40' | 12'**/**0' | 3'**/**10' | 3'**/**10' |
| Interior Side Property Line Setback | 10' abutting a residential lot | 10' min. | 8' min. | 0' (Attached) 8' (Detached) | 0' (Attached) 8' (Detached) |
| Rear Setback (Lot or Alley) | 10' abutting a residential lot | 15' min. | 12' min. | 5' min. | 5' min. |
| **Lot and Block Standards** |
| Lot Width | None Required | 100' min. | 50' min. | 20' min., 100' max. | 20' min., 100' max. |
| Lot Depth | None Required | 150' min. | 110' min. | 80' min. | 150' min. |
| Lot Coverage |   | 60% max. | 60% | 70% max. | 70% max. |
| **Building Heights** |
| Principal Building (Stories**/**Height) | 3**/**45' max. | 2-1/2**/**35' max. | 2-1/2**/**35' max. | 2-1/2**/**35' max. | 2-1/2**/**35' max. |
| Ground Floor Elevation Above Sidewalk | 6" max. | 2' min. | 1'6" min. | 1'6" min. | 1'6" min. |
| Ground Floor Ceiling Height (min.) | 14' | 9' | 9' | 9' | 9' |
| Upper Floors Ceiling Height (min.) | 9' | 8' | 8' | 9' | 8' |
| **Parking Locations** |
| Front Setback (min.) | 30' | 30' | 30' | 30' | 30' |
| Side Street Setback (min.) | 5' | 12' | 5' | 6' | 5' |
| Interior Side Property Line Setback (min.) | 0' | 8' | 0' | 0' | 0' |
| Rear Setback (Lot or Alley) | 5' | 5' | 5' | 5' | 5' |
| **Allowed Frontages and Encroachments** |
| Allowed Frontage Types | Shopfront, Gallery | Porch & Fence | Common Yard, Forecourt, Gallery, Porch |
| Other Allowed Frontages | Balconies, Bay Windows, Awnings & Other Frontage Elements |
| Front Setback | 12' max. |
| Side Street Setback | 8' max. |
| Rear Setback (Lot or Alley) | 0' max. |

~~Draft: August 10, 2023~~

**Table 5 - Allowable Form Standards**

**[Note to Draft: All standards under review by GCTS]**

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Form Standards** | **Planned Districts** | **C-C****Commercial** | **S-R/C** | **S-D** | **UE** | **HL/NA** |
|   |
| **Allowable Density** |
| New Dwelling Units - Density | See Table 5-1 C-C Residential | 2-DU / Acre | N/A | N/A | N/A |
| No. Dwelling Units | 18-DU2800 SF/3000 SF |   |   |   |
| DU Area - max./min. |
| Total New Gross Square Footage | 46,000 SF |   |   |   |
| Senior Serviced Housing (Beds) | 80 Beds | N/A | N/A | N/A | N/A |
| Total Gross Square Footage | 50,000 SF |   |   |   |   |
| **Building Placement** |
| Front Build-to-Line, or Setback | 15' min. | 15' | 20' min., 48' max. | 20' min. | by permit |
| Front Street Frontage Buildout | N/A | 60% min. | 40% min. | n/a | by permit |
| Side Street frontage Buildout | N/A | 30% min. | n/a | n/a | by permit |
| Side Street Build-to-Line | 15' min. | 10' max. | 12' min. | 20' min. | by permit |
| Interior Side Property Line Setback | 10' abutting Residential | 0' min. | 8' min. | 30' min. | by permit |
| Rear Setback (Lot or Alley) | 10' abutting Residential | 5' min. | 12' min. | 30' min. | by permit |
| **Lot and Block Standards** |
| Lot Width | None Required | 100' max. | 50' min. | by permit | n/a |
| Lot Depth | None Required | 150' max. | 110' min. | by permit | n/a |
| Lot Coverage |   | 60% | 60% | by permit | by permit |
| **Building Heights** |
| Principal Building | 2-1/2 stories; 35'max. | 2-1/2 stories, 35' m**a**x. | 2-1/2 stories, 35' max. | 1 Story max. | by permit |
| Ground Floor Elevation Above Sidewalk | 6" min. | 1'6" Min. | 1'6" min. (Res.) 6" min. (Non-Res.) | 0' min. | by permit |
| Ground Floor Ceiling Height | 14' max. | 9' min. (Res.) | 9' min. (Res.) | 9' min. | by permit |
| Upper Floors Ceiling Height | 10' max. | 8' min. (Res.) | 8' min. clear | 9' min. | by permit |
| **Parking Locations** |
| Front Setback | 30' | 20' min. | 30' min. | 12' min. | by permit |
| Side Street Setback | 5' | 0' min. | 5' min. | 12' min. | by permit |
| Interior Side Property Line Setback | 0' | 0' min. | 0' min. | 5' min. | by permit |
| Rear Setback (Lot or Alley) | 5' | 5' min. | 5' min. | 5' min. | by permit |
| **Allowed Frontages and Encroachments** |
| Allowed Frontage Types | Gallery Forecourt, Gallery, Porch, Stoop | N/A | N/A |
| Other Allowed Frontages | Balconies, Bay Windows, Awnings, and OtherElements | N/A | N/A |
| Front Setback | 12' max. | 3' max. | 12' max. | N/A | N/A |
| Side Street Setback | 3' max. | 3' max. | 8' max. | N/A | N/A |
| Rear Setback (Lot or Alley) | 0' max. | 3' max. | 0' max. | N/A | N/A |

~~Draft: August 10, 2023~~

**~~Table 5 - Allowable Form Standards~~**

|  |
| --- |
| **~~District Specific Parking Requirements~~** |
| ~~a. Parking shall be as established in Section ???~~ |
| ~~b. Parking locations applies to location of garage or parking lot~~ |
| ~~c. Parking shall be located behind the Front Façade of buildings and accessed from the Rear Alleys or Side Streets~~ |
| ~~d. Garden Walls, Fences, or Hedges are required along unbuilt Street Rights-of-Ways adjacent to to parking~~ |
| ~~e. Parking / Driveway Curb Cut Width 12' max.~~ |

**~~Miscellaneous~~**

~~1. All buildings must have a Principal Entrance along the Front Façade~~

~~Draft: August 10, 2023~~

**~~Table 5B - Building Form Standards~~**

**~~Brown's Hill - Residential District~~**



|  |
| --- |
| **~~A. Building Placement~~** |
| **~~Setbacks~~** |
| ~~A~~ | ~~Front Build-to-Zone (min./max.)~~ | ~~20'/40'~~ |
| ~~B~~ | ~~Side Street, BTL (min./max.)~~ | ~~6'/40'~~ |
| ~~C~~ | ~~Interior Side Property Line Setback~~ | ~~10' min.~~ |
| ~~D~~ | ~~Rear Setback~~ | ~~15' min.~~ |

**~~Frontage Type Buildout (e.g. Porch)~~**

|  |
| --- |
| **~~C. Building Forms~~** |
| **~~Height~~** |
| ~~F~~ | ~~Main Building Minimum~~ | ~~2-1/2 Stories~~ |
| ~~F~~ | ~~Main Building Maximum~~ | ~~2-1/2 Stories~~**~~/~~**~~35'~~ |
| ~~G~~ | ~~Ground Floor Elevation Above Sidewalk~~ | ~~2' min.~~ |
| ~~H~~ | ~~Ground Floor Ceiling Height~~ | ~~9'~~ |
| ~~I~~ | ~~Upper Floor(s) Ceiling Height~~ | ~~8'~~ |
| **~~D. Allowed Frontage Types~~** |

~~Building Façade within Build-to-Zone~~ ~~Common Yard~~

~~Front Street Frontage~~ ~~40% min.~~ ~~Porch~~

~~Side Street Frontage~~ ~~N/A~~ ~~Forecourt~~

~~Street facades must be built to BTL within 30' of every
corner~~



**~~B. Lot and Block Standards~~**

**~~E. Allowed Use Types~~**

~~Lot Width~~ ~~100'~~

~~Lot Depth~~ ~~150' max.~~

~~K Ground Floor~~

~~All Permitted Uses Allowed~~





~~L All Floors Otherwise~~ ~~All Permitted Uses Allowed~~



~~Lot Coverage~~ ~~60% max.~~

~~Draft: August 10, 2023~~

**~~Table 5B - Building Form Standards~~**

~~A minimum 24' Front Setback shall apply when no Rear Alley or Side Street access are present and garage doors are perpendicular to the Primary Street Frontage Line~~

**~~G. District Specific Parking Requirements~~**

~~Parking shall be provided as established in Section ???~~

~~Parking shall be located behind the Front Façade of buildings and accessed from Rear Alleys or Side Streets whenever possible~~

~~Streetscreens, Garden Walls, fences, or hedges are required along unbuilt Street Right-of-Ways adjacent to parking~~



**~~H. Allowed Encroachments~~**

~~Balconies, Bay Windows, Awnings, Galleries, and Other Frontage Elements~~

|  |  |  |
| --- | --- | --- |
| ~~R~~ | ~~Front~~ | ~~12' max.~~ |
| ~~S~~ | ~~Side Street~~ | ~~5' max.~~ |
| ~~T~~ | ~~Rear~~ | ~~3' max.~~ |

~~Stairs may encroach beyond this maximum an additional 4 feet. Frontage Elements shall not Encroach into the right-of-way~~

**~~I. Miscellaneous~~**

~~All buildings must have a Principal Entrance along the Front Facade~~



~~M~~

~~30' (min.)~~

~~Front Setback~~

~~P~~

~~5' (min.)~~

~~Rear Setback~~

**~~F. Parking~~**

~~Side Street Setback~~

~~N~~

~~Side Setback~~

~~O~~

~~Parking/Driveway Curb Cut Width~~ ~~12' max.~~

~~12' (min.)~~

~~0' (min.)~~

~~Draft: August 10, 2023~~

**~~Table 6-1 Streets and Sidewalks~~**

**~~Thoroughfares~~**



|  |
| --- |
| ~~Street~~ |
| ~~BH-C/R; N-R; C-R/C;~~ |
| ~~S-R/C~~ |
| ~~50 ft.~~ |
| ~~26 ft.~~ |
| ~~25 mph~~ |
| ~~2 lanes~~ |
| ~~One side @ 8' marked~~ |
| ~~30'~~ |
| ~~5' sidewalk~~ |
| ~~7' continuous planter~~ |
| ~~Curb~~ |

**~~RA-24-24~~**

~~Rear Alley~~

~~BH-C/R; N-R; C-R/C; S-R/C; S-D; NA~~

~~24 ft.~~

~~24 ft.~~

~~10 mph~~

~~2 lanes~~

~~None~~

~~Taper~~

~~None~~

~~None~~

~~Inverted crown~~

**~~ST-50-26~~**

**~~RD-50-24~~**

~~Road~~

~~BH-C/R; NA; N-R; HL; S-D~~

~~50 ft.~~

~~24 ft.~~

~~30 mph~~

~~2 lanes~~

~~None~~

~~30'~~

~~Path optional~~

~~Continuous swale~~

~~Swale~~

**~~Roadway Type~~**

**~~Planned Districts~~**

**~~Right-of-Way width~~**

**~~Pavement Width~~**

**~~Min. Design Speed~~**

**~~Traffic Lanes~~**

**~~Parking Lanes~~**

**~~Curb Radius~~**

**~~Walkway Type~~**

**~~Planter Type~~**

**~~Curb Type~~**

~~Draft: August 10, 2023~~

**TABLE 6-2 REQUIRED VEHICLE PARKNG SPACE AMOUNTS1**

**[Note to Draft: Vehicle Parking Space amounts under review by GCTS]**

|  |  |
| --- | --- |
| **USE** | **NUMBER OF PARKING SPACES** |
| Residential - Studio/one bedroom/Second Unit or Carriage House | 1.0 per dwelling unit |
| Residential – Two + bedrooms | 2.0 per dwelling unit |
| Residential – Visiting Guests | 0.2 per dwelling unit |
| Senior Serviced Housing/ Medical Services Extended Care | 1.0 per 4 beds |
| Lodging (Small hotel, Bed and Breakfast) | 1.0 per guest room |
| Conference/Convention Facility | 5.0 units per 1,000 gross floor area2  |
| Library, Museum, Art Gallery | 2 per 1,000 gross floor area |
| Studio, Art, Dance, Martial Arts, Music | 1.0 per 500 gross floor area |
| Live/Work | 1.0 per live/work unit |
| Mixed Use with Residential Component | 2.0 per unit |
| Business/Professional Offices, Business Support Services, Medical Services/Clinics, | 2.0 per 1,000 gross floor area |
| Laboratory – Medical Analytical | 2.0 per 1,000 gross floor area |
| All Accessory uses listed in Table 2 | 2.0 per each accessory use |

1 Parking space amounts are derived from the Smart Parking Model Bylaw, part of the Smart Growth Energy Toolkit Bylaw produced by the Commonwealth of Massachusetts.

2 Gross Floor Area refers to the total space a building takes up and includes all the space inside a building including unusable space between walls.

Table 7 - Table of Dimensional Standards

**[Note to Draft: All dimensional standards under review by GCTS;**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Planned Districts | BH-C | BH-R | N-R | C-R | C-C |
|   |
| Minimum Parcel Size (sq. ft.) |   |   |   |   |   |
| Minimum Frontage (sq. ft.) |   |   |   |   |   |
| Front Setback (ft. min.) | 15 ft. | 20 ft. | 20 ft. | 6 ft. | 30 ft. |
| Side / Rear Setback (ft.) | 15 ft. / 10 ft. | 10 ft. / 15 ft. | 10 ft. / 15 ft. | 10 ft. / 15 ft. | 10 ft. / 15 ft. |
| Minimum Open Space per Total Acreage (%) | 15% | 15% | 15% | 15% | 15% |
| Maximum Building Gross Square Footage per Acre (SF/Acre) |   |   |   |   |   |
| Building Height (stories/feet) | 3 / 45 ft. max. | 2-1/2 / 35 ft. max. | 2-1/2 / 35 ft. max. | 2-1/2 / 35 ft. max. | 2-1/2 / 35 ft. max. |

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| Planned Districts |  | S-R/C |  | S-D |  | HL |  | UE |  | NA |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Minimum Parcel Size (sq. ft.) |   |   |   |   |   |
| Minimum Frontage (sq. ft.) |   |   |   |   |   |
| Front Setback (ft.) | 20 ft. | 30 ft. | by permit | 12 ft. | by permit |
| Side / Rear Setback (ft.) | 12 ft. / 12 ft. | 12 ft. / 12 ft. | by permit | 20 ft. / 30 ft. | by permit |
| Minimum Open Space per Total Acreage (%) | 15% | 15% | 15% | 15% | 15% |
| Maximum Building Gross Square Footage per Acre (sq. ft./Acre) |   |   |   |   |   |
| Building Height (stories/feet) | 2-1/2 / 35 ft. max. | 2-1/2 / 35 ft. max. | by permit | 1 / 20 ft. max. | N/A |

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**Table - Lower Campus Buildout Options**

**[Standards under review by GCTS]**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   |   | **ILLUSTRATIVE PLAN 1** |   |   |
| District | SOUTH 2.6 Acres | STABLES 8.8 Acres | CENTRAL 6.1 Acres | NORTH 7.6 Acres | TOTALS 25.1 Acres |
| New Construction | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft |
| Residential | 0 | 0 | 18 | 46,000 | 34 | 68,000 | 16 | 32,000 | 68 | 146,000 |
| **Subtotals:** | **0** | **0** | **18** | **46,000** | **34** | **68,000** | **16** | **32,000** | **68** | **146,000** |
| Dwelling Units/Acre Square Footage/Acre | 0 | 0 | 2.0 | 5,230 | 5.6 | 11,150 | 2.1 | 4,200 | 2.7 | 5,820 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   |   | **ILLUSTRATIVE PLAN 2** |   |   |
| District | SOUTH 2.6 Acres | STABLES 8.8 Acres | CENTRAL 6.1 Acres | NORTH 7.6 Acres | TOTALS 25.1 Acres |
| New Construction | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft |
| Residential | 0 | 0 | 18 | 46,000 | 14 | 28,000 | 10 | 20,000 | 42 | 94,000 |
| Senior Serviced Hs'g | 0 | 0 |   |   | 80 | 50,000 |   |   | 80 | 50,000 |
| **Subtotals:** | **0** | **0** | **18** | **46,000** | **94** | **78,000** | **10** | **20,000** | **122** | **144,000** |
| Dwelling Units/Acre Square Footage/Acre | 0 | 0 | 2.0 | 5,230 | 15.4 | 12,800 | 1.3 | 2,632 | 4.9 | 5,740 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   |   | **ILLUSTRATIVE PLAN 3** |   |   |
| District | SOUTH 2.6 Acres | STABLES 8.8 Acres | CENTRAL 6.1 Acres | NORTH 7.6 Acres | TOTALS 25.1 Acres |
| New Construction | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft |
| Residential | 0 | 0 | 18 | 46,000 | 34 | 68,000 | 16 | 32,000 | 68 | 146,000 |
| **Subtotals:** | **0** | **0** | **18** | **46,000** | **34** | **68,000** | **16** | **32,000** | **68** | **146,000** |
| Dwelling Units/Acre Square Footage/Acre | 0 | 0 | 2.0 | 5,230 | 5.6 | 11,150 | 2.1 | 4,200 | 2.7 | 5,820 |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
|   |   | **ILLUSTRATIVE PLAN 4** |   |   |
| District | SOUTH 2.6 Acres | STABLES 8.8 Acres | CENTRAL 6.1 Acres | NORTH 7.6 Acres | TOTALS 25.1 Acres |
| New Construction | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft | DU | Sq Ft |
| Residential Senior Serviced Hs'g | 00 | 00 | 180 | 46,0000 | 1480 | 28,00050,000 | 10 | 20,000 | 4280 | 94,00050,000 |
| **Subtotals:** | **0** | **0** | **18** | **46,000** | **94** | **78,000** | **10** | **20,000** | **122** | **144,000** |
| Dwelling Units/Acre Square Footage/Acre | 0 | 0.00 | 2.0 | 5,230 | 15.4 | 12,800 | 1.3 | 2,630 | 4.9 | 5,740 |

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~~6230859.1~~6230859.4

**Table - Lower Campus Buildout Options**

**SUMMARY**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
|   | SOUTHDistrict 2.6 Acres | STABLES 8.8 Acres | CENTRAL 6.1 Acres | NORTH 7.6 Acres | **TOTALS 25.1 Acres** |
| Scenarios | DU Sq Ft | DU Sq Ft | DU Sq Ft | DU Sq Ft | **DU Sq Ft** |

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| 0 | 0 | 18 | 46,000 | 34 | 68,000 | 16 | 32,000 |
| 0 | 0 | 18 | 46,000 | 94 | 78,000 | 10 | 20,000 |
| 0 | 0 | 18 | 46,000 | 34 | 68,000 | 16 | 32,000 |
| 0 | 0 | 18 | 46,000 | 94 | 78,000 | 10 | 20,000 |

**Illustrative Plan 1 Illustrative Plan 2 Illustrative Plan 3 Illustrative Plan 4**

**68 146,000**

**122 144,000**

**68 146,000**

**122 144,000**

**NOTE**: Brown's Hill District and existing Dormitories are not included in the calculations noted in this table.

|  |  |  |
| --- | --- | --- |
| Dorms | No. of Units | Gross Sq. Ft. |
| A & B | 60 Units | 50,688 SF |
| C & D | 40 Units | 41,316 SF |
| E & F | 109 Units | 102,387 SF |
| **Total:** | **209 Units** | **194,391 SF** |

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|  |
| --- |
| **Summary report:** **Litera Compare for Word 11.5.0.74 Document comparison done on 11/16/2023 9:25:51 AM** |
| **Style name:** Default Style |
| **Intelligent Table Comparison:** Active |
| **Original DMS:** iw://imanagework.nutter.com/IMANAGE/6230859/1 |
| **Modified DMS:** iw://imanagework.nutter.com/IMANAGE/6230859/4 |
| **Changes:**  |
| Add  | 142 |
| ~~Delete~~  | 250 |
| ~~Move From~~ | 0 |
| Move To | 0 |
| Table Insert | 14 |
| ~~Table Delete~~ | 2 |
| Table moves to | 0 |
| ~~Table moves from~~ | 0 |
| Embedded Graphics (Visio, ChemDraw, Images etc.) | 0 |
| Embedded Excel  | 0 |
| Format changes | 0 |
| **Total Changes:**  | 408 |