

ATTACHMENT C1A – FORM-BASED ZONING AMENDMENT – 10/06/11

ARTICLE 3 USE REGULATIONS

SECTION 3.2 SPECIAL DISTRICTS

3.21 Educational District (ED)

- 3.211 In an Educational District any use of land and buildings is permitted which may legally be carried on by, or under the auspices of the College or University which owns or manages the property in said District provided that the appropriate officials shall file with the Planning Board, for its information, plot plans of any new construction or significant change in use at least 60 days prior to initiation of said construction or change.
- 3.212 It is intended that the Zoning Map shall include in Educational Districts only land which is in fact owned or managed by Amherst College, Hampshire College, or the University of Massachusetts (but not all such land will necessarily be so zoned).
- 3.213 All setbacks, side and rear yards and heights within 50 feet of the boundary of an Educational District shall conform to the *corresponding* dimensional regulations ~~applicable to~~ of the *immediately* adjacent zoning district(s). ***In the Educational Form (ED-F) Overlay District, all applicable regulations of the adjacent form-based zoning district(s) shall apply.***
- 3.214 Within an Educational District, adequate off street parking shall be provided so that neither curb parking on public streets nor parking on property outside the Educational District shall be needed in connection with uses within the Educational District.
- 3.215 For wireless communications uses, the provisions of Section 3.340.2 shall apply and prevail.