

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) <i>Pilgrim Hall & Garage: 15,351-GSF</i> 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.	<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, Historically / 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.	<i>Rehabilitation of Existing Historic Buildings:</i> 1) <i>Retreat House: 14,723-GSF</i> 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
NZ Natural Zone	The 28+/- acres of Natural Zone in two parts of protected conservation lands unsuitable for new development and protected in perpetuity.	N / A