

TABLE 1 – BHOD SUB-DISTRICTS

Sub-Districts	Descriptions	Development and Permitting Requirements
LC Lower Campus	The Lower Campus is defined by two separate ANR lots (LC-1 & LC-2) of between 5-6 acres each. There are six existing three-story Apartment Buildings (Total: 209 Housing Units) currently split between the two lots (Units A, B, C and D on lot LC-1 & Units E and F on lot LC-2).	<i>Reuse of Existing Apartment Buildings:</i> Reuse / renovation of existing structures (Total 194,391-GSF) with no additions: Permitted By-Right
		<i>Expansion of Existing Apartment Buildings:</i> Construction of additional floor area up to 10% of the existing GSF: Permitted by Special Permit
MC Middle Campus	The Middle Campus occupies 19+ acres at the geographical center of the property. There is one existing legacy building – Pilgrim Hall (formerly the estate stables building). There is another existing building – a wastewater treatment facility – adjacent to Woodbury Street - that currently serves the property’s existing development that is subject to expansion with new site development.	<i>Rehabilitation of Existing Legacy Building (Pilgrim Hall & Garage: 15,351-GSF):</i> Renovation / reuse with no additions: Permitted By-Right
		<i>Expansion of Existing Legacy Building:</i> Construction of additional area up to 35% of the existing GSF: Permitted by Special Permit
		<i>New Residential / Senior Housing / Senior Assisted Living:</i> Refer to Table 2 – Use Regulations and Table 4 - Dimensional Standards: Permitted by Special Permit
UC Upper Campus	The Upper Campus is 27+ acres including 4+ acres of undevelopable steep slopes. There is also a 1+ acre town-owned, underground, water reservoir with a right-of-way to a pumping station along Bridge Street within the UC boundary. The site currently contains Office / Assembly / Residential buildings including Kerr Hall, Goddard Library, the Academic Building & Chapel with extensive surface parking. The Gate House is currently a residential building located adjacent to the Bridge Street exit.	<i>Repurposing of existing Commercial / Residential Buildings (Kerr Hall, Library, Academic Center, Chapel & Gate House: Total 166,838-GSF):</i> Must be repurposed to an Allowable Use (Refer to Table 2 – Use Regulations, and Table 4 – Dimensional Regulations): Permitted By Special Permit; Gate House Permitted by Right
		<i>Expansion or reconstruction of existing Commercial / Residential:</i> Permitted by Special Permit
		<i>New Residential / Senior Housing / Senior Assisted Living:</i> Refer to Table 2 – Use Regulations and Table 4 – Dimensional Regulations: Permitted by Special Permit
		<i>Rehabilitation of Existing Legacy Building (Retreat House: Total 14,723-GSF):</i> Renovation / reuse with no additions: Permitted By-Right
HL Heritage Landscape	The Heritage Landscape is open space of 14+/- acres defined by sloping lawns and mature trees as defining features surrounding a three-story, legacy building - the Retreat House (formerly the Mandell House) - adjacent parking and a summit walking trail. This area is celebrated for its scenic and historic resources.	<i>Expansion of Existing Legacy Building:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit
		<i>New installation of security facility:</i> Construction of a small facility alongside site road entrances: Permitted by Special Permit
NZ Natural Zone	The Natural Zone contains 27+/- acres on two parcels consisting of protected conservation lands unsuitable for new development and protected in perpetuity.	