

Proposed Changes to ARTICLE X INSTITUTIONAL DISTRICT, Sections 1. & 3.

This district is established to protect and enhance four major assets in the community – Colby-Sawyer College, the Hospital, existing recreational assets, and the Theater. ~~which is presently in an ideal location bordering on the village.~~ The district ~~should~~ reserves these areas for institutional expansion consistent with the needs of ~~the College~~ these institutions which may include the construction of multi-family housing in the College and Hospital Institutional Districts, and ~~the preservation of the rural charm of the area~~ efforts should be made to reinforce New London’s architecture and distinct character.

1. **INSTITUTIONAL – College:** This district is established to protect a major asset in the community, which is presently in an ideal location bordering on the village. This district reserves an area for institutional expansion consistent with the needs of the College, future housing, 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, child and adult care, 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-Family Dwelling, and Two-Family Dwelling, and Multi-Family Dwellings for students, faculty & staff.

3. Height Regulations: Single-Family Dwelling & Two-Family Dwelling: 35 feet; Multi-Family Dwelling: 45 feet; non-residential 55 feet.

4. Essential Services.

B. Land and Yard Requirements

1. Lot area requirements for ~~a~~ Single-Family Dwelling and ~~Two-Family-Family~~ Dwellings shall conform to provisions applicable in the closest ~~to~~ adjoining Residential District, for Multi-Damily

Dwellings up to eight units per acre may be allowed, and for College Uses as shall be the lot area may be determined by the College subject to review by the Planning Board.

2. Yard requirements for Single-Family and Two-Family dwellings applicable to adjoining Residential Districts shall govern location of a include single-Family residence in the Institutional District, with a minimum setback of 25 feet from any property line, Town road, or Street.

3. College Buildings and Multi-Family Dwellings 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.

Zoning Map Change – The Hospital Institutional District is proposed to be expanded to include Tax Map/lot 072-019-0-0-0, owned by New London Hospital Association. Lot 19 is +/- 44.170 acres in size.

3. INSTITUTIONAL – Hospital: This district is established to protect a major asset in the community. This district ~~would~~ reserves an area for institutional expansion consistent with the needs of the Hospital, future housing, 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, child and adult care, 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.

2. Single-Family Dwellings, Two-Family Dwellings, and Multi-Family Dwellings supporting the staff, students and residents of the Medical Facility and the staff of the Medical Facility's contractors.

3. Height Regulation: Single-Family Dwellings, Two-Family Dwellings, and Multi-Family Dwellings up to 45 feet tall.

B. Yard Requirements

1. Lot area requirements for all uses shall conform to provisions applicable in the closest adjoining Residential District, for Multi-family structures up to six units per acre shall be allowed.

~~12.~~ The minimum Front Yard, Rear Yard, and Side Yard setback requirement shall be 25 feet.

3. Setback – Setback of no structures within 75' of residentially zoned property lines & Parkside Road