

TABLE 1 – BHOD SUB-DISTRICTS

Sub-Districts	Descriptions	Development and Permitting Requirements
LC Lower Campus	<p>The Lower Campus consists of two separate ANR lots of 6+/- acres each. There are currently six three-story Student Housing Buildings (Total: 209 Housing Units) located on two lots (Units A, B, and C, D on one lot and Units E and F on the other).</p>	<p><i>Reuse for Existing Student Housing:</i> Reuse / renovation, or reconstruction of existing structures (Total 194,391-GSF) with no additions: Permitted By-Right</p> <p><i>Expansion of Existing Student Housing:</i> Construction of additional floor area up to 10% of the existing GSF: Permitted by Special Permit</p>
MC Middle Campus	<p>The Middle Campus occupies the geographical center of the overall property on 19+/- acres. Having the least topographic gradients, this District is very amenable for accommodating new development. There is one existing Legacy building – Pilgrim Hall (formerly stables). There also is a wastewater treatment facility along Woodbury St. that currently serves the entire campus.</p>	<p><i>Rehabilitation of Existing Legacy Buildings:</i> 1) <i>Pilgrim Hall & Garage: 15,351-GSF</i> Renovation / reuse with no additions: Permitted By-Right</p> <p><i>Expansion of Existing Legacy Building:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit</p> <p><i>New Residential / Professional Building:</i> Refer to Table 2 – Use Regulations and Table 4 - Dimensional Standards: Permitted by Special Permit</p>
UC Upper Campus	<p>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.</p>	<p><i>Reuse or Conversion of Existing Office / Institutional Buildings:</i> Reuse or renovation of existing structures (Total 166,838 GSF): Permitted By-Right</p> <p><i>Expansion or reconstruction of Existing Office / Institutional:</i> Permitted by Special Permit</p> <p><i>New Residential / Professional Buildings:</i> Refer to Table 2 – Use Regulations and Table 4 – Dimensional Regulations: Permitted by Special Permit</p>
HL Heritage Landscape	<p>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, Legacy building - the Retreat House - adjacent parking and a summit walking trail. This area is celebrated for its beauty and history as a preserve.</p>	<p><i>Rehabilitation of Existing Legacy Building:</i> 1) <i>Retreat House: 14,723-GSF</i> Renovation / reuse with no additions: Permitted By-Right</p> <p><i>Expansion of Existing Legacy Building:</i> Construction of additional area up to 10% of the existing GSF: Permitted by Special Permit</p>
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.</p>	<p>N / A</p>