

Table 1 – Description of Zoning Districts

OVERVIEW

Table 1 – Description of Zoning Districts describes each district identified on the Brown’s Hill Overlay District Zoning Diagram and the potential permitting requirements for existing building reuse and new development.

Districts	Descriptions	Development and Permitting Requirements
LC Lower Campus	The Lower Campus is 12+/- acres comprised of two ANR lots of 6+/- acres each, currently containing 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.	<p><i>Conversion of Existing Student Housing (209-Total Units and 194,391-GSF):</i> Either renovation / reuse or reconstruction of existing GSF with no additions: Permitted By-Right</p> <p><i>Expansion of Existing Student Housing:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit</p>
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 are two existing historic buildings – a former stable, Pilgrim Hall, and the Retreat House, the original Mandell Mansion cutout from the Heritage Landscape for coding purposes. There is an additional wastewater treatment facility along Woodbury St. servicing the entire site.	<p><i>Conversion of Existing Historic Buildings:</i> 1) <i>Retreat House: 14,723-GSF</i> 2) <i>Pilgrim Hall & Garage: 15,351-GSF</i> Renovation / reuse with no additions: Permitted By-Right</p> <p><i>Expansion of Existing Historic Buildings:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit</p> <p><i>New Residential / Professional Buildings:</i> Refer to Table 2 for Allowable Uses and Table 4 for Density Standards: Permitted by Special Permit</p>
UC Upper Campus	The Upper Campus on Brown’s Hill is 19+/- acres in size including 8+/- acres of undevelopable steep slopes to Bridge Street. 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. Also, there are town-owned, buried water supply cisterns on 1+/- acre serviced by the right-of-way to a pumping station on Bridge Street.	<p><i>Conversion of Existing Office / Institutional:</i> Renovation / reuse or reconstruction of existing structures (Total 166,838-GSF): Permitted By-Right</p> <p><i>Expansion of Existing Office / Institutional:</i> Construction of additional area more than 10% of existing Gross SF: Permitted by Special Permit</p> <p><i>New Residential / Professional Buildings:</i> Refer to Table 2 for Allowable Uses and Table 4 for Density Standards: Permitted by Special Permit</p>
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 historic residence - the Retreat House, adjacent parking and a summit walking trail. This area is celebrated for its beauty and history and remains a preserve.	Development of the district is limited to minor renovations to repurpose or repair the Retreat House historic building and trails, or provide wayfinding informational signs, and similar improvements.
NZ Natural Zone	The 28+/- acres of Natural Zone is protected conservation lands of wetlands and buffers unsuitable for new development and protected in perpetuity.	N / A