

Table 3 – Allowable Building Types

OVERVIEW

Building Types are used as a regulatory mechanism in this bylaw and not all building types are permitted in all Districts. **Table 3A – Allowable Building Types** lists general building types and clarifies uses specific to the BHOD site. Building Types not listed in Tables 3A and 3B are prohibited.

Building Types	Description
Attached Houses with Two, Three or Four Dwellings	Attached houses with the outward appearance of detached houses but accommodate two, three or four separate dwellings within one building. They are appropriate for a wide variety of lot sizes.
Multi-Housing with Five or More Households	Buildings with five or more dwellings in a vertical arrangement within one structure. Common entrances and interior corridors serve multiple units. These buildings are a minimum of two stories with parking typically located behind the buildings. Reuse of Student Housing is considered multi-housing.
Townhouses	Townhouses are residential buildings with between three and six dwellings that share a common wall. Each unit has its own entrance and is a minimum of two stories. Units are typically aligned close to the public sidewalk, although sometimes there are small variations in setback to provide landscaping or diversity in the streetscape. Provide 20 feet between buildings.
Existing Business / Institutional	The reuse of existing Business/Institutional buildings include Kerr Hall, Retreat House and Pilgrim Hall, Chapel, Library, Academic Building, learning centers, and support offices. Reuse of existing Business/Institutional buildings fit within the existing campus as integral and functional parts and serve as landmarks and places of assembly.
New Business / Professional	A business establishment, which does not offer a product or merchandise for sale to the public but offers a professional service to the public. However, general or personal service establishments are not to be included in the definition of business office.
New Institutional	Institutional buildings are used for public or semi-public purposes and must fit as integral parts of the neighborhoods. Institutional buildings may be Community Centers serving as landmarks and places of assembly. They have a sense of prominence within their respective neighborhoods.
Senior Residential Care Facility	Staff paid or volunteer that provides full-time care to more than 6 individuals. Senior residential care facilities include assisted living residences, independent living centers / senior apartments. This term excludes residential/family care homes and halfway houses.
Major and Minor Infrastructure	An existing wastewater treatment plant occupies a part of the Central Campus along Woodbury Street and an area adjacent to Student Housing C & D.
Accessory Use or Structure	Accessory use is part of and customarily subordinate to a principal use or principal structure. Accessory use is smaller in area, extent, or purpose to the principal use or principal structure served. For the purposes of this Bylaw retail shops, dining facilities, and similar accessory uses primarily to serve occupants, employees or guests within the principal building are accessory uses. A structured parking facility is a separate condition.
Recreational	Parks and playgrounds are a typical component to public spaces used for recreation that customarily use benches for seating and playscapes.
Historic Buildings	Retreat House: May be reused By-Right or repurposed pending Special Permit.
	Pilgrim Hall: May be reused By-Right or repurposed pending Special Permit.
	Gate House: May be reused By-Right or repurposed pending Special Permit.