

## SECTION 2.7. EDUCATIONAL DISTRICTS

A. In Educational Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereto, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following specified uses:

### 1. Permitted Uses

- a. Educational purposes on land owned or leased by the Commonwealth or any of its agencies, subdivisions or bodies politic, or by a religious sect or denomination, or by a non-profit educational corporation, including, but not limited to, classrooms, libraries, auditoriums, educational buildings, dormitories and/or residence halls (not limited to occupancy by related or unrelated persons, as defined in Section 1.2 under the term "Housekeeping Unit"), recreational and competitive sports fields and facilities, dining facilities, performing arts centers and theatres, campus centers, conference centers, chapels, floriculture, horticulture and agriculture related to an educational use, and other such accessory uses as are customary;
- b. One-Unit Dwellings, Two-Unit Dwellings, Town Houses, and Multi-Unit Dwellings for the housing of faculty, staff and/or employees of the educational institution and such accessory uses as are customary, not limited to occupancy by related or unrelated persons, as defined in Section 1.3 under the term "Housekeeping Unit"; provided, however, that Town Houses shall conform in all respects, with the exception of off-street parking, to the provisions of Section 2.3.A.2., and Multi-Unit Dwellings shall conform in all respects, with the exception of off-street parking, to the provisions of Section 2.6.A.3.;
- c. One-Unit Dwellings, the use of which is not associated with an educational institution, so long as such dwelling existed prior to January 1, 2017;
- d. Religious purposes;
- e. Child Care Facility and
- f. Club, except a club the chief activity of which is a service customarily carried on as a business.

### 2. Uses Requiring a Special Permit

The following additional uses may be allowed if a special permit is obtained as hereinafter provided in Section 6.3:

- a. Public or semi-public institution of a philanthropic, charitable, or religious character;
- b. Municipally owned or operated public parking lot or other public use;
- c. Off-street parking as a non-accessory use, as stipulated in Section 2.1.A.8.j.i.-v.;

- d. Use by the Town of a building, structure or land for its Municipal Light Plant or its Water Works Plant; and
- e. Such accessory uses as are customary in connection with any of the above uses and which are incidental to such uses.

B. Project Approval

The provisions of Section 5.6 shall apply.

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