

CAMPUS OVERLAY DISTRICT

Amend the Zoning Bylaw to add the following new section 9.15, to add the Campus Overlay District to the list in Section 2.2, and to amend the Zoning Map to show the new district.

9.15 CAMPUS OVERLAY DISTRICT

9.15.1 Purpose. The purposes of the Campus Overlay District are:

1. To allow for the continuation of existing uses within existing buildings on the college campus located within the boundaries of the district, including the athletic center and the arts center;
2. To encourage the reuse of the college campus to benefit the general health, welfare and economic vitality of the Town and its residents and the region;
3. To encourage the preservation, reuse, renovation, and redevelopment of existing structures on the campus;
4. To increase the supply of a variety of residential dwelling units and residential living options in the Town by reuse of existing buildings or construction of new buildings on the campus;
5. To create employment opportunities in the Town, both short term and long term;
6. To allow for a mix of land uses appropriate to the needs of the community, to the scale of the campus and its environs, and to the landscape of the district;
7. To preserve open space, protect sensitive natural habitats and ecosystems, and protect drinking water resources;
8. To promote recreational opportunities;
9. To promote environmentally sustainable development.

9.15.2 Establishment and Location. The Campus Overlay District is an overlay district, and all regulations pertaining to the underlying residential district(s) shall continue to be in full force and effect, except to the extent that the provisions of this Section modify, amend, or supersede such underlying requirements or provide an alternative to such requirements.

A special permit issued pursuant to this Section shall not replace special permits required under other Sections of this Bylaw. Where standards or other requirements listed as part of this Section conflict with those in the underlying district, the provisions of this Section shall apply.

The Campus Overlay District shall consist of the land shown on the 2019 Great Barrington Assessors' Map 31, Lot Numbers 9A, 9D, 9E, 10B, and Map 32, Lot Numbers 41, 42, 43, 44, 78, 78B, 78G, 78H, 79, 80, 81, 81A, 81B, 81C, 83B, and shown on the map entitled "Campus Overlay District, May 2025," on file in the office of the Town Clerk.

9.15.3. Special Permits:

Where a special permit is required, the Special Permit Granting Authority (SPGA) for the Campus Overlay District shall be the Planning Board. An applicant may apply for a Campus Overlay District special permit to develop or redevelop all or portions of the property in the Campus Overlay District. One special permit may be sought for multiple uses or structures. In addition to the findings required in Section 10.4, the SPGA must also find that the proposed development and/or redevelopment does not contravene the purposes of this Section.

9.15.4 Use Regulations.

1. Permitted Uses. All uses permitted by right in the underlying zoning districts are permitted by right in the Campus Overlay District, except as provided below. The following uses are also permitted by right in the Campus Overlay District:
 - a. Dwelling, multi-unit, 4 to 8 units;
 - b. The following uses are permitted by right only in structures existing as of May 3, 2025;
 - i. Dwelling, multi-unit, 9 units or more;
 - ii. Assisted living residence;
 - iii. Live/work units;
 - iv. Co-living development
 - v. Community, educational, or recreational uses, including museums, playgrounds, health clubs and gym/fitness centers and performing arts centers
 - vi. Food or beverage facilities including production, sale and/or consumption on site or off site of pre-prepared foods;
 - vii. Professional offices including medical offices;
 - viii. Retirement Communities that provide residents, age 55 or older, with opportunities for independent living, assisted living, nursing care, rehabilitation, and/or memory care.
2. Prohibited Uses. The following uses are prohibited in the Campus Overlay District, whether or not permitted by right or by special permit in the underlying zoning districts:
 - a. Cemeteries
 - b. Golf or country clubs
 - c. Marijuana establishment, cultivation, or manufacturing
 - d. Public parking garages
 - e. Lumberyards
 - f. Large-scale commercial development
 - g. Motor vehicle fuel station
 - h. Motor vehicle sales rooms
 - i. Aviation field
 - j. Gravel/loam/sand/stone removal for commercial purposes
3. Special Permits. The following uses may be permitted by Special Permit:
 - a. Hotels, motels, or overnight cabins, whether in existing or new structures;
 - b. Camping facilities
 - c. Restaurants
 - d. Contractor's and landscaper's yards
 - e. Light manufacturing, whether in existing or new structures;
 - f. Any of the uses listed in subsection 1., b. above, if in new structures or if in existing structures that are substantially expanded. A substantial expansion is defined, for the purpose of this Section, as a change which involves: changing the height of a structure more than 10 feet; increasing the size of the footprint of a structure by more than 10% or 2,000 square feet, whichever is smaller.

9.15.5 Dimensional Standards. The SPGA may waive or reduce the requirements of Sections 4.1, general dimensional requirements, and 4.2, special regulations, of this Bylaw if it determines that the requested waivers or reductions further the purposes of this Section. In place of these requirements, the following standards shall apply:

1. Structures to be demolished may be replaced within the existing footprint.

2. The SPGA may reduce front, side and rear yard setbacks to as low as zero (0) feet and may increase the maximum lot coverage by buildings as part of a Special Permit.

9.15.6 General Regulations including Parking, Landscaping, and Performance Standards. The parking, loading, landscaping and performance standards and regulations set forth in Sections 6.1, 6.3, and 6.4 of this Bylaw shall apply to all uses in the Campus Overlay District.

and Amend the Zoning Map as shown in the map entitled “Campus Overlay District, May 2025”

