**5.15** The petitioner seeks 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 Cafés 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.

**5.15.1** Said district shall allow the following uses upon approval by the Zoning Commission by Special Permit;

Philanthropic, educational or recreational facilities used by a duly organized non-profit corporation with no more than of four entities allowed in this zone.

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.

**5.15.2** 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 which may not be rented to the general public. Occupancy to be for less than one year and must be mission related to the non-profit. No living quarters will have kitchen facilities within any individual unit. The construction of, or the conversion of existing structures to new living quarters, has to be approved following the Special Exception process in section 13B of these regulations. If any part of the new or converted structures lie within the Old Lyme Historic District, the Commission shall consider the aesthetic, historical, and primarily residential character of that District in making its decision.

Retail sales of art work, art supplies, books, educational games, nature-related objects, branded merchandise, and similer items and shall be limited to one retail operation per current property ownership at the time of the adoption of this regulation. The size of the retail space shall be limited to the existing retail space. If there is no current retail space, then any new space shall be the lessor of 10% of the building footprint at the time of the adoption of this regulation, or 2,000 square feet.

Inside and/or outside Cafe’ or Bistro’s limited to one per campus that exists at the time of the adoption of this regulation. Further, the seating capacity of said Cafe’ or Bistro shall be determined by the Zoning Commission.

Community and private events, consistent with the uses of the various properties. (i.e. Fund Raisers, Graduations, Weddings, Car Shows etc.)

There shall be allowed one apartment per existing property for current or 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.

The properties within said zone must be located within 900 linear feet of an exit from Connecticut route 95.

All of the properties in this overlay zone must be art, philanthropic, or public education nonprofit corporations, and are cultural based and promote the public welfare through education of nature and the arts.

All uses of properties in an overlay zone, any part of which lies in the Old Lyme Historic District, shall respect and be consistent with the aesthetic, historical, and primarily residential character of that District.

**This is a new regulation and does not replace or amend any existing regulation regarding setbacks, building heights or coverage.**