

INSTITUTIONAL DISTRICTS – DRAFT LANGUAGE

NOTES:

1. THE 3 CURRENT INSTITUTIONAL DISTRICTS (ARTICLES X, XI & XII) ARE BEING COMPILED INTO ONE ARTICLE (ARTICLE X) TO ALLOW ROOM FOR THE ADDITION OF THE PROPOSED “INSTITUTIONAL – THEATER” DISTRICT AND ALLOWING FUTURE GROWTH IN THE ZONING DOCUMENT.
2. SPECIFIC ENTITIES ARE BEING REMOVED TO CONFORM WITH CURRENT ZONING STANDARDS
3. DEFINITIONS NEED TO BE DEVELOPED FOR UNDERLINED ITEMS
4. RED TEXT INDICATES PROPOSED CHANGES AND ADDITIONS; RED TEXT WITH A STRIKE-THROUGH INDICATES PROPOSED DELETIONS

ARTICLE X INSTITUTIONAL DISTRICTS

1. **INSTITUTIONAL – COLLEGE:** This district is established to protect a major asset in the community, ~~Colby Sawyer College~~, which is presently in an ideal location bordering on the village. The district should reserve the area for institutional expansion consistent with the needs of the College and the preservation of the rural charm of the area.
 - A. Uses Permitted
 1. College facilities and activities such as classroom and laboratory **buildings**, residence halls, cafeterias and college dining facilities, faculty/staff housing, recreation and sports facilities, playing fields, administration and faculty office **buildings**, parking facilities, medical and counseling facilities, art and performing arts centers, libraries, gymnasiums, field houses, college bookstores, maintenance, and utility **buildings**. College facilities and activities not specifically enumerated herein may be allowed as Special Exceptions provided that, in addition to the findings required by Article XXI, the Board of Adjustment shall determine **that such Use be compatible with the spirit and intent of this Zoning Ordinance**.
 2. Single and two-Family residences under the same provisions as apply to such residences in the adjoining Residential Districts.
 3. Essential Services.
 - B. Land and Yard Requirements
 1. Lot area requirements for a single and two-Family residence shall conform to provisions applicable to adjoining Residential District, and for College Uses as shall be determined by the College subject to review by the Planning Board.
 2. Yard requirements applicable to adjoining Residential Districts shall govern location of a **single-family** residence in the Institutional District, with a minimum setback of 25 feet from any Town road or Street.
 3. College Buildings shall be setback a minimum of:
 - a. 100 feet from any College property line that directly abuts any adjoining property (i.e. no intervening public road Right-of-Way) which is located in one of the Residential Zone Districts; or
 - b. 50 feet from any College property line that directly abuts any adjoining public road Right-of-Way (Seamans Road and Main Street).

4. The non-building activities and Uses listed below shall be setback a minimum of 50 feet from any College property line that directly abuts any adjoining property (i.e. no intervening public road Right-of-Way) that is located in one of the Residential Zone Districts if adequate screening is provided or 100 feet if adequate screening is not provided. The determination of whether proposed screening will be adequate will be made by the Planning Board during a Site Plan Review application. The following non-building activities and Uses are subject to this perimeter setback: Outdoor, Active Recreation Uses; construction staging areas; Snow Storage/Disposal Areas; and material processing.
5. Off-street parking and private roads/driveways on the College property shall be setback a minimum of 25 feet from any College property line that directly abuts any adjoining property (i.e. no intervening public road Right-of-Way) that is located in one of the residential zone districts if adequate screening is provided, or 50 feet if adequate screening is not provided. The determination of whether proposed screening will be adequate will be made by the Planning Board during a Site Plan Review application. This setback shall be measured from the closest edge of any parking space or aisle, or the closest **travel way** of any private road/driveway.

ARTICLE XI Institutional/Recreational District

2. **INSTITUTIONAL – RECREATIONAL:** This district is established to protect a major asset in the community, ~~Colby Sawyer College~~, which is presently in an ideal location bordering the village. The district provides an area to be designed and equipped for the conduct of collegiate sport and leisure-time activities while protecting the rural charm and character of the neighborhood.

A. Uses Permitted

1. Outdoor, Active Recreation Uses*
(* See definition, but includes, by way of example, baseball, soccer, lacrosse & other field sports; outdoor track; tennis & other outdoor court games; golf; outdoor basketball courts; trails for hiking, biking, cross-country skiing and equestrian Uses; and outdoor equestrian facilities.)
2. Outdoor, Passive Recreation Uses*
(* See definition, but includes, by way of example, walking, bird watching and picnicking.)
3. Accessory Uses: Accessory Uses include, by way of example, gravel and unlighted access roadways, as well as gravel and unlighted parking and turnaround areas along the roadways for passenger vehicles, emergency vehicles, security vehicles and maintenance equipment restricted to daytime use only; maintenance and storage facilities for recreation Uses; restrooms and changing facilities; bleachers, goals, backstops, dugouts, flagpoles, benches, and other required athletic equipment; and other Accessory Uses involving no Structures.
4. Essential Services.

B. Yard Requirements

1. None of the Uses or Structures allowed above shall be established nearer than 25 feet from any abutting Zone District boundary or property line, whichever is greater.

ARTICLE XII Hospital Institutional District

3. **INSTITUTIONAL – HOSPITAL:** This district is established to protect a major asset in the community, ~~the New London Hospital and William P. Clough Extended Care Center~~. This district would reserve the area for institutional expansion consistent with the needs of the Hospital and the preservation of the rural charm of the area.
 - A. Uses Permitted
 1. Licensed Medical Facilities which provide outpatient care, acute care and **long-term** care. Activities which would support the primary mission of delivering health care to the public such as, but not limited to, ambulance service, laundry services, maintenance services, food services, office space, craft and gift services for patients and other activities, including Essential Services, appropriate to maintaining a high caliber health care facility. Additional activities not enumerated as health related may be allowed as Special Exceptions provided that, in addition to the findings required by Article XXI, the Board of Adjustment shall determine **that such Use be compatible with the spirit and intent of this Zoning Ordinance.**
 - B. Yard Requirements
 1. The minimum Front Yard, Rear Yard, and Side Yard setback requirement shall be 25 feet.

4. **INSTITUTIONAL – THEATER:** This district is established to protect a celebrated and important asset in the community. The district defines an area to be used for the conduct of theatrical productions, the performing arts and the arts, while protecting the rural charm and character of the neighborhood.
 - A. Uses Permitted
 1. A Theater, Concert hall, Auditorium, Art Center or similar establishment which regularly features live performances (musical or otherwise), rehearsals, educational theater day-camps, art display, and the education/instruction of the performing arts and arts.
 2. Accessory Uses: Accessory Uses may include, restrooms and changing facilities, cooking/dining facilities, artist/staff housing, administration offices, parking facilities; and maintenance, utility and ancillary structures such as set and/or wardrobe shops. Facilities and activities not specifically enumerated herein may be allowed as Special Exceptions provided that, in addition to the findings required by Article XXI, the Board of Adjustment shall determine that such Use be compatible with the spirit and intent of this Zoning Ordinance.
 3. Single and two-Family residences under the same provisions as apply to such residences in the R-1 Residential District.
 - B. Land and Yard Requirements
 1. Yard/Setback requirements shall conform to those of the R-1 Residential District.
 2. Lot area requirements for a single and two-Family residence shall conform to provisions applicable to R-1 Residential District.