

**5.14** The petitioners seek to encourage an increase in an appropriate, well-designed area allowing a wider variety of uses at a scale that takes advantage of the location and unique cultural aspects of each of the participants. Further the applicants desire to strengthen the connection to the neighborhood with pedestrian access to the facilities and the opportunity for participation in the Café's and Bistros in creating a welcoming environment to the residents and visitors to Old Lyme. They desire further enhancement in combination with respecting the historic blend of residences and attractions in the area.

This application is designed to create a wonderful and unique collection of multiple aspects of the art, museum, nature and cultural world working in collaboration to be able to create an overlay district. Nothing in this overlay zone modifies the underlying zone requirements for setbacks, building heights or coverage.

**5.14.1** Said district shall allow the following uses upon approval by the Planning and Zoning Commission;

Philanthropic, educational or recreational facilities used by a duly organized non-profit entity.

Flex Public Spaces for education-related activities: classes for children and adults; workshops: small group talks: and lectures.

Private School, both profit and non-profit

Conference Rooms, library and studios.

Multimedia Rooms.

Administrative Offices.

**5.14.2** The following accessory uses shall be allowed;

Science laboratories including work Stations in the laboratories for visiting scientists.

Living quarters for visiting artists, instructors, interns, students and guests. Occupancy to be for less than one year and must be mission related.

Retail sales of artwork, art supplies, books, educational games, nature-related objects, branded merchandise, and similar items limited to one retail operation per entity.

Inside and/or outside Café or Bistro's limited to one per entity.

Community and private event, consistent with the uses of the various properties.

Apartment for future caretaker/groundskeeper.

The adoption of this Overlay District will encourage the use of the subject properties to be continued in an effort to fulfill their Art, Museum and Cultural aspects for the benefit of Old Lyme.

All of the properties in this overlay zone must be non-profit, philanthropic, or public education institutions.

5.14.2 The current organizations in this proposed zone as shown on the town GIS map are;

21- 89 & 90 Lyme Academy of Fine Arts

21-75 Lyme Art Association

22-2 Florence Griswold Museum, Inc.

22-4 Connecticut Audubon Society, Inc.

All of which are cultural based and promote the public welfare through education of nature and the arts.

**This is a new regulation and does not replace or amend an existing regulation.**