

TABLE 1 – BHOD SUB-DISTRICTS

OVERVIEW

Table 1 – BHOD Sub-Districts describes each district delineated on the Brown’s Hill Overlay District Zoning Diagram along with the potential permitting requirements for existing building reuse and new development.

Sub-Districts	Descriptions	Development and Permitting Requirements
LC Lower Campus	The Lower Campus consists of two roughly equal ANR lots of 6+/- Acres for a total of 12+/- Acres. There are currently six three-story Student Housing Buildings identified as Units A, B, and C, D on one Zoning Diagram lot and Units E and F on the other.	<i>Reuse of Existing Student Housing:</i> Reuse / renovation, or reconstruction of existing structures (Total 194,391-GSF) with no additions: Permitted By-Right
		<i>Expansion of Existing Student Housing:</i> Construction of additional floor area up to 10% of the existing GSF: Permitted by Special Permit
MC Middle Campus	The Middle Campus occupies the geographical center of the overall property and over 19+/- acres. This District with the least grade changes is the most desirable space for new development. There is one existing Historically / Culturally / Architecturally Significant building – Pilgrim Hall (former stables). Also, there is a wastewater treatment facility along Woodbury St. that serves the entire campus.	<i>Rehabilitation of Existing Historic Buildings:</i> 1) Pilgrim Hall & Garage: 15,351-GSF Renovation / reuse with no additions: Permitted By-Right
		<i>Expansion of Existing Historic Buildings:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit
		<i>New Residential / Professional Buildings:</i> Refer to Table 2 – Use Regulations and Table 4 - Dimensional Standards: Permitted by Special Permit
UC Upper Campus	The Upper Campus is a total of 29+/- acres in size including 8+/- acres of undevelopable steep slopes to Bridge Street and 2+/- acres on the top of Brown’s Hill containing several town-owned cisterns or reservoirs. There are existing office / institutional buildings including Kerr Hall, Goddard Library, the Academic Building & Chapel with extensive surface parking. The Gate House is used as a residential building and is located adjacent to the Bridge Street exit. The cisterns are connected by a right-of-way to a pumping station on Bridge Street. Upper Campus is divided into two separate districts: UC-1 and UC-2.	<i>Reuse or Conversion of Existing Office / Institutional Buildings:</i> Reuse / renovation or reconstruction of existing structures (Total 166,838 GSF): Permitted By-Right
		<i>Expansion of Existing Office / Institutional:</i> Construction of additional area up to 10% of existing Gross SF: Permitted by Special Permit
		<i>New Residential / Professional Buildings:</i> Refer to Table 2 – Use Regulations and Table 4 – Dimensional Regulations: Permitted by Special Permit
HL Heritage Landscape	The Heritage Landscape is a preserved open space of 14+/- acres with sloping lawns and mature trees as defining features surrounding a single, three-story, Culturally / Architecturally Significant building - the Retreat House - adjacent parking and a summit walking trail. This area is celebrated for its beauty and history as a preserve. The installation, maintenance, repair and replacement of sidewalks, walkways, roads, lighting, landscaping and wastewater treatment components and other utilities e.g. electric, data, water (buried, overhead etc.) is permitted in the Heritage Landscape	<i>Rehabilitation of Existing Legacy Buildings:</i> 1) Retreat House: 14,723-GSF Renovation / reuse with no additions: Permitted By-Right
		<i>Expansion of Existing Legacy Buildings:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit

NZ Natural Zone	<p>The 28+/- acres of Natural Zone in two parts of protected conservation lands unsuitable for new development and protected in perpetuity. The installation, maintenance, repair and replacement of sidewalks, walkways, roads, lighting, landscaping and wastewater treatment components and other utilities e.g. electric, data, water (buried, overhead etc.) is permitted in the Natural Zone.</p>	<p>N / A</p>
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